

Department of Planning, Housing and Infrastructure (DPHI)
C/- Major Projects Portal

Attention: Jarrod Blane

Bobs Farm Sand Quarry (SSD-99860959) - SEARs

Dear Mr Blane,

I refer to your request for advice on the Secretary's Environmental Assessment Requirements (SEARs) for Bobs Farm Sand Quarry (SSD-99860959) via the Major Projects Portal dated 19 November 2025.

Agriculture plays a vital role in supporting state, regional, and local economies and in strengthening the social bonds and character of rural communities. The NSW Department of Primary Industries and Regional Development, Agriculture and Biosecurity (the Department) collaborates with our stakeholders to protect and enhance the productive, sustainable use, and resilience of agricultural resources and the environment.

The Department's advice is guided by section 4.15(1) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, which requires a consent authority to evaluate a project's potential environmental, social, and economic impacts, as well as the public interest. Sections 1.3(a) and (i) of the *EP&A Act* emphasise facilitating ecologically sustainable development in land use decision-making and promoting responsible resource management that benefits present and future generations.

The Department recommends the following key issues be included in the Secretary's Environmental Assessment Requirements (SEARs) to be addressed in the Environmental Impact Statement (EIS).

Consideration of impacts on agricultural resources and land stewardship

- Describe the soil, slope, land capability, agricultural productivity, land characteristics, and the history of agricultural land uses on the proposed development site.
- Detail the potential impacts of the proposed extractive industry on agricultural land and agricultural land uses on the site and in the locality¹.
- Detail the location and areas of land to be temporarily removed from agricultural use, and those areas which are to be returned to agricultural use on completion of the development.

¹ <https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment/development-assessment2/extractive-industries>

- Detail the progressive rehabilitation plan, including how resources will be maintained for any reuse. Provide a complete soil survey, undertaken prior to works commencing, as a benchmark for rehabilitation. Outline the monitoring and mitigation measures to be adopted for rehabilitation remedial actions.
- Where the land contains sodic soils, detail the proposed management practices that should ensure that any trenching through sodic soils during construction includes soil amendment with Gypsum at a minimum rate of 10 t/ha (actual rates to be determined following soil testing (Clay content, ECEC and EC)).
- Consider possible cumulative impacts on surrounding agricultural enterprises and landholders.
- Detail the estimated water demand, water availability and the source of water.
- Outline any impacts on water use for agriculture and the measures to mitigate them.

Land Use Conflict Risk Assessment (LUCRA)

- A LUCRA is to be undertaken by a suitably qualified person following the Department's LUCRA Guideline². The LUCRA should include, but is not limited to:
 - identify and consult with key stakeholders, including neighbours
 - objectively assess the effect of the proposal on neighbouring land uses
 - identify potential impacts the proposal may have on, or experience from, nearby existing agricultural land uses and activities
 - outline appropriate mitigation measures, including separation distances and management practices where required, and a monitoring program

Biosecurity

The *NSW Biosecurity Act 2015*³ aims to prevent, eliminate and minimise biosecurity risks posed by pests, diseases, contaminants and other biosecurity matter, including adverse effects on the economy, environment or community. Biosecurity is a shared responsibility between the government, industry, and communities. It must be considered at every stage of the planning and assessment process for proposed developments, including State Significant Developments.

The Department recommends that the following be included in the SEARs key issues:

- conduct a comprehensive assessment of biosecurity risks and impacts, and understand their legal obligations under the *NSW Biosecurity Act 2015*.
- develop a Biosecurity Management Plan⁴, considering:
 - activities that could lead to the introduction, presence, or spread of a pest or disease of plants or animals, a pest animal or a weed
 - effective management of risks during both the construction and operational phases

² <https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment/development-assessment2/lucra>

³ [Biosecurity Act 2015 No 24 - NSW Legislation](#)

⁴ Biosecurity Regulation 2017 pt 2, div 12 (cll 44A–44C): Ins 2019 (354), Sch 1)

- effective management of bulk earthworks (potential soil contamination), excess fill and new fill for the site
- identify risks, prioritise and develop strategies to prevent, eliminate or minimise these risks.

Refer to the Biosecurity Risk Management in Land Use Planning and Development Guide⁵ for further information and resources. The Department's biosecurity website contains additional relevant information: Biosecurity | Department of Primary Industries. Given the nature of the proposed development, which is an extractive industry, the NSW Resources fact sheet, Biosecurity and land access considerations for explorers, miners and landholders⁶, is also a useful tool.

Should you require clarification on any of the information provided, please do not hesitate to contact me by email at landuse.ag@dpird.nsw.gov.au.

Sincerely



Helen Willis

Agricultural Land Use Planning Officer

Agriculture & Biosecurity | Agricultural Land Use Planning

⁵ https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0018/1271241/managing-biosecurity-risks-in-land-use-planning-and-development-guide.pdf

⁶ https://www.resources.nsw.gov.au/nsw-resources-library?keywords=&document_type_target_id=19&display_date_value=All&document_status_value=All&sort_by=display_date_value_1