

8 December 2025

Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

APPLICATION NO: SSD-99860956 (Our Ref. 25-2025-5-1)
PROPOSAL: Bobs Farm Sand Quarry
PROPERTY: 3691 Nelson Bay Road, Bobs Farm 8 (Lot 254 DP 753204)

Attention: Jarrod Blane

Thank you for your correspondence dated 19 November 2025 seeking Council's advice on the Secretary's Environmental Assessment Requirements (SEARs) for the Bobs Farm Sand Quarry.

Council has reviewed the Scoping Report and provides the following information:

Ecology

Biodiversity Conservation Act 2016

- The following considerations under the Biodiversity Conservation Act 2016 are anticipated to be incorporated into the submitted Biodiversity Development Assessment Report:
 - Consideration of any impacts to *Diuris arenaria* against Significant and Irreversible Impact Principle 3 as outlined in Section 9.1 of the Biodiversity Assessment Method;
 - Assessment of the impacts associated with infrastructure required to facilitate the proposed development. Of particular note are traffic management requirements;
 - Site assessment must be undertaken in alignment with survey guidelines, particularly with regards to the recency of surveys; and
 - Comprehensive consideration of offsite and prescribed impacts as outlined in Section 8.2 and 8.3 of the Biodiversity Assessment Method. Particular consideration should be given to potential groundwater operational impacts.

Port Stephens Council Comprehensive Koala Plan of Management:

- The proposed development must be consistent with the measures and objectives outlined in the Port Stephens Comprehensive Koala Plan of Management 2002.

Port Stephens Development Control Plan

- The Application should include consideration of Chapter B2 of the Port Stephens Development Control Plan 2025, including the requirements for compensatory planting of Koala Feed Trees.

A Biodiversity Management Plan should be submitted with this application that includes the following:

- Measures to improve and conserve surrounding buffer vegetation;
- Controls to limit potential operational impacts such as noise, dust and light on surrounding ecological values.

Noise and Vibration

The Scoping Report provided by ADW Johnson dated October 2025 references a previous noise assessment having been undertaken which previously proposed the use of acoustic barriers to mitigate noise.

A revised Noise and Vibration assessment from a suitably qualified consultant would be required for any further evaluation. A number of sensitive receivers (residential) are located to the North, and Northwest of the subject site.

Air Quality

An Air quality Assessment from a suitably qualified consultant would be required before any further evaluation could be undertaken.

Onsite wastewater

The subject site is not serviced by reticulated sewer. The existing dwelling is connected to an onsite wastewater system comprising aerated water treatment system to surface (spray) irrigation. The proposed development will be required to be supported by a s68 Local Government Act application to install or modify an onsite wastewater system suitable for the proposed wastewater generated by the activity (staff use). The site is identified as medium hard under the Port Stephens Onsite Wastewater hazard class mapping. A commercial system application will need to be supported by wastewater management report prepared by a suitably qualified environmental or wastewater consultant.

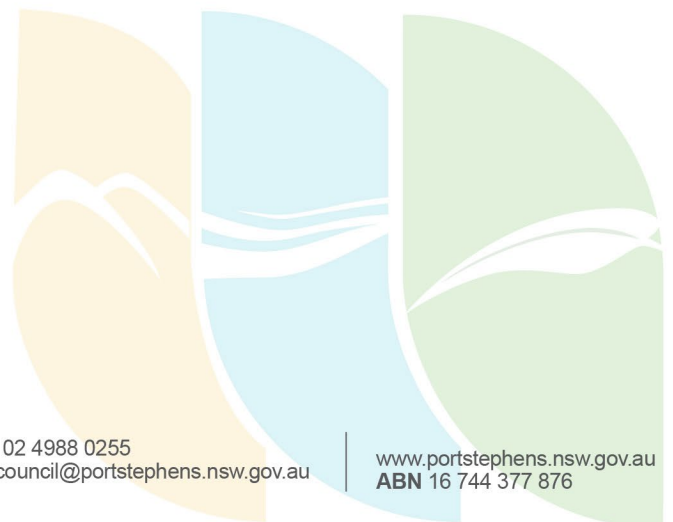


PORT STEPHENS
COUNCIL

Thank you for the opportunity to provide input for the SEARs for the Bobs Farm Sand Quarry. If you wish to discuss the matters raised above or have any questions, please contact Sarah Connell, Senior Strategic Planner, on (02) 4988 0462 or email sarah.connell@portstephens.nsw.gov.au

Yours sincerely,

Sarah Connell
Senior Strategic Planner
Port Stephens Council



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