

Bobs Farm Sand Quarry Summary

This Environmental Impact Statement (EIS) has been prepared by ADW Johnson on behalf of Newcastle Sand Pty Limited (the Proponent) in support of a State Significant Development (SSD) application for an extractive industry (sand quarry) at 3631 Nelson Bay Road Bobs Farm (the site). The EIS is submitted to the Department of Planning, Housing and Infrastructure (DPHI) pursuant to Section 4 of the *Environmental Planning and Assessment Act 1979* (EPA Act).

The proposal is SSD pursuant to Section 2.6(1)(b) of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) which identifies at Schedule 1 Clause 7 that development for the purpose of 'extractive industries' that extracts more than 500,000 tonnes of materials per year is SSD. The Secretary's Environmental Assessment Requirements (SEARs) for the project (SSD-99860959) were issued on 18 December 2025 (**Appendix 1**). The proposal was also referred to the Commonwealth Government for assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) with the proposal determined to be a controlled action under section 75 of the EPBC Act and Supplementary SEARs (EPBC2026/10456) issued on 10 April 2026 (**Appendix 2**).

A previous application for a sand quarry as State Significant Development (SSD) (SSD-6395) had been lodged by another developer for the site with that application receiving the Director General's requirements in March 2014. Although that application was ultimately withdrawn, community and agency feedback to this previous application was considered and assisted with informing the proposed quarry design and operations for this application. Notably, the current proposal does not propose extraction below the groundwater table or the use of Marsh Road for access, which resolves these two (2) key concerns associated with the previous application.

The findings of this EIS demonstrate that the proposed sand quarry – its design, operations and rehabilitation – provides an essential sand resource, and the site is suitable subject to appropriate mitigation measures being implemented as outlined in accompanying technical reports.

Strategic Context

The site is located in Bobs Farm within the Port Stephens local government area (LGA) on the northern side of Nelson Bay Road. Nelson Bay Road is a State road and the key transport route between the eastern extent of the Tomaree / Tilligerry Peninsula and Greater Newcastle region to the southwest. Part of the site is currently used for the purpose of agriculture being for olive and fig orchards with the remainder of the site being vegetated. The site is surrounded by the Worimi National Park to the south and predominantly by rural residential developments to the west, north and east. The site is within the Newcastle Bight coastal sand dune system which was created within the last 10,000 years. The sand resource at the site is suitable for a variety of purposes from construction, industrial manufacturing, glass production, horticulture as well as landscaping and recreational uses.

Endorsed strategic plans which apply to the area include priorities to grow the local economy by supporting business and jobs in the region. The proposal wholly aligns with these objectives.

Project Description

The proposal seeks consent to use most of the site for the purpose of a sand quarry. Areas proposed to be excluded from sand extraction include those identified as having high ecological value, easements / right-of-carriageways, as well as a minimum 15m setback from all site boundaries to provide a buffer between adjacent sites and contribute to maintaining flora and fauna connections.

Development of the site would comprise first establishing of the processing and sales area where sand processing and stockpiling will take place over the life of the quarry. This stage (Stage 1) includes construction of a new left-in left out intersection onto Nelson Bay Road, extraction down to 0.7m above the predicted groundwater table and subsequent levelling of the processing and sales area with 0.3m of

gravel prior to installing infrastructure and ancillary structures needed for quarry operations.

After the processing and sales area is established, extraction would take place in accordance with the approved staging plan which involves staged clearing and stockpiling of topsoil, ongoing sand extraction from the final quarry pit level being 0.7m above the predicted groundwater table across the site (approximately 3m AHD final extraction level) to the point where natural 3H:1V batters are achieved to stage boundaries. Ongoing rehabilitation of the site would take place in accordance with the approved rehabilitation plan to return the site to its current ratio of vegetated and non-vegetated areas. The existing dwelling and ancillary structures are proposed to be retained and used as a manager's residence and for use with the proposal. Based on demand and by arrangement, up to 6,000tpa of certified Virgin Extracted Natural Material (VENM) / Excavated Natural Material (ENM) is proposed to be brought from offsite for processing.

A summary of the project is outlined at **Table 1** and the site plan for the proposal shown at **Figure 1**.

Table 1: Project Summary

Project Element	Summary of Project	
Proposed Development	Sand quarry	
Extraction Method	Dry (surface) extraction only	
Resource	Sand	
Site area	40.9ha	
Total extraction area	31.4ha	
Onsite Annual Production	Up to 530,000tpa	
Offsite resource	Up to 6,000tpa of VENM / ENM brought from offsite for processing	
Anticipated total resource	4.4 million tonnes	
Quarry Life	10 years	
Infrastructure	• New left-in left-out intersection onto Nelson Bay Road • Weighbridge • Processing plant infrastructure • Refuelling bay including up to 35,000L aboveground diesel tank with bunding • Manager's residence and ancillary sheds (existing)	
Product Transport	Transport by truck with maximum of 120 laden trucks per day to cater for peak capacity but with an average of 46 laden trucks per day	
Water Management	Bunded infrastructure to drain to water recycling detention area	
Construction Workforce	70 to 100 workers	
Operational Workforce	15 full time ongoing employees	
Hours of Operation	Sand extraction, processing, washing and production	• 7:00 am to 5:00 pm, Monday to Friday • 7:00 am to 4:00 pm, Saturdays • Closed Sundays and Public Holidays
	Sales	• 6:00 am to 6:00 pm, Monday to Friday • 7:00 am to 4:00 pm, Saturdays • Closed Sundays and Public Holidays
	Maintenance activities	• 24 hours 7 days a week, so long as maintenance activities are not audible for nearby sensitive receivers

Site Rehabilitation and final land use	Progressive rehabilitation and revegetation as each stage of sand resource is exhausted in accordance with Rehabilitation Plan. Post-quarry the land will be used for agricultural purposes consistent with the current use of the site. Vegetation on site will continue to be restored and managed.
Capital Investment Value	\$25,875,365.64 (excl. GST)

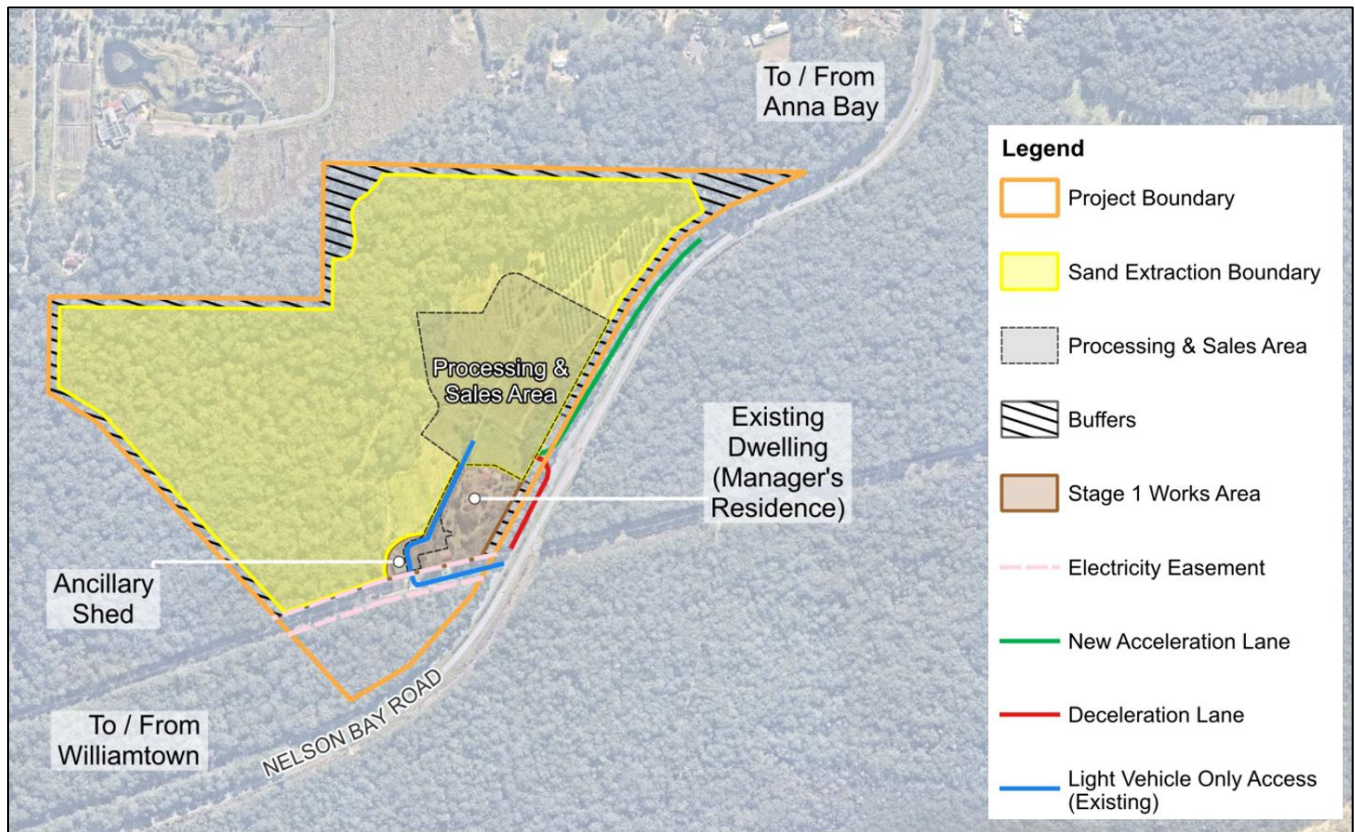


Figure 1: Site Plan

Engagement

Engagement with the community and key stakeholders for the proposal has taken place since the end of 2025 to receive and consider feedback to inform the proposed design, operations and EIS. Consideration of feedback has informed the development of the proposed quarry design and operations. Stakeholder consultation has included adjacent landowners, the broader Bobs Farm and Salt Ash community, local interest groups, Port Stephens Council, Government agencies, and local traditional owners.

Engagement has been undertaken in accordance with the Engagement Plan for the project and has comprised direct engagement with stakeholders including adjacent landowners and groups who raised concern as part of the previous SSD application for the site, the preparation of information fact sheets, webpage information, online survey, notice in the newspaper, and drop-in session with the community.

Stakeholder feedback has informed various amendments to the proposed quarry design and operations as outlined in this EIS.

Assessment of Impacts

An assessment of impacts associated with the proposal has been undertaken in accordance with the SEARs (SSD-99860959) and relevant legislative requirements and policies. Findings have been informed by technical reports which found that the proposal complies or can comply with relevant controls and guidelines and with appropriate measures potential adverse impacts can be eliminated or appropriately mitigated.

Based on technical studies procured to assess the proposal's likely impacts, the following key conclusions are made –

Biodiversity

The site comprises two (2) Plant Community Types (PCTs) being PCT 3544: Coastal Sands Apple-Blackbutt Forest and PCT 4066: Northern Paperbark-Swamp Mahogany Saw-sedge Forest. PCT 4066 is a Threatened Ecological Community Type (TEC) and does not form part of the proposed extraction area and so will not be directly impacted.

The proposal would result in impacts to 23.99ha of native vegetation and required further assessment for impacts for twenty (20) candidate flora species and thirty-one (31) predicted fauna species. Fifteen (15) threatened species were identified through targeted surveys and of these four (4) required offsetting and further assessment. These species were Masked Owl (*Tyto novaehollandiae*), Powerful Owl (*Ninox strenua*), Squirrel Glider (*Petaurus norfolcensis*), and Koala (*Phascolarctos cinereus*). Prescribed impacts requiring consideration were identified as non-native vegetation (fruit trees used by Grey-headed Flying-Fox); habitat connectivity; and, waterbodies, water quality and hydrological processes.

The proposal incorporates appropriate avoid and minimise measures including minimising impacts to higher condition vegetation and areas of TEC, retention of 27% of identified hollow-bearing trees, retaining vegetation buffers around the entire site between site boundaries and areas of excavation, and ongoing rehabilitation. Residual direct impacts to biodiversity values after avoid and minimise measures are included were assessed as not causing an increase in the protection status of threatened species such as causing impacts to be considered Serious and Irreversible Impacts.

Indirect impacts likely to occur on native vegetation were assessed as being the potential for transfer of weeds and pathogens to and from the site; and, noise, vibration, lighting, waste and air pollution impacts to adjacent sensitive habitat areas. These impacts are assessed as having a low likelihood of occurrence and consequence under management.

Prescribed impacts were assessed as relating to habitat connectivity, waterbodies, water quality and hydrological processes, and vehicle strikes. Habitat connectivity will be maintained by way of retained vegetation corridors to the north and south of the site (minimum 40m wide). Impacts to Groundwater Dependent Ecosystem (GDE) will be avoided by proposing extraction not within the north of the site where the GDE is mapped.

One (1) Serious and Irreversible Impact (SAIL) species was previously recorded on the site being *Diurus arenaria* (Sand Doubletail) in the electricity easement but not within the impact area. As such it was determined the proposal is unlikely to result in significant impact to this SAIL species.

The project was determined to be a "controlled action" under Section 75 of the EPBC Act and further assessment was undertaken in accordance with Supplementary SEARs under the bilateral agreement. Further assessment was required for Koala, Grey-headed Flying-fox, Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland, Swift Parrot, Regent Honeyeater, Spotted-tailed Quoll, South-eastern Glossy Black Cockatoo, Yellow-bellied Glider, and New Holland Mouse. The further assessment found based on the features of the site and if recommended management and mitigation measures are implemented there would not be any significant impact on critically endangered, endangered species and ecological communities, or vulnerable species.

The proposal generates 553 ecosystem credits and 2,948 species credits.

Noise

A noise impact assessment was undertaken to determine the potential noise impact of the proposal on noise sensitive receivers for four (4) construction stages and three (3) operational stages in the day and night period (including sleep disturbance) during both neutral and adverse weather conditions.

Noise levels are predicted to comply with the day and night criteria except for a small number of the closest sensitive receivers. In conjunction with the recommendation for a Construction and Operational Noise and Vibration Management Plan, the assessment recommends a hold in operations after the completion of Stage 2 to verify onsite noise sources to determine what acoustic mitigations are required, if any, prior to commencing to future extraction stages.

Air Quality

Key contributors to air quality impacts were identified as being caused by wind-borne dust, vehicle usage, materials handling and transfers. The air quality impact assessment utilised emissions inventory and dispersion modelling to estimate emissions resulting from the proposal.

The assessment found that Total Suspended Particles (TSP), Respirable Crystalline Silica (RCS), dust deposition and annual average PM₁₀ and PM_{2.5} were less than criteria for the project including background at all sensitive receptors modelled. While 24-hour average PM₁₀ and PM_{2.5} predictions were above the criteria, these exceedances were driven by the elevated background adopted for the assessment which were already above their respective criteria and no additional exceedances predicted to occur as a result of the proposed quarry operations.

A range of mitigation and management measures are provided and recommended to be implemented to minimise emissions as far as is practical, including ongoing air quality monitoring. Implementation of recommended mitigation measures conclude that air quality should not be a constraint for the proposal.

Annual greenhouse gas emissions are estimated at 2,169.8 tonnes CO₂e which, when compared to Australia's reported greenhouse gas emissions for 2024 (446.4 million tonnes), constitute approximately 0.00049% of total emissions.

Water Resources

The proposal would extract sand down to 0.7m above the predicted groundwater table and after sand has been extracted a layer of 0.3m of topsoil (retained onsite) would be spread to result in a final landform of one (1) metre above the groundwater table. This approach was adopted based on previous agency advice. There are no dams or water courses on the site. The site benefits from a Water Access Licence (WAL) for 40ML per annum which is proposed to be used for sand washing purposes. Sand washing operations are anticipated to require approximately 32ML of water per annum and operational water requirements can be met within the current WAL. Water tanks would be installed at the site to cater for potable water demands, onsite facilities, as well as water for dust suppression. Effluent disposal for new WCs will be achieved by way of pump out system serviced by regular contractor.

A Detailed Site Inspection was undertaken which included groundwater sampling. Groundwater level monitoring has re-commenced for the current application since the beginning of 2026, noting that approximately a decade's worth of groundwater level monitoring is available associated with the previous application. An assessment of potential water quality hazards was undertaken including acidity, metals, salinity and contaminants including poly-fluoroalkyl substances (PFAS). Water sampling did not result in findings which would be prohibitive of the proposal.

The potential for offsite impacts were assessed including potential impacts to Groundwater Dependent Ecosystems (GDEs). The assessment found that under three (3) scenarios tested there would not be any adverse impacts to GDEs. Due to sandy soils at the site and the final landform comprising a depression

surrounded by higher elevated land, the proposal will also not result in offsite impacts, increases to flood affected land, or drawdown on aquifers.

Heritage

Aboriginal Heritage

Five (5) registered sites were identified through investigations associated with the previous application for a sand quarry at the site. Heritage NSW's requirements at that time required extending the previous test excavation programme to a minimum of one (1) metre below the surface for all previously identified sites but which had not been completed for the previous SSD application. As such, the current proposal prepared an excavation methodology with input from Registered Aboriginal Parties which involved mechanical excavation in 10-centimetre spits down to one (1) metre below the surface across the registered AHIMS sites with all material sieved through appropriate mesh sizes. All five (5) registered AHIMS sites were assessed as having low scientific significance being well represented locally and regionally, in poor conditions, and retaining negligible research potential.

The proposed quarry operations will result in direct, total impacts to all five (5) sites; however, given all sites comprise disturbed, low-density surface shell material with no substantial subsurface component, the cumulative impact to Aboriginal cultural heritage is limited subject to the adoption of recommendations outlined in the Aboriginal Cultural Heritage Assessment Report (ACHAR).

Historic Heritage

A Statement of Heritage Impact was prepared for the proposal which found there are no statutory historic items, historic archaeological relics, or areas of confirmed archaeological sensitivity occurring within the project area. The nearest statutory item is the Stockton Beach Dune System located nearby the site to the south of Nelson Bay Road. The project area intersects the boundary of the archival Register of the National Estate (RDE 19510) listing for the Newcastle Bight Coastal Area which carries no statutory weight.

A residual, low-likelihood possibility exists for disturbed archaeological material associated with the short-lived Bobs Farm evacuation camp (1943-1944) but any such material is unlikely to meet the statutory definition of a relic. The proposal has been assessed as resulting in little to no heritage impacts with any heritage risk being able to be appropriately managed through an Unexpected Finds Procedure implemented during construction and operations.

Traffic and Transport

The application proposes a new intersection directly onto Nelson Bay Road for all heavy vehicle access, as well as the initial haulage route where all trucks would travel east along Nelson Bay Road to make a U-turn at the Port Stephens Drive roundabout prior to dispersing through the classified road network. The site could experience up to a maximum of 120 laden trucks per day to cater for peak periods with the site on average experiencing approximately 46 laden trucks per day.

The Traffic Impact Assessment (TIA) prepared in support of the proposal found the site and wider road network can accommodate the proposal and that traffic and access arrangements for the proposal are satisfactory. No traffic or access impediments were identified for the proposal. Cumulative impacts were identified as being negligible as the Proponent's existing quarry operations at Cabbage Tree Road will completely wind down prior to operations at that subject site commencing meaning there will be no net increase in truck movements in the area as a result of the proposal.

Land Resources

Impacts on soils and land capability were assessed to understand the potential impacts on soils including contamination, final landform at the site, and the potential for land use conflicts with surrounding development as a result of the proposal.

A geotechnical hazard risk assessment for the proposal found that hazards such as subsidence, landslips, toppling, settlement, dewatering / heave, slumping, and fracturing are of minimal consequence when mitigation measures are put in place. Preliminary soil samples taken found elevated levels of copper and zinc in the area of the site used for agricultural / horticultural purposes. In response to this, a Detailed Site Inspection (DSI) was undertaken which confirmed this finding within surficial areas associated with horticultural works. One (1) fragment of asbestos containing material was located during the DSI. A Remediation Action Plan was not found to be required to respond to these findings, with a Soil Management Plan being prepared for the application which recommends delineation and stockpiling of soil types with mixing and testing of soils prior to respreading for rehabilitation works. The Soil Management Plan also includes implementation of 'unexpected finds and asbestos controls' during stripping and excavation.

A Land Use Compatibility Risk Assessment (LUCRA) was undertaken to consider impacts on surrounding developments associated with land clearing, extraction of material, haulage, rehabilitation, and proposed final landform. The LUCRA found that where there is a potential for conflict, impacts can be significantly reduced through the implementation of mitigation measures. The exception to this is the risk of bushfire which will remain a risk in a bushland setting.

Waste Management

Waste generation associated with the project would primarily comprise of minor construction waste during site establishment, general operational waste from staff amenities, maintenance related wastes from plant servicing, and sediment and fines generated during sand washing processes.

Overall, waste quantities are expected to be low and typical of extractive industry operations. Waste materials generated onsite would be stored within designated waste storage areas located within the operational compound and minimised where possible through reuse of materials onsite including rehabilitation works and recycling where practical. Waste required to be collected and taken offsite will be removed by licensed waste contractors.

Hazards

Bushfire

The site is mapped as bushfire prone land (Category 1 and Category 3). Bushfire has been assessed as the proposal nominates use of the existing onsite dwelling as a manager's residence as well as the installation of an Atco structure for a new onsite office. Notwithstanding the National Construction Code does not provide for any bush fire specific performance requirements for Class 5 to 8 structures, a bushfire assessment was undertaken to understand the appropriateness of the site for the proposed use.

The assessment found that with bushfire related upgrades to the proposed manager's residence and construction of the Atco structure to Bushfire Attack Level 12.5 (BAL-12.5), the proposal satisfies all relevant specifications and requirements of Planning for Bushfire Protection and will provide a satisfactory level of bushfire protection. Installation of a 20,000L Static Water Supply for fire-fighting purposes will also be provided.

Hazardous Goods

The proposal seeks consent for an up to 35,000L bunded diesel storage tank and onsite storage of a nominal amount of oils, flocculant and coagulant required for excavators, truck maintenance and quarry operations. Screening against hazardous industry planning thresholds confirms that the proposal does not constitute a Potentially Hazardous Industry or Potentially Offensive Industry under SEPP (Resilience and Hazards) 2021.

The qualitative risk assessment demonstrates that potential hazards associated with fuel storage, mobile plant operation and dangerous goods transport are low risk and would be effectively managed through standard industry controls.

Visual

The visibility analysis considered two types of potential visual impact as a result of the proposal, being how visible the site is from nearby sensitive receivers such as rural residential housing; and, how visible the site is from traffic on Nelson Bay Road.

The Visual Impact Assessment determined that with the retention of a minimum 15m vegetated buffer between the site boundary and any areas of disturbance as well as the installation of a solid rolling sensor gate or equivalent at the site entrance, there would be no adverse impacts on nearby residential development or passers-by driving along Nelson Bay Road.

Social

A Social Impact Assessment was undertaken to assess the potential social impacts as a result of the proposal based on quantitative and qualitative research on the community of Bobs Farm in the context of the proposal. The significant and positive improvements of the quarry design and operations compared to the previous application at the site are noted, namely the removal of below groundwater dredging from the proposal; removal of access to the site via Marsh Road; and, reduced footprint, annual extraction and life-of-quarry.

Community engagement and consultation was undertaken in accordance with the Social Impact Assessment Scoping Report and various online and in person updates and opportunities for engagement were arranged to receive ongoing community feedback. Through analysis of feedback, near neighbours to the site raised the highest level of concern particularly regarding amenity, noise, dust, traffic, biodiversity loss and changes to the rural character of Bobs Farm. As outlined in the EIS, impacts associated with these can be readily managed or mitigated through recommended management and mitigation measures.

Overall, the social impact assessment found the project presents manageable social risks provided the identified management and mitigation measures in supporting technical assessments are implemented, a Social Impact Monitoring Plan is prepared and implemented, and the community continues to be given opportunities to receive updates on the project, review monitoring outcomes, and contact quarry personnel regarding any concerns.

Economic

An Economic Impact Assessment was undertaken to assess the likely economic impacts of the development including the significance of the resource, a Cost and Benefit Analysis (CBA), and assessment on the demand for the provision of local infrastructure and services.

The CBA found the project would have net production benefits to NSW of \$20 million (\$15 million in quarrying benefits and \$5 million in quarry transport benefits) which includes capital and operating costs associated with biodiversity offsets and the proposed new intersection off Nelson Bay Road, costs associated with recommended mitigation measures, monitoring and management of other potential impacts.

As well as providing net economic and social benefits to NSW, the project will provide direct economic activity including jobs to the local area economy and indirect economic activity to the local area via both wage and non-wage expenditure. Fifty-five (55) jobs will be provided as a result of the proposal, 15 of which being quarry jobs currently associated with the Proponent's existing quarry at Cabbage Tree Road Williamtown, and 40 ex-quarry transport jobs.

The project is estimated to provide the following annual direct and indirect annual effects to the local economy –

- \$39m in output
- \$22m in value-added
- \$7m in gross wages
- 78 jobs total

Cumulative Impacts

A Cumulative Impact Assessment was undertaken to assess likely impacts of the proposed quarry in combination with other developments in the locality. In the immediate surrounding vicinity of the site is the Worimi National Park to the south and otherwise is principally comprised of rural residential development. Non-residential developments surrounding the site include lower scale developments including The Shark, Ray & All Creatures Rescue, cellar door wine tasting, outdoor recreation development (Go Karts Go), and the Bobs Farm Primary School.

Environmental impacts associated with the proposal are largely contained within the site and where there would be the potential for offsite impacts, these are eliminated or mitigated through recommended management and mitigation measures. As such it is not considered the proposal would result in adverse impacts cumulative impacts with regard to water resources, land capability or shared infrastructure.

With regard to road safety and traffic, there are three (3) existing sand quarries as SSD in the broader area including the Proponent's current sand quarry at 398 Cabbage Tree Road, Williamtown. Operations at Cabbage Tree Road would cease prior to any processing and sales at the subject site and so cumulative impacts on road safety as a result of haulage trucks were considered based on available information on existing quarries in the area including the subject site. As part of the TIA, it was found there would be no adverse impacts on road safety or traffic because the site relies on Nelson Bay Road which is a State road and approved B-Double route with sufficient capacity to accommodate the proposal including at the Port Stephens Drive roundabout. In addition, road safety is likely to increase after the upgrade to the M1 extension to Raymond Terrace because haulage truck will be unlikely to need to use local roads (noting use of Marsh Road will be prohibited) except where the destination for sand resource requires use of a local road.

Rehabilitation

A Rehabilitation Strategy has been prepared to address ongoing rehabilitation of the site once sand resource has been exhausted from relevant stages, as well as post-quarry final landform design, final land use, completion criteria and monitoring and maintenance requirements.

Progressive rehabilitation will take place in a staged manner to limit the total area of exposed sand at any one time, reduce the risks associated with wind erosion, dust generation and sediment transport, as well as allow for the progressive establishment of vegetation across the site. Once the quarry has reached its end of life, the site will be decommissioned in accordance with the Rehabilitation Plan. Progressive landform shaping will take place prior to the replacement of topsoil and seeding which will ultimately return the site broadly to its current ratio of vegetated areas to grassland areas and horticultural areas. Post-quarry uses would be consistent with uses currently permissible in the RU2 Rural Landscape zone.

EIS Summary

The proposal is for an extractive industry as a sand quarry which will be a continuation of the Proponent's current sand quarry at 398 Cabbage Tree Road Williamtown after operations at that site ultimately cease. The proposal seeks consent for extraction of up to 530,000tpa over 10 years equating to approximately 4.4 million tonnes of sand over the life of the project. Consent is also sought to receive up to 6,000tpa of VENM / ENM certified sand from offsite for onsite processing.

The project will require construction of a new left-in left-out intersection onto Nelson Bay Road and staged clearing and extraction of sand in accordance with the proposed staging plan, which requires some flexibility in terms of the location of extraction across the site to respond to market demands. The site benefits from a current Water Access Licence for 40ML per annum which is proposed to be used for sand washing purposes. Ongoing rehabilitation of the site will be undertaken to return the site largely to its current ratio of cleared / managed land for agricultural purposes and vegetated land.

Long-term supply certainty for key resources including sand is essential to ensure the materials needed to build NSW, including housing, are not constrained. This is recognised by Cement Concrete &

Aggregates Australia. In this regard the proposal has significant economic benefits through the continued supply of sand to local and regional markets for construction, recreation, landscaping and other retail purposes as well as employment for 70 to 100 jobs during construction and ongoing employment of 15 full-time staff. Potential social impacts can be readily managed through management and mitigation measures.

The EIS is supported by technical assessments which find that impacts as a result of the proposal are acceptable, subject to the adoption of recommended mitigation measures. Taking into account the findings of the EIS, the Delegate for the Minister is requested to grant development consent to the application.

Plan of:	Bobs Farm Sand Quarry Proposal - Site Plan
Figure:	One
Version/ Date:	V3 30/04/2026
Our Ref:	12786_BF_SitePlan2026_Q001_V3_F1

Location:	3631 Nelson Bay Road, Bobs Farm, NSW
Council:	Port Stephens
Tenure:	Not Applicable
Client:	Newcastle Sand

Source:	Nearmap 24/07/2025
Survey:	Centurion 2025
Projection:	GDA2020/MGA Zone 56 EPSG:7856
Contour Interval:	Not Applicable

Plan By:	SK
Project Manager:	GT





This figure may be based on third party data which has not been verified by vgt and may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and vgt does not warrant its accuracy.

- Legend**
 -  Project Boundary
 -  Sand Extraction Boundary
 -  Processing & Sales Area
 -  Buffers
 -  Stage 1 Works Area
 -  Electricity Easement
 -  New Acceleration Lane
 -  Deceleration Lane
 -  Light Vehicle Only Access (Existing)

Note:

- Access to / from the site will be via a new Left in Left out intersection.
- No right turns onto Nelson Bay Road are proposed.
- Marsh Road is not to be used by sand haulage trucks.
- All Southbound trucks to utilise Port Stephens Drive Roundabout to turn around for Southbound deliveries.



Plan of:	Bobs Farm Sand Quarry Proposal - Processing and Sales Area Plan
Figure:	Two
Version/Date:	V1 30/03/2026
Our Ref:	12786_BF_ProcessingSales2026_Q002_V1_F2

Location:	3631 Nelson Bay Road, Bobs Farm, NSW
Council:	Port Stephens
Tenure:	Not Applicable
Client:	Newcastle Sand

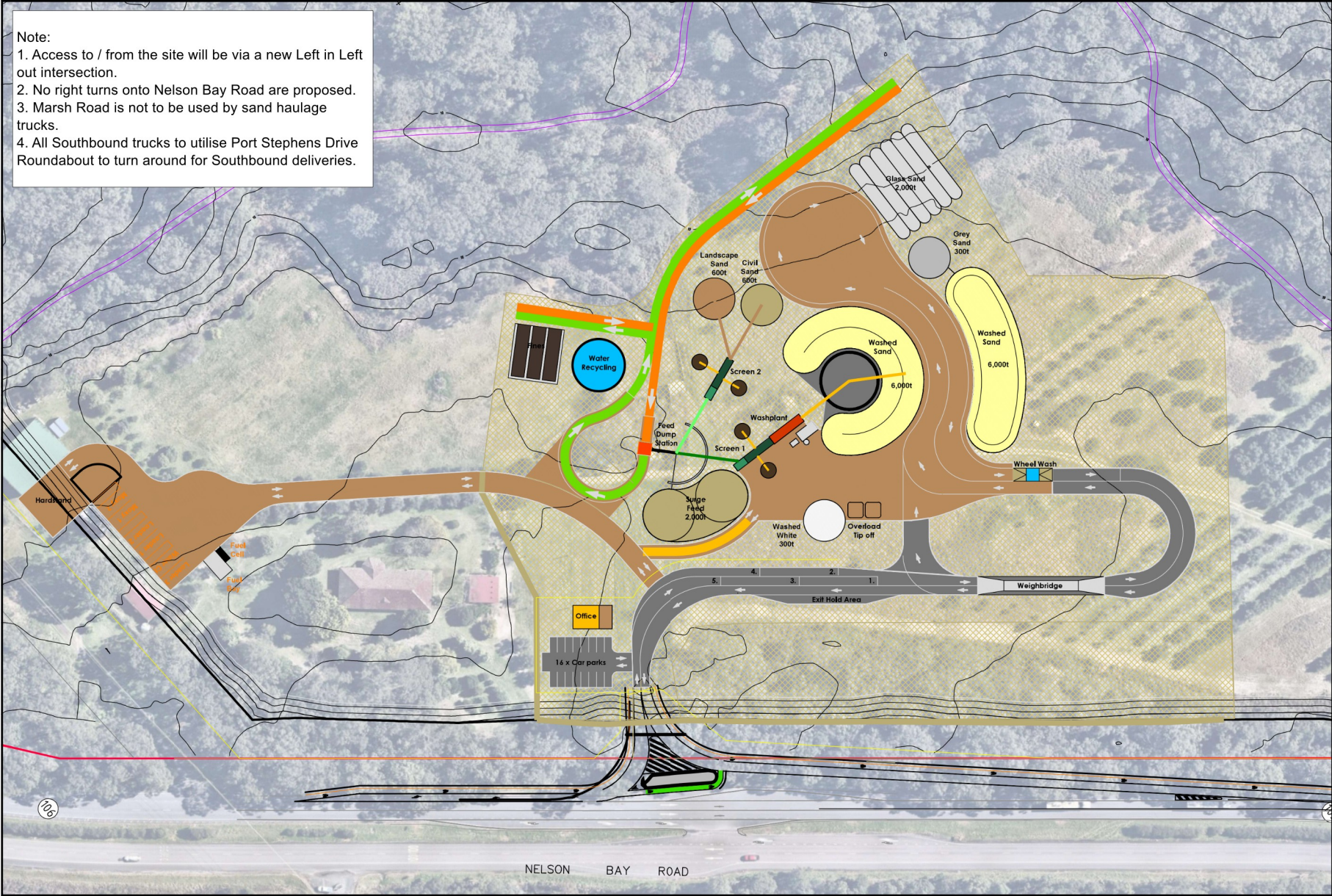
Source:	Nearmap 24/07/2025
Survey:	Newcastle Sands 2026
Projection:	Not Applicable
Contour Interval:	2m

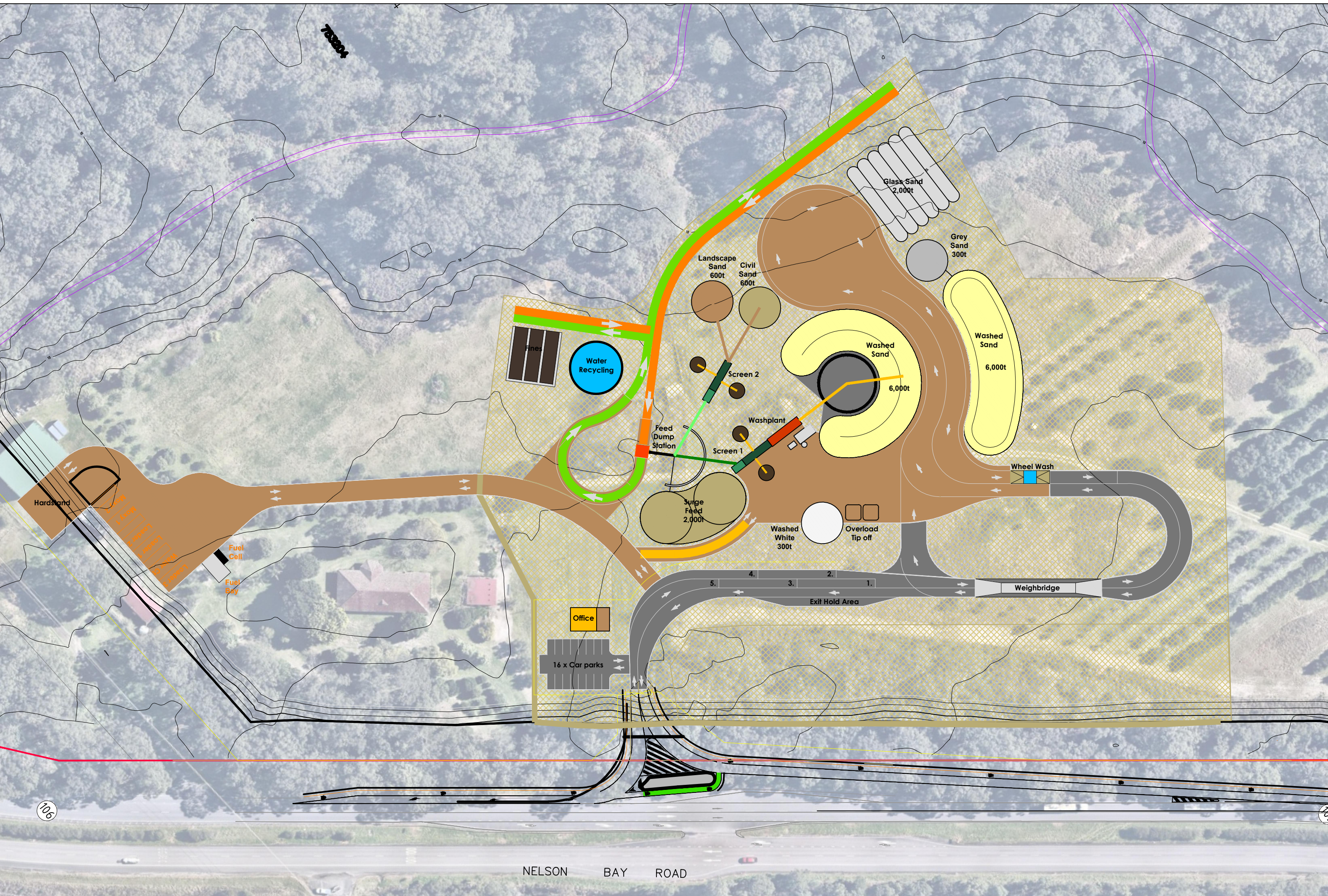
Plan By:	SK
Project Manager:	GT

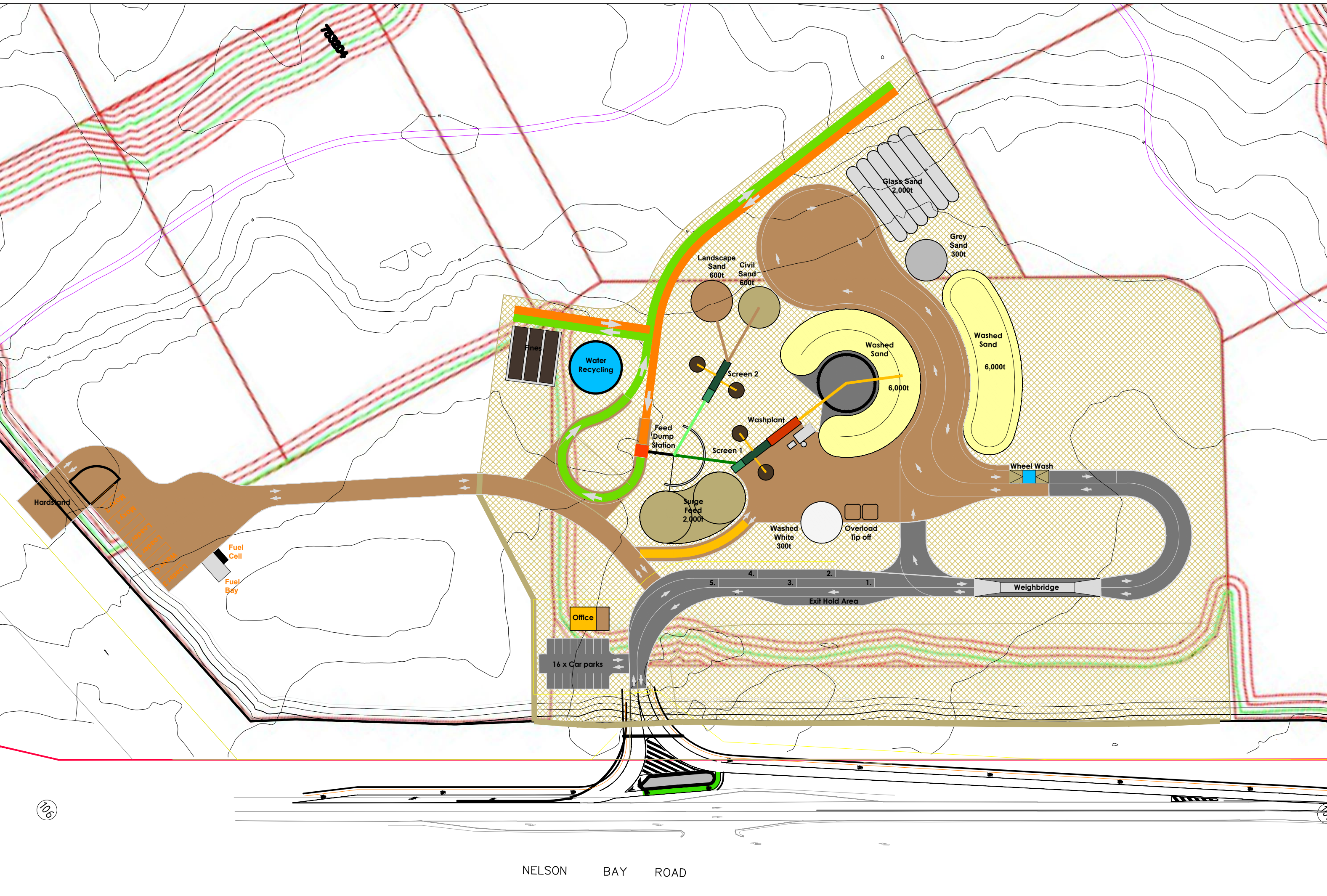


Note:

1. Access to / from the site will be via a new Left in Left out intersection.
 2. No right turns onto Nelson Bay Road are proposed.
 3. Marsh Road is not to be used by sand haulage trucks.
 4. All Southbound trucks to utilise Port Stephens Drive Roundabout to turn around for Southbound deliveries.





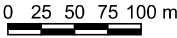


Plan of:	Bobs Farm Sand Quarry Proposal - Proposed Extraction Stages
Figure:	Three
Version/Date:	V2 10/03/2026
Our Ref:	12786_BF_ProposedExtractionStages2026_Q003_V2_F3

Location:	3631 Nelson Bay Road, Bobs Farm, NSW
Council:	Port Stephens
Tenure:	Not Applicable
Client:	Newcastle Sand

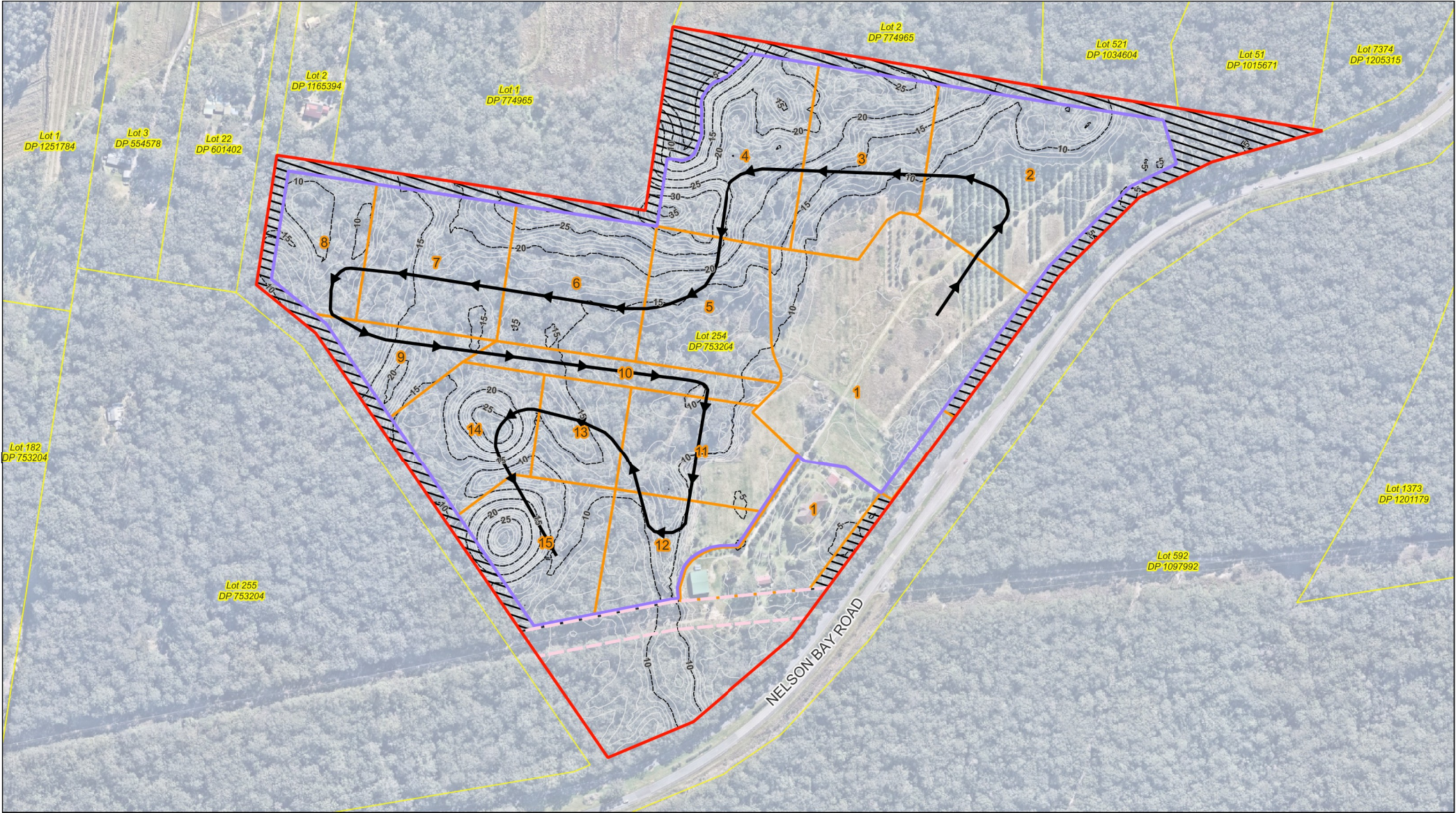
Source:	Nearmap 24/07/2025
Survey:	2025 Centurion Survey Pty Ltd
Projection:	GDA2020/MGA Zone 56 EPSG:7856
Contour Interval:	1m

Plan By:	SK
Project Manager:	GT



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Legend

- Lot Boundaries
- Project Boundary
- Buffers

- Electricity Easement

Existing Topography

- 5m
- 1m

Proposed Stages

- Top of Final Cut
- Extraction Path

Stage Boundaries

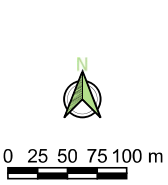
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Plan of:	Bobs Farm Sand Quarry Proposal - Staging Report Extraction Staging and Cross Section Locations
Figure:	One
Version/Date:	V2 14/04/2026
Our Ref:	12786_BF_SR2026_Q005_V2_F1

Location:	3631 Nelson Bay Road, Bobs Farm, NSW
Council:	Port Stephens
Tenure:	Not Applicable
Client:	Newcastle Sand

Source:	Nearmap 24/07/2025
Survey:	2025 Centurion Survey Pty Ltd
Projection:	GDA2020/MGA Zone 56 EPSG:7856
Contour Interval:	5m

Plan By:	SK
Project Manager:	GT





This figure may be based on third party data which has not been verified by vgt and may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and vgt does not warrant its accuracy.



Legend

- Lot Boundaries
- Project Boundary
- Buffers

- Electricity Easement
- Existing Topography
- 5m

Proposed Stages

- Stage 1 Works Area
- Final Sand Extraction Boundary

Stage Boundaries

- Stages 1-15
- Cross-Sections

Conceptual Final Landform Design Contours

- 5m
- 1m

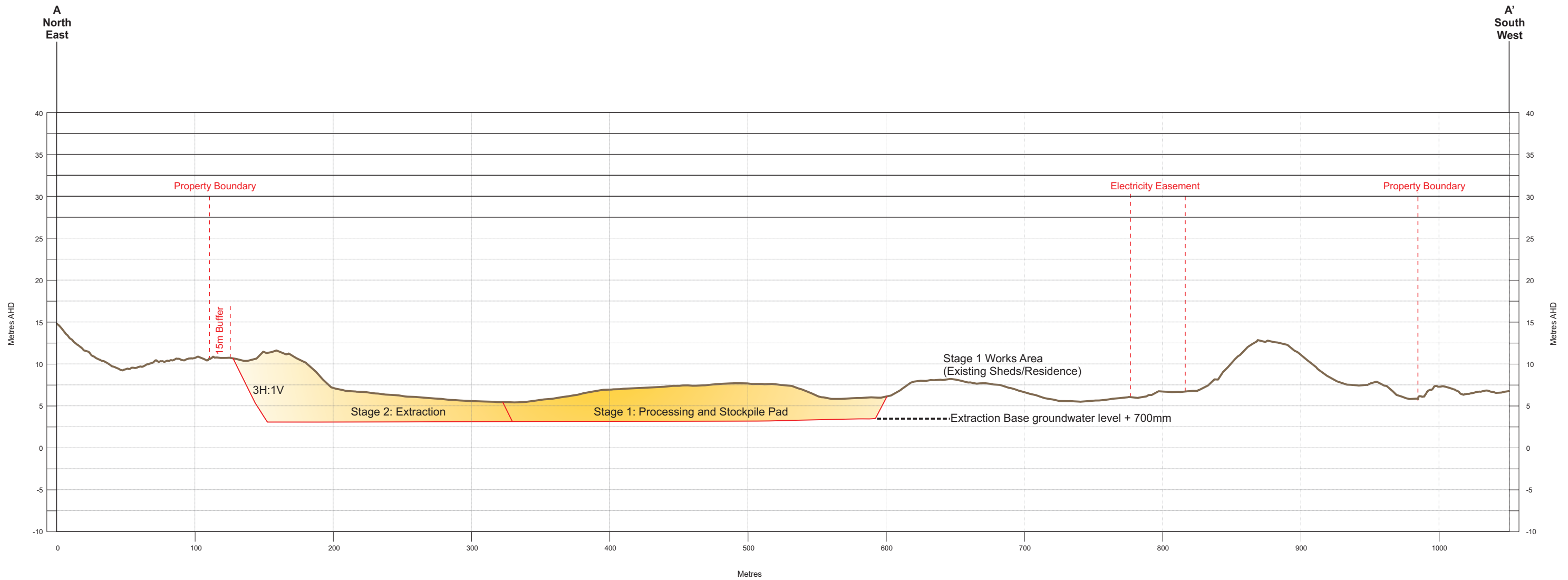
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Figure:	2	Council:	Port Stephens	Survey:	2025 Centurion Survey Pty Ltd and NSW Spatial Services 2012	Plan By:	SK
Sheet:	1 of 1	Tenures:	Not Applicable	Projection:	GDA2020 Zone 56	Project Manager:	GT
Version/Date:	V1 15/04/2026	Client:	Newcastle Sand	Contour Interval:	N/A	Office:	Thornton

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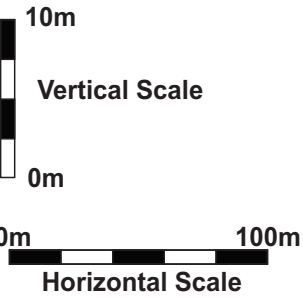
This figure is used as a working site plan and is not Quality Assured.



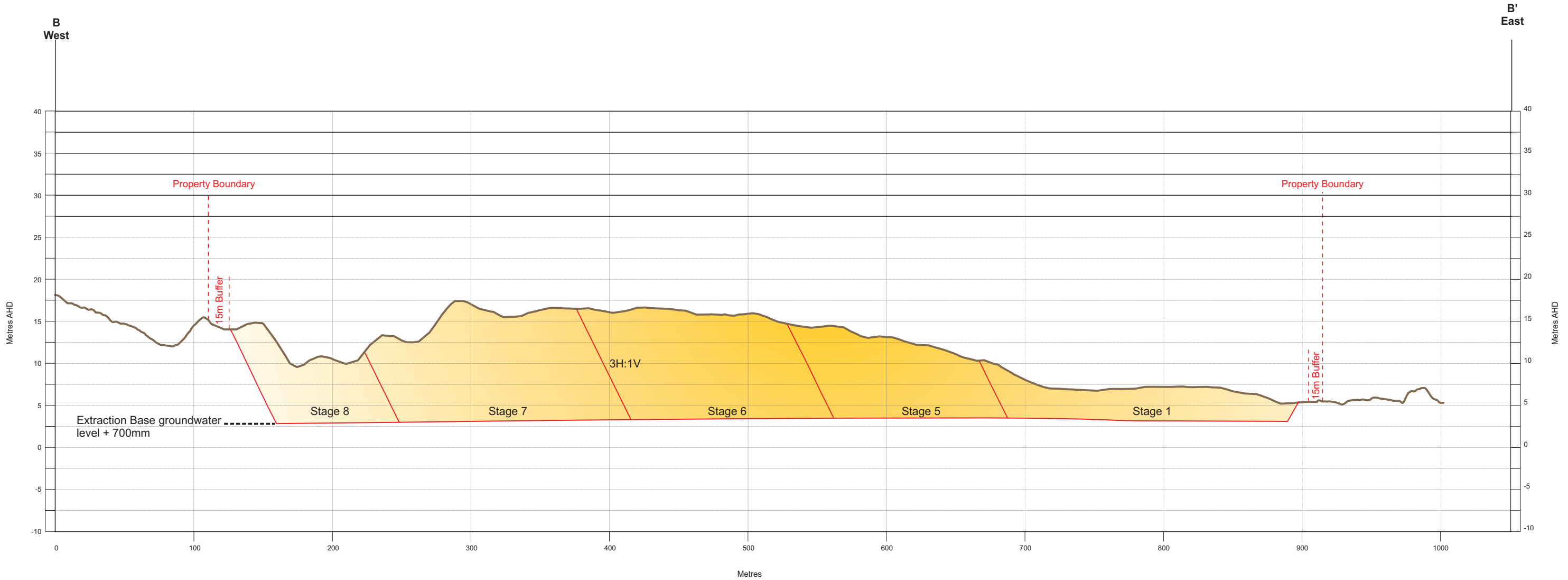
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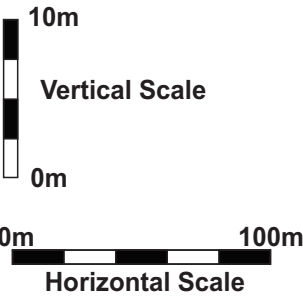
- Legend**
- Ground Level Profile
 - Proposed Sand Extraction Stages 3H:1V batters to 3mAHD



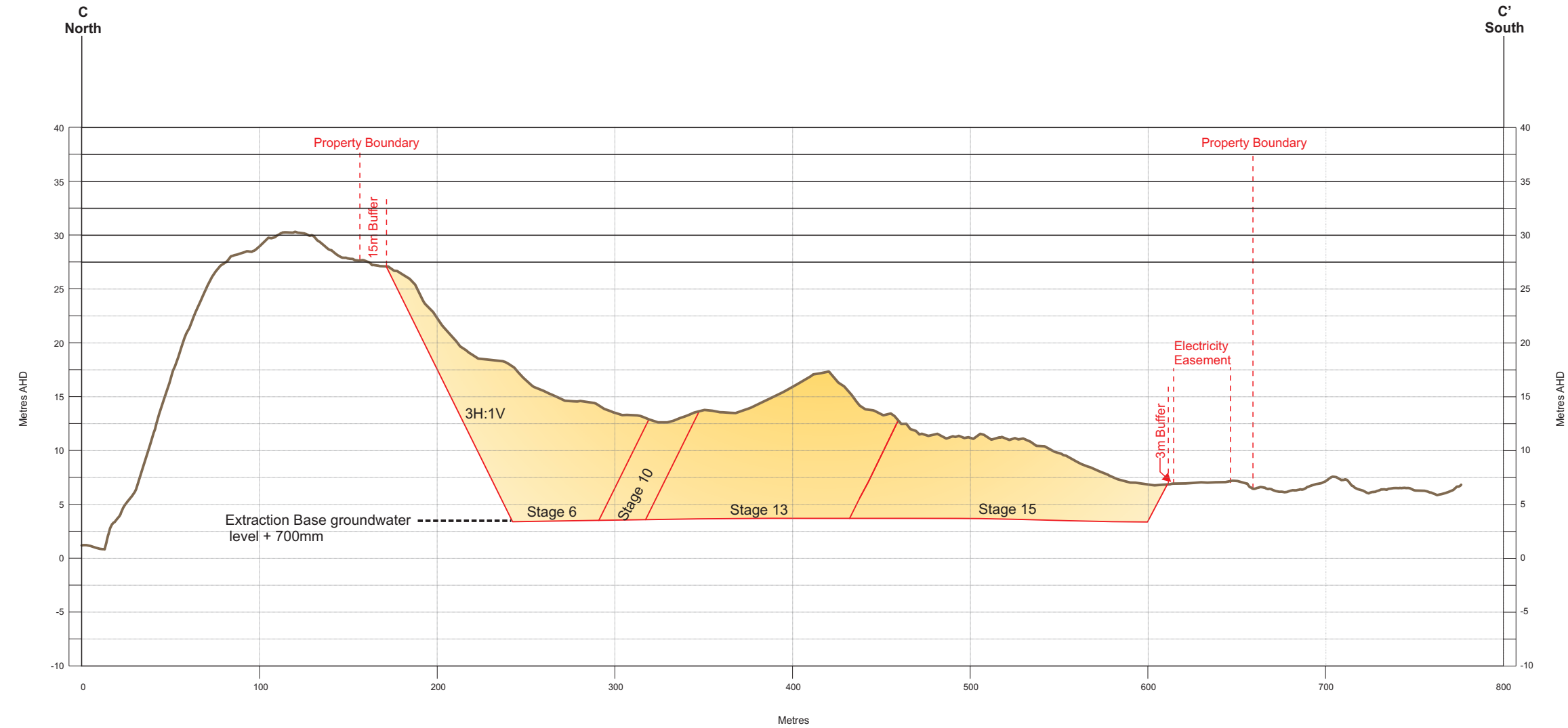
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Figure:	3	Council:	Port Stephens	Survey:	2025 Centurion Survey Pty Ltd and NSW Spatial Services 2012	Plan By:	SK
Sheet:	1 of 1	Tenures:	Not Applicable	Projection:	GDA2020 Zone 56	Project Manager:	GT
Version/Date:	V1 15/04/2026	Client:	Newcastle Sand	Contour Interval:	N/A	Office:	Thornton



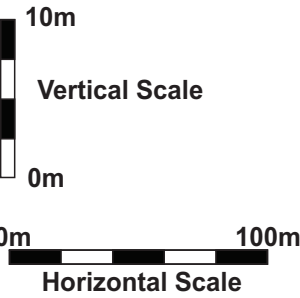
- Legend**
- Ground Level Profile
 - Proposed Sand Extraction Stages 3H:1V batters to 3m AHD



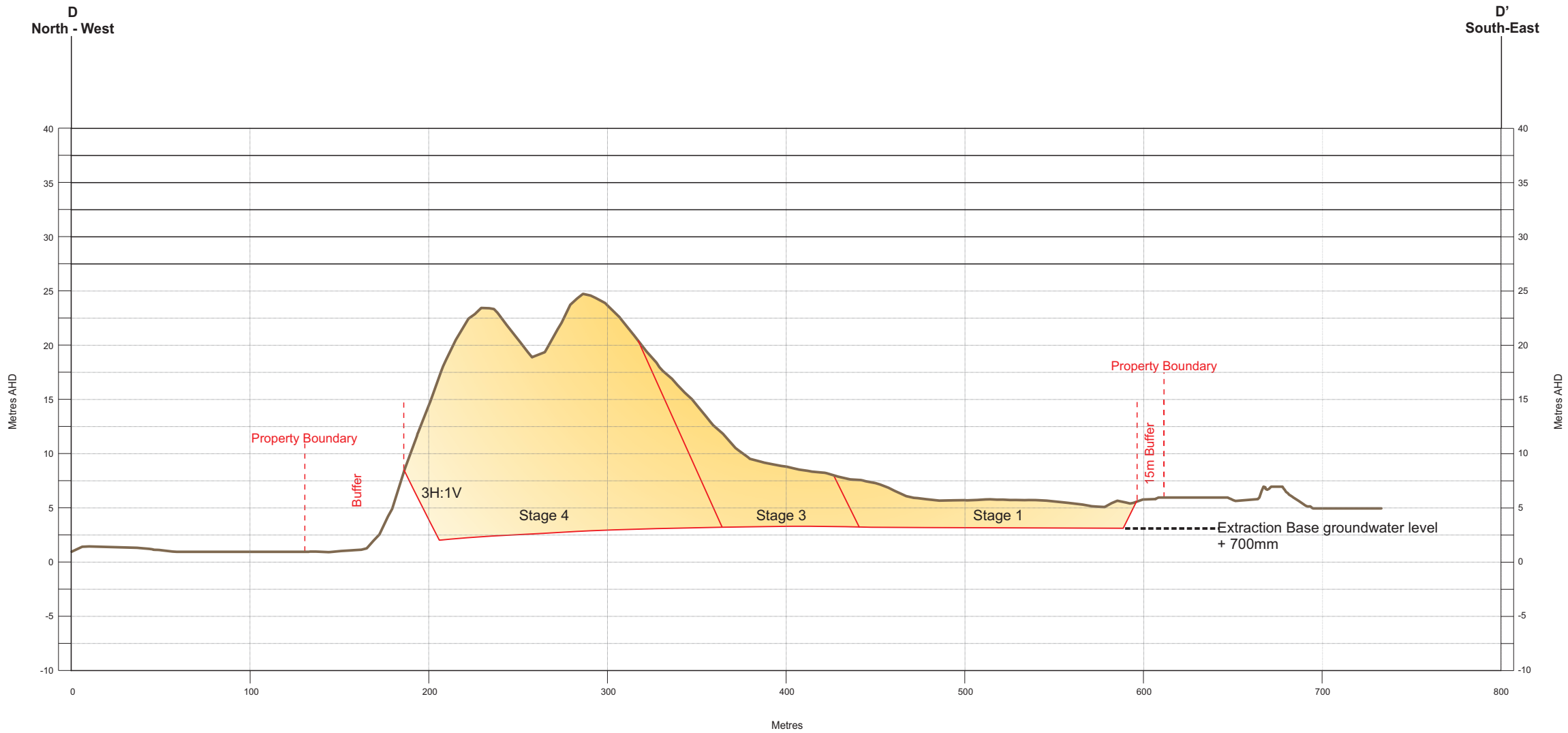
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Figure:	4	Council:	Port Stephens	Survey:	2025 Centurion Survey Pty Ltd and NSW Spatial Services 2012	Plan By:	SK
Sheet:	1 of 1	Tenures:	Not Applicable	Projection:	GDA2020 Zone 56	Project Manager:	GT
Version/Date:	V1 15/04/2026	Client:	Newcastle Sand	Contour Interval:	N/A	Office:	Thornton



- Legend
- Ground Level Profile
 - Proposed Sand Extraction Stages 3H:1V batters to 3mAHD



Plan of:	Bobs Farm Sand Quarry - Staging Cross-Section D-D'	Location:	3631 Nelson Bay Road, Bobs Farm, NSW	Source:	2025 Centurion Survey Pty Ltd and NSW Spatial Services 2012	Our Ref:	12786_BF-Staging2026_XS D-D'_C004_F5_V1.cdr
Figure:	5	Council:	Port Stephens	Survey:	2025 Centurion Survey Pty Ltd and NSW Spatial Services 2012	Plan By:	SK
Sheet:	1 of 1	Tenures:	Not Applicable	Projection:	GDA2020 Zone 56	Project Manager:	GT
Version/Date:	V1 15/04/2026	Client:	Newcastle Sand	Contour Interval:	N/A	Office:	Thornton



- Legend**
- Ground Level Profile
 - Proposed Sand Extraction Stages 3H:1V batters to 3m AHD

