

Department of Planning and Environment



Contact: Department of Planning and Environment-Water

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Our ref: IDAS-2025-10297

Your ref: DA 2025/032

31 October 2025

The General Manager
COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
81 WALLEDOON STREET COOTAMUNDRA 2590

Attention: Lauren Dawes

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2025-10297 - Integrated Development Referral – General Terms of Approval

Dev Ref: DA 2025/032

Description: Proposed Extraction Area

Location: Lot 158, DP750984, 809 GOBARRALONG ROAD COOLAC 2727
Lot 1, DP1096529, 809 GOBARRALONG ROAD COOLAC 2727
Lot 2, DP1096529, 809 GOBARRALONG ROAD COOLAC 2727
Lot 3, DP1096529, 809 GOBARRALONG ROAD COOLAC 2727
Lot 4, DP1096529, 809 GOBARRALONG ROAD COOLAC 2727

I refer to your recent referral regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Department of Planning and Environment-Water's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.46 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, the department requests these GTA be included (in their entirety) in Council's development consent. Please also note the department requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

The Department of Planning and Environment-Water will ascertain from the notification if the amended plans require review or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- if Council receives an application under s4.46 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, the department recommends the following condition be included in the development consent:

The attached GTA issued by the Department of Planning and Environment-Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the department for a Controlled Activity approval after consent has been issued by Council and before the commencement of any work or activity.

A completed application must be submitted to the department together with any required plans, documents, application fee and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Applications for controlled activity approval should be made to the department, by lodgement of a Controlled Activity Approval – New approval application on the NSW Planning Portal at:

<https://www.planningportal.nsw.gov.au/>

The Department of Planning and Environment-Water requests that Council provide a copy of this letter to the development consent holder.

The Department of Planning and Environment-Water also requests a copy of the determination for this development application be provided by Council as required under section 4.47(6) the EPA Act.

Yours Sincerely



For
Patrick Pahlow
Team Leader
Licensing and Approvals
Department of Planning and Environment-Water



General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

Reference Number:	IDAS-2025-10297
Issue date of GTA:	31 October 2025
Type of Approval:	Controlled Activity
Location of work/activity:	Lot 158, DP750984, 809 GOBARRALONG ROAD COOLAC 2727 Lot 1, DP1096529, 809 GOBARRALONG ROAD COOLAC 2727 Lot 2, DP1096529, 809 GOBARRALONG ROAD COOLAC 2727 Lot 3, DP1096529, 809 GOBARRALONG ROAD COOLAC 2727 Lot 4, DP1096529, 809 GOBARRALONG ROAD COOLAC 2727
Waterfront Land:	Murrumbidgee River
DA Number:	DA 2025/032
LGA:	COOTAMUNDRA-GUNDAGAI REGIONAL

The GTA issued by Department of Planning and Environment-Water do not constitute an approval under the **Water Management Act 2000**. The development consent holder must apply to the Department of Planning and Environment-Water for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
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TC-G001 Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment-Water, and obtained, for a controlled activity approval under the Water Management Act 2000.

TC-G004 A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application DA 2025/032 provided by Council to Department of Planning and Environment-Water.

B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Planning and Environment-Water, must be notified in writing to determine if any variations to the GTA will be required.

TC-G005 A. The application for a controlled activity approval must include the following plan(s):

- Site plans - A Site Plan should be provided that illustrates
 - There is more than 1 metre freeboard between the excavation base and the breakout point from the Murrumbidgee River into the flood channel.
 - Demarcation of waterfront land
 - Survey plan
- Detailed civil construction plans - for all works on waterfront land.
- Construction staging plans - A Construction and Operational Staging Plan that demonstrates exposed areas are limited via staging operations to reduce potential off-site impacts due to flood scour in the disturbed areas.
- Rehabilitation plan - A Rehabilitation Management Plan that includes detailed progressive rehabilitation performance criteria that must be met for each phase of the development before extraction can progress into subsequent stages of extraction. This must include detailed performance and completion criteria for rehabilitation areas and the final rehabilitation of all disturbed areas.
The rehabilitation management plan must include details on the reshaping of disturbed areas, utilisation of large wood at least 30cm in diameter and 1.5 metres in length and revegetation will be undertaken.

- Soil and water management plan - A Soil and Water Management Plan that explains the measures to be employed to prevent or mitigate erosion across each stage of the extraction activity and prepares the site for revegetation. This should be undertaken progressively, as construction stages are completed, in accordance with the Appendix G (Rehabilitation recommendations) of Managing Urban Stormwater – Soils and Construction – Volume 1 (Landcom, 2004) and Volume 2E – Mines and quarries (DECC 2008).
- Erosion and sediment control plans - A Erosion and Sediment Control Plan in accordance with Managing Urban Stormwater: Soils and Construction, Volume 1 (Landcom, 2004) and Volume 2E – Mines and quarries (DECC 2008). The applicant must install and maintain sediment and erosion control devices and drainage works as set out in the Erosion and Sediment Control Plan.
- Construction stormwater drainage outlet plan - For any outlet structures on waterfront land, compliant with the Department's Guideline.
- Vegetation management plan - A Vegetation Management Plan that provides for a 20m wide Vegetated Riparian Zone between GPS points 10 and 17 as identified on the plan 'Operational Landform, prepared by SLR, dated 01 July 2025'. The Vegetation Management Plan should also describe the timing and revegetation of the final landform.
- Flood study - Trigger Action Response Plans (TARPs) must be developed for:
 - Flood events that initiate flow in either flood channel and higher flood events that inundate the extraction site to include trigger levels for floods in the Murrumbidgee River and the two flood channels adjacent to the extraction site and response actions to:
 - maintain adequate clean water diversion around all disturbed areas
 - mitigate flow rates through any disturbed area and reasonable measures to prevent or redirect flood flows away from the extraction area
 - protect the two flood channels adjacent to the extraction site and prevent bed incision or erosion occurring along them
 - protect revegetation that is being established on the site
 - prevent or minimise erosion occurring from disturbed areas prior to rehabilitation
 - to remediate any damage that occurs to the Murrumbidgee River or the two flood channels attributed to the extraction operation.
- Itemised VMP Costings - Costings should include implementation cost (year 1), and subsequent years of maintenance for a total of 5 years.
- Construction Cut and Fill Cross Sections and Plan View Details of Site - for all works on waterfront land.
- Construction detailed bulk earthworks plans - for all works on waterfront land.
- Construction detailed bulk earthworks and rehabilitation staging plan - for all works on waterfront land.

B. The plan(s) must be prepared in accordance with Department of Planning and Environment-Water's guidelines located on the website

<https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines>

TC-G006 A. A security deposit must be provided, if required by Department of Planning and Environment-Water.

B. The deposit must be:

- a bank guarantee, cash deposit or equivalent, and
- equal to the amount required by Department of Planning and Environment-Water for that controlled activity approval.



General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by Department of Planning and Environment-Water for integrated development associated with IDAS-2025-10297 as provided by Council:

Operational Landform Plan, prepared by SLR, dated 01 July 2025.

Environmental Impact Statement, prepared by SLR, dated 18 March 2025.

Conceptual Site Layout Plan, prepared by SLR, dated 21 February 2025.

Operational Landform, prepared by SLR, dated 21 February 2025.