

COUNCIL ASSESSMENT REPORT
SOUTHERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSTH-569 / DA.2025.0541
LOCAL GOVERNMENT AREA	Queanbeyan Palerang Regional Council
PROPOSAL	Extractive Industry - The continuation and expansion of an existing approved sand and gravel quarry extracting up to 200,000 tonnes per annum. Total resource available is 1.23 million tonnes.
ADDRESS	Lots 331, 332 and 333 DP 755915 552 Larbert Road LARBERT
APPLICANT	Outline Planning Consultants P/L
OWNER	Jason Griggs
DEVELOPER/OPERATOR	Braidwood Sand and Gravel P/L
DA LODGEMENT DATE	21/11/2025
APPLICATION TYPE	Integrated Development Designated Development
REGIONALLY SIGNIFICANT CRITERIA	The proposal is Particular Designated Development under Schedule 6 Regionally Significant development in <i>State Environmental Planning Policy (Planning Systems) 2021</i> Under the <i>Environmental Planning and Assessment Regulation 2021</i> the proposal meets the requirements under clause 26 Extractive Industries of Schedule 3 for designated development
CIV	\$977,722 (excl. GST) \$1, 075,494 including GST
CLAUSE 4.6 REQUESTS	Nil
KEY SEPP/LEP	SEPP (Biodiversity and Conservation) 2021 SEPP (Planning Systems) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Resources and Energy) 2021 SEPP (Transport and Infrastructure) 2021

	Queanbeyan-Palerang Regional Local Environmental Plan 2022 Palering Development Control Plan 2015 Tallaganda Section 94 Plan No 3 – Roadworks
TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS	No submissions received
DOCUMENTS SUBMITTED FOR CONSIDERATION	Assessment report Recommended Conditions of Consent EIS SEAR's EvoWash sand processing plant specification Noise and Vibration Impact Assessment - Vipac Air Quality Impact Assessment -Vipac Additional information (Water NSW Request) - SEEC Surface Water Impact Assessment - SEEC Groundwater impact assessment – Ground Doctor Ecological assessment - Macrozamia Aboriginal Heritage – Past Traces Roads and traffic assessment – Streetwise Contamination assessment – Ballpark Environmental
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24)	Nil
RECOMMENDATION	Approval with conditions
DRAFT CONDITIONS TO APPLICANT	30 July 2026
SCHEDULED MEETING DATE	14 August 2026
PLAN VERSION	Not applicable
PREPARED BY	Jacinta Tonner, Coordinator Major Projects
DATE OF REPORT	30 July 2026

EXECUTIVE SUMMARY

The proposed development is for an extractive industry to extract up to 200,000 tonnes per annum (tpa) of sand and gravel with an estimated resource of 1.23 million tonnes over a disturbance footprint of 18.1 hectares (ha). The lifetime of the project is expected to extend to 10-12 years and a 2 year rehabilitation timeframe. The development expands the current operations over Lots 331, 332 and 333 DP 755418 and includes stockpiling of excavated material and finished product, processing and haulage of material and rehabilitation. The development also proposes approval of the unauthorised excavation and installation of ancillary processing plant.

An existing approved extractive industry is in operation on Lot 332, DP 755418 (DA.2022.1181 approved on 20 July 2023 under delegation). This DA approved an annual extraction rate up to 25,000 tonnes per annum and a disturbance area of 1.92 ha. The current operations extend outside the approved extraction area and include the unauthorised processing plant, transportable structure, stockpiles and settlement ponds. DA.2022.1181 would be surrendered should the proposed development be approved.

The application was notified and advertised from 11 February 2026 to 11 March 2026 and a sign erected on site. No submissions were received.

The subject site is zoned RU1 – Primary Production under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (QPRLEP 2022). Extractive industry is a permissible use in the zone with development consent under the QPRLEP 2022 and the SEPP (Resources and Energy) 2021.

The development is integrated development and designated development under the provisions of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the *Environmental Planning and Assessment Regulation 2021*. The development constitutes a scheduled activity-premises-based activities (under the *Protection of the Environment Operations Act 1997* (POEO Act) requiring an Environment Protection Licence (EPL). NSW EPA issued GTA's, and a licence can be issued. The development requires a water supply /work approval under the Water Management Act 2000. Water NSW issued GTA's.

The Kings Highway (a classified State Road) is used to access the site. Transport for NSW does not object to the development. The subject land is in the Sydney Drinking Water Catchment. Water NSW has issued concurrence subject to conditions.

Five Aboriginal heritage sites and one area of Potential Archaeological Deposit (PAD) were identified on the site during the field survey. The proposed development avoids Aboriginal heritage sites of significance and therefore an Aboriginal Heritage Impact Permit (AHIP) is not required. An area containing archaeological artefacts, scatters and PAD, has been disturbed in the unauthorised excavated area. As no further extraction will occur on this site, no AHIP is required.

The key issues of the application are water, aboriginal cultural heritage and amenity and site rehabilitation. Supporting information, mitigation measures and advice from agencies sufficiently address key issues.

The proposed development for extractive industry has been assessed under section 4.15 of the *EP&A Act*. The proposed development will result in positive economic benefits and acceptable amenity and environmental impacts. The proposed development is in the public interest and is considered satisfactory. Accordingly, the application is recommended for approval subject to conditions.

1. THE SITE AND LOCALITY

1.1 The Locality

The subject site is situated 15 km north of Braidwood. The site is accessed via the Kings Highway and 5km along a sealed local no-through road, (Larbert Road) serving several properties and existing approved extractive industries (Figure 1 and Figure 2).

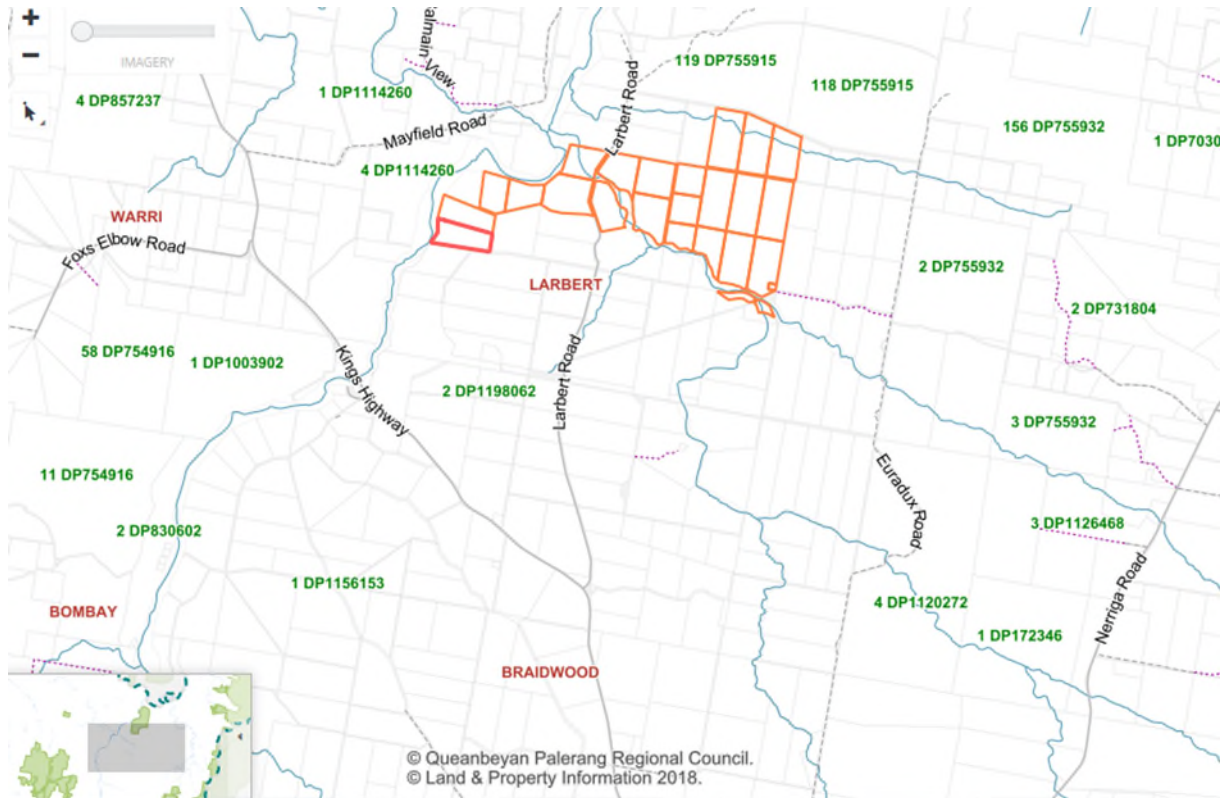


Figure 1 – Regional context of subject land.

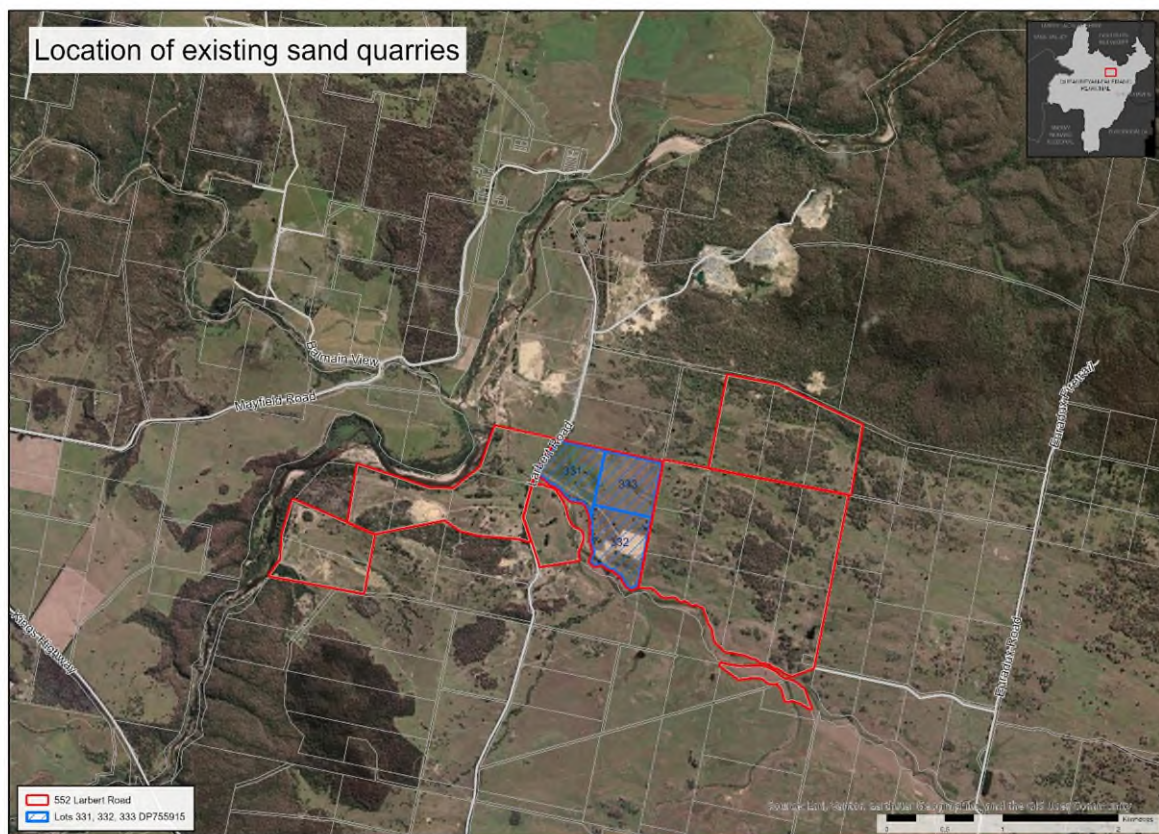


Figure 2 - Site context

The predominant land use in the locality is agriculture and other extractive industries.

1.2 The Site

The property on which the development is proposed, 552 Larbert Road, has an area of 542 ha. The development is proposed on Lot 331, 332, 333 DP 755915 (the site) with a total area of 25.68ha.

The site slopes gently down from west to southeast. The Shoalhaven River is approximately 1000m to the west of the site. Durran Durra Creek is the closest permanent waterway and is west and south approximately 100-170m from the development.

The site is generally devoid of native vegetation (Figure 3). Vegetation that does occur across the development area is mostly exotic grassland dominated by *Phalaris aquatica* that is routinely grazed, sown and tilled. One plant community type 3348 *Southern Tableland Granites Ribbon Gum Grassy Forest* was identified for the site, occurring in a moderate poor condition as isolated paddock trees. A patch of trees to the northeast of the site is avoided from the extraction area however overburden has been deposited in this area.

The site is currently in operation as a quarry (Figure 4). Substantial unauthorised works including construction of sediments ponds and excavation outside the existing approved consent area has occurred.



Figure 3 – The development site and subject land (Macrozamia Environmental Consulting, October 2025)



Figure 4 – Current operations showing unauthorised work outside the approved extraction area – Nearmap July 2026

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The proposed development (Figure 5) includes:

- Extraction of sand and gravel up to 200,000 tonnes per annum
- Estimated resource of 1.23 million tonnes
- Estimated life of quarry is 6 years-12 years (2039) + 2 years for rehabilitation (2041)
- Extraction proposed over 6 stages
 - o Stage 1a -29,733m² (2.97ha) – part works undertaken without approval
 - o Stage 1b – 28,446m² (2.84 ha)
 - o Stage 2 – 32470m² – (3.24ha)
 - o Stage 3 – 34,425m² (3.44ha)
 - o Stage 4 – 40,415m² (4.0ha)
 - o Stage 5 – 15,520m² (1.557ha)
- Construction of new access road (north of Lot 332) 590m (part of DA.2022.1181)

- After each stage of extraction is completed, the decommissioned area will be rehabilitated and shaped to stable, post extraction landforms, using clean ENM and VENM fill.
- Up to average of 20 loaded trucks (truck and dog combinations) increasing to a maximum of up to 50 loaded quarry trucks per day
- Approval of ancillary facilities and - (processing plant, equipment, portable toilet, office and storage and fuel storage) (Figure 6)
- Increase operation hours from 7.00am to 5.00pm **to 6.00am-6.00pm** Monday to Friday, and from 8.00am to 1.00pm **to 7.00am to 2.00pm** on Saturdays. No licenced activities conducted on Sundays or public holidays.
- Up to 3-4 employees working on site plus contractors (machinery services, refuelers,)
- Water Management Operations
- Additional infrastructure will be added, including additional fuel storage, office, water tank, additional toilets, and parking in future. No weighbridge is proposed at this stage.
- Excavations will not exceed 3 m below groundwater depth

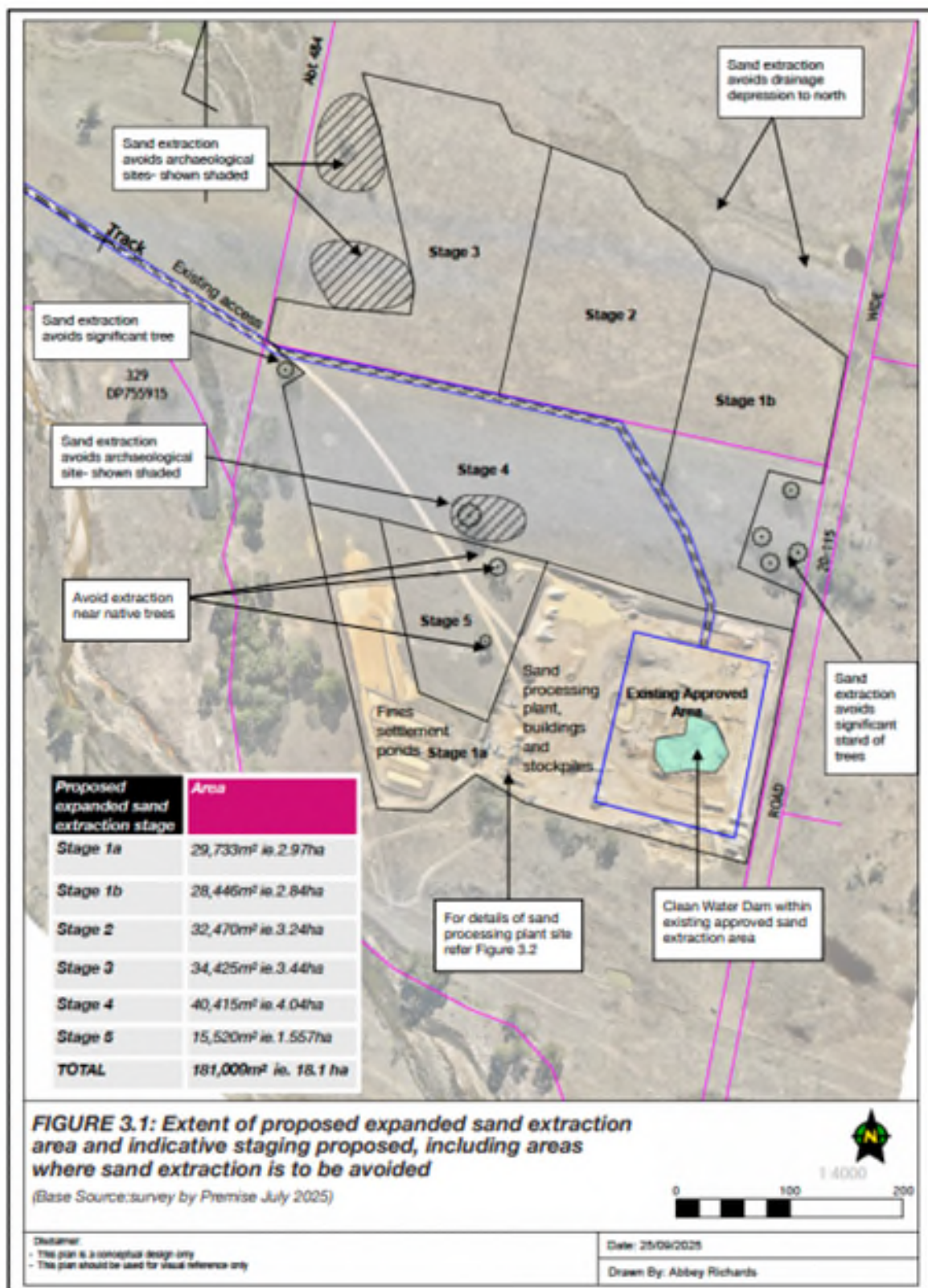


Figure 5: Proposed extraction and sequencing, (Outline Planning Consultants, EIS,2025, Figure 3.1)

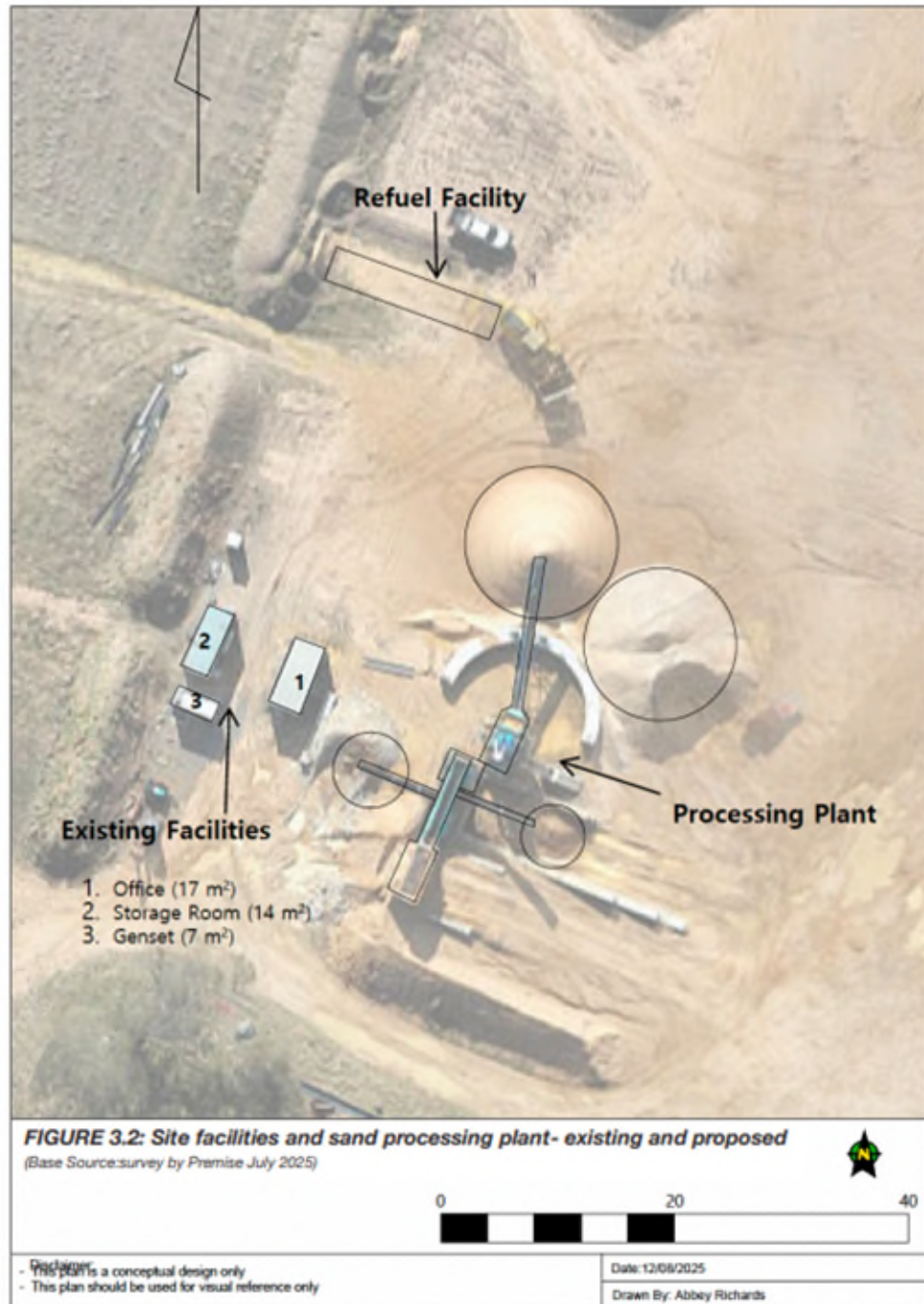


Figure 6: Location of ancillary facilities (Outline Planning Consultants, EIS,2025, Figure 3.2)

2.2 Background

The Department of Planning Housing and Infrastructure issued Planning Secretary's Environmental Assessment Requirements (SEARS) on 13 June 2025.

The SEARs identified key issues to be addressed in the environmental impact statement (EIS):

- Noise
- Air
- Water
- Biodiversity
- Heritage

- Traffic and Transport
- Land Resources
- Waste
- Hazards
- Visual
- Social and Economic
- Rehabilitation

A chronology of the development application including the Panel's involvement is outlined in Table 1:

Table 1: Chronology of the DA

Date	Event
20 November 2025	DA lodged on Portal – 20 November 2025 Invoiced 21 November 2025
03 February 2026	DA referred to internal officers
04 February 2026	DA referred to external agencies
19 February 2026	Public Exhibition of the DA, advertisements posted on Council website
03 March 2026	Further Information Requested for Water NSW
05 March 2026	Transport for NSW Consultation Complete
23 April 2026	Additional Information Provided in response to Water NSW request raised on 03 March 2026
15 May 2026	Staff site inspection – Jacinta Tonner
27 May 2026	Essential Energy Referral Raised
28 May 2026	Water NSW Concurrence Received
12 June 2026	NSW EPA General Terms of Approval Received
16 June 2026	Revised Essential Energy Advice Received
18 June 2026	Water NSW General Terms of Approval Received
30 July 2026	Draft Conditions of consent to applicant
14 August	Determination Briefing to SRPP

2.3 Site History

The property is subject to previous development consents (Table 2):

Table 2: Site History

Application	Event	Land
DA.90/96	Sand Extraction - no processing plant	Part Lots 330 and 361 Parish of Bruce
Modification TSC/1996/90/DA & POD.2007.0039	Sand wet screening operation in conjunction with sand extraction (installation of processing plant)	Lot 330 DP 755915 Larbert Rd
DA.2014.148 Determination – 23 December 2014 Consent expires – 23 December 2019	Sand extraction – sand extraction of 2 ha with dry screening. The extraction rate less than 30,000m ³ per annum. (likely between 3000 and 5000 m ³ per year). Condition 4– Limits of approval – This consent will lapse after 117,000 cubic metres of material have been extracted from the development or 8 years after the date it commences, whichever comes first.	Lot 24 DP755915 552 Larbert Rd, Larbert
Modification 2019.024 of DA.2014.148 Date of Modification 2 September 2019	Addition of wet screening and sand processing plant and settling ponds.	Lot 24 DP755915 552 Larbert Rd, Larbert
DA.2022.1181	Extractive Industry and mobile screening plant - Sand extraction up to 25,000 tonnes per annum over 5 years (up to 125,000 tonnes) with a disturbance footprint of 1.92 ha. Ancillary use of existing wet screening plant	552 Larbert Road Larbert Road Lot 331 and 332 DP 755915
DA.2024.0047/ PPSSTH-409	Extractive Industry - Sand extraction up to 200,000 tonnes per annum over a 25 year period (up to total of 5,000,000 tonnes) with a disturbance footprint of 29.21 ha. Ancillary use of existing wet screening plant. Construction of ancillary site office and facilities including weighbridge.	552 Larbert Road Larbert Road Lots 24,25,27 and 330 DP755915

3. STATUTORY CONSIDERATIONS

Relevant Acts, environmental planning instruments, proposed instruments, development control plans, planning agreements and regulations

3.1 The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act 1999)

The *EPBC Act 1999* is administered by the Commonwealth Department of Climate Change, Energy, the Environment and Water with approval required from the Commonwealth Minister for the Environment for any action that may have a significant impact on Matters of National Environmental Significance (MNES).

The proposed development is not deemed a controlled MNES. No further assessment is required under the Commonwealth legislation.

3.2 Biodiversity and Conservation Act 2016 (BC Act, 2016)

Under section 7.2 of the *BC Act, 2016* the proposed development is unlikely to significantly affect threatened species as:

- a) According to the test in section 7.3 the development is unlikely to affect threatened species or ecological communities or their habitats. This is supported by a biodiversity assessment report (Macrozamia Environmental Consulting, October 2025).
- b) The development does not include clearing of native vegetation and therefore does not exceed the biodiversity offset scheme threshold. The clearing threshold for this land is 1 ha based on the minimum lot size of 40 ha.
- c) The development is not carried out in a declared area of outstanding biodiversity value. Durran Durra Creek to the south and southwest of the development site is mapped as having biodiversity value however no works are proposed within the creek line (Figure 7).

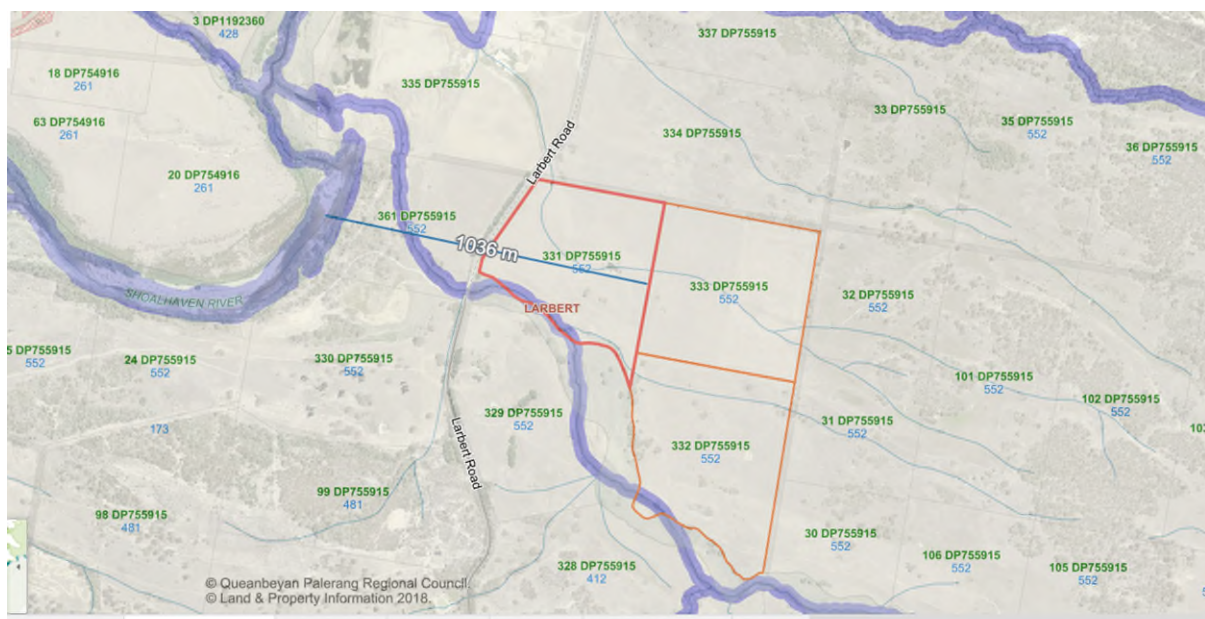


Figure 7: Biodiversity Values Map, QPRC, Intramap 29 May 2026

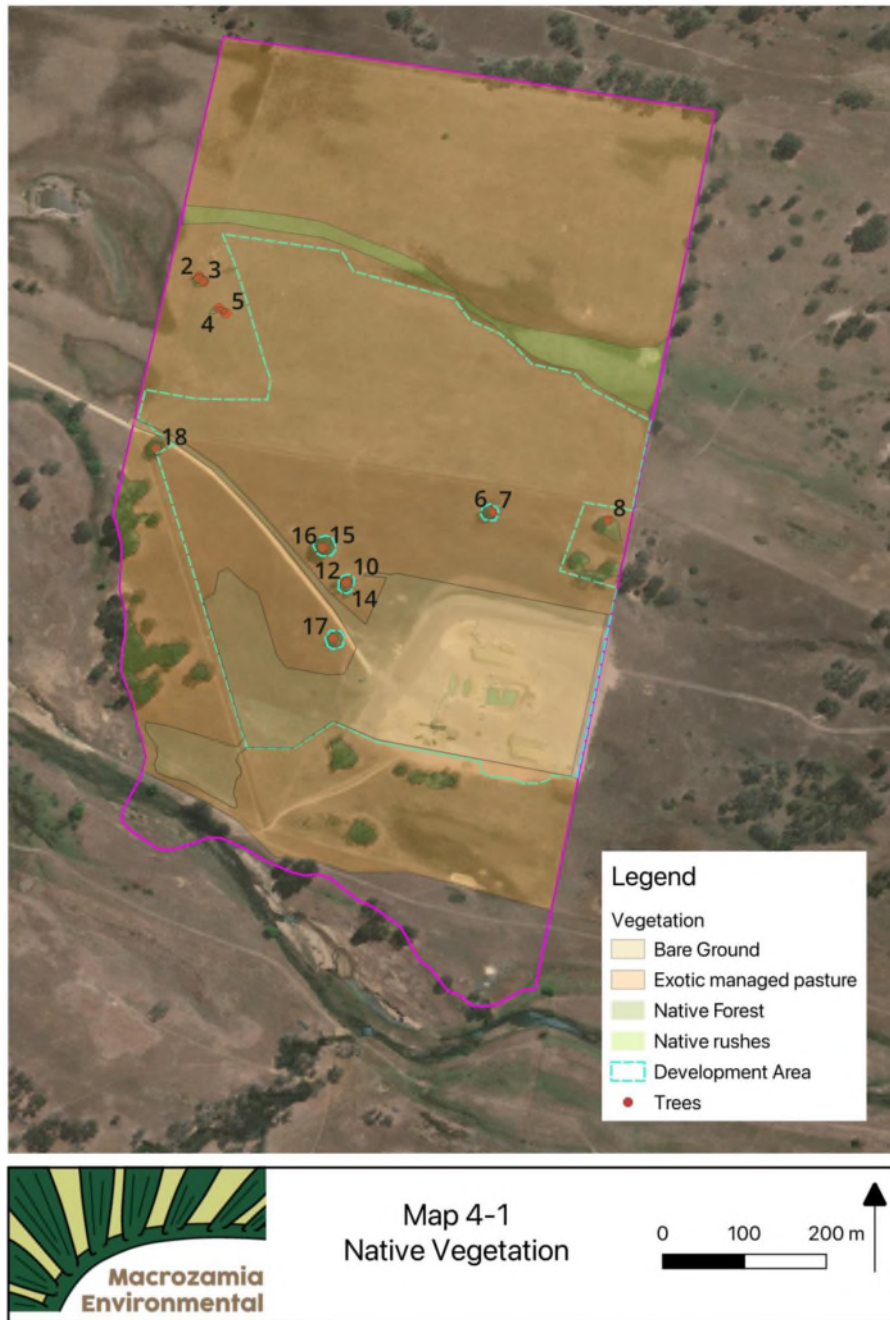


Figure 8: Mapped Vegetation, (Macrozamia Environmental, October 2025, p. 24)

Measures have been taken to avoid impact on biodiversity. The extraction area is restricted to areas of the lowest condition vegetation and avoids higher value vegetation patches to the east and west of the site and a drainage depression to the north. Isolated trees are identified as being retained and avoided (Figure 8). Recommended conditions of consent require fencing of trees.

Where development has not been avoided, mitigation measures proposed by Macrozamia form part of the recommended conditions of consent. The measures to avoid and minimise impacts on vegetation include:

- Avoid native vegetation patches and isolated trees (fencing)
- Sediment and erosion control works
- Setbacks (5.5m) from fence lines to prevent undermining of adjoining land and fence retention

- A buffer of 20m between the drainage depression and excavation area to the north of the site
- Preparation and implementation of a vegetation management plan
- Rehabilitation plan

Macrozamia assessed the biodiversity values of the site and concluded that “offsets are not required as impacts on biodiversity are minimised and excavation is limited to the lowest condition vegetation with 15.13 ha of exotic grassland removal. No threatened fauna, flora or ecological communities were found on the project area, and no species were found likely to occur on the subject and listed as a risk of a serious and irreversible impact”.

3.3 Protection of the Environment Operations Act 1997 (POEO Act)

Under section 4.46 of the *EP&A Act*, certain work and activities identified under the *POEO Act* requires general terms of approval (GTA). The proposed development meets the scheduled activities listed in Schedule 1 of the *POEO Act* and a licence is required for the carrying out of scheduled development work under sections 43a and 47 of that Act.

Listed in Schedule 1 – Scheduled activities - Premises -based activities:

16 Crushing, grinding or separating

- (1) This clause applies to *crushing, grinding or separating*, meaning the processing of materials (including sand, gravel, rock or minerals, but not including waste of any description) by crushing, grinding or separating them into different sizes.

As the development proposes *crushing, grinding or separating* of sand and gravel the activity is “declared to be a scheduled activity” under the *POEO Act*.

19 Extractive activities

- (1) This clause applies to **extractive activities**, meaning the extraction of sand and gravel or processing of extractive materials.
- (2) The proposed sand extraction activity is declared to be a scheduled activity as it involves the extraction and processing of more than 30,000 tonnes of extractive materials per year.

Of special note from the EPA is the possible use of flocculants at the premises. The EPA advise:

- *Section 120 of the Protection of the Environment Operations Act 1997 applies to any discharges from the premises. Where a chemical has potential to have non-trivial impacts on the environment, it is the responsibility of the Licensee using that chemical to ensure that the potential impacts are fully identified, managed, and mitigated. Considering the potential water pollution risks associated with the use of flocculants and coagulants, all components of a potential discharge from the sediment basins that may impact receiving waters must be assessed. The receiving environment for the premises is the Shoalhaven River which forms part of the Sydney Drinking Water Catchment.*
- The EPA has no objection to the proposed hours of operation - 6.00am-6.00pm Monday to Friday, and 7.00am to 2.00pm on Saturdays. No licenced activities conducted on Sundays or public holidays.

An environment protection licence is required as the development is a scheduled activity. The GTAs issued on 12 June 2026 form part of the recommended conditions of consent.

3.4 Water Management Act 2000 (WMA 2000)

The *WMA 2000* regulates the use of land where there may be interference (taking, interception, storage and use) of surface water and groundwater or where it involves works within 40m of a watercourse.

Under section 4.47 (3) of the *EP&A Act*, General Terms of Approval (GTA's) were sought from Water NSW and issued 18 June 2026. These form part of the recommended conditions of consent.

A water supply work approval is required for the proposed development post development consent from Water NSW.

3.5 National Parks and Wildlife Act 1974 (NPW Act 1974)

The proposed development will not require an Aboriginal Heritage Impact Permit (AHIP) under section 90 *NPW Act* as potential aboriginal deposits and artefacts are avoided.

Past Traces (2025) identified Aboriginal heritage sites and potential archaeological deposits. Through design of quarry footprint heritage sites are avoided. Noting that heritage sites have been impacted due to unauthorised works including excavation for sediment ponds and quarrying operations (Figure 9). As excavation has been completed in the identified area further impact is avoided, however the sediments ponds continue to be used for water management. Further discussion on heritage impacts is addressed in Appendix A – QPR LEP 2022.

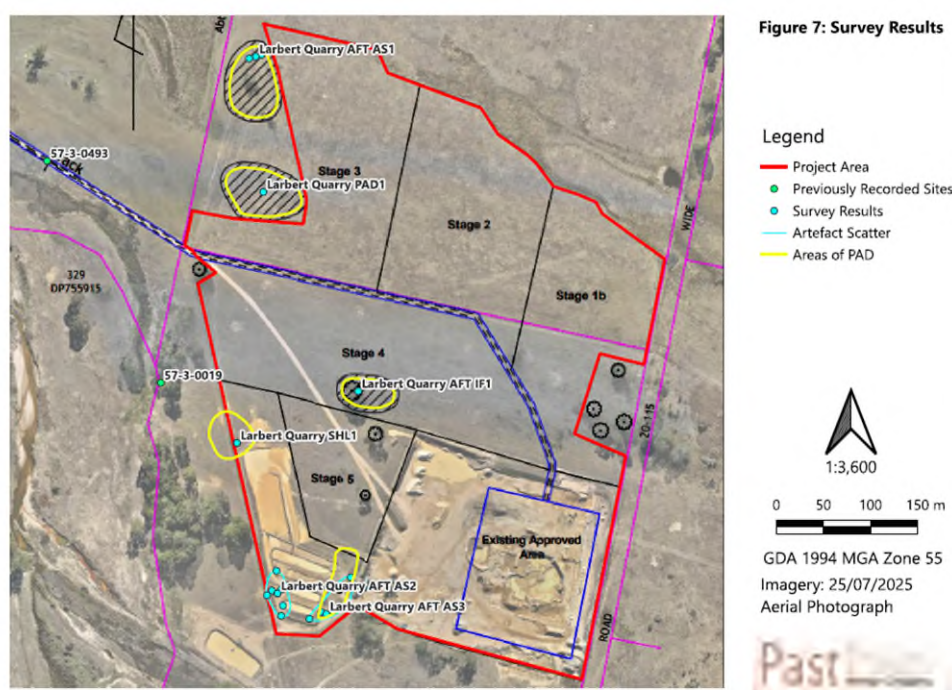


Figure 9: Mapped Aboriginal artefacts and Potential Aboriginal Artefacts, Past Traces, October 2025, p.33)

3.6 Local Government Act 1993 (LG Act 1993)

Activities identified under section 68 of the *LG Act 1993* require prior approval from Council before the activity can be carried out. On-site sewage management system is not proposed.

3.7 Environmental Planning and Assessment Act 1979 (EP&A Act)

This proposal is captured under Part 4 of the *EP&A Act 1979*. The relevant sections are discussed below.

Section 4.10 Designated Development

Under section 4.10 the proposed development is designated development declared by *SEPP (Planning Systems) 2021* as regionally significant development specified as ["particular designated development" under Schedule 6, Clause 7 \(1\).](#)

Under the *Environmental Planning and Assessment Regulation 2021* the proposal meets the requirements under [clause 26 of Schedule 3 Designated Development](#) as the facility processes more than 30,000 cubic metres of extractive material per year and will disturb more than 2 hectares of land by excavation.

Section 4.14 consultation and development consent – certain bushfire prone land

Under section 4.14 of the *EP&A Act*, development consent cannot be granted for the carrying out of development for any purpose on bush fire prone land unless the consent authority is satisfied that the development conforms to the specifications and requirements of *Planning for Bush Fire Protection 2019*.

The subject land is bush fire prone land, Vegetation Category 3 (medium risk). Chapter 8 of the *Planning for Bushfire Protection 2019* is relevant to the extent that a Bush Fire Emergency Management and Operations Plan is to be prepared. Recommended conditions of consent require the preparation of a plan to address activities on the land.

A 10m Asset Protection Zone is recommended around infrastructure associated with underground and open cut mining but is silent on activities such as quarries. The EIS does not identify a dimensioned buffer. The existing quarry has an approximate 5m buffer from top of quarry bank to fence line at the most eastern end of the existing extraction area. This buffer is adequate to maintain fencelines and provide vehicle access. A 10 m buffer area around quarry infrastructure is conditioned.

A Bushfire Fire Emergency Management Plan forms part of the recommended conditions of consent.

Section 4.15 - Evaluation

When determining a development application, the consent authority must take into consideration the matters outlined in section 4.15(1) *EP&A*. Relevant matters include:

Section 4.15(1)(a)(i) – Provisions of Environmental Planning Instruments

A summary of the applicable planning instruments is set out in the Table 3. A detailed assessment against the SEPPs is in [Appendix B](#).

Table 3: Summary of Applicable Environmental Planning Instruments

EPI	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Biodiversity & Conservation) 2021	<u>Koala Habitat</u> Council is satisfied that the subject land has no potential koala habitat due to the lack of vegetation on the site.	Y
	<u>Sydney Drinking Water Catchment (SDsWC)</u> Under clause 6.64 concurrence is required from WaterNSW as the land is within the Sydney Water Catchment. WaterNSW is satisfied the proposed development can achieve a NorBE on water quality and the development will have a neutral or beneficial effect on water quality. WaterNSW issued concurrence on 28 May 2026 these form part of the recommended conditions of consent. The proposal satisfies the requirements of the SEPP.	Y
State Environmental Planning Policy (Planning Systems) 2021	The proposal is regionally significant development under clause 2.19 (1) Schedule 6 (7) Particular designated development. The Southern Regional Planning Panel is the consent authority.	Y
SEPP (Resilience & Hazards) 2021	Council is satisfied that the land is not contaminated. A Preliminary Site Investigation report was submitted by Ballpark Environmental (July 2025). It concludes that the previous uses of the land for grazing has resulted in no evidence of contamination and as there is no evidence of buildings or structures on the land it is unlikely that asbestos is present on the site. Ballpark recommend an unexpected fines protocol be included in an Environmental Management Plan to	Y

	capture potentially contaminating material or buried unexpected finds if encountered during quarry operations. The site is considered a low-level risk for site contamination and is suitable for the proposed extractive industry under the SEPP.	
State Environmental Planning Policy (Resources and Energy) 2021	Council is satisfied that the proposed development has avoided and minimised adverse impacts.	Y
State Environmental Planning Policy (Transport and Infrastructure) 2021	As the proposed development meets the threshold for an industry with a site area of 20,000m² with access to a road the application was referred to Transport for NSW. Transport for NSW has no objection to the proposed development.	Y
Queanbeyan Palerang Regional LEP 2022 (QPRLEP 2022)	The land is zoned RU1 Primary Production under the QPRLEP 2022. Extractive industry is permissible with development consent. The proposed development meets the objectives of the zone. The proposal is generally consistent with the QPRLEP. An assessment against relevant clauses of the QPRLEP 2022 is in Appendix A of this report.	Y

Internal referrals

Development Engineer

Council's Development Engineer has no objections to the proposed development subject to recommended conditions.

Water

There is no potable water service available for this property. Water supply from rainwater collection and delivery from water cartage.

Sewer

There is no sewer service available for this property. The quarry amenities will be serviced by an onsite effluent system installed as part of the previous application.

Stormwater & Surface Water

There is no stormwater infrastructure available to service the property. Stormwater runoff is to be managed and maintained throughout the development and will be extended downstream to a location(s) where runoff can be disposed of without detrimental impacts from flooding (of properties or roads), scouring of surfaces, or undue nuisance or hazard.

The property is adjacent to Durran Durra Creek, which flows into the Shoalhaven River. The Shoalhaven River is part of the Sydney/s Drinking Water Catchment (SDWC), administered by WaterNSW. Hence, WaterNSW is an authority and will provide its requirements for this development to prevent fine particles from entering and polluting the Shoalhaven River water catchment.

Traffic and Intersection performance

The quarry will be accessed via existing access off Larbert Road. Larbert Road is a rural road off Kings Highway, with one lane of traffic in each direction. The default speed limit is 80 km/hr. Kings Highway is an arterial road with one lane of traffic each way. The speed limit at the intersection is 100 km/hr.

The proposed expansion is expected to generate up to 14 vehicle trips in the AM peak hours. The daily truck movement is estimated at 40 during normal operation and 100 during peak capacity. SIDRA analysis completed by INDESCO at the intersection of Kings Highway and Larbert Road was referred to in the Traffic Impact Statement prepared by Streetwise and submitted as part of this DA. The TIS concluded that the additional quarry trips from the proposed development could be accommodated in the intersection of Kings Highway with Larbert Road without significantly affecting the performance of any turn movement, approach arm or the overall intersection.

	Normal Operation		Peak Capacity	
	Out (Laden)	Total (Out laden + In empty)	Out (Laden)	Total (Out laden + In empty)
Daily	20	40	50	100
Hourly	2	4	5	10
AM Peak	4	8	7	14

Figure 7: Summary of Total Peak Hour Trip Generation – 552 Larbert Road, Larbert

Referring to the Traffic and Parking Impact Assessment prepared by Streetwise dated July 2025, the intersection between Kings Highway and Larbert Road complies with geometric requirements and safe intersection sight distance (SISD), being 240m on both sides from Larbert Road as outlined in the Austroads Guide to Road Design Part 4A.

Access

The quarry will be accessed via the existing access off Larbert Road, via a right-of-carriageway over Lot 331 DP 755915.

The existing access to/from Larbert Quarry is not proposed to be altered and currently caters for the largest vehicle that uses the facility. The Traffic Impact Statement prepared by Streetwise confirmed that the sight distance from the existing driveway at Larbert Road is 120m to the north (right) due to a crest and curving alignment and over 200m to the south (left). The report confirmed that the existing access meets Austroads (desirable) requirements for Safe Intersection Sight Distance for a 60km/h speed zone. The report identified that the existing sight distance could be further improved by reshaping the roadside batter and trimming existing vegetation. Development Engineering noted that Larbert Road is not signposted, and that the vehicle's speed would exceed the design speed of 60km/h. As such, the development will be required to reshape the existing roadside batter and trim existing vegetation to increase sight distance to over 170m on the left, in compliance with the Safe Intersection Sight Distance (SISD) for 70km/h vehicle speeds on Larbert Road.

Quarry Access – 552 Larbert Road, Larbert

Dilapidation Report

There are several large quarries that use Larbert Road for haulage access. Contributions are collected from all these quarries in accordance with the Tallaganda Contributions Plan 3 Roads (17 November 2003), specifically section (j) regarding Quarries, Extractive Industries, and Other Heavy Vehicle Generating Developments on page 8. Contributions from this development will be based on the tonnage of haulage materials transported, and the collected funds are expected to be allocated for the maintenance and repair of Larbert Road. As a result, a dilapidation report was not required for this development. Additionally, it would be challenging to assess the specific impact of this development on Larbert Road, considering that multiple other large quarries also utilise the same road.

Parking

The Traffic Impact Assessment prepared by Streetwise suggested that four (4) staff will be working on site, plus casual contractors, machinery servicing, and refuellers. The Environmental Impact Statement confirmed that there are more than 10 informal parking spaces provided under existing approval and will continue to serve the proposed development.

Bushfire

The property is located within the mapped fire zone for Vegetation Category 3.

Community Submissions:

The application was notified in accordance with the QPRC Community Engagement and Participation Plan from the 19 February 2026 to 19 March 2026.

No engineering submissions were received during the notification period.

SECTION 64 CONTRIBUTIONS

Not applicable.

DEVELOPMENT CONTRIBUTIONS SEC.7.11

The following Section 7.11 (formerly 94) contributions are required for this location. Contributions were calculated in accordance with Tallaganda Contributions Plan 3 Roads (17 November 2003), section (j) Quarries, Extractive Industries and Other Heavy Vehicle Generating Development on page 8.

Tallaganda Contribution Plan No.3	Road Type	Base Rate (T/km)	CPI to 23/24	Contribution (T/km)
Larbert Road (LR25)	4	15.0¢	77.46%	26.619¢

The indicative annual contribution at the extraction rate of 200,000T annually would be;
 Lambert Road = 200,000T x \$0.26619 x 6.0km = \$319,428.00

Indicative Maximum Total = **\$319,428.00** per annum

Health

Council's Health Officer has no objections to the proposed development subject to conditions

- Conditions for an unexpected finds protocol and rehabilitation works per stage have been created.
- Potential water impacts will be addressed by Water NSW and EPA. Conditions from these referrals will be assessed when received.
- No identified contamination matters and no noise impacts from the activity or vehicle movements.

Waste

Council's Waste Officer has no objections to the proposed development subject to condition that an Operational Waste Management Plan is submitted specifying where each waste stream will be reused/disposed of and approximate quantities.

External Referrals

Essential Energy

Essential Energy advises that the sand quarry is in close proximity to Essential Energy's Infrastructure and currently falls within the required safety and blowout clearances.

As the proposed development does not meet the requirements of the "Developments near Essential Energy's Infrastructure Guidelines" the applicant must engage a suitably qualified Electrical Engineer to undertake a safety and blowout clearance assessment to ensure compliance with this document and ISSC 20 – Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.

A Network Encroachment Form is to be submitted via Essential Energy's website to enable assessment by the Encroachments team. Advice provided by Essential Energy forms part of the recommended conditions of consent.

Transport for NSW

Transport for NSW offered no objections to the proposal and did not recommend any conditions of consent, however, noted that one of the conclusions of the submitted Traffic Impact Assessment (TIA) is for an application to TfNSW to assess Larbert Road with a view

to installing a speed zone signage. The recommendations of the submitted TIA are to be complied with and approved under Condition 1 of the consent.

Section 4.15(1)(a)(ii) - Provisions of any Proposed Instruments

There are no proposed instruments relevant to the proposal which have been the subject of public consultation under the EP&A Act.

Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The relevant Development Control Plan applying to the site is the *Palerang Development Control Plan 2015 (PDCP)*. The proposed development meets the objectives and controls of the PDCP.

A full assessment against relevant clauses of the PDCP 2015 is in [Appendix C](#).

Section 4.15(1)(a)(iiia) – Planning agreements under Section 7.4 of the EP&A Act

There is no planning agreement or draft planning agreement proposed for the site.

Section 4.15(1)(a)(iv) - Provisions of Regulations

There are no listed matters relevant to the proposed development that require consideration under Section 61 of the *EP&A Regulation (2021)*.

Section 62 (consideration of fire safety) and Section 64 (upgrade of buildings) of the *EP&A Regulation 2021* are not relevant to the proposal.

Section 4.15(1)(b) - Likely Impacts of Development

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered.

Environmental

a) Flora and Fauna

Minimal native vegetation exists on the subject land, and as no native vegetation will be impacted biodiversity offset credits are not required. An area of 15 ha of exotic grassland will be directly impacted.

Isolated paddock trees in Stages 4 and 5 and a small stand of trees to the east of the extraction area are avoided from the extraction area. To ensure these areas are not subjected to development creep the areas are to be fenced and recommended in the conditions of consent.

b) Aboriginal heritage

Aboriginal artefacts have been identified on the site and future quarry operations avoid them. Areas identified as containing artefacts are to be fenced to prevent development creep.

Council is satisfied that the proposed development meets the objectives of Clause 5.10 of QPRLEP 2022. Careful quarry operations and strict adherence to mitigation measures will protect surrounding Aboriginal heritage sites and artefacts through recommended conditions of consent.

c) Water Management

Water NSW has issued concurrence and General Terms of Approval for the proposed development. Briefly, the proposed water management system aims to maintain separation of clean water from externally draining catchments and dirty water from internally draining catchments. At the commencement of Stage 1b the quarry will intersect the 1st order stream, and a clean water diversion will need to be constructed. A controlled activity approval will need to be issued under the *Water Management Act 2000* for this activity.

The existing approved extraction area is to be converted into a Clean Water Dam (CWD) (17.5ML capacity) and receive pumped inflows from the sediment basins, intercepted groundwater, direct rainfall and runoff (Figure 10). The CWD will supply water for the processing plant currently supplied by the southern farm dam (its use to be discontinued). If inflows exceed CWD capacity, the CWD will spill to and be retained in the settlement ponds and used for quarry operations or allowed to infiltrate into the underlying material or evaporate. No off-site discharges are proposed given the consistent operational demands for water across the site (Water NSW May 2026). Captured water is unlikely to be discharged from the site due to the highly permeable nature of the site soils and the availability of onsite storage capacity and consistent operational demands for water across the site.

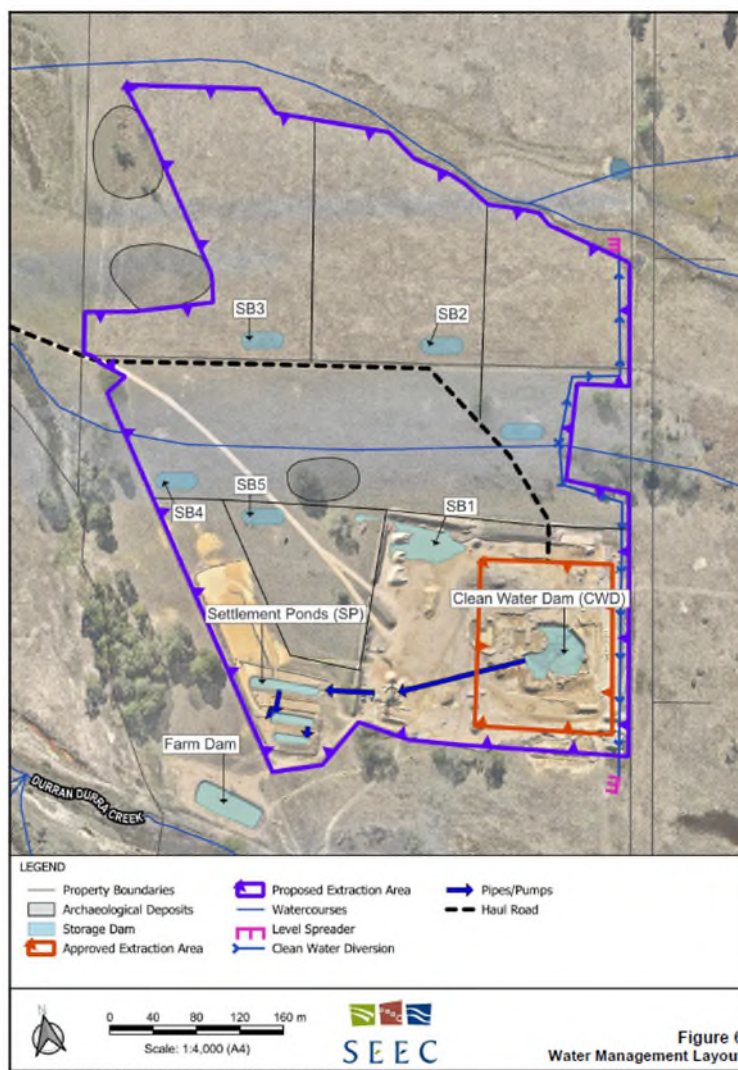


Figure 10: Surface Water movement onsite (SEEC, 2025)

Management of surface water is to be undertaken using best practice management principles and recommended in conditions of consent.

Hazard and Risk

a) Air Quality

Vipac prepared an air quality assessment report and evaluates the potential impacts of air pollutants generated from the proposed development. The air quality impacts assessment addresses the EPA requirement and provides recommendations to mitigate any potential impacts that might influence nearby sensitive receptors. The predominant air emission from the proposed development is fugitive dust. The quarry activities which have the potential to impact on air quality include:

- Removal of topsoil and overburden
- Transportation of sand from the pit to the processing plant
- Operation of the plant
- Activities associated with earthmoving, digging, loading and dump sand
- Dust generated by climatic conditions
- Truck movements

Provided that dust is adequately controlled and mitigation measures applied, the potential for nuisance at sensitive receptors can be minimised. The EIS sets out dust minimisation measures. These include:

- Water sprays over processing plant and material stockpiles
- Covering of truck loads in long haul transport
- Restrict activities in adverse weather conditions
- Upkeep of vehicles and equipment
- Maintain internal quarry haul route
- Stabilise and revegetate topsoil and overburden stockpiles
- Enforce a 30km speed limited on internal roads

Recommended conditions of consent include dust minimisation measures.

b) Bushfire

The Planning for Bushfire Protection 2019 (PBP) requires consideration of hazards and risks associated with bushfire for mining and associated activities. A 10m Asset Protection Zone must be provided around any infrastructure associated with mining production. Further, a Bush Fire Emergency Management and Operations Plan must be prepared and include:

- Detailed measures to prevent or mitigate fires igniting;
- Works that should not be carried out during total fire bans
- Availability of fire-suppression equipment, access and water,
- Storage of maintenance of fuels and other flammable materials,
- And notification of the local NSW RFS Fire Control Centre for any works that have the potential to ignite surrounding vegetation, proposed to be carried out during a bush fire danger period to ensure weather conditions are appropriate, and
- Appropriate bush fire emergency management plan.

The proposed development is suitable subject to preparation of a Bush Fire Emergency Management and Operations Plan.

Traffic and transport

a) Traffic generation

The existing quarry operations have an approved extraction rate of up to 25,000 cubic metres per annum (520 cubic metres (800 tonnes) per week). The Traffic impact assessment for the approved DA.2022.1181 states the associated haulage of material generates 22 x 37 tonne truck loads per week or approximately 4 truckloads per day with truck and dog combinations.

The proposed development will generate an average of 20 laden (out) truck loads per day increasing to 50 laden (out) truck loads per day at peak periods resulting in approximately 5 laden trips out per hour.

	Normal Operation		Peak Capacity	
	Out (Laden)	Total (Out laden + In empty)	Out (Laden)	Total (Out laden + In empty)
Daily	20	40	50	100
Hourly	2	4	5	10
AM Peak	4	8	7	14

Figure 8: Total Peak Hour Trip Generation (TIA, Streetwise, July 2025)

Councils Development Engineer supports the conclusions of the Traffic Impact Assessment (Streetwise, July 2025 and the SIDRA modelling results) stating that the additional quarry trips from the proposed development could be accommodated in the intersection of Kings Highway with Larbert Road without significantly affecting the performance of any turn movement, approach arm or the overall intersection.

The intersection between Kings Highway and Larbert Road complies with geometric requirements and safe intersection sight distance (SISD), being 240m on both sides from Larbert Road as outlined in the Austroads Guide to Road Design Part 4A.

The access to and from Larbert Road meets the Austroads safe sight distance intersection for a 60km speed zone. However, it is recognised that Larbert Road is not signposted and vehicle speed would exceed 60km/h. As such, the development will be required to reshape the existing roadside batter and trim existing vegetation to increase sight distance to over 170m on the left, in compliance with the Safe Intersection Sight Distance (SISD) for 70km/h vehicle speeds on Larbert Road.

As several large quarries use Larbert Road for haulage of material to access Kings Highway it is more efficient to collect development contributions to fund road upgrade to Larbert Road.

The proposed development has an acceptable impact regarding traffic movement subject to recommended conditions of consent.

Amenity

a) Visual

The proposed development is located within a rural environment. The site is not visible from the Kings Highway. The northern end of the quarry will be visible from Larbert Road. As Larbert Road is a no-through road and serves other extractive industries in the location the visual impact of the proposed extractive industry is acceptable, and mitigation measures are unnecessary.

b) Noise and Vibration

Vipac, October 2025 evaluates the potential impacts of noise and vibration generated by the quarry on sensitive receivers (Figure 11).

- Operations

Noise emissions have been calculated at the closest noise sensitive receptors. It is concluded that all operational stage scenarios are predicted to comply under the neutral and adverse weather scenarios modelled.

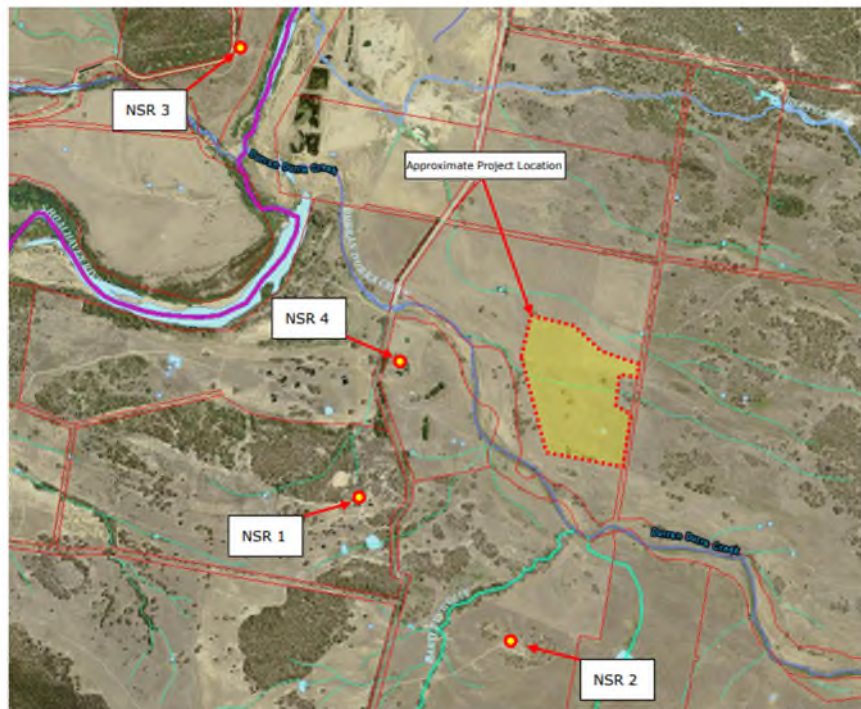


Figure 11 – Noise sensitive receptor locations (Vipac, Figure 2-1, October 2025)

- Road Traffic Noise

Haul truck noise impacts along Larbert Road are predicted to comply without the need for acoustic mitigations for both daytime and nighttime periods.

Vibration levels are not expected to exceed the criteria at any of the closest sensitive receptors for the operational stages or haul truck movements associated with the quarry.

Based on noise modelling for the worst-case operational scenario the proposed development has an acceptable traffic noise impact subject to recommended conditions of consent.

Considering the nearest sensitive receptors (greater than 95m) the predicted vibration levels would meet the human comfort criteria and are well below structural damage criteria for all nearby buildings.

- Vibration

The Vipac report (2025) states ground vibration levels from use of operational machinery are in the range of 0.1 to 1mm/s at distance of 25-50m. Truck traffic (over rough/irregular road

surfaces) will typically generate ground vibration levels of 0.1 to 0.5 mm/s (or less) at distances of 25-50m. The nearest sensitive receptor is greater than 95m from the quarry or haul routes, and the predicted vibration levels would meet the human comfort criteria.

b) Social and Economic impact

The proposed development increases the existing approved extraction limit, disturbance area and quarry lifespan. This will have positive economic benefits including local employment and capital expenditure in the economy and increase the supply of construction material for the local and regional housing market.

The quarry extension would result in growth of employment opportunities within the construction industry and positive economic flow on effects within the region. The social impacts of the quarry are negligible due to minimal residents residing in the area.

Cumulative impacts

The proposed development is generally consistent with the planning controls and will not result in an adverse cumulative impact to amenity, environmental or land use conflicts.

Rehabilitation

The key rehabilitation criteria include decommissioning, stabilisation of landform and minimise long term erosion through effective revegetation. A general concept plan for progressive rehabilitation steps include:

- Stripping of topsoil and overburden (0.3m) for later use in rehabilitation
- Manage and vegetate the stockpile to minimise weed spread
- Backfill excavated sand pits using stockpiled topsoil and overburden supplemented by imported fill. When each stage is complete the decommissioned area will be rehabilitated and shaped to stable, post-extraction landforms
- Final walls of extraction cell shaped to achieve a 1:3 (V:H) to ensure the walls are stable. It is proposed to construct drainage swales around each completed stage
- Once final landform is reformed it would be seeded with an appropriate pasture mix and fertilised. The quarry areas will be maintained by site personnel engaged by the quarry operator to monitor the progress of rehabilitation and identify areas that require maintenance
- Weed control and animal pests to be managed

Draft conditions of consent require progressive rehabilitation, submission of a rehabilitation plan and rehabilitation strategy and payment of a security bond.

Section 4.15(1)(c) - Suitability of the site

The proposed development provides efficient utilisation of an available resource and presents overall economic benefits to local and regional economies. The site is well located within the region and serviced with good road access. Few dwellings are in the area which minimises adverse impacts in the local area. Several other sand and gravel extractive industries are in the locality. The site is suitable for the extractive industry quarry expansion.

Section 4.15(1)(d) - Public Submissions

The proposal was notified in accordance with *clause 56 and 58 of Environmental Planning and Assessment Regulation 2021* from the 19 February to 19 March 2026. The notice included:

- Notice on Council's website,
- Notification letters sent to persons that own or occupy the land adjoining the subject property within a 3km radius from the property boundary of 552 Larbert Road LARBERT and
- A sign placed on the site.

Council did not receive any submissions.

Section 4.15(1)(e) - Public interest

The public interest is served by a detailed assessment of the proposal against legislation and relevant guidelines and policies.

Several mitigation measures to minimise adverse impact of the quarry are outlined in the EIS. The proposed development avoids native vegetation and avoids further impacts to Aboriginal objects and potential Archaeological Deposits.

The proposed development is in the public interest as it will optimise resource recovery from an existing quarry and produce sand and gravel to support housing construction in both the local and Canberra region.

The proposed extractive industry quarry expansion is in the public interest.

Section 4.46 - Integrated Development

The proposal is integrated development. The relevant authorities have issued General Terms of Approval under section 4.46 of the *EP&A Act 1979*

- Under the *Protection of the Environment Operations Act 1997*, General Terms of Approval were issued by EPA on 12 June 2026. The applicant will require a licence to carry out a scheduled activity – premises based.
- Under the *Water Management Act 2000*, General Terms of Approval were issued by Water NSW on 18 June 2026. The applicant will require a relevant Water Supply Work.

4. CONCLUSION

The subject site is in a RU1 -Primary Production land use zone. Under the QPRLEP 2022 extractive industries are a permissible use in the zone. The proposed development is also permitted under the SEPP (Resources and Energy) 2021.

Development consent was granted in 2023 at the same site for an extractive industry at an annual rate of 25,000t/annum for 5 years with a disturbance area of 1.92 ha on Lot 332 DP755418 (DA.2022.1181 approved on 20 July 2023). This DA is still operational. The current proposal (DA.2025.0541) seeks to extend the extraction rate up to 200,000 t/annum with a disturbance area of 18.1 ha. The estimated resource is approximately 1.23 million tonnes.

There are existing sand and gravel extractive industries within the locality. The key issues of water, aboriginal cultural heritage, amenity and site rehabilitation are satisfactorily addressed, and adverse impacts are minimised through recommended conditions of consent.

The development application has been considered in accordance with the requirements of the *EP&A Act 1979* and the *EP&A Regulations 2021*. Following a thorough assessment of the relevant planning controls: including the principles of ecologically sustainable development; advice from government agencies, and merits of the proposal, it is considered that the proposed extractive industry would not result in unacceptable significant impacts, and the application can be supported.

5. RECOMMENDATION

That the Development Application, DA.2025.0541 for extractive industry at 552 Larbert Road, Larbert, on Lots 331, 332 and 333 DP755915 be **approved** subject to the recommended conditions of consent.

Appendix A – LEP Assessment

Queanbeyan Palerang Regional Local Environmental Plan 2022

PART 1 - PRELIMINARY		
Cl. 1.2(2)	Aims	Complies
(aa)	to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,	N/A
(a)	to protect and improve the economic, environmental, social and cultural resources and prospects of the community,	Yes
(b)	to facilitate the orderly and economic use and development of land having regard to ecological sustainability principles,	Yes
(c)	to provide for a diversity of housing to meet the needs of the community into the future,	N/A
(d)	to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development that caters for the retail, commercial and service needs of the community,	N/A
(e)	to keep and protect important natural habitat and biodiversity,	Yes
(f)	to protect water quality, aquifers and waterways,	Yes
(g)	to keep, protect and encourage sustainable primary industry and associated commerce in rural areas,	Yes
(h)	to identify and protect the cultural heritage of the area, including the built heritage and the Aboriginal heritage,	Yes
(i)	to protect important scenic quality, views and vistas,	Yes
(j)	to facilitate the orderly growth of urban release areas,	N/A
(k)	to ensure development does not unreasonably increase the demand for public services or public facilities,	Yes
(l)	to identify, protect and provide areas for community health and recreational activities.	N/A
Comment: The proposed development is consistent with the relevant aims of the plan. Specifically, the proposal protects water quality and the aquifers of Shoalhaven River and protects sustainable primary industry. Aboriginal heritage and the biodiversity are not unreasonably impacted. The development does not increase the demand for public services or public facilities.		

Clause	Relevant	Comment
1.9A - Suspension of Covenants, Agreements and Instruments	No	Under Clause 1.9A, no covenants, agreements and instruments restricting the development have been identified.

PART 2—PERMITTED OR PROHIBITED DEVELOPMENT		
Clause	Relevant	Comment
2.1 Land use Zones	Yes	The land is zoned RU1 Primary Production under the QPRLEP 2022.
2.3 Zone objective and Land use Table: <i>The assessment must have regard for the objectives of the zones. The land use tables specify development assessment streams including with consent or prohibited.</i> Zone RU1 Primary Production Objectives of zone <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i> <i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i> <i>To minimise the fragmentation and alienation of resource lands.</i> <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> <i>To minimise the impact of development on the natural environment.</i> <i>To ensure development does not unreasonably increase the demand for public services or public facilities.</i>	Yes	Development for the purposes of <i>Extractive industries</i> is permissible within the RU1 Primary Production Zone with consent. The proposal is compatible with the zone objectives specifically: - Minimises conflict with adjoining land uses; - Minimises impact of development on the natural environment, and - Does not unreasonably increase the demand for public services and facilities.
2.5 Additional permitted uses for land The LEP includes some unique provisions for development identified in Schedule 1 of the QPRLEP.	N/A	There are no specific provisions for the subject site that override the land use table.
2.6 Subdivision – Consent requirements Clause 2.6 governs permissibility of the subdivision of land with development consent.	N/A	The proposal does not involve subdivision.
2.7 Demolition requires development consent	N/A	The proposal does not involve demolition.
Part 3 Exempt and complying development	N/A	The proposed development is not exempt or complying development

PART 4—PRINCIPAL DEVELOPMENT STANDARDS		
Clause	Relevant	Comment
4.1 Minimum lot size for subdivision: The assessment must ensure the proposed development meets the relevant Objectives.	N/A	No subdivision is proposed with this application and clauses relating to minimum lot size for certain development (CI 4.1AA, 4.1A, 4.1B, 4.1C, 4.1D, 4.1E) are not applicable.
4.2 Rural subdivision	N/A	The proposal does not include subdivision in rural zone.
4.3 Height of Buildings: Max building height in zone is 10m.	N/A	The proposed development does not propose any structures. Future development including amenities, weighbridge will require consent.
4.4 Floor space ratio and 4.5 Calculation of floor space ratio and site area QPRLEP designates the maximum building area to site area (floor space ratio) that the consent authority can approve on some land.	N/A	There are no FSR controls that apply to the land.
4.6 Exceptions to development standards: - Council can consider varying a development standard in Part 4 (except some subdivision) of the QPRLEP at the written request of the applicant. - Applicant to demonstrate that compliance is unreasonable, unnecessary and there are sufficient environmental planning grounds to justify the contravention.	N/A	There is no development standard proposed to be varied.

PART 5—MISCELLANEOUS PROVISIONS		
Clause	Relevant	Comment
5.1 and 5.2 Acquisition and classification of public land	N/A	These clauses are not relevant as land is not being acquired or classified/reclassified.
5.3 Development near zone boundaries: This Clause allows Council to use the objectives of an adjoining zone and permitted uses from the land use table of that adjoining zone to permit a use on the subject site that is currently prohibited. Adjoining zone being relied upon must be within 20m of the subject site.	N/A	This clause is not relevant as the proposed development is permissible in the subject zone and does not rely on the adjoining zone to permit the use.
5.4 Controls relating to miscellaneous permissible uses: Specific additional controls for some uses. These are statutory controls that cannot be varied and must be complied with or the use is prohibited.	N/A	This clause is not relevant as the application does not seek development consent for a miscellaneous permissible use.

5.5 Controls relating to secondary dwellings on land in a rural zone: Clause limits the internal floor area of a secondary dwelling. If exceeded, the proposed development cannot be approved.	N/A	This clause is not relevant as the application does not seek development consent for a secondary dwelling.
5.6 Architectural features and 5.7 Development below mean high water mark	N/A	These clauses have not been adopted by the QPRLEP 2022.
5.8 Conversion of fire alarms: Clause applies to converting fire alarm systems that require consent.	N/A	This clause is not relevant as the development does not require fire alarm system.
5.9 Dwelling house or secondary dwelling affected by natural disaster: Clause provides for the repair or replacement of a lawfully erected dwelling or secondary dwelling damaged or destroyed by a natural disaster.	N/A	This clause is not relevant as the application is not for a dwelling or secondary dwelling damaged or destroyed by a natural disaster.

5.10 Heritage Conservation

Under Clause 5.10, Council must consider the impact of the proposed development on the environmental heritage of the region, including Aboriginal objects and Aboriginal places of heritage significance.

The proposed development will have minimal impact in relation to European heritage. Several listed heritage items are located within the vicinity of the proposed development, but due to distance between them the impact is minimal. There are no listed heritage items within or adjoining the subject site (Figure 12). The proposed development will not have a detrimental impact on the heritage items in relation to CI 5.10(4).

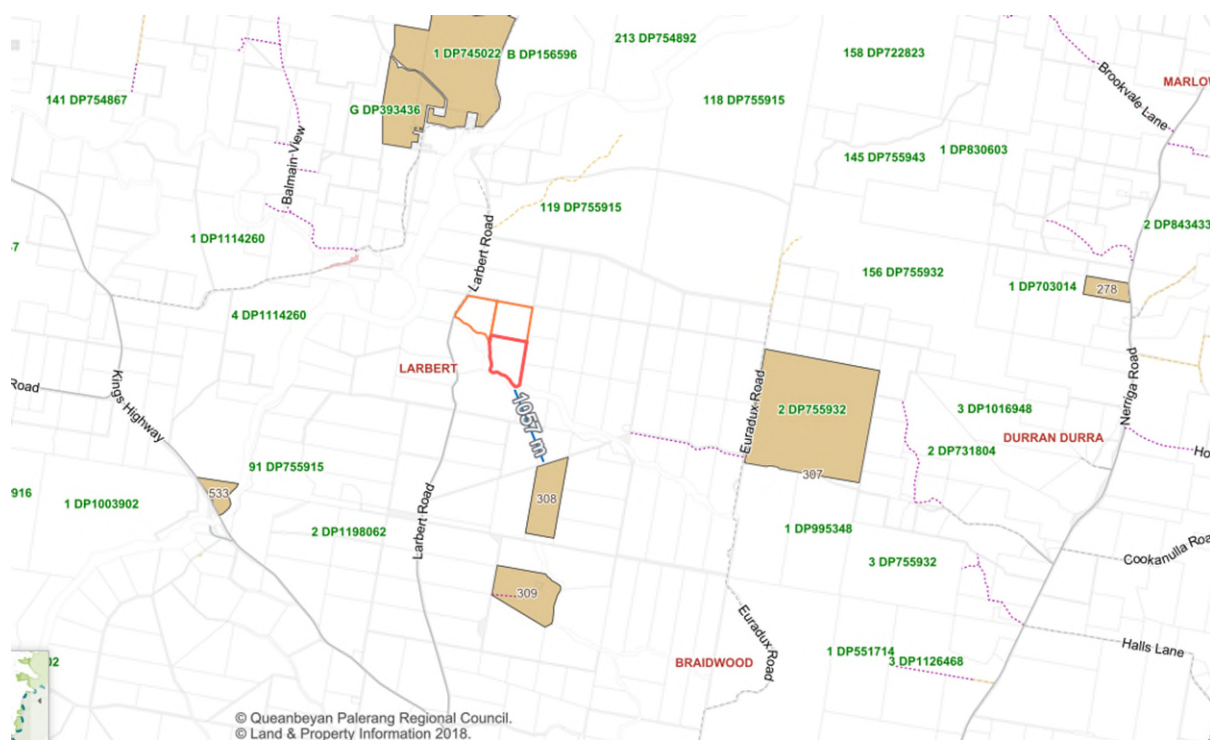


Figure 12: Listed heritage items surrounding the subject site

Aboriginal heritage

Under clause 5.10(8), the consent authority must, before granting development consent to the carrying out of development in an Aboriginal place of heritage significance consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object at that place.

The proposed development is supported by an Aboriginal Cultural Heritage Assessment Report (ACHAR) (Past Traces, October 2025). The report is informed by a field survey undertaken with the assistance of the Batemans Bay Local Aboriginal Land Council who also guided the development of a culturally appropriate management strategy.

The field survey identified six Aboriginal heritage sites, consisting of five surface sites (Larbert Quarry AFT IF1/PAD, AS1/PAD, AS2, AS3/PAD & SHL1/PAD), and one additional area of PAD (Larbert Quarry PAD1) (Figure 13).

Larbert Quarry AFT IF1/PAD -1 isolated flake located on a low slope rise

Larbert Quarry AFT AS1/PAD -2 artefacts situated on a low slope crest landform

Larbert Quarry AFT AS2 -14 artefacts located in a low slope area situated across the heavily excavated and impacted drainage ponds

Larbert Quarry AFT AS3/PAD- scatter of 8 artefacts within the heavily excavated and impacted drainage ponds.

Larbert Quarry SHL1/PAD - freshwater shell midden located on a low slope flat

Larbert Quarry PAD1 – No subsurface investigation. The area has been avoided.

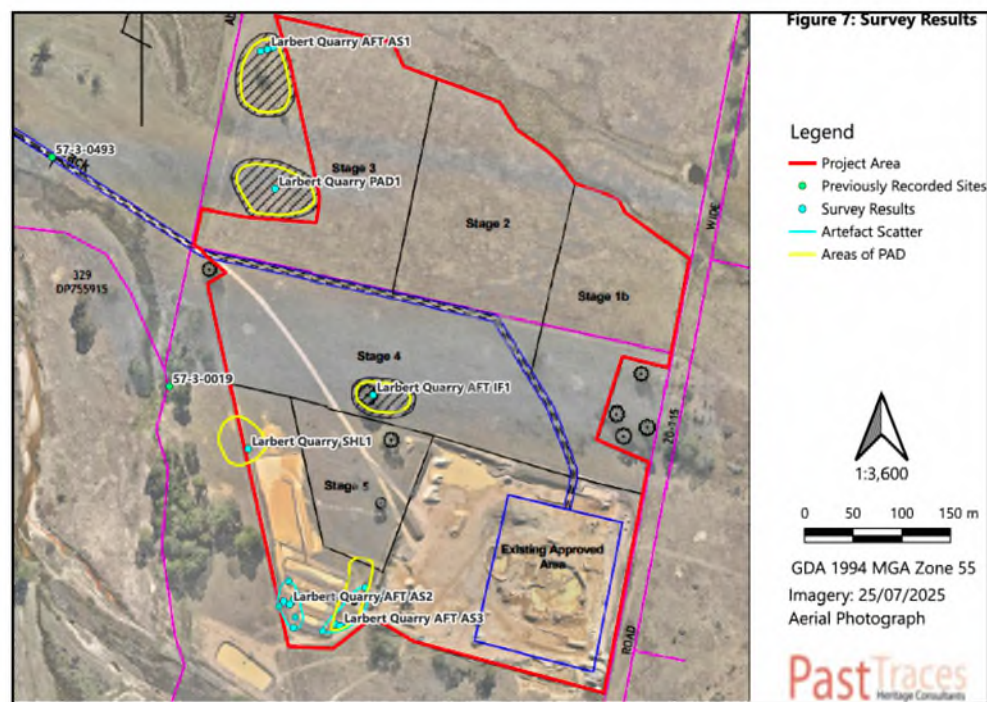


FIGURE 2.13: Archaeological sites. Sand extraction avoids any identified Aboriginal site

(Source: Past Traces September 2025 site survey)

Figure 13 : Aboriginal heritage sites survey results (Past Traces, September 2025, p.33)

Past Traces consider that the proposed development has the potential to impact on Aboriginal heritage sites and areas of PAD unless avoided. The report recommends avoidance of heritage sites through design and incorporation of mitigation and management strategies to protect sites.

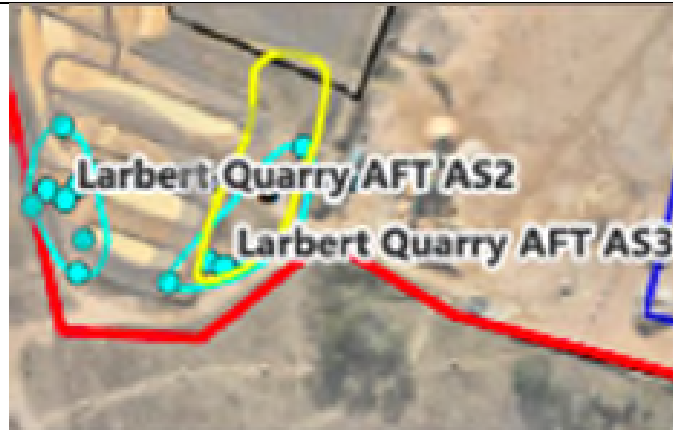


Figure 14: Identification of Aboriginal heritage sites in unapproved works (Past Traces, September 2025, p.33)

There are heritage sites and areas of PAD within the proposed extraction area that have been disturbed (Figure 14). Past Traces recommend appropriate protective measures to prevent further impacts.

The mitigation measures developed for the heritage sites include:

- Prevention from accidental impacts
- Heritage sites to be included in Conservation Management Plan and identified as no go areas. Protective barrier fencing is to be erected from all heritage sites and PADs
- Subsurface testing program required if future stages are altered and works likely to impact PADs
- Should future operations/development impact heritage sites an AHIP is required.

Recommended conditions of consent include mitigation and management recommendations (Past Traces, 8.2, p.47).

Council is satisfied that the proposed development satisfies the objectives of CI 5.10. Further NSW Heritage rejected the DA as integrated development as heritage sites were avoided and AHIPs were not required.

5.11 Bush fire hazard reduction: Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.	N/A	This clause is not relevant as the application does not involve bush fire hazard reduction works.
5.12 Infrastructure development and use of existing buildings of the Crown	N/A	This clause is not relevant as the proposal does not involve the installation of infrastructure or use of existing buildings of the Crown.
5.13 Eco-tourist facilities: Clause applies to development for an eco-tourist facility. Facility must have a demonstrated connection with the ecological, environmental, and cultural values of the area which will be enhanced by the proposal.	N/A	This clause is not relevant as eco-tourist facilities are not proposed.
5.14 Siding Spring Observatory 5.15 Defence communications facility	N/A	These clauses are not relevant as they were not adopted in the QPRLEP.
5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones: • Clause seeks to minimise potential land use conflicts.	N/A	This clause is not relevant as the application does not seek development

Clause requires consideration of adjoining land uses or existing or approved uses of land in the vicinity of the development. Clause applies to residential subdivision or for a dwelling.		consent for subdivision or the erection of a dwelling house.
5.17 – Artificial waterbodies	N/A	This clause is not relevant as it was not adopted in the QPRLEP.
5.18 Intensive livestock agriculture:	N/A	This clause is not relevant as the application does not seek development consent for intensive livestock agriculture.
5.19 Pond-based, tank-based and oyster aquaculture:	N/A	This clause is not relevant as the application does not seek development consent for pond-based, tank-based, or oyster aquaculture.
5.21 Flood planning Clause 5.21 of the QPRLEP 2022 makes provision for developments within the flood planning area. The site is above the 1% AEP flood level and therefore not in a flood planning area. The applicant submits to reduce any potential impact of flooding, bunding will be provided around each extraction stage. The processing plant and site buildings are located on land 4m above the flood level and will not be bunded.		
5.22 – Special flood considerations	N/A	This clause is not relevant as it was not adopted in the QPRLEP.
5.23 – Public bushland	N/A	This clause is not relevant as it was not adopted in the QPRLEP.
5.24 Farm stay accommodation	N/A	This clause is not relevant as the development is not for farm stay accommodation.
5.25 Farm gate premises	N/A	This clause is not relevant as the development is not for farm gate premises.
Part 6 – Urban Release areas	N/A	Clauses within Part 6 of the QPRLEP are not relevant as the development is not with an urban release area. .

PART 7—ADDITIONAL LOCAL PROVISIONS		
Clause	Relevant	Comment
7.1 Earthworks	Yes	Comments below
The objective of Clause 7.1 is to ensure that earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items and features of the surrounding land.		

(3) *In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—*

- a) the likely disruption of, or the detrimental effect on, drainage patterns and soil stability in the locality of the development,*
- b) the effect of the development on the likely future use or redevelopment of the land,*
- c) the quality of the fill or the soil to be excavated, or both,*
- d) the effect of the development on the existing and likely amenity of adjoining properties,*
- e) the source of the fill material and the destination of the excavated material,*
- f) the likelihood of disturbing relics,*
- g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,*
- h) appropriate measures to avoid, minimise or mitigate the impacts of the development.*

Minor earthworks have been carried out for location of current site amenities (Figure 15):



Figure 15: Site shed, storage container located outside the existing approved area. Clearing of topsoil and overburden storage.

The operator explained on site that future on site facilities including weighbridge and office area to be installed. A modification to an approved DA would be required.

The quarry operations require substantial earthworks including:

- Extraction of alluvial sand and gravel over an area of 18.1 ha (excluding 2.97ha of existing extraction area);
- Stockpiling areas of product
- Restoration work

Assessment:

The quarry has a disturbance footprint of 18.1 + 2.97 (existing) ha. Before resource material is extracted from each cell, topsoil will be removed and stockpiled for reuse during rehabilitation. The extraction is proposed over a series of defined extraction cells, screened, and stockpiled for transportation.

The development proposal includes progressive rehabilitation work to return the land to open grazing for stock. Earthworks (reshaping, topsoil and vegetation) will be carried out to provide safe and stable final landform battered to suit surrounding landform. Once each stage of sand extraction is exhausted the decommissioned area will be rehabilitated and shaped to stable, post extraction landforms using clean ENM and VENM fill.

A Rehabilitation Plan is to be prepared outlining how the proposed expanded sand extraction area would be progressively rehabilitated over the life of the sand quarry and following project completion. Recommended conditions of consent require preparation and submissions of Rehabilitation Strategy and Landscape and Rehabilitation Management Plan.		
7.2 Terrestrial Biodiversity	Yes	Comments below
Clause 7.2 primarily seeks to protect native flora and fauna. A biodiversity assessment report supports the EIS. No threatened fauna, flora or ecological communities were found on the project area. No native vegetation occurs in the development area. Exotic grassland occurs across most of the site. One plant community type 3348 Southern Tablelands Granites Ribbon Gum Grassy Forest was identified for the site which occurs in a moderate poor condition as isolated paddock trees. The extraction area avoids significant trees. Council is satisfied that the proposed development minimises impact to terrestrial biodiversity. Recommended conditions of consent require isolated trees and patch of trees to the east to be fenced to prevent development creep and protect vegetation. The mitigation measures proposed in section 4.2 of the EIS are to form part of the recommended conditions of consent. The disturbance footprint will be approximately 1km from the Shoalhaven River and unlikely to have detrimental impact on the Shoalhaven River subject to mitigation measures in the recommended conditions of consent.		
7.3 Drinking Water Catchments	Yes	Comments below
This clause primarily seeks to protect drinking water supplies by maintaining water quality. The objectives of this Part are— - to provide for healthy water catchments that will deliver high quality water to the Sydney area while also permitting compatible development, and - to provide for development in the Sydney Drinking Water Catchment to have a neutral or beneficial effect on water quality. This clause is relevant as the subject site is identified as “Sydney Drinking water catchment”. WaterNSW provided concurrence advice on 28 May 2026 and considers that the proposed development can achieve NorBE on water quality, provided appropriate conditions are included in the recommended conditions of consent. Further under Clause 6.64 <i>SEPP (Biodiversity and Conservation) 2021- Part 6.5 Sydney Drinking Water Catchment</i> concurrence has been issued and Water NSW is satisfied that proposed development can achieve NorBE on water quality subject to conditions. Relevant conditions are imposed in recommended conditions of consent.		
7.4 Riparian land and watercourses: This clause primarily seeks to protect and maintain water quality in waterways, the stability of beds & banks and aquatic & riparian habitats.	Yes	This clause is relevant as the site adjoins “Watercourse” on the Riparian Land and Watercourses Map”, noting the proximity of the Shoalhaven River and 3 rd order (Strahler) stream northwards of Stage 1b, 2 and 3.

		The proposed development does not propose any works within the riparian land and watercourse. Concurrence conditions from WaterNSW request a buffer zone ensuring extraction works avoid riparian areas. Recommended conditions of consent require a 20m buffer between the drainage line and the extraction area. The proposed quarry operations are setback a minimum of 1000 m from the Shoalhaven River and is sufficient distance from quarry operations and avoids impact to Shoalhaven River.
7.5 Salinity: This clause seeks to ensure land that is impacted by salinity or where the site is prone to erosion is managed.	N/A	This clause is not relevant as the subject site is not identified as “Salinity” on the Landscape Map.
7.6 Highly erodible soils: This clause seeks to protect highly erodible soils.	N/A	This clause is not relevant as the subject site is not identified as “Erodible Lands” on the Landscape Map.
7.7 Slopes over 18 degrees: This clause seeks to manage the impact of development on steep slopes.	N/A	This clause is not relevant as the subject site is not identified as “Slopes over 18 degrees” on the Landscape Map.
7.8 Airspace operations: This clause seeks to manage the potential impact of development that penetrates the Airport Obstacle Limitation Surface.	N/A	The proposed development will not penetrate the Obstacle Limitations Surface Map for the Canberra Airport and the application was not required to be notified to the relevant Commonwealth body for comment.
7.9 Development in areas subject to aircraft noise: The clause seeks to prevent the impact of noise from the airport or under flight paths.	N/A	This clause is not relevant as the site is not located near the Canberra Airport or within an ANEF contour of 20 or greater.
7.10 Aircraft noise—development in the South Jerrabomberra Urban Release Area: This clause applies to noise sensitive development (residential or community use) in South Jerrabomberra Urban Release Area.	N/A	This clause is not relevant as the subject site is not located in the South Jerrabomberra Urban Release Area.

7.11 Development in areas adjoining national parks and nature reserves: This clause seeks to protect values of national parks and nature reserves. It applies to land adjoining a national park or nature reserve.	N/A	This clause is not relevant as the subject site is not mapped as adjoining national parks or nature reserves.
7.12 Essential services: This clause seeks to ensure all relevant essential services are available to the development.	Yes	Council's Development Engineer has assessed the proposed development and confirmed that the site has suitable vehicle access. The site will be self-contained and reliant on on-site sewage, rainwater and power to support operations.
7.13 Location of sex services premises: This clause seeks to minimise potential land use conflicts associated with sex services premises.	N/A	This clause is not relevant as the proposal does not seek development consent for sex services premises.
7.14 Scenic protection: This clause seeks to protect scenic amenity and ensure development does not impact on it.	N/A	This clause is not relevant as the site is not identified as "Scenic Protection Area" on the Scenic Protection Map.
7.15 Active street frontages: This clause applies to development mapped on land as an active street frontage in the B3 Commercial Core. It seeks to promote uses that attract pedestrian traffic to ground floor street frontages. Clause applies to new buildings and change of use applications.	N/A	This clause is not relevant as the site is not identified as Active street frontages
7.16 Development near Cooma Road Quarry	N/A	This clause is not relevant as the site is not identified as "Buffer Area" on the Quarry Buffer Area Map".
7.17 Development near HMAS Harman	N/A	This clause is not relevant as the site is not located within 2 kilometres of HMAS Harman or within Zone E4 General Industrial.
7.18 Development near arterial roads	N/A	This clause is not relevant as the development site is not development near arterial road on the identified as "Arterial Road Area" on the Local Clauses Map.
7.19 Development near Hume Industrial Area and Goulburn to Bombala Railway Line	N/A	This clause is not relevant as the subject site is not located directly adjacent/opposite the Hume Industrial Area or the Goulburn to Bombala Railway Line. The site is not

		identified as being within the “visual and acoustic buffer land” on the Local Clauses map.
7.20 Animal boarding or training establishments	N/A	This clause is not relevant as the proposal does not seek development consent for animal boarding or training establishments.
7.21 Restaurants, cafes, or function centres in Zone C4	N/A	This clause is not relevant as the proposal does not seek development consent for the restaurants, cafes or function centres in Zone C4.
7.22 Erection of rural worker’s dwellings on land in Zones RU1 and C3	N/A	This clause is not relevant as the proposal does not involve the erection of rural worker’s dwellings on land in Zones RU1 and C3.
7.23 Replacement of Lawfully erected dwelling houses in Zones E1 and E4	N/A	This clause is not relevant as the proposal does not involve the replacement of lawfully erected dwelling house in Zones E1 and E4.
7.24 Development at 202 Goolabri Drive, Sutton	N/A	This clause is not relevant as the site is not identified as Lot 3 DP 1074706, 202 Goolabri Dr, Sutton.
Development at/on: 7.25 Certan land at Braidwood, Bungendore and Googong	N/A	The site is not identified as ‘Additional Development Area 1’ on the Local Clause Map and is not zoned R1 General Residential. Additionally, the proposal is not for land subdivision.
7.26 Development on certain land at South Jerrabomberra	N/A	This clause is not relevant as the subject site is not located in the South Jerrabomberra Urban Release Area.

Appendix B – SEPP Assessments

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Clearing native vegetation in rural areas is not covered under the SEPP. Refer to clearing of native vegetation under the BC Act 2016 in Assessment Report.

Koala Habitat

Council is satisfied that the subject land is not potential koala habitat.

Chapter 6 Water Catchments

Sydney Water Catchment area

The subject site is located within a drinking water catchment. The DA was referred to Water NSW as a concurrence authority under *Part 6.5 (Clause 6.64(1)) SEPP (Biodiversity and Conservation) 2021*.

Development consent must not be granted to development on land in the Sydney Drinking Water Catchment unless the consent authority has obtained the concurrence of the Regulatory Authority.

In deciding to grant concurrence the Regulatory Authority must consider the:

- *NorBE Guideline*
- *Whether the development will have a neutral or beneficial effect on water quality.*

WaterNSW is satisfied the proposed development can achieve a NorBE on water quality and the development will have a neutral or beneficial effect on water quality. WaterNSW issued their concurrence in a letter dated 28 May 2026, which forms part of the draft recommended conditions of consent.

Sydney Drinking Water Catchment (SDWC)

Under part 6.5 (amended) the consent authority is to be satisfied the development will have a neutral or beneficial effect on water quality and ensure the development will not impact on the water catchment.

The repealed section 6.64 of the SEPP required concurrence from WaterNSW as the land is within the Sydney Water Catchment. Concurrence was issued on 28 May 2026.

Water NSW recommend the creation of a suitable buffer zone, ensuring extraction works along the boundary to avoid riparian areas as part of any consent. Recommended conditions of consent require a buffer between drainage area and extraction area.

State Environmental Planning Policy (Planning Systems) 2021 ('SEPP (Planning Systems) 2021)

The proposal is *regionally significant development* under section 2.19(1) SEPP (Planning Systems) 2021 as it satisfies the criteria set out in Schedule 6 Clause 7 (1)(a) *Particular designated development* for extractive industry. The proposed development meets the threshold requirements for designated development under the *Environmental Planning and Assessment Regulation 2021, Schedule 3 (Part 2) section 26* as defined below.

Accordingly, the Southern Region Planning Panel is the consent authority for the application.

Section 26 Extractive industries

(1) Development for the purposes of an extractive industry facility is **designated development if the facility obtains or processes for sale, or reuse, more than 30,000 cubic metres of extractive material per year.**

(2) Development for the purposes of an extractive industry facility is **designated development if the facility disturbs or will disturb a total surface area of more than 2 hectares of land by—**

(a) **clearing or excavating, or**

(b) **constructing dams, ponds, drains, roads or conveyors, or**

(c) **storing or depositing overburden, extractive material or tailings.**

extractive industry facility means a building or place at which—

(a) *extractive materials are obtained by methods including excavating, dredging, tunnelling or **quarrying**, or*

(b) *extractive materials are stored, stockpiled or processed by methods including washing, crushing, sawing or separating.*

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4: Remediation of Land

Section 4.6 of SEPP (Resilience and Hazards) 2021 requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

(1) A consent authority must not consent to the carrying out of any development on land unless—

(a) *it has considered whether the land is contaminated...*

(4) The land concerned is—

(a) *... land that is within an investigation area,*

(b) ...land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,...

The draft contaminated land planning guidelines (Table 1) lists extractive industries as a potentially contaminating land use.

Ballpark Environmental undertook a Stage 1 contamination assessment and concludes that the subject land presents as a low level or risk for site contamination and is suitable for the proposed use as a sand quarry. Council is satisfied that the land is not contaminated, and no preliminary investigation of the land is required.

It is necessary that quarry operations engage suitable operating measures to ensure the land minimises impact.

Chapter 3: Hazardous and offensive development

Under *section 3.12* of SEPP (Resilience and Hazards) 2021 the consent authority must consider:

- Current circulars or guidelines
- Consultation with relevant public authority
- If relevant a preliminary hazardous analysis
- Any feasible alternatives to the carrying out of the development and the likely future use of the land surrounding the development.

Accompanying the EIS is a preliminary site investigation (Ballpark Environmental, 21 July 2025). The report details the findings of a site history review and site walkover and concludes that the subject land has an acceptable low-level risk for site contamination and is suitable for proposed quarry.

Council is satisfied that the development is not potentially hazardous or potentially offensive development, and a preliminary hazard analysis is not required.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP Transport) 2021

The SEPP facilitates the effective delivery of infrastructure across the State and regulates the permissibility and assessment requirements for key infrastructure and service facilities.

Under Section 2.48(2) a referral was required to the electricity supply authority – Essential Energy. A 22 KV overhead power line traverses the site (Figure 16). Essential Energy advise the proposed quarry falls within the required safety and blowout clearances and does not meet the requirements of Essential Energy Infrastructure Guidelines. As such the applicant must engage an Electrical Engineer to undertake a safety and blowout clearance assessment to ensure compliance with relevant recommended Guidelines. Advice provided by Essential Energy form part of the recommended conditions of consent.

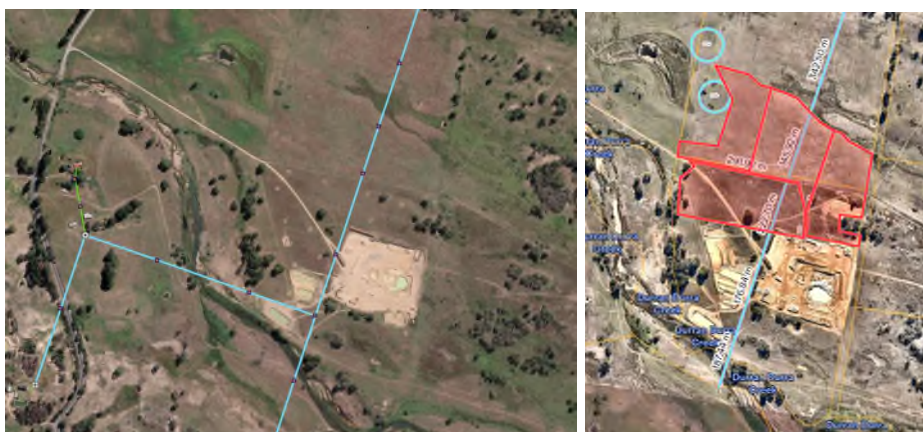


Figure 16: Approximate location of 22 KV power line through the subject site and proposed quarry operation through Lot 332 and Lot 332 DP755915.

Under Section 2.121(4) a referral was required to Transport for NSW as Traffic-generating development. The proposed development met the threshold for an industry with a site area of 20,000m² with access to a public road. A Traffic Impact Assessment (TIA) was submitted to support the proposed development. The TIA confirms that the traffic generated from the development will have negligible effect on performance of key intersections, and no changes in the level of service have been identified. TfNSW has reviewed the information and has no objections to the quarry expansion.

Council is satisfied that the development satisfies the relevant requirements of the SEPP (Transport and Infrastructure) 2021.

State Environmental Planning Policy (Resources and Energy) 2021

The SEPP regulates the way that mining, petroleum production and extractive industry proposals are assessed and developed in NSW. It aims to manage resource industries and promote the social and economic welfare of the state and establish appropriate planning controls to encourage ecologically sustainable development.

Under *Chapter 2, section 2.9 (3)* the proposed extractive industry is permissible with consent as agriculture is permitted on the subject land. Further *Under section 2.9(4) Co-location of industry* if extractive industry is being carried out with development consent on any land, development for the following purposes may also be carried out with development consent on that land:

- (a) *the processing of extractive material, and*
- (c) *facilities for the processing or transport of extractive material,*

The proposed development includes the processing of extractive material using a permanent wet screening/sand processing plant to separate silt and finer materials, currently installed on site (Figure 17). A mobile wet screening plant formed part of the original consent, DA.2022.1181 (Figure 18). A weighbridge does not exist on subject land and is not proposed at this stage of the development.

Under *section 2.9(4)* Council is satisfied that the in situ wet screening plant and internal access is ancillary to the proposed development.



Figure 17: Wet Screen plant on Site



Figure 18: Typical Mobile Screening Plant

Under section 2.10, of the SEPP the QPRLEP 2022 does not specify certain matters to be satisfied for the purposes of extractive industry and as such this section is not relevant for the consent authority to consider in determining this application.

Under Part 2.3 of the SEPP, the relevant matters for consideration for extractive industries are considered below:

2.17 Compatibility of proposed mine, petroleum production or extractive industry with other land uses

Before determining an application for consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must—

(a) consider—

(i) the existing uses and approved uses of land in the vicinity of the development, and

(ii) whether or not the development is likely to have a significant impact on the uses that, in the opinion of the consent authority having regard to land use trends, are likely to be the preferred uses of land in the vicinity of the development, and

(iii) any ways in which the development may be incompatible with any of those existing, approved or likely preferred uses, and

(b) evaluate and compare the respective public benefits of the development and the land uses referred to in paragraph (a)(i) and (ii), and

(c) evaluate any measures proposed by the applicant to avoid or minimise any incompatibility, as referred to in paragraph (a)(iii).

(i) the existing uses and approved uses of land in the vicinity of the development,

The existing quarry is approved as non-designated development under DA.2022.1181 for sand and gravel extraction up to 25,000 tonnes per year for five years with a disturbance area of approximately 1.92 hectares (ha).

Surrounding land uses include agriculture with large rural holdings and several extractive industries in the location. Supported by the EIS, studies, mitigation and management measures, the proposed development is considered appropriate and unlikely to result in unacceptable land use conflicts, adverse impacts on amenity (due to noise, vibration, odour, or dust) or adverse impacts on natural resources on surrounding land uses. The proposed development is considered appropriate having regard to the existing uses of land in the vicinity of the development.

(ii) whether or not the development is likely to have a significant impact on the uses that, in the opinion of the consent authority having regard to land use trends, are likely to be the preferred uses of land in the vicinity of the development,

The surrounding land is zoned RU1 – Primary Production under the QPRLEP 2022. The zone permits conventional primary industry enterprises as well as more diversified and intense development types. The proposed extractive industry is compatible with the existing agricultural land uses in the locality and is not considered to have an unacceptable impact on existing land uses.

QPRC's strategic planning documents outline "the preferred uses of land". The proposed development is compatible with existing and approved land uses in the locality, specifically other extractive industries (sand quarries). QPRC has acknowledged preferred land uses in the locality in the Local Strategic Planning Statement (LSPS) "Towards 2040, QPRC Local Strategic Planning Statement the 20-year vision for land-use in the local area, (July 2020) and in the Palerang Rural Lands Strategy 2016-2036 (December 2016). For rural areas, the QPRC LSPS acknowledges traditional rural activities dominate land use and include other

activities such as extractive industries (sand mines and hard rock quarries) will continue to be important contributors to the rural economy (July 2020, p.64). The planning priorities for the Rural Areas relevant to the proposed extractive industry are:

- Protect primary production, and ground water and extractive industries, together with the other parts of their supply chains, including freight and logistics facilities, from surrounding land-use conflict, and
- Ensure primary production and extractive industries are undertaken in a sustainable manner

The Rural Lands Strategy developed a 20 year strategic direction for rural, rural residential and environmental land in the former Palerang local government area. The Strategy was the principal output of the Rural Lands Study completed in early 2017. One objective of the Rural Lands Strategy includes “the protection of extractive resource areas” (p.6) and the sale of extractive materials is identified as an economic advantage in the locality given the proximity of Canberra and Queanbeyan to rural areas.

Based on the strategic documents the proposed development is considered appropriate having regard to land use trends and the preferred uses of land in the vicinity of the development.

iii) any ways in which the development may be incompatible with any of those existing, approved or likely preferred uses, and

The proposed development, which includes extraction, processing, transportation and rehabilitation, is compatible with existing approved development or likely preferred uses particularly noting the existing extractive industries in the locality.

The proposed development is not considered incompatible with the existing and preferred uses in the vicinity of the development subject to recommended conditions of consent.

(b) evaluate and compare the respective public benefits of the development and the land uses referred to in paragraph (a)(i) and (ii), and

As required by SEARs, the EIS presents the socio-economic impacts of the proposed development:

Social Impacts – The applicant has assessed the proposed quarry results in low – zero social impact on issues relating to visual, noise, air quality, agricultural land use, heritage, cultural, hazards and community impact and moderate to low impact on neighbouring properties regarding truck noise and increased traffic on public roads (Larbert Road and Kings Highway).

Vipac (October 2025) prepared a noise and vibration impact assessment. Based on noise modelling, it concludes noise emissions at the closest noise sensitive receptors are predicted to comply under the neutral and adverse weather scenarios.

Haul truck movements are predicted to comply without need for acoustic mitigation for both daytime and night time periods.

Predicted vibrations levels would meet the human comfort criteria are not expected to exceed the criteria at any of the closest sensitive receptors.

Cumulative noise emissions from the Braidwood Sand and Gravel and Canberra Sand and Gravel (previously approved 2025) are predicted to comply with the relevant amenity criteria at all NSR's for both daytime and night-time operations during neutral and adverse weather conditions.

Cumulative road traffic noise emissions for the proposed Braidwood Sand and Gravel pit road traffic related vehicular traffic movements of maximum 50 trucks are predicted to comply with the relevant amenity criteria at all NSR's for daytime and night time operations.

The development provides a high-quality resource of sand and gravel to meet the demand for raw construction material for the growing housing supply in the capital region. The quarry operations will generate up to 4 full time jobs on site and employment opportunities for truck drivers with flow on effect for employment in the construction industry. The economic impacts of the proposed quarry are positive for the region.

The development will be of public benefit in terms of social and economic outcomes by creating employment opportunities and supply of raw building materials in the region. Mitigation and rehabilitation measures will ensure the development minimises adverse environmental impacts.

(c) evaluate any measures proposed by the applicant to avoid or minimise any incompatibility, as referred to in paragraph (a)(iii).

Modelling of traffic, air quality, water balance, and noise prediction has been undertaken pertaining to quarry operations and dispatch of products. The modelling scenarios were found to satisfy recognised criteria and accepted by various State approval authorities subject to mitigation and management measures, recommended conditions of consent and General Terms of Approval.

2.18 Consideration of voluntary land acquisition and mitigation policy

The development is not state significant development, and consideration is not required under the provisions of the *Voluntary land acquisition and mitigation policy*.

2.19 Compatibility of proposed development with mining, petroleum or extractive industry

(1) The development is in the vicinity of existing extractive industries, but the land is not on any map approved and signed by the Minister or identified by an environmental planning instrument, therefore this section does not apply.

(2) Before determining an application to which this section applies, the consent authority must—

(a) consider—

(i) the existing uses and approved uses of land in the vicinity of the development, and

(ii) whether or not the development is likely to have a significant impact on current or future extraction or recovery of minerals, petroleum or extractive materials (including by limiting access to, or impeding assessment of, those resources), and

(iii) any ways in which the development may be incompatible with any of those existing or approved uses or that current or future extraction or recovery, and

(b) evaluate and compare the respective public benefits of the development and the uses, extraction and recovery referred to in paragraph (a)(i) and (ii), and

(c) evaluate any measures proposed by the applicant to avoid or minimise any incompatibility, as referred to in paragraph (a)(iii).

The proposed quarry is near other sand quarries in the location.

The proposed development is compatible with the existing uses within proximity to the site and will not have a significant impact on current or future extraction of minerals due to distance between quarries and the large agriculture holdings surrounding the subject site (Figure 19).

DA.2024.0047 for extractive industry was approved 30 April 2025 for 200,000 tonnes per annum x 25 years (a total available resource estimated to be 5 million tonnes).

The applicant has demonstrated there will be no unacceptable cumulative impact (air quality, noise, traffic, and other environmental impact.)

The proposed development is not incompatible with surrounding land uses and is not expected to impact on extraction areas of other quarries due to distances between them.

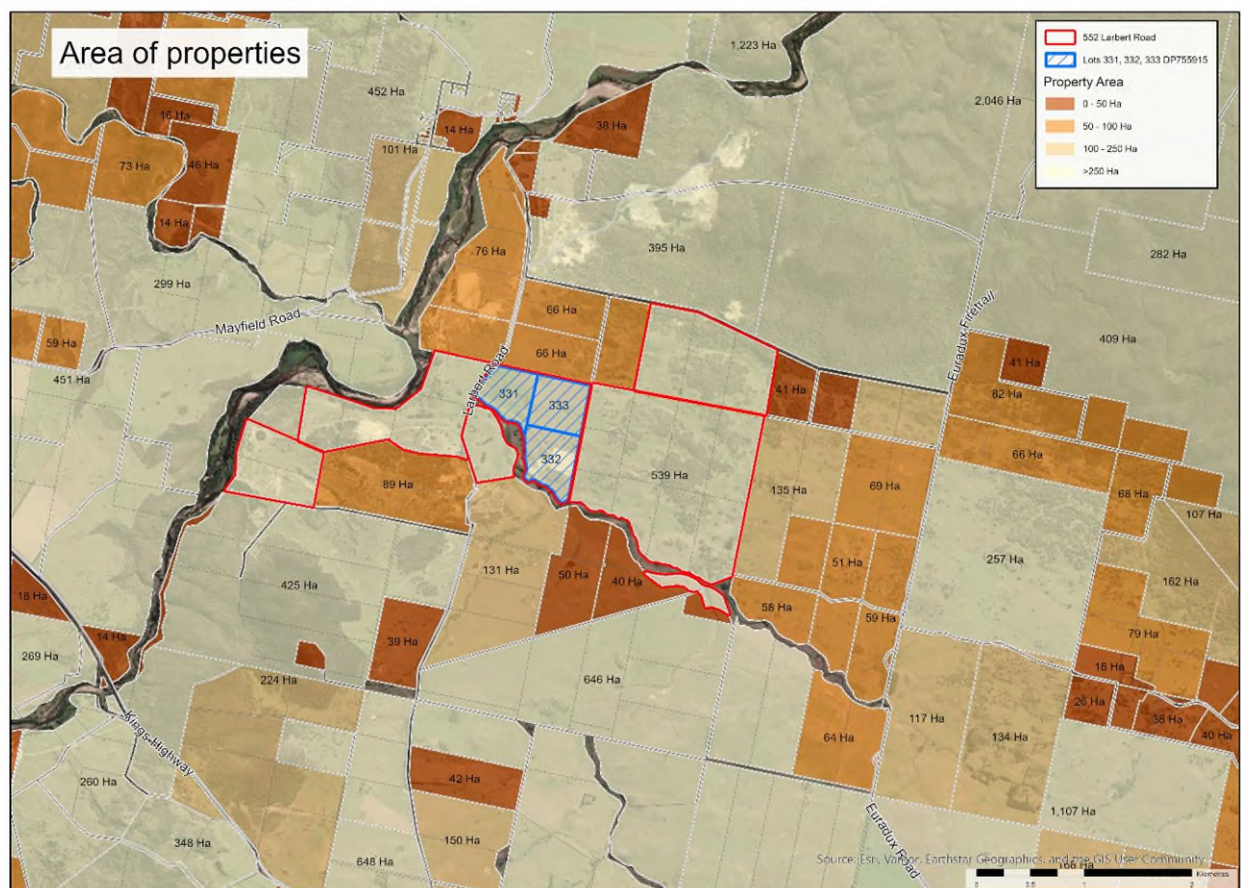


Figure19: Area of agriculture holdings in the locality

2.20 Natural resource management and environmental management

(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at ensuring that the development is undertaken in an environmentally responsible manner, including conditions to ensure the following—

(a) that impacts on significant water resources, including surface and groundwater resources, are avoided, or are minimised to the greatest extent practicable,

Comment:

WaterNSW issued concurrence and General Terms of Approval subject to conditions. This regulatory authority is satisfied that the development minimise impact to nearby water resources for both surface and groundwater.

(b) that impacts on threatened species and biodiversity, are avoided, or are minimised to the greatest extent practicable,

Comment: To minimise the impact on threatened species and biodiversity the development has been designed to avoid impact to areas of native vegetation and surrounding watercourses, this is confirmed by Macrozamia Environmental Consulting.

Management measures are proposed to minimise adverse impact to the threatened species and biodiversity.

(c) that greenhouse gas emissions are minimised to the greatest extent practicable.

Comment: Mitigation measures proposed to minimise greenhouse gas emissions include:

- Use of fit for purpose and efficient operation of plant and equipment
- Regular servicing of plant, vehicles and equipment to limit exhaust emissions
- Ensure overburden/topsoil are stockpiled efficiently to ensure effective on-site reuse.

Recommended conditions of consent require the preparation of an Environmental Management Plan.

2.21 Resource recovery

(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider the efficiency or otherwise of the development in terms of resource recovery.

(2) Before granting consent for the development, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at optimising the efficiency of resource recovery and the reuse or recycling of material.

(3) The consent authority may refuse to grant consent to development if it is not satisfied that the development will be carried out in such a way as to optimise the efficiency of recovery of minerals, petroleum or extractive materials and to minimise the creation of waste in association with the extraction, recovery or processing of minerals, petroleum or extractive materials.

Comment: The proposed quarry operations would result in minimal quantities of waste being generated. Waste material from screening including small volumes of clay, sticks and organic matter will be incorporated into overburden stockpiles for later use in rehabilitation works and cell bunding. Silt from the settlement pond will also be included into overburden stockpiles. Sufficient capacity exists within the site to accommodate the additional overburden produced.

Proposed measures in the EIS (reuse of water, overburden from screening and reuse of topsoil for rehabilitation) would minimise the creation of waste from the quarry. Recommended conditions of consent ensure measures proposed in the EIS are implemented as part of the development.

2.22 Transport

(1) Before granting consent for development for the purposes of mining or extractive industry that involves the transport of materials, the consent authority must consider whether or not the consent should be issued subject to conditions that do any one or more of the following—

- (a) require that some or all of the transport of materials in connection with the development is not to be by public road,***
- (b) limit or preclude truck movements, in connection with the development, that occur on roads in residential areas or on roads near to schools,***
- (c) require the preparation and implementation, in relation to the development, of a code of conduct relating to the transport of materials on public roads.***

(2) If the consent authority considers that the development involves the transport of materials on a public road, the consent authority must, within 7 days after receiving the development application, provide a copy of the application to—

- (a) each roads authority for the road, and***
- (b) the Roads and Traffic Authority (if it is not a roads authority for the road).***

(3) The consent authority—

- (a) must not determine the application until it has taken into consideration any submissions that it receives in response from any roads authority or the Roads and Traffic Authority within 21 days after they were provided with a copy of the application***

Comment: - The EIS states the proposed quarry would use the current transport routes as the existing operations. Haul trucks would use existing private access road on the subject land and then continue along Larbert Road. Larbert Road is a rural road off Kings Highway with one lane of traffic each way. From Larbert Road vehicles access the Kings Highway, an arterial road.

The application was referred to Transport for NSW. It advised that the proposed quarry will not have a significant impact on the state road network and therefore have no objections to the proposed development.

Truck movements are proposed up to a maximum of 50 laden (out) truck movements per day from approx. 4 truckloads per day. As a comparison, the adjoining quarry at 552 Larbert Road limits truck movements to no more than 27 laden trucks per day. The proposed development doubles this amount however noise and vibration impact assessments have demonstrated that noise emissions and vibrations are predicted to comply with the relevant criteria at all noise sensitive receptors.

2.23 Rehabilitation

(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at ensuring the rehabilitation of land that will be affected by the development.

(2) In particular, the consent authority must consider whether conditions of the consent should—

(a) require the preparation of a plan that identifies the proposed end use and landform of the land once rehabilitated, or

(b) require waste generated by the development or the rehabilitation to be dealt with appropriately, or

(c) require any soil contaminated as a result of the development to be remediated in accordance with relevant guidelines (including guidelines under clause 3 of Schedule 6 to the Act and the Contaminated Land Management Act 1997), or

(d) require steps to be taken to ensure that the state of the land, while being rehabilitated and at the completion of the rehabilitation, does not jeopardize public safety.

Comment: Progressive rehabilitation will occur after each stage of sand extraction is completed (Figure 20). The decommissioned area will be rehabilitated and shaped to stabilise post extraction landforms using clean ENM and VENM fill.

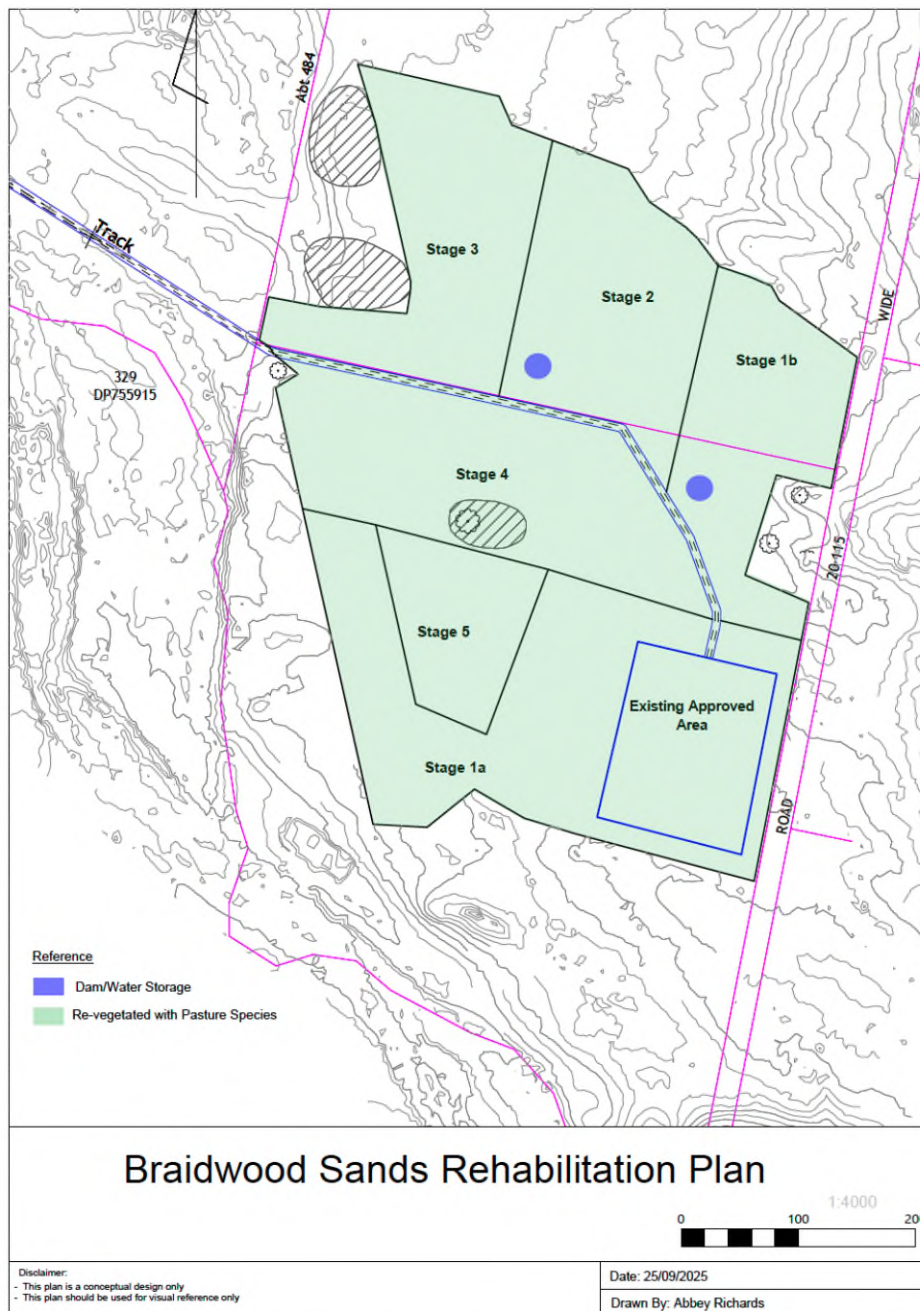


Figure 20: Rehabilitation plan, EIS, Outline Planning Consultants,, November 2025

Topsoil will be stripped and stockpiled around the perimeter of each extraction stage to form bunds and then used in rehabilitation. Detailed rehabilitation plan is required as recommended conditions of consent.

The applicant outlines high level concepts for rehabilitation (Figure 21):

Feature	Rehabilitation completion criteria
Decommissioning	All sand quarry plant and equipment and other infrastructure decommissioned and removed.
Landform	Achieve a stable landform on a progressive, staged basis, with no erosion, free of any hazardous materials associated with past use of site as a sand quarry. Land returned to agriculture, with two small (200m ²) dams to be provided as a water source for stock.
Soil	Topsoil or a suitable alternative to be spread uniformly over the identified rehabilitation surfaces, supplemented with the importation of clean ENM and VENM.
Water	Pits retained for water supply for future agricultural use and erosion control. No runoff to pose a threat to downstream water quality.
Revegetation, control of feral pests	Progressive revegetation of sand pit edges as sand extraction proceeds.. Weed control measures to be implemented. Control of feral weeds and pests to be undertaken by landowner/quarry operator.
Bushfire hazard	Appropriate bushfire hazard controls to be implemented- refer Section 3.16 for details.
Ongoing public safety	Appropriate mechanisms established to control access and manage public safety during operation and post-closure.

Figure 21: Rehabilitation criteria, EIS, Outline Planning, Nov 2025

Recommended conditions of consent require:

- Progressive rehabilitation as soon as reasonably practicable following disturbance,
- Submission of a rehabilitation strategy,
- Submission of a Landscape and Rehabilitation Management Plan and
- Provision of a Rehabilitation security bond

Appendix C – DCP Assessment

Palerang Development Control Plan 2015		
Section	Controls	Complies
PART B – RELEVANT GENERAL PROVISIONS		
B3	Flora, Fauna, soil and watercourses Sufficient documentation has been submitted and following a site inspection to conclude that the development has an acceptable impact on terrestrial biodiversity. A Biodiversity Assessment Report prepared by Macrozamia Environmental Consulting assesses the ecological impacts of the proposed development. Native vegetation on site is limited to isolated trees and narrow strips of vegetation. One PCT, 3348 Southern Tableland Granites Ribbon Gum Grassy Forest, was identified. This occurs in a moderate poor, condition and occurs as isolated paddock trees. Macrozamia report concludes a biodiversity assessment method (BAM) is not triggered as no native vegetation is removed, the subject land is not mapped on the Biodiversity Values Map and the development will not significantly impact threatened species. Th drainage depression on the northern boundary – noted as a 3rd order Strahler watercourse, is avoided from quarry operations. A 20m buffer from the watercourse would be maintained	Yes, conditions
B7	Engineering Council's Development Engineer has no objection to the proposal subject to conditions. Water There is no potable water service available for the property. Water supply is from rainwater collection and delivery from water cartage. Sewer There is no sewer service available for the property. The quarry amenities will be serviced by an onsite sewage management system. Storm Water & Surface Water There is no stormwater infrastructure available to service the property. Stormwater runoff is to be managed and maintained throughout the development and will be extended downstream to a location(s) where runoff can be disposed of without detrimental impacts from flooding (of properties or roads), scouring of surfaces, or undue nuisance or hazard. The property is adjacent to Durran Durra Creek, which flows into the Shoalhaven River. The Shoalhaven River is part of the Sydney/s Drinking Water Catchment (SDWC), administered by WaterNSW. Hence, WaterNSW is an authority and will provide its requirements for this development to prevent fine particles from entering and polluting the Shoalhaven River water catchment.	Yes, conditions

Traffic and Access

The quarry will be accessed via existing access off Larbert Road. Larbert Road is a rural road off Kings Highway, with one lane of traffic in each direction. The default speed limit is 80 km/hr. Kings Highway is an arterial road with one lane of traffic each way. The speed limit at the intersection is 100 km/hr.

The proposed expansion is expected to generate up to 14 vehicle trips in the AM peak hours. The daily truck movement is estimated at 40 during normal operation and 100 during peak capacity. SIDRA analysis completed by INDESCO at the intersection of Kings Highway and Larbert Road was referred to in the Traffic Impact Statement and concluded that the additional quarry trips from the proposed development could be accommodated in the intersection of Kings Highway with Larbert Road without significantly affecting the performance of any turn movement, approach arm or the overall intersection.

	Normal Operation		Peak Capacity	
	Out (Laden)	Total (Out laden + In empty)	Out (Laden)	Total (Out laden + In empty)
Daily	20	40	50	100
Hourly	2	4	5	10
AM Peak	4	8	7	14

Referring to the Traffic and Parking Impact Assessment prepared by Streetwise dated July 2025, the intersection between Kings Highway and Larbert Road complies with geometric requirements and safe intersection sight distance (SISD), being 240m on both sides from Larbert Road as outlined in the Austroads Guide to Road Design Part 4A.

Access

The quarry will be accessed via the existing access off Larbert Road, via a right-of-carriageway over Lot 331 DP 755915.

The existing access to/from Larbert Quarry is not proposed to be altered and currently caters for the largest vehicle that uses the facility. The Traffic Impact Statement prepared by Streetwise confirmed that the sight distance from the existing driveway at Larbert Road is 120m to the north (right) due to a crest and curving alignment and over 200m to the south (left). The report confirmed that the existing access meets Austroads (desirable) requirements for Safe Intersection Sight Distance for a 60km/h speed zone. The report identified that the existing sight distance could be further improved by reshaping the roadside batter and trimming existing vegetation. Development Engineering noted that Larbert Road is not signposted, and that the vehicle's speed would exceed the design speed of 60km/h. As such, the development will be required to reshape the existing roadside batter and trim existing vegetation to increase sight distance to over 170m on the left, in compliance with the Safe Intersection Sight Distance (SISD) for 70km/h vehicle speeds on Larbert Road.



Dilapidation Report

There are several large quarries that use Larbert Road for haulage access. Contributions are collected from all these quarries in accordance with the Tallaganda Contributions Plan 3 Roads (17 November 2003), specifically section (j) regarding Quarries, Extractive Industries, and Other Heavy Vehicle Generating Developments on page 8. Contributions from this development will be based on the tonnage of haulage materials transported, and the collected funds are expected to be allocated for the maintenance and repair of Larbert Road. As a result, a dilapidation report was not required for this development. Additionally, it would be challenging to assess the specific impact of this development on Larbert Road, considering that multiple other large quarries also utilise the same road.

Parking

The Traffic Impact Assessment prepared by Streetwise suggested that four (4) staff will be working on site, plus Casual contractors, machinery servicing, and refuellers. The Environmental Impact Statement confirmed that there are more than 10 informal parking spaces provided under existing approval and will continue to serve the proposed development.

Section 64 Contributions

Not applicable.

Development Contributions Sec.7.11

The following Section 7.11 (formerly 94) contributions are required for this location. Contributions were calculated in accordance with Tallaganda Contributions Plan 3 Roads (17 November 2003), section (j) Quarries, Extractive Industries and Other Heavy Vehicle Generating Development on page 8.

Tallaganda Contribution Plan No.3	Road Type	Base Rate (T/km)	CPI to 23/24	Contribution (T/km)
Larbert Road (LR25)	4	15.0¢	77.46%	26.619¢

	The indicative annual contribution at the extraction rate of 200,000T annually would be; Lambert Road = 200,000T x \$0.26619 x 6.0km = \$319,428.00 Indicative Maximum Total = \$319,428.00 per annum Recommended conditions of consent include upgrade to internal driveway to improve sight distance.	
B8	Erosion and Sediment Control Due to the extensive extraction area, quarry life and disturbance footprint, the operational aspect of the development has a high potential for erosion and sediment movement if left unmanaged. Erosion and sediment control will be managed in accordance with Soil and Water Management Plan (SWMP). All stormwater from within the sand pit will be contained on site. Clean water to be diverted away from area of disturbance to minimise impacts on existing drainage areas outside of the active sand quarry area Conditions of consent to include a detailed soil and water management plan (SWMP) to minimise environmental impact associated with works to prevent soil erosion and water pollution.	Yes, conditions
B10	Heritage European Heritage The site is not in a conservation area and does not contain heritage listed items. Aboriginal Heritage No AHIP is required under <i>section 90 of the National Parks and Wildlife Act 1974</i> for the proposed works as the identified Aboriginal sites are avoided. The proposed development avoids areas of Aboriginal sites and objects subject to recommended conditions of consent.	Yes, conditions Mitigation measures identified in Past Traces report.
B12	Landscaping The general operations of the proposed development include striping the topsoil (approximately 0.3m) and stockpiling on site for rehabilitation use. Progressive rehabilitation techniques (reshaping, topsoil, revegetation) is planned to be undertaken as each cell is exhausted. Recommended conditions of consent require progressive rehabilitation using rehabilitation techniques/procedures and a rehabilitation plan to be prepared. Recommended conditions of consent require 1V:3H batters.	Yes, conditions
B13	On-site system of Sewage Management (OSSM) No on-site sewage management system is proposed. The quarry operations have a porta loo on site.	Nil
B14	Potentially contaminated land No past or present potentially contaminating activities are apparent on site. The Ballpark report (July 2025) concludes that areas of environmental concern have not been identified, and the site has an acceptable low level of risk of contamination. The site is suitable for the proposed use as a quarry.	Yes Condition

B15	Waste Management Recommended conditions of consent require a waste management plan to address waste streams. Recommended conditions of consent only allow VENM and ENM to be imported into the site which is to be recorded and managed.	Yes, conditions
Part C – Development Specific Provisions		
C22	Filling of Land As part of any rehabilitation, all VENM and ENM imported to the site to be recorded and managed and how it is to be used on site.	Yes, conditions

