

28 May 2026

Water NSW ref: DAR 26008-a1
Council Ref: DA.2025.0541

General Manager
Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

Attention: Jacinta Tonner

Subject: Part 6.5 of Biodiversity & Conservation SEPP (2021)
DA.2025.0541; Lot 331 & 332 DP 755915; 522 Larbert Road, Larbert

Dear Sir/ Madam

I refer to the NSW Planning Portal referral received on 9 February 2026 requesting the concurrence of Water NSW under Part 6.5 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (the SEPP) for the proposed staged expansion of an existing approved sand extraction quarry. Additional information was provided to Water NSW on 23 April 2026. Water NSW provided concurrence advice for the original sand extraction quarry application at the site on 2 March 2023 (DA.2022.1181; Water NSW Ref: DAR 22082-a1).

The current proposal includes:

- staged, progressive expansion (through Stages 1A/1B to Stage 5) of the existing sand extraction area by an additional 18.1 ha over Lots 332 and 333, with an estimated resource of approximately 1.23 million tonnes. The current approved extraction area is 1.95 ha
- increased sand extraction rate from the currently approved 25,000 tonnes per annum to 200,000 tonnes per annum
- reliance on previously approved access to and from the existing sand pit to Larbert Road
- minor increase in the currently approved hours of operation of sand extraction and processing
- increased truck volumes as a result of the proposed increased sand extraction rate, equivalent to an average of 20 truckloads per day, and a maximum of 50 truckloads per day
- exclusion areas to avoid extraction from treed areas and a drainage depression located to the north of the currently approved extraction area, with suitable minimum buffers to be adopted
- initial reliance on the site's existing sand processing and washing plant. The EIS notes that there are currently no changes proposed to the existing sand washing plant, however, the plant may be progressively upgraded to accommodate end-user specifications for sand products and increased production at the site
- rehabilitation of each extraction stage progressively once sand extraction is completed in that stage, and
- diversion of a 1st order (Strahler) stream around the proposed extraction areas. The proponent will need to confirm any requirements for controlled activity approval under the *Water Management Act 2000*.

Staging is proposed as follows:

- Stage 1a: 48,933 m² (including the existing 19,200 m² approved extraction area)
- Stage 1b: 28,446 m²
- Stage 2: 32,470 m²

- Stage 3: 34,425 m²
- Stage 4: 40,415 m², and
- Stage 5: 15,520 m².

The subject property, which has been inspected by Water NSW, is located within the Shoalhaven Catchment, which forms part of Sydney's water supply.

Water NSW notes the following from its assessment:

- The current access road from Larbert Road to the existing quarry is not consistent with the previously approved access road location. The proposed staged quarry expansion will seek to construct the access road as per the existing approval.
- The Surface Water Impact Assessment (SWIA) prepared by SEEC (dated 7/11/2025) notes "No apparent concurrence from WaterNSW for Sydney Drinking Water Catchment" which is not correct given the scale of the proposed development. However, a neutral or beneficial effect (NorBE) on water quality assessment is provided in Section 6 (with reference to Sections 4 and 5) of the SWIA.
- A farm dam located south of the quarry is currently used for quarry operations, although it sits outside of the current approved quarry operational boundary and does not appear to have water use (or other) approval under the *Water Management Act 2000*. This farm dam is not included as part of ongoing water management for the proposed quarry expansion and has not been considered as part of Water NSW's assessment.
- Numerical modelling of anticipated groundwater / surface water interactions and groundwater drawdown across the site is required to inform the site water balance, water take and water licensing volumes. Given the extent of excavations proposed over the long-term, further details are required with regard to proposed groundwater take, which will be addressed as part of Water NSW's Assessment and Approvals team's assessment of this development application under the *Water Management Act 2000*. With regard to Water NSW's concurrence role, this information is also required to inform potential water quality impacts, and shall be incorporated in the design of final civil plans for each stage of operations.
- It is anticipated that proposed excavations will not exceed 3 m below groundwater depth. Water NSW's request for information (dated 24.2.2026) sought the following, which shall be required as part of detailed design, in consultation with Water NSW and Council:
 - civil plans and cross-sectional plans (including design batter slopes) showing excavation depths for each proposed stage, and
 - final survey and site plans for the existing sand quarry approved under DA.2022.118 showing final 'as constructed' contours, details of intercepted groundwater table and depth(s) recorded.
- A 3rd order (Strahler) stream is mapped along the northern boundary of the proposed expansion areas with minimal buffer shown along the northern boundary of extraction areas Stage 1B, 2 and 3. It is intended the quarry walls would be battered to a 1:3 slope (consistent with the proposed final landform design) to provide stability and prevent undermining of the 3rd order (Strahler) stream. Water NSW requests that if Council finds in favour of the application that they require the creation of a suitable buffer zone, ensuring extraction works along the boundary avoid riparian areas as part of any consent.
- The Environmental Impact Statement (EIS) noted wastewater generated by the development will continue to be managed via portable toilets and no onsite wastewater management is proposed.
- The existing approved extraction area is to be converted into a Clean Water Dam (CWD, 17.5 ML estimated capacity) receiving pumped inflows from the Sediment Basins, intercepted groundwater, direct rainfall and runoff from surface facilities. The CWD will supply water for the sand/gravel washing plant, currently supplied by the southern Farm Dam (which will no longer be

utilised going forward). Water lost via seepage to the groundwater table has been accounted for in the site water balance (GoldSIM) modelling. If inflows exceed the CWD capacity, the CWD will spill to and be retained in the Settlement Ponds, and preferentially used for Quarry operations (e.g. processing, dust suppression) 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.

Based on the site inspection and the information provided, Water NSW considers that the proposed development can achieve a NorBE on water quality, provided appropriate conditions are included in any development consent and are subsequently implemented.

Water NSW concurs with Council granting consent to the application subject to the following conditions:

General

1. The quarry layout, staging and works shall be implemented in accordance with the plans and supporting documents set out in the following table.

Plan Title	Reference	Ver/Iss	Prepared By	Dated
Figure 0.2: Extent of proposed expanded sand extraction area and indicative staging proposed including areas where sand extraction is to be avoided	Page 8 of EIS	-	Outline Planning Consultants Pty Ltd	25/09/2025
Figure 6 – Water Management Layout	Page 24 of Surface Water Impact Assessment	1	Strategic Environmental and Engineering Consulting Pty Ltd	7/11/2025
Figure 2 – Existing and Proposed Extraction Limits	Page 9 of Surface Water Impact Assessment	1		
Figure 12 – Surface Water Monitoring Locations	Page 41 of Surface Water Impact Assessment	1		
Soil and Water Management Plan (Sheet 1 to 5)	Project No. 25000033 Drawing No. SWMP00 to SWMP04	01		
Soil and Water Management Plan – Access Track (Sheet 2)	Project No. 21000546 Drawing No. SWMP02	A		25/11/2021
Annex A of Groundwater Impact Assessment Figure 6: Groundwater Monitoring Bore Locations Figure 8: Inferred Groundwater Elevation Contours	Job No: 2025-GD027	-	Ground Doctor Pty Ltd	27/10/2025
Supporting Documentation				
Environmental Impact Statement (EIS)	-	-	Outline Planning Consultants Pty Ltd	November 2025
EIS Cover Letter	-	-		18 November 2025

Plan Title	Reference	Ver/Iss	Prepared By	Dated
Surface Water Impact Assessment	Ref: 25000033_P03_SWIA_REV01	01	Strategic Environmental and Engineering Consulting Pty Ltd	7 November 2025
Response to Water NSW Request for Information	Ref: 25000033-L-01	-		23 April 2026
Soil and Water Management Plan	Document submitted as part of DA.2022.1181	A		25 November 2021
Groundwater Impact Assessment	Project No. 2025-GD027	Final	Ground Doctor Pty Ltd	27/10/2025
Preliminary Site Investigation	BPE25056-R01	-	Ballpark Environmental Pty Ltd	21/07/2025
Quarry Rehabilitation Plan (DA.2022.1181)	-	Final (V2)	4Pillars Environmental Consulting Pty Ltd	20/02/2024

2. No revisions to site layout, staging or works that will have any impact on water quality, shall be permitted without the agreement of Water NSW.
3. The extent of the actual quarry boundary for all stages shall be clearly and permanently delineated on the ground by star pickets or posts.

Reason for Conditions 1 to 3 – Water NSW has based its assessment under State Environmental Planning Policy (Biodiversity and Conservation) 2021 on this version of the development.

Wastewater Management

4. There shall be sufficient number of portable toilet facilities (port-a-loos) to accommodate the peak number of workers throughout each stage of the operations, as specified in the *Code of Practice Portable Toilets* (HRIA, 2021).
5. The portable toilet facilities shall be regularly serviced and maintained throughout the operations by a licensed contractor to industry standards and waste shall be disposed of at an appropriately licensed waste facility.
6. There shall be no on-site disposal of wastewater associated with the quarry operations without the written approval of Council and Water NSW.

Reason for Conditions 4 to 6 – To ensure appropriate effluent management on the site, for each stage of the operations, to achieve a sustainable neutral or beneficial effect on water quality over the longer term.

Access (Haul) Road Construction and Extractive Activities

7. The access (haul) road for the quarry site, approved under DA.2022.1181, shall:
 - be constructed as specified in Section 5 of the *Soil and Water Management Plan* and shown on the *Soil and Water Management Plan (Sheet 1 to 5)* and *Soil and Water Management Plan – Access Track (Sheet 2)* set out in the table in Condition 1
 - be constructed in accordance with Council's engineering standards and be consistent with the requirements of *Unsealed Roads Best Practice Guide* (ARRB, March 2020)
 - be staged and the disturbed areas be progressively rehabilitated to minimise soil disturbance at any one time, and

- divert water onto a stable surface capable of accepting concentrated water flow and provide for efficient sediment trapping and energy dissipation.
8. Any upgrades to the existing access road shall be undertaken in accordance with Council's engineering standards.
 9. All quarrying construction activities shall be implemented as per section 4 of the *Surface Water Impact Assessment* and as shown on the *Soil and Water Management Plan (Sheets 1 to 5)* set out in the table of Condition 1. Effective erosion and sediment controls shall:
 - meet the requirements outlined in Vol 1 Chapter 2 of the *NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004)* and *Volume 2E – Mines & Quarries (DECC 2008)*
 - be installed prior to any construction activity for each stage of the operations
 - prevent sediment or polluted water leaving the quarry site or entering any natural drainage system or any stormwater drain, and
 - be regularly inspected, monitored, and maintained until works have been completed and groundcover has established.

Reason for Conditions 7 to 9 - To manage adverse environmental and water quality impacts during the construction phase for each stage of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.

Surface Water and Groundwater Management

10. All water management measures to capture and reuse surface and groundwater as specified in Sections 4.1 and 4.2, and Tables 8 and 10 of the *Surface Water Impact Assessment* and shown in *Figure 6 - Water Management Layout* set out in the table of Condition 1, shall be incorporated in the final civil plans for each stage of the operations. The final civil plans shall:
 - be prepared for each stage of the operation, in consultation with Water NSW, prior to commencement of operations for that stage, and shall be approved by the Principal Certifier
 - include:
 - Clean Water Dam (CWD) – minimum capacity of 17.5 ML
 - Sediment Basin (SB1) – minimum capacity of 3 ML
 - Settlement Ponds (SPs) – combined minimum capacity of 7.5 ML
 - Sediment Basin/s for the relevant stage:
 - Stage 1B - SB1b – minimum capacity of 0.52 ML
 - Stage 2 – SB2 – minimum capacity of 0.59 ML
 - Stage 3 – SB3 – minimum capacity of 0.63 ML
 - Stage 4 – SB 4 – minimum capacity of 0.80 ML
 - Stage 5 – SB5 – minimum capacity of 0.85 ML
 - sand/gravel washing plant, and
 - clean water diversion drains
 - be implemented.

Operational Environmental Management Plan

11. An Operational Environmental Management Plan (OEMP) shall be prepared for each stage of the operations, by a person with knowledge and experience in the preparation of such plans. The OEMP for each stage shall:
 - be prepared in consultation with Water NSW prior to commencement of operations for that stage
 - be progressively updated for each stage
 - be included in the overall Quarry Operational Management Plan

- be provided to the site owner and appointed site manager/s
 - include final survey plans with details on the location, description and nature of the site's water management system (surface water and groundwater) for that stage of the development, such as clean water diversion drains, Settlement Ponds, Clean Water Dam, and Sediment Basins, and any other water management measures and drainage works
 - include a monitoring and maintenance program for the site's water management system for that stage of the development, to ensure suitable water quality and capacity is maintained prior to rainfall events and to identify and prevent potential contamination of receiving waterways and/or groundwater. The program shall:
 - include regular monitoring (including prior to and following high rainfall events) of:
 - the volume of intercepted groundwater from the relevant stage extraction areas
 - water depth and water quality parameters within the sediment basins, settlement ponds and CWD, particularly for pH, electrical conductivity and turbidity
 - monitoring of inflows and outflows from the extraction areas, CWD, sediment basins, and settlement ponds
 - irrigation of any excess water over suitable areas
 - signs of system failure and suitable management actions
 - include monitoring of Durran Durra creek incorporating the recommendations outlined in Section 7.2 of the Surface Water Impact Assessment and shown on Figure 12 Surface Water Monitoring Locations set out in the table of Condition 1
 - include management measures to be implemented if the water management system is not operating effectively or may be causing adverse environmental impacts, including any requirement for desilting accumulated sediment and flocculation prior to high rainfall events.
 - outline the responsibilities and detailed requirements for the inspection, monitoring and maintenance of the water management system, including the frequency of such activities
 - identify the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy
 - include procedures for managing water quality incidents such as uncontrolled discharges, including identifying the authorities to be notified (including Water NSW), and
 - include checklists for recording inspections and maintenance activities.
12. The Quarry operations and associated water management system (surface water and groundwater) shall be monitored, maintained and managed as per the OEMP, after all comments made by Water NSW during the consultation process have been appropriately resolved and incorporated in the final OEMP for each relevant stage.

Reason for Conditions 10 to 12 – To ensure the water management system (surface water and groundwater) are designed, implemented, maintained and monitored so as to achieve a sustainable neutral or beneficial effect on water quality, particularly during wet weather, for the development as a whole over the longer term.

Quarry Rehabilitation

13. A Quarry Rehabilitation Plan (QRP) shall be prepared for each stage of the quarry expansion that provides long-term stability to the entire quarry site, access road and immediate surrounds after the completion of the operational phase of the development. The QRP shall:
- be prepared within three (3) months of commencement of operations for the relevant stage, in consultation with Water NSW and be to the satisfaction of Council
 - incorporate the recommendations outlined in the current QRP set out in the table in Condition 1, noting the current extraction area shall be converted to a CWD during quarry expansion works

- identify the process for reshaping and landscaping, topsoil replacement and revegetation of the extraction area in accordance *Managing Urban Stormwater: Soils and Construction - Volume 2E Mines & Quarries (DECC 2008)* and the *Progressive Rehabilitation Fact Sheet* (NSW Resource Regulators, 2025), and
- be implemented progressively for each stage of the quarry operations.

Reason for Condition 13 – To stabilise the site and manage potentially adverse environmental and water quality impacts in the post-operational phase for each stage of the development, so as to ensure a neutral or beneficial impact on water quality over the longer term.

Under section 6.64 (3) SEPP, Council must provide Water NSW with a copy of its determination of the application within 10 days of the determination.

If you wish to discuss this matter further, please contact Jack Sharples via environmental.assessments@waterNSW.com.au

Yours sincerely



ALISON KNIHA
A/Catchment Protection Manager Transition