12 June 2026

Our Ref: DOC26/328085

General Manager
Queanbeyan Palerang Regional council
PO BOX 90
Queanbeyan NSW 2620

ATTENTION: Ms Jacinta Tonner

DA.2025.0541 - proposed additions to the Braidwood Sand and Gravel Quarry, Larbert Road

General Terms of Approval Issued pursuant to Section 4.46 Environmental Planning and Assessment Act 1979

I refer to the development application and accompanying information submitted to the Environment Protection Authority (EPA) on 4 February 2026 for the proposed additions to the Braidwood Sand and Gravel, Larbert Road.

The EPA has reviewed the information provided and understands that the proposal is for an extension to the existing quarries into an adjacent allotment, the development and operational stages.

If approved, the proposal will require an environment licence as the proposal will be a scheduled activity under the Protection of the Environment Operations Act 1997. The EPA has determined that it is able to issue its General Terms of Approval for the proposal, subject to conditions. The applicant will need to make a separate application to the EPA to vary this licence. The EPA website explains how to apply for a licence (https://www.epa.nsw.gov.au/licensing-and-regulation/licensing).

The General Terms of Approval (GTA) provided in Attachment 'A' are conditions that relate to the development as proposed in the documents and information provided to the EPA. Attachment 'B' provides the mandatory conditions that apply to all Environment Protection Licences. Should council grant development consent for this proposal we recommend that these conditions are incorporated into the consent.

In the event that the development is modified either by the applicant prior to the granting of consent or as a result of the conditions proposed to be attached to the consent, it will be necessary to consult with the EPA about the changes before the consent is issued. This will enable the EPA to determine whether its General Terms of Approval need to be modified.

The EPA notes that the accompanying information refers to the possible use of flocculants at the site. The EPA advises the applicant that 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 flows which forms part of the high conservation value Sydney Drinking Water Catchment.

NSW Environment Protection Authority
As the environmental steward and regulator of our State we are committed to a sustainable future. Join us on our mission to protect tomorrow together.

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The EPA has provided environmental assessment requirements which will assist the effectiveness and assessment of environmental risks associated with the use of the proposed coagulant in Attachment B. The EPA recommends that the applicant contact the EPA prior to the use of flocculants or coagulants at the premises.

If you have any questions or wish to discuss this matter, further please contact Matt Rizzuto on 0408 212 805.

Yours sincerely

Matthew Rizzuto
Compliance Program Coordinator
Coastal Field Operations

Attachment A – Specific conditions for [DA.2025.0541]

Administrative conditions

A1. Information supplied to the EPA

A1.1 Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:

- the development application DA.2025.0541; Lot 331 & 332 and Lot 333 DP 755915; 522 Larbert Road, Larbert
- the EIS BRAIDWOOD SAND & GRAVEL PROJECT, PROPOSED CONTINUATION & EXPANSION OF SAND EXTRACTION OPERATIONS No.552 LARBERT ROAD, LARBERT NSW
- all additional documents supplied to the EPA in relation to the development, including Braidwood Sand Pit Expansion Air & Noise Assessments and the Surface Water Impact Assessment Proposed Continuation & Expansion Assessment of Sand Extraction Operations

A2. Fit and Proper Person

A2.1 The applicant must, in the opinion of the EPA, be a fit and proper person to hold a licence under the Protection of the Environment Operations Act 1997, having regard to the matters in s.83 of that Act.

A3. Premises to which the General Terms of Approval applies

- **A3.1** These General Terms of Approval apply to the following premises: LOT 331 and LOT 332 and LOT 333 DP 755915; 522 Larbert Road, Larbert.

Limit conditions

L1. Pollution of waters

L.1.1 Except as may be expressly provided by a licence under the Protection of the Environment Operations Act 1997 in relation of the development, section 120 of the Protection of the Environment Operations Act 1997 must be complied with in and in connection with the carrying out of the development.

L2. Waste

L2.1 The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly permitted by a licence under the Protection of the Environment Operations Act 1997.

L2.2 This condition only applies to the storage, treatment, processing, reprocessing or disposal of waste at the premises if it requires an environment protection licence under the Protection of the Environment Operations Act 1997.
Note: Condition L2.2 is included to ensure that a premised based activity is not used as a waste facility (unless that scheduled activity is permitted by another condition).

L3. Noise limits

L6.1 Where a noise limit has not been prescribed, all operations and activities occurring on the premises must be conducted in a manner that will not cause offensive noise.

L5 Hours of operation

L5.1 Activities at the premises, other than construction work, may only be carried on between the hours of 6am and 6pm Monday to Friday and 6am to 2pm Saturday, and at no time on Sundays and Public Holidays
L5.2 This condition does not apply to the delivery of material outside the hours of operation permitted by condition L6.1, if that delivery is required by police or other authorities for safety reasons; and/or the operation or personnel or equipment are endangered. In such circumstances,

prior notification is provided to the EPA and affected residents as soon as possible, or within a reasonable period in the case of emergency.
L5.3 The hours of operation specified in conditions L6.1 may be varied with written consent if the EPA is satisfied that the amenity of the residents in the locality will not be adversely affected.

Operating conditions
O1. Odour
Note: The POEO Act states that no offensive odour may be emitted from particular premises unless potentially offensive odours are identified in the licence and the odours are emitted in accordance with conditions specifically directed at minimising the odours are permitted. Where it is appropriate for a licence to identify and control offensive odours, conditions for the licence should be developed in consultation with Air Policy.

O2. Dust
O2.1 Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises.
O2.2 Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading.

O3. Stormwater/sediment control
O3.1 Soil and Water Management Plan
A Soil and Water Management Plan (SWMP) must be prepared and implemented. The plan must describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during construction activities and operational phases of the project. SWMP should be prepared in accordance with the requirements for such plans outlined in *Managing Urban Stormwater: Soils and Construction* (available from the Department of Housing).

O4. Emergency response
The licensee must maintain and implement as necessary, a current Pollution Incident Response Management Plan at the premises. Details of the requirements can be found on the EPA website.

Monitoring and recording conditions
M1 Monitoring records
M1.1 The results of any monitoring required to be conducted by the EPA's general terms of approval, or a licence under the Protection of the Environment Operations Act 1997, in relation to the development or in order to comply with the load calculation protocol must be recorded and retained as set out in conditions M1.2 and M1.3.
M1.2 All records required to be kept by the licence must be:
a) in a legible form, or in a form that can readily be reduced to a legible form;
b) kept for at least 4 years after the monitoring or event to which they relate took place; and
c) produced in a legible form to any authorised officer of the EPA who asks to see them.
M1.3 The following records must be kept in respect of any samples required to be collected:
a) the date(s) on which the sample was taken;
b) the time(s) at which the sample was collected;
c) the point at which the sample was taken; and
d) the name of the person who collected the sample.

Reporting conditions
R1.1 The applicant must provide an annual return to the EPA in relation to the development as required by any licence under the Protection of the Environment Operations Act 1997 in relation to the development. In the return the applicant must report on the annual monitoring undertaken (where the activity results in pollutant discharges), provide a summary of complaints relating to the development, report on compliance with licence conditions and provide a calculation of licence fees (administrative fees and, where relevant, load based fees) that are payable. If load based fees apply to the

activity the applicant will be required to submit load-based fee calculation worksheets with the return.

Attachment B – Mandatory Conditions for all EPA licences

Operating conditions

Activities must be carried out in a competent manner

Licensed activities must be carried out in a competent manner. This includes:
a. the processing, handling, movement and storage of materials and substances used to carry out the activity; and
b. the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

Maintenance of plant and equipment

All plant and equipment installed at the premises or used in connection with the licensed activity:
a. must be maintained in a proper and efficient condition; and
b. must be operated in a proper and efficient manner.

Monitoring and recording conditions

Recording of pollution complaints

The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies. The record must include details of the following:

- the date and time of the complaint;
- the method by which the complaint was made;
- any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect; the nature of the complaint;
- the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
- if no action was taken by the licensee, the reasons why no action was taken.
- The record of a complaint must be kept for at least 4 years after the complaint was made.
- The record must be produced to any authorised officer of the EPA who asks to see them.

Telephone complaints line

The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence. The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint. This condition does not apply until 3 months after this condition takes effect.

Reporting conditions

Annual Return documents

What documents must an Annual Return contain?

The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:
a. Statement of Compliance; and
b. Monitoring and Complaints Summary.
A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

Period covered by Annual Return

An Annual Return must be prepared in respect of each reporting, except as provided below
Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period. Where this licence is transferred from the licensee to a new licensee,

a. the transferring licensee must prepare an annual return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
b. the new licensee must prepare an annual return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.
Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an annual return in respect of the period commencing on the first day of the reporting period and ending on
a. in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
b. in relation to the revocation of the licence – the date from which notice revoking the licence operates.

Deadline for Annual Return
The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

Licensee must retain copy of Annual Return
The licensee must retain a copy of the annual return supplied to the EPA for a period of at least 4 years after the annual return was due to be supplied to the EPA.

Certifying of Statement of Compliance and Signing of Monitoring and Complaints Summary
Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:
a. the licence holder; or
b. by a person approved in writing by the EPA to sign on behalf of the licence holder.
A person who has been given written approval to certify a Statement of Compliance under a licence issued under the Pollution Control Act 1970 is taken to be approved for the purpose of this condition until the date of first review this licence.

Notification of environmental harm
Note: The licensee or its employees must notify the EPA of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act Notifications must be made by telephoning the EPA's Pollution Line service on 131 555. The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

Written report
Where an authorised officer of the EPA suspects on reasonable grounds that:
a. where this licence applies to premises, an event has occurred at the premises; or
b. where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence, and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event. The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

The request may require a report which includes any or all of the following information:
a. the cause, time and duration of the event;
b. the type, volume and concentration of every pollutant discharged as a result of the event;
c. the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and

d. the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, u has been unable to obtain that information after making reasonable effort;
e. action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
f. details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event;
g. any other relevant matters.

The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

General conditions

Copy of licence kept at the premises or on the vehicle or mobile plant
A copy of this licence must be kept at the premises or on the vehicle or mobile plant to which the licence applies. The licence must be produced to any authorised officer of the EPA who asks to see it.
The licence must be available for inspection by any employee or agent of the licensee working at the premises or operating the vehicle or mobile plant.

Attachment B - environmental assessment requirements to assist with assessing the effectiveness and environmental risks of the use flocculants **[DA.2025.0541]**

Dose concentration calculations and sediment dam water characterisation

An environmental assessment to support the proposed use of a flocculant or coagulant must consider the following details:

- The dose concentration(s) of the proposed flocculant
- A characterisation of the expected quality in terms of all pollutants present that pose a risk of non-trivial harm to the environment if an overflow to receiving water was to occur
- An assessment of the potential impact of discharges on the environmental values of the receiving waterway with reference to the Australian and New Zealand Guidelines for Fresh and Marine Water Quality guideline values (the Water Quality Guidelines)
- The degradation rate of the flocculant and the potential for accumulation in bed sediments of the receiving waterway.

Management of materials from basins

Provide details of proposed management of material accumulated in the sediment dam including testing and potential waste management.

Storage

Demonstrate flocculant material will always be appropriately stored on site.

Ecotoxicology testing

Ecotoxicology testing of the flocculant, by a NATA accredited lab, of representative test species across a range of taxonomic groups is required to provide data on the potential environmental risk.

Both the product concentrate/s and the treated sediment dam water should be tested. The current minimum number of species for toxicity data is at least five that belong to at least four taxonomic groups, as recommended by the Water Quality Guidelines, though the EPA encourages the use of more species and taxonomic groups for this high conservation environment. The selection of species in each taxonomic group should be representative and should include:

- Fish Melanotaenia splendida (vertebrate) – 96-hour imbalance test (or appropriate alternate
- test)
- Shrimp Parataya australiensis (invertebrate macrocrustacean) – 96-hour lethality test
- Cladoceran Ceriodaphnia dubia (invertebrate microcrustacean) – 48 hours
- immobilisation/survival test (or appropriate alternate test)
- Alga Raphidocelis subcapitata (microalga) – 72-hour growth inhibition test
- Bacterium Vibrio fischeri (bacterium) (Microtox) - bioluminescence inhibition test
- Duckweed Lemna disperma - growth inhibition test