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

Reference Number:	IDAS1168260
Issue Date of GTA:	17 June 2026
Type of Approval:	Excavation Groundwater - Quarry
Description:	Excavation Groundwater - Quarry
Location of work/activity	Lot 331, 332 and 333 DP 755915, 522 Larbert Road Larbert NSW
DA Number:	DA 2025/0541
LGA:	Queanbeyan Palerang Regional Council
Water Sharing Plan Area:	Greater Metropolitan Region Groundwater Sources 2023

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

Condition Number:	Details
GTA00001	A. This General Terms of Approval (GTA) only applies to the proposed water supply work(s) described in the plans and associated documents found in Schedule 1, relating to development application DA 2025/0541 provided by Council to WaterNSW. B. Any amendments or modifications to the proposed water supply work(s) may render the GTA invalid. If the proposed water supply work(s) is amended or modified, WaterNSW, Deniliquin Office must be notified in writing to determine if any variations to the GTA will be required.
GTA00002	Before constructing or carrying out any proposed water supply work(s), an application must be submitted to WaterNSW, and obtained, for a new or amended water supply work(s) approval under the Water Management Act 2000.
GTA00003	A. The application for a water supply work(s) approval must include the document(s) listed in Schedule 1.

GTA00004	Any water management work(s) must comply with the conditions of the rules of the Water Sharing Plan where the work is to be constructed and used.
GTA00005	Water NSW reserves the right to apply discretionary conditions to any approval granted, from time to time as required.
GTA00006	The water supply work must be constructed and maintained in a way that will: A. Ensure the work's safe construction and operation, and B. Prevent the possibility of damage being caused by the work resulting from the work to any public or private interest
GTA00007	The taking of water from a water source that is conditioned by these General Terms of Approval is limited to the project and at the site identified in the development application.
GTA00008	A water access licence, for each affected water source, must be obtained prior to taking more than 3 ML of water for one or more aquifer interference activities carried out in connection with the project.
GTA00009	a) The water management work must be constructed in accordance with the document listed in Schedule 1.
GTA00010	An approval extraction limit shall be set at a total of 13 ML per water year (being from 1 July to 30 June) for the project. (a) The applicant may apply to WaterNSW to increase the extraction limit under this condition. (b) Any application to WaterNSW to increase the extraction limit must be in writing and provide all required information in a documented hydrogeological assessment prepared by a suitably qualified hydrogeologist . (c) WaterNSW may lower the extraction limit under this condition should the applicant determine that a take of less than 13 ML per water year is required by the project. (d) The applicant shall notify WaterNSW immediately if the take of water exceeds the extraction limit under this condition at any time during any water year.
GTA00011	An excavation limit of 576 mAHD shall be set as a condition on the approval. The applicant shall notify WaterNSW immediately if any excavation goes below the elevation specified for the excavation limit at any time.
GTA00012	All water taken by the project that is to be discharged from a project site must comply with any applicable requirements for the following:

	(a) council discharge permit for disposal to stormwater system (b) Environmental Protection Licence for disposal to surface waters.
GTA00013	Any work approval required for the taking of water from a water source by the project must be surrendered after compliance with all conditions and at the end of the project.
GTA00014	Any water taken by the project that is to be discharged to ground or in -ground (including dams or storages that extend below groundwater level) must be treated to not directly or indirectly pollute groundwater in accordance with Part 5.3, clause 120, Protection of the Environment Operations Act 1997. The applicant must provide a report within 6 months of any consent being determined containing evidence that the discharge of water to ground or in -ground will not directly or indirectly alter the environmental values of groundwater and include matters set out in any guideline published by the NSW Department of Planning and Environment re levant to the activity. Where no guideline is current or published, the report must include the following: (a) all results from sampling and testing for any prescribed matter listed in Schedule 5,Protection of the Environment Operations (General) Regulation 2022 (b) all results from sampling and testing of ambient groundwater to determine environmental values (c) details of the treatment methods to remove any identified prescribed matter or other constituents to ensure that no more than minimal harm will occur (d) proposed management and response actions to maintain discharge water quality treatment.
GTA00015	The applicant must provide a report detailing any water balance modelling for the project within 6 months of any consent being determined that includes the following (water balance model verification report): (a) details of the theoretical basis of the water balance model (b) the use of site -specific data (water levels, metering records, surveyed pond dimensions) collected since the time of the development application to inform the water balance model (c) the implementation of the water balance model (d) description of all assumptions applied within the water balance model (e) verification of the water balance model through an independent peer review or through comparison to another independently peer reviewed model. Note:

	The report on the water balance must be prepared by a suitably qualified hydrogeologist.
GTA00016	The applicant must provide a report detailing any groundwater impact assessment modelling for the project within 6 months of any consent being determined that includes the following (impact assessment model verification report): (a) justification of the type of model used (b) the use of site -specific data (water levels, metering records, surveyed pond dimensions , water quality analyses, hydraulic conductivity test results) collected since the time of the development application to inform the water balance model (c) details of the model inputs (d) theoretical and conceptual basis of the model (e) description of all assumptions applied within the model (f) quantification of the uncertainty of the model results (g) independent peer review of the model. The impact assessment model verification report shall include matters aligned with the content of the Minimum Groundwater Modelling Requirements for SSD/SSI Projects and the relevant requirements of the Australian Groundwater Modelling Guidelines. Note: The report on the modelling and the independent peer review must be prepared by suitably qualified hydrogeologists.
GTA00017	All groundwater testing, monitoring, metering and modelling for each stage of the project is to be reviewed prior to the commencement of extraction within the next stage area , and the findings included in a report to be provided to Council and WaterNSW within 6 months . Any increase to the amounts of water take from any water source identified within the review is to be compared to the original assumed amounts and must be notified to WaterNSW immediately.
GTA00018	The applicant shall implement a monitoring program within 6 months of a consent being determined that is designed to measure groundwater levels and water quality on and around all the sites comprising the project in accordance with the following: (a) a minimum of three monitoring bore locations are to be located at or around each exaction stage area , in non -linear positions selected to allow accurate determination (triangulation) of any groundwater flow orientations (b) where impact receptors are present surrounding a site (such as , but not limited to, creeks or rivers) , additional sentinel monitoring bores must be installed to detect changes to groundwater levels or quality in locations between the project activity areas and the receptors

	(c) the monitoring bores must be installed and maintained as serviceable works for the purpose of groundwater level and quality measurements for the life of the project (d) the monitoring bores must be protected from construction damage (e) if unforeseen or unavoidable damage does occur, the monitoring bores must be replaced with like -for -like installations within 30 days of the damage being identified (f) damaged monitoring bores must be decommissioned in accordance with the Minimum Construction Requirements for Water Bores in Australia (g) all monitoring bores, including those replacing damaged works, must be surveyed to provide location coordinates at an accuracy of ±0.03 m, and elevations relative to Australian Height Datum at an accuracy of ±0.03 m (h) all monitoring bores , including those replacing damaged works or other newly installed works, are to be tested to determine site -specific hydraulic conductivity results under the supervision of a suitably qualified hydrogeologist. All information resulting from the groundwater monitoring program must be included in a groundwater management plan. Notes: The applicant shall rehabilitate, decommission, replace, install or resurvey monitoring bores as requested in writing by WaterNSW from time to time during the life of the project to address issues identified in any extraction stage impact assessment report. The groundwater monitoring program must be designed by, and implemented under the supervision of, a suitably qualified hydrogeologist.
GT00019	The applicant must provide a groundwater management plan to support an approval application. The groundwater management plan must align in content with the Guidelines for Groundwater Documentation for SSD/SSI Projects, Appendix A, requirements for the relevant project type, and include matters as follows: (a) detailed maps, sections and diagrams for the project (b) baseline groundwater level and elevation data (c) results and estimates of hydraulic properties for lithologies (d) interpreted groundwater flow directions (e) conceptualisation and description of the project area geology and hydrogeology (f) estimates of groundwater level drawdown within the area of influence (g) comprehensive assessment against criteria and requirements of the NSW Aquifer Interference Policy (h) annual calculations of direct and indirect water take per water source (i) all information required as data inputs for modelling, including rainfall records and discharge measurements

	(j) assessment of cumulative impacts (k) seasonal groundwater and surface water quality sampling and analysis (l) quality assurance and quality control information (m) a trigger, action, response plan detailing the instances when and what management actions will be taken to reduce impacts from the project.
GT00020	The groundwater management plan for the project must be implemented following the approval of the plan by WaterNSW . Any considerations specific to the project location or setting as requested by WaterNSW are to be incorporated into the groundwater management plan before implementation. The applicant must be able to demonstrate compliance with all requirements of the groundwater management plan at any time throughout the life of the project
GT00021	The applicant shall meter all water taken from any water source, as well as any discharge from each site comprising the project, in accordance with the following: (a) Australian Standard for Non -Urban water meters (b) a best -practice guide to installing, validating and maintaining non -urban water meters in NSW (c) NSW Non -Urban Water Metering Policy. Notes: The applicant may apply to WaterNSW to vary the metering requirement under this condition. Any application to WaterNSW to vary the metering requirement must be in writing , prepared by a suitably qualified hydrogeologist and provide explicit site -specific evidence and technical justification as to why a variation is requested.
GT00022	The applicant shall record and retain all information generated as part of the groundwater management plan.
GT00021	The applicant shall prepare an assessment of the impacts from each stage of the project prior to the commencement of extraction within the next stage area , and the findings included in a report to be provided to Council and WaterNSW within 6 months .
GT00022	The extraction stage impact assessment report shall include the following: (a) all rainfall, groundwater and surface water data recorded for the project under groundwater management plan approved by WaterNSW (b) monthly records for all meters used in the measurement of water take (or other monthly water take data under an approved variation)

	(c) detailed comparison between actual water take, water levels and quality with those predicted by the modelling for the project (d) assessment of trends in rainfall, groundwater levels, water quality and water take volumes for the period of record since the start of the project (e) identification of the activation of any triggers for mitigation actions (f) description of any mitigation actions taken to address impacts. Note: The extraction stage impact assessment report must be prepared by a suitably qualified hydrogeologist.

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by WaterNSW for integrated development associated with DA 2025/2026 as provided by Council:

EIS prepared by Outline Planning Consultants dated November 2025

Groundwater Impact Statement prepared by Ground Doctor Pty Ltd dated 27 October 2025

Surface Water Impact Assessment prepared by Strategic Environmental Consulting dated 7 November 2025 for 552 Larbert Road, Larbert NSW 2622