

DETERMINATION AND STATEMENT OF REASONS

SOUTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	21 August 2026
DATE OF PANEL DECISION	21 August 2026
DATE OF PANEL BRIEFING	14 August 2026
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Morgan Broadbent, Julie Costa
APOLOGIES	Mark Schweikert
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 31 July 2026 and 13 August 2026.

MATTER DETERMINED

PPSSTH-569 – QUEANBEYAN-PALERANG –DA.2025.0541 at 552 Larbert Road LARBERT (Lots 331, 332 and 333 DP 755915) – 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 (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel approved the application for the reasons outlined in the Council Assessment Report subject to the recommended conditions as amended by the Council. The Panel was satisfied that:

- The prerequisites for the grant of consent had been met;
- A thorough assessment in terms of Section 4.15 of the *Environmental Planning and Assessment Act, 1979* had been undertaken;
- The development is unlikely to result in any unacceptable amenity, environmental or land use safety impacts;
- The Environment Protection Authority (EPA) has agreed to license the operation and has issued its General Terms of Approval (GTA) for pollution control;
- WaterNSW has agreed to license the operation and has issued its General Terms of Approval (GTA) and concurrence for surface and subsurface water management; and
- The development would result in positive economic benefits including local employment, capital expenditure in the economy, and the supply of material for the local and regional construction industry.

In making its decision, the Panel raised several issues relating to road maintenance contributions, traffic management (particularly for heavy vehicle movements on the local and regional road

network), monitoring of tonnage limits, establishing asset protection zones, and rehabilitating extraction pits.

The Panel was satisfied that these matters had been considered and addressed and that the instrument of consent as imposed reflects a contemporary regulatory framework that will address residual impacts.

CONDITIONS

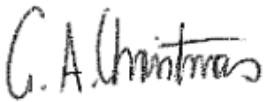
The Panel approved the Development Application subject to the conditions in Schedule 2. The Panel discussed the Council's recommended conditions during the determination meeting, following which the Council made several amendments relating to the following:

- The appropriate dating of all plans and documents referred to in the consent;
- Clarifying the date of commencement of the consent;
- Ensuring the EPA and WaterNSW GTA's were appended to the consent;
- Confirming the monitoring and reporting requirements for the extraction and transport of material, particularly as it relates to compliance;
- Confirming the need for the transport of material to avoid school bus times where practical;
- Confirming the timing for completion of the required entrance upgrade;
- Clarifying rehabilitation requirements, particularly the timing of stabilisation and completion;
- Incorporating monitoring and reporting requirements for extracted material into the operational management plan (OMP);
- Rationalisation of several conditions to avoid duplication;
- Inclusion of recommendations identified in the Acoustic Report; and
- Ensuring any change to operating hours would be subject to an appropriate approval process under the *Environmental Planning and Assessment Act, 1979*.

The Panel notes that the above amendments were administrative in nature, made by the Council, and not imposed by the Panel.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Christopher Wilson (Chair)	 Juliet Grant
 Grant Christmas	 Morgan Broadbent
 Julie Costa	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-569 – QUEANBEYAN-PALERANG –DA.2025.0541
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	552 Larbert Road LARBERT (Lots 331, 332 and 333 DP 755915)
4	APPLICANT/OWNER	Outline Planning Consultants P/L / Jason Griggs
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - extractive industry
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Resources and Energy) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Queanbeyan-Palerang Regional Local Environmental Plan 2022 ○ Palerang Development Control Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: ○ Palerang Development Control Plan 2015 ○ Tallaganda Section 94 Plan No 3 – Roadworks • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council Assessment Report: 30 June 2026 • Updated draft conditions of consent: 13 August 2026 • Written submissions during public exhibition: 0 • Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Final briefing to discuss council's recommendation: 14 August 2026 ○ <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas, Morgan Broadbent, Julie Costa ○ <u>Council assessment staff</u>: Jacinta Tonner ○ <u>Applicant representatives</u>: Gary Peacock (Outline Planning Consultants), Tory Magyar (Director, Lentro Earthworks P/L /

		Braidwood Sand & Gravel), Lenny Maygar (Director, Lentro Earthworks P/L / Braidwood Sand & Gravel) ○ <u>DPHI:</u> Amanda Moylan, Tracey Gillett
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report

SCHEDULE 2 – Conditions of Approval

Please see attached.

Draft Conditions of Consent–Extractive Industry PPSSTH 569/DA.2025.0541 – post SRPP briefing

APPROVED DEVELOPMENT AND PLANS

1. Plans and documents

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Environmental Impact Statement – Outline Planning Consultants	November 2025
Aboriginal Cultural Heritage and Archaeological Report - Past Traces	5 October 2025
Air Quality Assessment - Vipac –	23 October 2025
Biodiversity Assessment Report Macrozamia Environmental Consulting	27 October 2025
Contamination Report - BallPark	21 July 2025
Groundwater Impact Assessment - Ground Doctor	27 October 2025
Noise and Vibration Impact Assessment - Vipac -	24 October 2025
Planning Secretary's Environmental Assessment Requirements	13 June 2025
Sand processing plant specifications – EvoWash - Contained in EIS	November 2025
Surface Water Impact Assessment - SEEC	7 November 2025
Traffic Impact Assessment - Streetwise	8 August 2025
Response to WaterNSW Request for information - SEEC	23 April 2026

except as modified by any of the following conditions of consent.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

In the event of any inconsistency between the approved plans and the supporting documentation the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent or statutory GTA, the condition or statutory GTA prevails.

NOTES:

- An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.
- Any alteration to the plans and/or documentation must be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act, or a fresh development application. No works, other than those approved under this consent, shall be carried out without the prior written approval of Council

GENERAL TERMS OF APPROVAL AND REFERRALS

2. General Terms of Approval - EPA

The development must be carried out in accordance with the General Terms of Approval issued by the NSW Environment Protection Authority, 12 June 2026 (Attachment A)

Reason: To comply with agency requirements.

3. General Terms of Approval – WaterNSW

The development must be carried out in accordance with the General Terms of Approval issued by WaterNSW dated 18 June 2026 (Attachment B)

Reason: To comply with agency requirements.

4. Concurrence – WaterNSW

The development must be carried out in accordance with the conditions required by the concurrence authority – Water NSW dated 28 May 2026 (Attachment C).

Reason: To comply with agency requirements.

SPECIAL CONDITIONS

5. Surrender of Existing Development Consent

Within 6 months of the date of determination under this consent, the Applicant must surrender DA.2022.1181 for extractive industry (sand quarry) in accordance with the *Environmental Planning and Assessment Act 1979*.

Reason: To limit the potential for overdevelopment of the site that has not been formally assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979.

Production and Transportation Limits

6. No more than 200,000 tonnes of material are to be extracted and transported in any one calendar year based on calibrated plant records.

7. Quarry operations shall not extend after 2039 (12 years) from the date of the consent and/or not more than a total of 1,230,000 tonnes of material have been extracted from the site.

Reason: To ensure the timeframe and limits and permitted for operations are clearly applied.

Note: Under this consent, the applicant is required to rehabilitate the site and carry out additional undertakings to the satisfaction of Council. Consequently, this consent will continue to apply in all other respects other than the right to conduct quarrying operations until the rehabilitation of the site and related undertakings have been carried out to the satisfactory standard and authorised by Council.

8. Haulage Trucks Hours of Operation

Haulage truck operations on all public local roads shall cease where school buses may be encountered, between the hours of 7.30am to 9.00 am and 3.00pm to 5.00pm on school days.

Reason: To avoid conflict with existing local traffic.

9. Truck movements

The quarry operator must not dispatch more than 50 laden trucks per day in accordance with Streetwise Traffic Impact Assessment.

Reason: To ensure limits for transport/haulage from the site is clearly defined to minimise adverse impacts in the locality.

Access

10. Vehicle Access Point

Vehicle access to the quarry is to be taken from the existing entrance to the property from Larbert Road.

Reason: To minimise the impact of traffic generated on the local road system.

11. Entrance - Larbert Road

Within 6 months of the date of determination under this consent, the entrance to the property shall be constructed/upgraded to the standard of a gravel, unsealed rural double vehicular access as specified in D13 Vehicular Access Design Specification as amended by Council. This includes reshaping the existing batter and vegetation on the left side of the entrance, when exiting onto Larbert Road, to achieve a minimum sight distance of 170.0m.

The sight distance is to be maintained throughout the operation of the quarry.

Reason: Safe entry and exit to the quarry from the road.

12. Right of way internal access

Prior to operation, a suitable right of carriageway is to be registered over the access on Lot 331, 332 and 333 DP 755915 to benefit all other lots that are associated with this development.

Reason: To ensure access always remains available to the development site.

13. Internal access road

Maintain the internal access road and drainage structures between the entrance on Larbert Road and the quarry operations, to the standard of a Private Access/Right of Way as specified in Table D1.7 D1 Geometric Road Design as amended by Council.

Reason: To ensure the roads created allow for environmental protection and requirements for bushfire planning.

Rehabilitation

14. Rehabilitation of Site

The Applicant must rehabilitate the site to the satisfaction of Council. The rehabilitation must be consistent with the Rehabilitation Strategy required under Condition 18 and the Rehabilitation Management Plan required under Condition 19 of this consent.

Reason: To ensure the disturbed land is returned to a safe, stable and sustainable land use and suitable for agriculture use.

15. Progressive Rehabilitation

The Applicant must rehabilitate the site progressively, that is, as soon as reasonably practicable following disturbance. All reasonable steps must be taken to minimise the area exposed at any time. Interim stabilisation and temporary vegetation strategies must be employed when areas prone to dust generation, soil erosion and weed incursion cannot be permanently rehabilitated.

This condition does not prevent further disturbance at some later stage of the development of areas that have been rehabilitated.

Reason: To ensure the disturbed land is returned to a safe, stable and sustainable land use and suitable for agriculture use.

16. Rehabilitation Strategy

Within 6 months of the date of determination under this consent, the applicant must prepare a Rehabilitation Strategy for the development to the satisfaction of Council. The strategy must:

- (a) be prepared by a suitably qualified and experienced person/s in rehabilitation of quarries;
- (b) use a risk-based approach;
- (c) describe the overall rehabilitation outcomes for the site and address all aspects of rehabilitation including quarry closure, final landform and final voids, post-quarrying land use/s and water management;
- (d) align with strategic rehabilitation and quarry closure objectives and address the principles of the Strategic Framework for Mine Closure (AMZMEC and MCA, 2000);
- (e) describe how rehabilitation will be integrated with the quarry planning process, including a plan to address premature or temporary quarry closure;
- (f) include indicative quarry plans and scheduling for life-of-quarry showing each rehabilitation domain;
- (g) include details of target vegetation communities and species to be established within proposed revegetation and tree screening areas;
- (h) include a program to review and update the strategy every five years,

Reason: To ensure the land is fully restored as specified in the Rehabilitation Strategy.

17. Rehabilitation Management Plan

Within 9 months of the date of determination under this consent, the Applicant must prepare a Rehabilitation Management Plan for the development to the satisfaction of Council. This plan must:

- a) be prepared by a suitably qualified and experienced person in rehabilitation of quarries;
- b) provide details of the conceptual final landforms and associated land use for the site;
- c) provide detailed plans for scheduling of the progressive rehabilitation;
- d) include a detailed description of the measures that would be implemented for rehabilitation and final void management;
- e) include a program to monitor and report on the effectiveness of these measures, and progress against the performance and completion criteria; and
- f) include details of who will be responsible for monitoring, auditing and implementing the plan.

Reason: To ensure the land is restored as specified in the Rehabilitation Management Plan.

18. Rehabilitation Security Bond

Within 12 months of the date of determination under this consent, the Applicant must lodge a Rehabilitation Bond with Council to ensure the rehabilitation of the site is undertaken in accordance with the conditions of the consent.

The sum of the security bond will be determined by estimation and verification of rehabilitation cost as follows:

- (a) calculating the estimated rehabilitation costs for each extractive stage identified on Approved plans (Figure 3.1 Extent of proposed expanded sand extraction area and indicated staging proposal - Outline Planning Consultants, EIS, 2025); and
- (b) employing an independent person with qualifications in Environmental Science who has extensive experience in extractive industry rehabilitation to verify the calculated costs, to the satisfaction of Council.

The actual bond value at any time must be equal to a minimum of 116% of the estimated cost of rehabilitation works for each extractive stage currently disturbed and any further stages planned for disturbance within the following three-month period.

Bonds are to be provided to Council at least two weeks prior to disturbance of the extractive stage/s to which they relate. Estimated rehabilitation costs are to be reevaluated every 5 years using the rehabilitation cost estimation tool published by NSW Resources or alternate method agreed with Council's Director Development and Environment and bonds updated accordingly.

Notes:

- If capital and other expenditure required by the Rehabilitation Management Plan is largely complete, the Council may waive the requirement for lodgement of a bond in respect of the remaining expenditure.
- If the rehabilitation of the site area is completed to the satisfaction of Council, then the Council will release the bond. If the rehabilitation of the site is not completed to the satisfaction of Council, then Council will call in all or part of the bond and arrange for the completion of the relevant works.
- To assist with cost estimation refer to the rehabilitation cost estimation tool (<https://www.resources.nsw.gov.au/resources-regulator/mine-rehabilitation/security-deposits>) on NSW Resources website.

Reason: To cover the full cost of rehabilitation in case of default.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF OPERATIONS

19. Site Identification

Prior to undertaking any site establishment works;

- A registered land surveyor is to be engaged to mark out the boundaries of the approved limits of extraction,
- These boundaries are to be clearly marked at all times in a permanent manner that allows operating staff and inspecting officers to clearly identify those limits.

The site where works (and access) are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that “unauthorised entry to the work site is prohibited”.

Reason: The site is managed in a safe manner and to satisfy the provisions of Clause 70 of the Environmental Planning and Assessment Regulation 2021.

20. Traffic Management and Section 138 Consent

Prior to undertaking any works within a public road reserve or affecting the road reserve, a traffic management plan is to be submitted to and approved by Queanbeyan-Palerang Regional Council under Section 138 of the *Roads Act 1993*.

Reason: To ensure that works carried out comply with the Roads Act.

21. Batters and earthworks

Quarry walls shall be battered to a slope of 1v:3h.

Reason: To ensure stability and prevent erosion.

22. Setback of quarry operations and tree protection

Quarry operations shall set be fenced out of relevant areas in accordance with *AS 4970-2025 Protection of trees on development sites*, the areas include:

- Trees nominated to be retained in the Biodiversity Assessment Report (Macrozamia Environmental Consulting), that is significant stand of trees outside and within extraction cell Stage 4 (east)
- Avoidance area of isolated trees within Stage 4 and Stage 5 including Aboriginal artefact “Larbert Quarry AFT IF1”. These shall be collectively fenced.
- A buffer of 20m between the drainage depression in north and extraction areas in Stages 1b, Stage 2 and Stage 3.

Reason: To ensure special areas are protected from damage during quarry operations.

23. Mitigation measures

The mitigation and management measures recommended in the approved documents referenced in Condition 1, must be implemented throughout the operation and rehabilitation phase of the development.

Reason: To ensure environmental impact is minimised.

24. Bushfire Protection

Before quarry operations commence a Bushfire Emergency Management and Evacuation Plan is to be prepared and be consistent with the requirements of *Planning for Bushfire Protection 2019*.

A 10m Asset Protection Zone (APZ) must be provided around any infrastructure associated with the extractive industry in accordance with the *Planning for Bushfire Protection 2019*

Reason: To protect infrastructure and the surrounding environment from bushfire.

25. Operational Management Plan

Prior to the commencement of operations, the proponent shall prepare and submit an Operational Management Plan, to the satisfaction of Council, which includes;

- details of how excavated materials and haulage is accounted for and logged. Council consider weighbridge or calibrated front end loader records satisfactory for record keeping;
- description of the relevant statutory requirements and relevant performance measures/limits placed on the project by this consent, including the General Terms of Approvals, concurrence and requirements set out in the assessment reports identified in Condition 1
- description of the measures that will be implemented to comply with the relevant statutory requirements, performance measures/limits,
- program to monitor and report impacts and environmental performance of the project and the effectiveness of any management measures,
- complaints handling and reporting system
- an unexpected finds protocol must be prepared for potentially contaminated material or buried unexpected finds that are encountered during quarry operations.

Reason: To ensure that the quarry operates safely and efficiently while minimising impacts on the surrounding environment and community.

26. Code of Conduct

The applicant is to prepare a code of conduct for the transport of materials on public roads to the satisfaction of Council and is to ensure that all truck drivers associated with haulage to and from the quarry comply with the code of conduct.

Reason: Safety for road users and amenity of nearby residents.

27. Waste Management Plan

A Waste Management Plan (WMP) must be prepared and submitted to Council prior to operational works continuing. The plan must include but is not limited to the method of disposal for the following waste streams:

Fines, water, slurry, diesel, used oils, motor parts, packaging containers, cardboards, office products, mixed waste.

Reason: To ensure measures are in place to manage any waste on site.

28. Dust Management

Vehicles leaving the site shall pass through/over sediment and dust control infrastructure to prevent dust and other contaminants leaving the site. This infrastructure shall be maintained by the proponent in an acceptable manner that is in accordance with design or manufacturer's specifications.

Reason: To ensure measures are in place to protect Council Road infrastructure from transfer of sediment and dust and to protect residents during hours of operation and construction

29. Dust suppression

Undertake measures as appropriate, and/or respond to any Council direction to provide dust suppression on roads leading to, adjacent to and within the worksite if weather conditions and construction traffic are giving rise to abnormal generation of dust.

Reason: To ensure that residents and activities are not disadvantaged by dust during operation and construction.

30. Above Ground Fuel Tanks

Aboveground fuel tank(s) must meet the requirements of the WorkCover Authority of NSW and comply with the relevant Australian Standards. Full details of how these requirements are met must be included in the Operational Management Plan

Reason: To satisfy relevant environmental standards.

31. Sediment and Erosion Control

An Erosion and Sediment Control Plan (ESCP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to work commencing. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication Managing Urban Stormwater - Soils and Construction (4th Edition 2004 - "Blue Book").

All ESCPs shall be for all phases of works, or any change in site disturbance and prepared by a suitably qualified and experienced professional, being a Certified Professional in Erosion and Sediment Control (CPESC).

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site as follows;

- a) divert uncontaminated run-off around cleared or disturbed areas,
- b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- c) prevent tracking of sediment by vehicles on roads, and
- d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

GENERAL CONDITIONS

32. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

33. Inspection of Hollow Bearing Trees

If any hollow bearing trees are removed hollow sections of the tree should be inspected for native fauna prior to work commencing and animals removed by a suitably qualified wildlife handler, when practical and safe to do so. Hollow sections of the tree should be removed and lowered to the ground with care and be inspected by a suitably qualified wildlife handler. Any native fauna found should be appropriately relocated under supervision of a suitably qualified wildlife handler.

Reason: The tree may have hollows that contain native fauna, including threatened species recorded as occurring in the surrounding region.

34. Development Contributions to be Paid

Pursuant to section 7.11 of the Environmental Planning and Assessment Act 1979, a monetary contribution is levied in accordance with the adopted Section 7.11 Contributions Plan. The payment of a monetary contribution, in accordance with Schedule 1, is to be ongoing for the life of the operation in accordance with the provisions of this Plan. **The Indicative Maximum Total is \$212,952.00 per annum.**

Payment of the monetary contributions at the applicable indexed rate must be:

- (a) paid to Council at the end of each calendar year,
- (b) based on plant⁽¹⁾ records of the quantity of extracted material, and
- (c) payable from the issue of this consent.

Payments at the end of each calendar year shall be supported by quarterly (three months) plant records of quantities of material certified by a company officer and a copy of the annual quarry production rate.

Plant records and payment is due within 30 days of the new calendar year. Late payment of contributions will be subjected to interest charges calculated from 1 January of each year at the appropriate rate of interest.

Note: The current plan is Tallaganda Section 94 Contributions Plan No.3 – Roadworks.

⁽¹⁾ Plant records refer to dockets based on calibrated scales of front end loader.

Reason: To provide for the funding of augmentation and provision of services and community facilities.

35. Erection of site signage

The site where works (and access) are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,

- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that “unauthorised entry to the work site is prohibited”.

Reason: To satisfy the provisions of Clause 70 of the Environmental Planning and Assessment Regulation 2021.

36. Unexpected Finds

The development is to proceed with caution.

If any Aboriginal objects are found, works should stop and NSW Heritage notified.

If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW Heritage are to be notified.

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

37. Imported fill

All fill delivered to the site must be:

- Virgin excavated natural material (VENM) within the meaning of the POEO; or
- Excavated natural material (ENM) within the meaning of the POEO.

Any fill, soil, mulch and plant brought onto the site must be certified as free of weeds and weed seeds.

Reason: To ensure all fill imported onto the site is clean.

CONDITIONS TO BE SATISFIED DURING QUARRY OPERATIONS

38. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

39. Construction Facilities

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

40. All Works to Be Confined to the Site

All demolition, excavation, backfilling, construction and other activities associated with the development must:-

- a) Be carried out entirely within the allotment boundaries and in accordance with the prepared survey plan setting out the disturbance area.

Reason: To ensure that all development activity associated with the development is confined to the site.

41. Excavation and Backfilling

All excavations and backfilling associated with the operations must be executed in accordance with the requirements of SafeWork.

Reason: To ensure excavation does not impact on adjoining property and compliance with SafeWork requirements.

42. Stormwater Management - Rural

Roof water that is not connected to a rainwater storage tank, and any overflow from any storage tank, must be discharged into an absorption trench or through a stormwater outlet device with scour protection into an overland flow path, at least three (3) metres clear of any building and the boundaries of the site.

Reason: Stormwater disposal does not impact on the building.

43. Compliance with Acoustic Report

All recommendations and specifications detailed in the Noise and Vibration Impact Assessment (Vipac, October 2025) for 552 Larbert Road must be implemented and adhered to, specifically:

- compliance with the proposed operating hours;
- compliance with the maximum number of haulage trucks per day;
- compliance with the Operational Management Plan and Code of Conduct.

Reason: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receptors.

44. Repair Damaged Public and Private Property

All damage caused to public and private property during the construction operations and associated activities must be repaired or reinstated prior to Council accepting any Certificate of Completion.

Reason: To ensure that all public and neighbouring private property in the vicinity of the development is maintained in its pre-development condition.

45. Hours of Operation for Works

All works associated with the operation of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A modification application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

Weekdays:	6.00am to 6.00pm
Saturdays:	7.00am to 2.00pm
Sundays and Public Holidays:	NIL

Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.

46. Access to information

The applicant shall make the following information available to Council, any member of the public, and any other stakeholder upon request: -

- All strategies, plans and programs required under the conditions of this consent.

- A comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs.
- The annual review of the development.
- Incident and complaint handling and incident reporting.
- All information is to be up to date.
- Any other matter required by Council from time to time.

Reason: To provide ensure public have access to the information.

47. Safety requirements

The quarry site must be secured to ensure public safety. Appropriate signage, fencing, bunding or the like must be installed to prevent visitor and unauthorised vehicle access to working areas of the quarry.

Reason: To ensure safety of public and visitors to site.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE SITE

48. Work In Accordance with Engineering Specifications

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Queanbeyan-Palerang Regional Council's current Design and Construction Specifications.

Reason: To ensure design, construction and restoration work is in accordance with Council's standards and requirements.

49. Surface Water

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

Reason: Stormwater disposal does not impact on the building or neighbouring properties.

50. Plant and Equipment Noise

The noise level emanating from plant and equipment installed on the premises must not exceed a level of 5dB(A) above background level when measured for a LAeq 15 minute period during the day, evening or night.

Reason: To reduce the noise nuisance to residents and adjacent neighbours, also to comply with the Protection of the Environment Operations Act 1997 and Regulations.

ATTACHMENTS

Attachment A- NSW Environment Protection Authority - General Terms of Approval

Attachment B- WaterNSW - General Terms of Approval

Attachment C- WaterNSW-Concurrence conditions

Essential Energy Advice

Strictly based on the documents submitted, Essential Energy has the following comments to make as to potential safety risks arising from the proposed development:

- As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 10m from the nearest part of the development to Essential Energy's infrastructure 22kV overhead lines (measured horizontally from centre line) is required to ensure that there is no safety risk. (EG: Lots 333, 332)
- It is also essential that all works comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. The applicant will need to submit a [Request for Safety Advice](#) if works cannot maintain the safe working clearances set out in the [Working Near Overhead Powerlines Code of Practice](#), or [CEOP8041 - Work Near Essential Energy's Underground Assets](#).

Information relating to developments near electrical infrastructure is available on our website [Development Applications \(essentialenergy.com.au\)](#). If the applicant believes the development complies with safe distances or would like to submit a request to encroach then they will need to complete a Network Encroachment Form via Essential Energy's website [Encroachments \(essentialenergy.com.au\)](#) and provide supporting documentation. Applicants are advised that fees and charges will apply where Essential Energy provides this service.

Council's and the applicant's attention is also drawn to Section 49 of the Electricity Supply Act 1995 (NSW). Relevantly, Essential Energy may require structures or things that could destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;

- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;
- Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); the location of overhead and underground powerlines are also shown in the Look Up and Live app essentialenergy.com.au/lookupandlive.
- *Note: If your site’s energy demand exceeds Essential Energy’s standard limits, electricity supply upgrades may be required, including the possible installation of a padmount substation within your development. It is advised to use Essential Energy’s Connection portal early to identify network needs and plan accordingly. Should network augmentation be necessary, consult the current list of Accredited Service Providers (ASPs) at <https://www.energy.nsw.gov.au/households/guides-and-helpful-advice/being-more-energy-efficient/understand-your-energy-bill/altering-supply> to arrange the necessary works.*

Should you require any clarification, please do not hesitate to contact us.
Information about when and how to request safety advice from Essential Energy.
[Request for Safety Advice \(essentialenergy.com.au\)](https://essentialenergy.com.au)

Regards,
Technical Enquiries
Essential Energy



E: te_technical.enquiries@essentialenergy.com.au
PO Box 5730, Port Macquarie NSW 2444
essentialenergy.com.au
General Enquiries: 13 23 91
Outages & Faults (24hrs): 13 20 80



SCHEDULE 1

NOTICE OF CONTRIBUTIONS & CHARGES ASSOCIATED WITH DEVELOPMENT

PROJECT ADDRESS	552 Larbert Road
PROJECT DESCRIPTION	Extractive Industry
APPLICATION NO	DA.2025.0541
NAME OF APPLICANT	Gary Peacock

Important

The following contribution rates are those that apply at the date of issue of this consent. Rates are reviewed quarterly. Contributions will only be accepted at the rate applying at the date of payment. Council's Development and Environment section should be contacted to receive a current contribution notice of charges.

Fee Description	Fee Due
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Contribution Plan

Tallaganda Section 7.11 Plan No 3 – Contribution to Provision of Access Roads

The indicative annual contribution at the extraction rate of 200,000T annually would be;

$$\text{Lambert Road} = 200,000\text{T} \times \$0.17746 \times 6.0\text{km} = \$212,952.00$$

Total Contributions Payable \$212,952.00

Date Generated: 13 August 2026

(The contribution amount is subject to annual adjustment in keeping with the Consumer Price Index – All Group – Canberra at the start of each financial year. The amount payable will be determined at the time of payment.)