



Planning Information Sheet

PS08 – Extractive Industry

October 2010

Extractive Industry involves the extraction of sand, gravel, clay, turf, soil, rock, stone minerals or similar materials from the land, with the intention of transporting the material off-site. This information sheet predominantly deals with Extractive Industries on “Priority and General” zoned land, as this use is not permitted within any other zone.

Do I need planning approval?

Planning approval is required for all Extractive Industry proposals.

How do I apply for planning approval?

You will need to complete a planning application form and complete the attached checklist, which will assist you in ensuring that all the required documentation is submitted with your application. Please note that the checklist requires the submission of a detailed statement, which should provide justification for any variations from Local Planning Scheme No. 1, and any relevant policy or strategy. Note that in many cases, particularly for larger and more complex proposals, it may be more appropriate to engage a consultant to lodge an application on your behalf.

In addition, four copies of a site plan, including a plan of the area of extraction at a scale of not less than 1:500, must be submitted that includes the following information:

- Area depth and volume of extraction (existing and proposed final contours at 1 metre intervals)
- Distances from lot boundaries and all dwellings and other sensitive uses within a 1km radius of the extraction site
- Road frontages and property access
- Details of existing and surrounding land uses
- Existing vegetation, wetlands and watercourses, and distance to the proposed area of extraction
- Area height and volume of material and top soil stockpiles
- Site plans, floor plans and elevations of any building associated with the proposal

A report will also be required to accompany the above plans, detailing the following:

- Type of material to be excavated
- Details of methods of extraction, including crushing, blasting or extraction only
- Hours of operation (including crushing, blasting and excavation)
- Storage of chemicals
- Estimated completion date
- Type of equipment to be used including size of trucks and machinery
- Maintenance and any refuelling of trucks on site
- Number of truck movements per day/week
- Details of staging
- Proposed haulage routes and destinations
- Proposed road warning signage
- Visual impact assessment, with particular reference to major roads; tourist routes/interest points, and surrounding properties/structures
- Drainage implications including surface and ground water impacts
- Proposed end use of site

- A detailed rehabilitation plan including types of materials, staging, source of materials, re-contouring, replacement of topsoil, screen planting and revegetation (vegetation species and densities)
- Details of dieback management techniques
- Management techniques to address potential conflict with surrounding land uses and protection of environmental attributes
- Any other assessment Council may require, including Aboriginal and European Heritage considerations if within a known area of concern
- Justification for any variation from Council requirements

What do I need to know?

Council will consider in determining an application for an extractive industry the effect that the proposal will have on any native flora and fauna, the natural landscape, groundwater quality, quantity and use, surface drainage and surface water quality. Council will also have regard to any sites of cultural and/or historic significance on or near the land, the effect of the proposal on the productive use of agricultural land, traffic, noise, blasting and dust vibration on the amenity of the area. The ability to rehabilitate the land to a form which is compatible with the long term planning for the site and surrounding area and the relationships of the proposal to surrounding land use are also important considerations.

Council will not permit the dumping of any material, such as building material or metal objects, on extractive industry sites or any other sites that is incompatible with the planned future use of the land. Council will only permit the fill of extractive industry sites with clean material that is specified in the approved rehabilitation plan;

Council's policy is to apply the following minimum buffer distances from sensitive land uses:

- Quarry not hard rock. Quarry (including blasting), crushing and screening, and requires a buffer distance of 1000m.
- Quarry not blasting. Grinding and milling works, rock ore etc processing by grinding, milling or separation by sieving, aeration etc – not hard rock. Requires a buffer distance of 500m.
- Quarry – major hard rock. Blasting, grinding and milling works, rock ore processing by grinding, milling or separation by sieving, aeration etc. Requires a buffer distance of 1000m.

There is a general presumption against the introduction of sensitive land uses in proximity to extractive industries or extractive industries within proximity to sensitive land uses which could result in an adverse affect/land use conflict unless appropriate measures can be taken to ameliorate these adverse impacts; Where considering the appropriateness of transport issues, the following will form the basis of Council's assessment:

- Proximity to and interaction with school bus routes
- Conditions and nature of roads to be used
- Impact on higher traffic volume on higher risk roads
- Size of trucks and number of truck movements
- Access points to the operation site
- Existence of any other extractive industry or heavy haulage in the vicinity

Hours of operation of any extractive industry will be limited to 7am to 7pm Monday to Friday and 7am to 1pm on Saturday. In addition, Council may further limit the hours of operation should it be considered that the proposal may have a negative impact on landowners in the vicinity of the development. There is a general presumption against the approval of extractive industries in those areas that are visually evident from major tourist routes, and extractive industries are not permitted within the Principal Ridge Protection Area and Ridge Landscape Amenity Area as designated in the *Leeuwin Naturaliste Ridge Statement of Planning Policy*.

Is there anything else?

Extractive industry proposals will need the relevant approvals and comply with the relevant legislation, policies and guidelines of other agencies including the Department of Minerals and Energy, Department of Environmental Water and Catchment Protection, Department of Conservation and Land Management, and the Environmental Protection Authority. Relevant Policies and Guidelines include but are not limited to:

Quarry Rehabilitation Guidelines (1990) (DOME).

Extractive Industries within Public Drinking Water Source Areas (Water and Rivers Commission Water Quality Protection Rate)

Environmental Protection (Noise) Regulations

Dust Control Guidelines (1990): Guidelines for assessment and control of dust and windborne material for land development sites (DEP)

Land Development Sites and Impacts on Air Quality Guidelines (1999 – Draft) (DGP)

Environmental Code of Practice for Extractive Industries (1990) (EPA)

Note: Prior to lodging your application for planning approval you may wish to consider making an appointment with one of Council's Planning Officers to discuss the proposal. Please phone 9780 5228 for an appointment. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1, and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.