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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 and includes the treatment and storage of those materials. 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?

Yes. 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 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](#), (*click link, click on “all categories drop down list” and select Local Planning Scheme*) 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.

Applications for extractive industries are assessed against the provisions of Local Planning Policy 3 – Extractive Industries (LPP3). LPP3 sets out the acceptable development standards for extractive industries.

This information sheets sets out the information that is required to be provided with an application and includes the following:

1. One copy 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 1m intervals);
 - Distances from lot boundaries and all dwellings and other sensitive uses within a 1km radius of the extraction site overlaid onto an aerial photo extract;
 - Road frontages and property access;
 - Existing vegetation, wetlands and watercourses, and their distance to the proposed area of extraction;
 - Area height and volume of material and top soil stockpiles;
 - Easements, rights of carriageway, sewer/drainage lines & power poles; and
 - Site plans, floor plans and elevations of any building associated with the proposal.

2. A report will also be required to accompany the above plans, detailing the following:
 - Type of material to be excavated;
 - Extraction method including blasting or extraction only;
 - Details of any processing of the extracted material including screening, crushing etc;
 - Days and hours of operation including public holidays;
 - Storage of chemicals;

- Estimated completion date for each stage and a final date for closure of the extractive industry;
- Type of equipment to be used including size of trucks and machinery;
- Maintenance and any refuelling on site;
- Maximum number of truck movements per day;
- Total tonnes hauled annually including commitment to keep log book records;
- Details of staging (in approximate staging cells of 3hectares);
- Proposed haulage routes and destinations;
- Details of all access and egress including crossover locations and upgrading works;
- Proposed road warning signage;
- Details of water sources and available volumes for dust management;
- 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 and stormwater management measures;
- Details of distance to know ground water resources;
- Proposed end use of site;
- A detailed rehabilitation plan including types of materials, staging, source of materials, re-contouring and details of final ground form, replacement of topsoil, screen planting and re-vegetation (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 the Shire may require, including Aboriginal and European Heritage considerations if within a known area of concern (should a dwelling or sensitive land use be identified within 1km of the development site, an acoustic report is likely to be required demonstrating how impacts will be addressed onsite to comply with the *Environmental Protection (Noise) Regulations 1997*); and
- Justification for any variation from Shire requirements.

What do I need to know?

The Shire 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. The Shire 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.

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

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

- Quarry not hard rock. Quarry (including blasting), crushing and screening requires a buffer distance of 1,000m.
- 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 1,000m.

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. In considering the appropriateness of transport issues, the following will form the basis of the Shire's assessment:

- Proximity to and interaction with school bus routes;
- Conditions and nature of roads to be used (the proponent is recommended to liaise with Main Roads WA and the Shire's Infrastructure section about the nature and extent of any road or intersection upgrades that may be required);
- Impact on higher traffic volume on higher risk roads;
- Size of trucks and number of truck movements;
- Access points to the operation site; and
- Existence of any other extractive industry or heavy haulage in the vicinity.

Hours of operation of any extractive industry will be limited to 7am - 7pm Monday to Friday and 7am - 1pm on Saturday. In addition, the Shire may further limit the hours of operation to mitigate impacts on the amenity of a specific location. 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 Environment Regulation 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)

The Shire seeks comments and advice from relevant government agencies on extractive industry applications through the development application process.

Note: Prior to lodging your application for planning approval you may wish to consider making an appointment with one of the Shire's Planning Officers to discuss the proposal. Please phone (08) 9780 5220 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.