

**DEVELOPMENT APPLICATION STOCKPILING (SAND)
LOT 52 GERALDTON-MT MAGNET ROAD, MOONYOONOOKA
OPERATIONS AND MANAGEMENT PLAN**

1.0 Application Details

Registered Proprietor	
Property Description	Lot 52 on Deposited Plan 408731 Geraldton-Mount Magnet Road, Moonyoonooka
Certificate of Title	2961/497
House Number:	1036
Material for Stockpiling	Sand
Source of Material	Commercial Contract Earthworks/site works associated with the re-development of Geraldton Regional Hospital
Existing Land Use	Rural (grazing)

2.0 Planning Considerations

City of Greater Geraldton Local Planning Scheme No 1	Rural
Proposed Land Use	Stockpiling
Land Use Permissibility	A
Adjoining Land Use	Refer Appendix A. ▪ Eastern section of Lot 52 – ex-egg farm infrastructure ▪ Lot 4 Quarry ▪ Lot 1 ex Abbatoir ▪ Lot 50 Satellite Ground Station ▪ Lot 51 Transport Depot/Earthmoving Equipment ▪ Lot 3 & Lot 6 Rural Smallholdings with dwellings ▪ Lot 12 Rural/turf farm

3.0 Operations and Works Program

Hours of operation		7.00am – 6.00pm Monday to Friday 7.00am – .00pm Saturday - Or as required by contract and / or existing Hospital operational requirements.
Duration of stockpiling	Timing for stockpiling material to site	4 – 8 weeks
	Materials to be stockpiled on-site	12 months.
End use of material		- Screening to remove debris and foreign material inc vegetative for on-sale to the agricultural industry. - Where a market for the material cannot be established, sand be used on Lot 52. - Separate application/s to be lodged for any further activities requiring local government approval once the final use of material is known.
Stockpile Volume		Volume: 24,000 – 30,000t 14,000 – 18,750m³ Note: Contract estimate and final volume removed from the redevelopment site may vary.
Stockpile dimensions and limits		The approximate area indicated on Landwest Plan 24120-01. See Appendix B Site Photos. - The area of the stockpile may vary based on contract requirements and the final volume removed from the redevelopment site. - The stockpile height will be in the range of 3 m—5 m (maximum). No greater than the higher level where material will be received. - Refer to the level survey data included in the site plan for details. - The height will allow for stockpile manageability and stability with minimal machinery use. The maximum height will minimise dust impacts, as the stockpiles will be protected by the lot's natural topography. - Setback to lot boundaries also assists with minimising the opportunity for dust lift-off to impact adjoining lot/s.

Details of the methods to be employed in the proposed stockpiling activity.	<u>Preparation:</u> - Basic leveling of the area prior to stockpiling of material. - No remnant vegetation impacted by the proposal.
	<u>Stockpiling:</u> - Trucks arrive at the site and tip material. Loader used to push material to the stockpiled area. - Stockpiled material into two separate sections. (i) Clean material (ii) Material to be screened
Materials/equipment to be used during activity.	- Single trailer tipper trucks 24t capacity. - Single loader to move material from truck tipping site to stockpile site.
Access to the site	- Via Geraldton- Mt Magnet Road and Abbatoir Road. - No RAV route category vehicles to be used. - Abbatoir Road from Geraldton Mt Magnet Road to the frontage of Lot 4 is sealed. The east-west section on the southern boundary of Lot 52 is gravel formation.
Truck movements to/from site	Contract estimates (or as required by contract and / or existing Hospital operational requirements) 50 trips 5 trucks x 10 trips ea 24t per truck 1200t per day 1200t x 6 days/wk x 4 wks
Details of drainage conditions/requirements	Nil Minimal site preparation of the site will ensure drainage falls away from the stockpiled area.
Other Matters	- Lot historically used for cropping and grazing regimes. - The site does not contain remnant vegetation or water courses. - All activities associated with the stockpiling activity and the area of stockpiled material to maintain necessary clearance from power line infrastructure.

Visual Impact in Landscape	▪ The area of stockpiling will be visible from the Geraldton Mt Magnet Road and Abbatoir Road. ▪ The height of the stockpile, at 3 – 5 meters, will not be higher than the topographical features on the lot, as demonstrated with survey data and maximum height of stockpiled material. ▪ It will be significantly less than the height of satellite dishes on adjoining Lot 50, which are 12 metres high and visually significant in view corridors. ▪ It will be less visually intrusive from the Geraldton Mt Magnet Road than the existing infrastructure on Lot 52 associated with the ex-egg factory. ▪ The locality is an area in transition with a range of non-traditional rural uses. ▪ The stockpile is temporary until the material can be screened and on-sold or used in agricultural activities on the subject land. See Appendix B Site Photos.
-----------------------------------	---

4.0 Operations Management

Dust Management Plan	▪ The stockpiling area was selected to achieve maximum distance from dwellings (approximately 550m to the north, north side of Geraldton Mt Tmagent Road). ▪ Stockpiling area selected so that topography will assist with screening the stockpiled material from prevailing winds. ▪ All immediate landholdings closest to the stockpiling area are used for non-traditional rural and quasi-industrial uses (Quarry, Transport). ▪ Potential dust lifted off from the stockpiled area due to prevailing winds will drift over Lot 52 north of the stockpile area, minimising the impact on adjoining properties. ▪ Wind conditions will be assessed during stockpiling operations. Where dust lift-off outside property boundaries is evident, operations cease until resolved and/or weather conditions improve. ▪ The operator will use a water truck where required to stabilise the stockpile and manage dust lift-off.
General Public Access/Signage	▪ Area of activity located well inside property boundaries. ▪ The property is fenced and gated. Access restraint is to be used as required. ▪ Appropriate warning /danger/no unauthorised access signage to be installed as required.
Closure procedures/implementation	▪ Visual audit to remove any rubbish or materials. ▪ Land surface will be formed to match the surrounding lot area/levels. ▪ Any residue will be spread over the area surrounding the stockpile location to assist with ongoing management of the lot and monitor for weed and topsoil management. ▪ Site returned to pre-approval land use.





Photo 1: Area for stockpiling material (looking NW)



Photo 2: Area where material will be tipped from truck and then loader used to move material to stockpile location



Photo 3: Area for stockpiling material (looking SE)



Photo 4: View of area proposed for stockpiled material from Geraldton Mt Magnet Road, including view corridor impacted by state infrastructure.