

# Extractive Industry Local Planning Policy

**VERSION 2**

December 2015

town planning services

Version	Adoption	Comment
1	7 September 2010 Council Item SC186	Draft.
1	23 November 2010 Council Item SC197	Final.
1	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
2	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.

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## 1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Extractive Industry local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

## 2.0 OBJECTIVES

- a) To set out the matters which are to be taken into account when considering applications for an extractive industry.
- b) To detail the specific requirements and minimum standards for the establishment of an extractive industry.
- c) To ensure extractive industry occurs with minimal detriment to the local amenity and environment, and in a manner which allows for future use and development consistent with long-term planning intentions for the area.

## 3.0 POLICY MEASURES

### 3.1 Exemptions from the Policy

This policy does not apply to the following:

- a) The extraction of basic raw materials on Crown land (including reserves and pastoral leases), which are covered by *the Mining Act 1978*.
- a) The extraction of basic raw materials to a depth of no more than 1m and an area of no more than 1ha where the material is to be used for improvements on the same property, municipal purposes or road construction.

### 3.2 General

- 3.2.1 Excavation should not generally occur within 20m of the boundary of any land on which the excavation site is located and within 40m of any road or watercourse.
- 3.2.2 The excavation area should be drained so as to prevent the accumulation of water.
- 3.2.3 Security fencing of the site may be required so as to prevent unauthorised access.
- 3.2.4 Explosives or explosive devices should not be stored on-site.
- 3.2.5 Hours of operation should generally be limited to 07:00 to 18:00 Monday to Saturday with no operations on Sundays or public holidays.
- 3.2.6 Blasting should only take place between 08:00 to 17:00 Monday to Friday.

### 3.3 Application Requirements

Applications shall include the following information:

- 3.3.1 A plan of the excavation site to a scale of between 1:500 and 1:2,000 showing:
- a) Existing and proposed land contours plotted at 1m contour intervals;
  - b) The land on which the excavation site is to be located;
  - c) External surface dimensions of the land;
  - d) Location and depth of the existing and proposed excavation of the land;
  - e) Location of existing and proposed thoroughfares or other means of vehicle access to and egress from the land and to public thoroughfares in the vicinity of the land;
  - f) Location of buildings, treatment plant, tanks and other improvements and developments existing on, approved for or proposed in respect of the land;
  - g) Location of existing power lines, telephone cables and any associated poles or pylons, sewers, pipelines, reserves, bridges, railway lines and registered easement or other encumbrances over or in the vicinity of the land;
  - h) Location of all existing dams, watercourses, drains or sumps on or adjacent to the land;
  - i) Location and description of existing and proposed fences, gates and warning signs around the land; and
  - j) Location of the areas proposed to be used for stockpiling excavated material, treated material, overburden and soil storage on the land and elsewhere.
- 3.3.2 A management plan containing:
- a) The nature and estimated duration of the proposed excavation;
  - b) The stages and the timing of the stages in which it is proposed to carry out the excavation;
  - c) Details of the methods to be employed in the proposed excavation and a description of any on-site processing works;
  - d) Details of the depth and extent of the existing and proposed excavation of the site;
  - e) An estimate of the depth of and description of the nature and quantity of the overburden to be removed;
  - f) Description of the methods by which existing vegetation is to be cleared and topsoil and overburden removed or stockpiled;
  - g) Description of the means of access to the excavation site and the types of thoroughfares to be constructed;

- h) Details of the proposed number and size of trucks entering and leaving the site each day and the route or routes to be taken by those vehicles (the local government may require contributions towards the upgrade of roads);
- i) Description of any proposed buildings, water supply, treatment plant, tanks and other improvements;
- j) Details of drainage conditions applicable to the land and methods by which the excavation site is to be kept drained;
- k) Description of the measures to be taken to minimise sand drift, dust nuisance, erosion, watercourse siltation and dangers to the general public;
- l) Description of the measures to be taken to comply with the applicable noise standards;
- m) Description of the existing site environment and a report on the anticipated effect that the proposed excavation will have on the environment in the vicinity of the land;
- n) Details of the nature of existing vegetation, shrubs and trees and a description of measures to be taken to minimise the clearing of existing vegetation; and
- o) Description of the measures to be taken in screening the excavation site, or otherwise minimising adverse visual impacts, from nearby thoroughfares or other areas.

### 3.3.3 A rehabilitation and decommissioning plan indicating:

- a) The objectives of the program, having due regard to the nature of the surrounding area and the proposed end-use of the excavation site;
- b) Whether restoration and reinstatement of the excavation site is to be undertaken progressively or upon completion of excavation operations;
- c) How any face is to be made safe and batters sloped;
- d) The method by which topsoil is to be replaced and revegetated;
- e) The numbers and types of trees and shrubs to be planted and other landscaping features to be developed;
- f) How rehabilitated areas are to be maintained; and
- g) The program for the removal of buildings, plant, waste and final site clean up.

### 3.4 Duration of Approvals

Planning approvals for extractive industries should be limited to a maximum period of 12 months, after which the further renewal of the approval by the local government is required annually. **This is the responsibility of the applicant and the local government will not automatically re-issue approvals.**