Development Application Requirements

# EXTRACTIVE INDUSTRY - ONLY

City of Busselton
Geographe Bay

## 1. DEVELOPMENT APPLICATION FORM

NOTE1: Form must be ink signed by ALL landowners registered on the Certificate of Title. If in a Business or Trust, a letter of authorisation signed by ALL landowners is to be provided.

NOTE2: If the property is in a Company name a letter confirming that the person who has signed the Application form, or details from ASIC, confirming the Directors of the Company is to be provided.

## 2. CERTIFICATE OF TITLE INCLUDING ALL EASEMENTS/RESTRICTIVE COVENANTS

If Application is for area/s across more than 1 property a Certificate of Title is required for all properties is to be provided as well as any easements or restrictive covenants.

## 3. LOCATION PLAN & SITE PLAN (INCLUDING STAGING PLAN)

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|---|---|---|
| 3.1 | Property details and a location plan showing the location of the property in a district context. | ☐ |
| 3.2 | Contoured topography of site and surrounds including up to date orthophoto mapping showing the whole of the property. | ☐ |
| 3.3 | Existing and surrounding land use (including all buildings and dwellings) within 1500metres of the perimeter of the lot(s). | ☐ |
| 3.4 | The location and extent of any existing extractive industry within 1000metres of the proposal. | ☐ |
| 3.5 | Property access (public and private) surface, sub-base, shoulder condition and suitability for the intended volume and period of use. | ☐ |
| 3.6 | Existing vegetation, including any Declared Rare Fauna and Flora or threatened Ecological Communities if known. | ☐ |
| 3.7 | Existing and surrounding watercourses, dams and wetlands indicating setbacks of the proposal and internal access roads from neighbouring properties. | ☐ |

## 4. OPERATION MANAGEMENT PLAN

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|---|---|---|
| 4.1 | Size and depth of pit/s including the results, details and locations of soil test pits.<br>NOTE3: The proponent is required to clearly demark the proposed intended pit perimeter on the land to the satisfaction of the City.<br>NOTE4: Extraction activities to be 20metres off the boundary then backfilling or constructing of the battered slopes constructed to a minimum of 1:5metres or greater on rehabilitation. | ☐ |
| 4.2 | Sand, gravel, rock, limestone or clay extraction. | ☐ |
| 4.3 | Volume ($m^3$) and weight (tonnes) of material to be extracted. | ☐ |
| 4.4 | Intended crushing, blasting and method of material extraction. If crushing is proposed, nominated location/s of crusher. | ☐ |
| 4.5 | Timing and extent of crushing and blasting if proposed. | ☐ |
| 4.6 | Whether on-site maintenance or storage of vehicles or fuels is required. | ☐ |
| 4.7 | If storage and stockpiling of resource is proposed to be on-site; is the proposed height, location and cubic capacity of the intended resource stockpile and the measures to be deployed to control dust dispersal included.<br>NOTE5: Gravel resource may be stockpiled to 3m high, sand and limestone resource stockpiled to 2m high if no soil stabiliser used, 3m high if soil stabiliser used.<br>NOTE6: Topsoil stockpiled to 2m high. | ☐ |
| 4.8 | Details of proposed capacity and water source planned for site dust management and general purposes. | ☐ |
| 4.9 | Period over which operation is to occur<br>NOTE7: maximum period permitted under Local Planning Policy 5A is 5 years. | ☐ |
| 4.10 | Proposed operating times. | ☐ |
| 4.11 | Type/s of equipment to be used. | ☐ |
| 4.12 | Staging of operation. | ☐ |
| 4.13 | The name and telephone number of the proposed Operations Manager for the site *if known*. | ☐ |

NOTE8: A minimum 200mm topsoil to be scalped, retained and stockpiled no greater than 2m high for the purposes of rehabilitation.

## 5. RESOURCE HAULAGE REPORT

A Traffic Impact Statement/Assessment should be provided that details the following:

External Haulage route

- 5.1 Proposed haulage route including current standard of roads (gravel/sealed, widths etc.) ☐
- 5.2 Current vehicle movements along haulage route. ☐
  NOTE9: Applicant to include recent (within last 12 months) weekly vehicle counts either to be undertaken by a contractor or they are to contact the City to arrange (may be charged – discuss with Engineering).
- 5.3 Proposed total, maximum number of truck movements per day (vehicles entering and exiting). ☐
- 5.4 Anticipated road maintenance and/or upgrade requirements. ☐
- 5.5 Types and size of trucks to be used. ☐
- 5.6 Location of proposed and existing road signage. ☐
  NOTE10: Class 1 retro-reflective yellow truck sign 100m from crossover in both directions.
- 5.7 Anticipated intersection upgrades. ☐
- 5.8 Anticipated drainage and/or bridge upgrades. ☐
- 5.9 Extent of roadside vegetation to be removed if road upgrades are required. ☐
- 5.10 School bus routes and times confirmed by school bus company. ☐

Crossover/sightlines

- 5.11 Proposed access to the site including any proposed new crossovers. ☐
- 5.12 State of current crossover to be utilised and any upgrades required (photos to be included). ☐
- 5.13 Assessment of current sightlines including extent of roadside vegetation to be removed. ☐
- 5.14 Details of on-sight entrance signage to include: ☐
  - a) Approved operating hours ☐
  - b) Approved haulage hours including exclusion times ☐
  - c) Site contact times ☐
  - d) UHF channel for operators ☐
  - e) Approved haulage route ☐

Internal haulage routes

- 5.16 Internal haulage routes, on-site turn around and internal traffic management to be nominated on site plan. ☐

## 6. WATER MANAGEMENT PLAN

- 6.1 Surface Water Management. ☐
- 6.2 Wetland Buffers and Waterway Foreshore Areas. ☐
- 6.3 Maximum seasonal ground water table (MSGT), including minimum separation to maximum seasonal ground water table. ☐

NOTE11: Generally the City will require two years (two winters) of on-site ground water monitoring to confirm maximum seasonal ground water (MSGT) and will generally require a report to be prepared by a suitably qualified Hydrologist.

NOTE12: DWER require a minimum 500mm separation from extraction to the MSGT and 700mm to final ground level (FGL) for pasture or crop upon rehabilitation, noting that greater separation may be required for some sites and other final uses.
NOTE13: The 700mm final finish to ground level includes 200mm topsoil replacement and 500mm separation to MSGT. Report to confirm that this can be achieved and to be discussed with DWER and DPIRD.

## 7. PLANNING FOR COMPLETION (REHABILTIATION)

7.1 Final proposed land use (Agriculture – Extensive, Agriculture – Intensive or revegetation). ☐

7.2 Minimum finished ground level (FGL) above MSGT. ☐

NOTE14: As per NOTE12 and NOTE13 above, 700mm to final ground level (FGL) for pasture or crop upon rehabilitation, noting that greater separation may be required for some sites and other final uses. To be discussed with DWER and DPIRD.

7.3 Finished battered slopes to be minimum or greater than > 1:5 metres in and around the worked extraction area. ☐

7.4 If to be rehabilitated to pasture or crop, required information: ☐

a) Seed and fertiliser rate ☐
b) Preferred seed type ☐
c) Recommended time of year for successful sewing of seed ☐

7.5 If to be rehabilitated to native vegetation, required information: ☐

a) Requirements of any clearing permits ☐
b) Species to be planted ☐
c) Number and spacing of each species to be planted ☐
d) Percentage % survival rate e.g. 70% for minimum two (2) years following planting ☐

## 8. NOISE MANAGEMENT PLAN

Refer to part 4.2.2.9 of Local Planning Policy 2.3 for more information regarding what is required to be addressed within the Noise Management Plan.

## 9. DUST MANAGEMENT PLAN.

Refer to part 4.2.2.9 of Local Planning Policy 2.3 for more information regarding what is required to be addressed within the Dust Management Plan.

## 10. ADDITIONAL REPORTS

Where deemed necessary the following additional information may also be required.

10.1 Acid Sulphate Soil (ASS) risks assessment. ☐

10.2 Evidence of Dieback disease and the suitability of a Dieback Hygiene Management Plan (where necessary). ☐

10.3 Weed management plan (where applicable). ☐

10.4 Clearing permit (see note below). ☐

NOTE15: Where clearing of native vegetation is proposed, the application shall include correspondence from the Department of Water, Environment and Regulation (DWER) to confirm that a Clearing Permit Application has been received or preferably approved by DWER when clearing of native vegetation is required. Although the City may approve an application prior to the DWER's Clearing Permit approval, the applicant is to provide the City with a copy of the approved DWER Clearing Permit prior to any clearing commencing.

## 11. MEASUREMENTS SUMMARY

- Minimum or > greater 1:5 metres batter
- 200mm Topsoil
- 500mm above maximum seasonal groundwater table (MGST)
- 700mm Finished Ground Level (FGL)
- 10 metre buffer from tree trunk (protection of tree root systems)
- 20 metre setback from boundaries
- 30 metre setback from riparian zone (conservation category wetlands)
- 2metre high topsoil stockpile
- 2metre high resource stockpile if NO soil stabiliser
- 3metre high resource stockpile if soil stabiliser used