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7.7 C-7DMRDW07 – Dust Management Requirements for Development Works within the Shire of Dandaragan

Previous Policy Number – 7.7

PART A- Policy

Objective

The purpose of this policy is to:

1. Incorporate the Shire's "Guidelines for the preparation of dust management plans for development sites within the Shire of Dandaragan" into this policy.
2. Adopt the Department of Environment and Conservation procedure for the assessment of the potential for a development site to generate dust prior to site works commencing.
3. Not allow bulk earthworks on Class 3 and 4 development sites between 1 October and 31 March.
4. Put in place measures and contingency arrangements to manage the potential for dust leaving the site during and after development.

Policy Statement

Extensive clearing of vegetation as part of subdivisional and development works during summer months has generated a substantial number of complaints received by the Shire of Dandaragan. This has resulted in the creation of this policy to proactively control the timing of bulk earthworks.

The Shire's guidelines describe the problems associated with airborne dust emissions from development sites. The Shire requires the preparation of dust management plans for construction works associated with development sites and subdivisional works. These dust management plans are required to be submitted and approved prior to the commencement of works.

The Shire's dust management guidelines are for the assistance of developers in preparing dust management plans. These guidelines are largely based on the Department of Environment and Conservation document titled "[A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities \(January 2011\)](#)". The Department of Environment and Conservation guidelines outline that during the summer of 1994-95, more complaints regarding dust impacts from land development sites were received by the Department of Environment and Conservation than for any previous summer. This prompted the preparation of the Department of Environment and Conservation guidelines, which deal with issues such as the;

- timing of development, development staging;
- treatment of vegetation on site;
- stabilisation of cleared areas;
- hydromulch, chemical stabilisation;
- contractual arrangements; and
- procedure for the assessment and management of dust lift off (Site Classification Assessment Chart).

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It is the developer's responsibility to schedule works on land development at the time in the year and in a way that reduces the potential impacts of dust to a practical minimum. The time of the year when these activities are carried out is critical since the least number of complaints occur during winter months.

Definitions

For the purpose of this policy the following definitions are applicable:

- a. Land development sites - are premises (larger than 1,500m²) on which any works are to be done to develop the land for any use.
- b. Land uses - are items of value which would be adversely affected by exposure to excessive quantities of dust and wind-borne material and include houses, commercial buildings, commercial activities, market gardens, schools, factories, roads, parks and recreational areas.
- c. Bulk earthworks - refers to works such as vegetation clearing, topsoil removal, land re-contouring and cut and fill operations.
- d. Civil earthworks - refers to works such as construction of retaining walls, installation of sewers, installation of stormwater drainage, installation of services and construction of roads / parking areas.
- e. Stabilisation - the placement of gravel or other approved stabilisation agent onto completed earthworks.

Conditions

1. All subdivisions and development must comply with the Environmental Protection Authority guidelines for dust control in subdivisional areas.
2. All earthworks on development sites must be undertaken in compliance with a dust management plan approved by the Shire, prepared in accordance with the "[A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities \(January 2011\)](#)" (Department of Environment and Conservation).
3. All development sites shall be classified in accordance with the document "[A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities \(January 2011\)](#)" (Department of Environment and Conservation).
4. Bulk earthworks will be prohibited on Class 3 or 4 development sites between 1 October and 31 March annually. Bulk earthworks must cease by the 30 September and any extensions beyond this date will not be considered.
5. Any Class 3 or 4 development sites which have undergone bulk earthworks prior to 1 October shall be completely stabilised between 1 October and 31 October, so as to remain in a stable condition with no wind borne dust being generated from the stabilised site. The standard of stabilisation required shall be achieved by applying a 60mm layer of gravel as per the Shire's procedural note for the use of gravel as a stabilisation agent.

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6. Bulk earthworks will be permitted in all months on Class 1 and 2 development sites, subject to approval of a dust management plan.
7. In accordance with the approved dust management plan, civil works will be permitted to be undertaken on all classes of sites all year round, subject to an ongoing program of stabilisation on all exposed land prior to the completion of lots.
8. Post subdivision responsibility for dust suppression lies with the landowner.

This policy should be read in conjunction with the following documents:

1. [A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities \(January 2011\)](#) (Department of Environment and Conservation).
2. Guidelines for the preparation of dust management plans for development sites within the Shire of Dandaragan.
3. Shire of Dandaragan's procedural note for the use of gravel as a stabilisation agent.