

element.

Extractive Industry Development Application

[Lot 290 Indian Ocean Drive, Jurien Bay](#)

April 2026 | 25183

We acknowledge the Whadjuk people of the Noongar nation as traditional owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

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1. Development Application Details

1.1 Development Application Details

Proposed development	Industry – Extractive
Applicant	Element Advisory (part of SLR) on behalf of WA Limestone Pty Ltd
Landowner	ARDROSS ESTATES PTY LTD
Type of approval sought	Development Application to be determined by the Local Government (Shire of Dandaragan)
Subject site	Lot 290 Indian Ocean Drive, Jurien Bay
Real property address	Lot 290 Indian Ocean Drive, Jurien Bay
Proposed Extraction Area	3.3088 ha (subject to survey)
Estimated Development value	\$500,000 (excl. GST)

1.2 Planning Framework Details

Local Government Area	Shire of Dandaragan
Local Planning Scheme	Shire of Dandaragan Local Planning Scheme No.7
Land Use Permissibility	Industry Extractive – A use
Aboriginal and/or Local Heritage Considerations	N/A
Environmental Considerations	<ul style="list-style-type: none"> • Native Vegetation • Undulating topography
Relevant State Planning Policy(s), Development Control Policy(s), Position Statements and/or Planning Bulletins	<ul style="list-style-type: none"> • SPP 2.4 Basic Raw Materials • SPP 3.7 Planning in Bushfire Prone Areas
Local Planning Policies	<ul style="list-style-type: none"> • N/A
Local Law	<ul style="list-style-type: none"> • N/A

2. Consultant List

This development application has been prepared by Element Advisory on behalf of WA Limestone Pty Ltd with input from the following specialist consultants:

Consultant List

Discipline	Consultant
Planning Consultant	Element Advisory (Part of SLR)
Environmental Consultant	SLR
Traffic Engineer	PTG Consulting

3. Introduction

This Development Application (DA) has been prepared by Element Advisory (part of SLR) (Element Advisory) on behalf of WA Limestone Contracting Pty Ltd (WALC) for an Extractive Industry over Lot 290 Indian Ocean Drive, Jurien Bay (subject site).

The subject site is 1926.02ha and is vacant, with the exception of an existing limestone pit located centrally in the lot. The existing pit is roughly 2.3ha in area and setback a minimum of 520m from the northern boundary and 1,200m from the western boundary. The existing pit is accessed via a 1.6km unsealed track connecting to Indian Ocean Drive at the north-western corner of the subject site.

The existing pit is the result of an historical limestone quarry, which has been out of operation for several years. The quarry previously produced a range of limestone aggregate products for construction materials supply.

The purpose of this DA is to seek approval from the Shire of Dandaragan to expand the existing quarry, to a total area of 3.3088ha and resume operations to supply limestone to the Jurien Bay Boat Harbour Entrance Reconfiguration project.

Limestone extraction activities onsite are proposed to a maximum depth of 26m AHD. The proposed development is estimated to yield approximately 162,000m³ of raw material.

This report provides an overview of the subject site and the proposed development, as well as a detailed assessment against the relevant planning requirements and an examination of the planning merits of the proposal.

This report is accompanied by the following detailed technical reports, assessments and plans:

- Appendix A – Certificate of Title
- Appendix B – Planning Assessment
- Appendix C – Development Plans
- Appendix D – Traffic Impact Statement
- Appendix E – Excavation & Environmental Management Plan
- Appendix F – Flora, Vegetation, Fauna and Black Cockatoo Assessment

4. Subject Site

4.1 Property Description, Ownership and Locality

The subject site is located within the Shire of Dandaragan local government area (Shire), approximately 5km south-west of the Jurien Bay Town Centre. The proposed extraction area totals 3.3088ha as outlined within the development plans.

Refer to Appendix C – Development Plans.

The subject is vacant with remnant vegetation and directly fronts on to Indian Ocean Drive.



Figure 1: Aerial Image of Lot 290 Indian Ocean Drive, Jurien Bay

The property details are provided within **Table 1** below with a copy of the Certificate of Title attached at Appendix A.

Refer to Appendix A – Certificate of Title.

LOT NO.	LANDOWNER	AREA	VOL.	FOLIO	PLAN NO.
290	Ardross Estates Pty Ltd	1926.02 Ha	2503	694	031863

Table 1: Summary of Land Details

4.2 Heritage & Environmental Considerations

4.2.1 Existing Site Topography and Soils

The subject site has a general eastward upslope, ranging in elevation from a low point of 10m AHD at the western boundary to 50m AHD at the eastern boundary. The existing pit is situated between 26m and 40m AHD.

A site feature survey is provided within the development plans to clearly illustrate the levels of the site.

Refer to Appendix C – Development Plans.

4.2.2 Acid Sulphate Soils (ASS)

Department of Water and Environmental Regulation (DWER) Acid Sulphate Soil (ASS) risk mapping for the Swan Coastal Plain demonstrates that the subject site is at no risk of interception of ASS.

Refer to Appendix E – Excavation & Environmental Management Plan

4.2.3 Wetlands

No geomorphic wetlands are present within the subject site.

4.2.4 Flora and fauna

A Flora, Vegetation, Fauna and Black Cockatoo Assessment was conducted by SLR Consulting in 2025-26 (Appendix F).

Key findings and management measures are also outlined in the Excavation & Environmental Management Plan (Appendix E).

A native vegetation clearing permit will be required from the Department of Water and Environmental Regulation (DWER) to assess the environmental value of the identified native vegetation. A clearing permit is to be lodged with DWER, following the lodgement of this development application.

Refer to Appendix E – Excavation & Environmental Management Plan

Refer to Appendix F – Flora, Vegetation, Fauna & Black Cockatoo Assessment

4.2.5 Heritage

A search using the Department of Planning, Lands and Heritage (DPLH) mapping system indicates that there are no places with Aboriginal Cultural Heritage significance within the proposed quarry area.

Furthermore, the Heritage Council's State Heritage Register and the Shire's heritage records indicate there are no sites or places of State or Local heritage significance that will be impacted by the proposed development.

5. Proposed Development

5.1 Development Details

5.1.1 Overview

The proposal is for lime sand and limestone extraction restricted to 3.3088ha of the subject site. Extraction is to occur gradually, with an area less than 2ha open to extraction at any given time.

Extraction is to be completed by WA Limestone Pty Ltd with haulage proposed to use 27.5m B-double trucks on the road network identified in the haulage route defined below. The haulage route allows for efficient regional connection with Indian Ocean Drive, directly accessed via a proposed crossover.

Extraction is not to go below a minimum pit floor level of 26m AHD, ensuring a 2m separation to groundwater is always maintained.

The Development proposal is summarised in **Table 2** below:

Development Details:	
Subject Site Area	1926.02ha
Requested Approval Timeframe	10 years
Area of Vegetation Clearing	Approx 1ha
Basic Raw Material	Lime Sand & Limestone
Lot Boundary Setbacks	Minimum 1.2km (Indian Ocean Drive boundary) Minimum 520m (Northern lot boundary) Minimum 700m (Eastern boundary)
Minimum Separation Distance to Sensitive Land Use	Over 2km
Extractive Industry License Area (% of total site area)	3.3088ha (0.17%)
Rehabilitation Area	100% of Extraction Area
Rehabilitation Typology	Available for future use – made safe, stable and non-polluting
Extraction Method	Front-end loader, D9 Dozer, Excavator, Screen & Crusher
Batter Slopes (Vertical: Horizontal)	1:3
No. of Stages	N/A – gradual extraction of not more than 2ha open at one time
Proposed Extraction Yield	Approx. 162,000m ³
Annual Extraction Rate (Estimate)	16,200m ³
Maximum Depth of Extraction	26m AHD
Proposed Haulage Vehicle Movements	Maximum of 4 laden (in/out) in the peak hour during busy periods.
RAV Network	RAV 4.1
Haulage Route	Direct connection to Indian Ocean Drive

Hours of Operation	<p>Mon-Fri: 7:00am to 5:00pm</p> <p>Sat: 7:00am to 1:00pm</p> <p>No works are to occur on Sundays or Public Holidays.</p>
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Table 2: Development Summary

It is anticipated that all material may be extracted within 9 years, with rehabilitation to be completed immediately following the completion of extraction.

Rehabilitation and ongoing monitoring and maintenance of the rehabilitation area to a self-sustaining status will require maintenance over a 1-year period following the completion of works onsite.

The following activities are expected as part of the on-going operation of the site:

- **Removal and Stockpiling of Topsoil:** The top 100mm of topsoil from the active extraction stage is to be removed and stockpiled. Stockpiles are to be located where convenient within each extraction stage for operations with a batter no greater than 1:3 to ensure minimal erosion of the stockpile during winter periods and a height no greater than 2m for reduced wind erosion.
- **Material excavation:** Active excavation of the resource from the working face within each stage and loading of trucks for haulage offsite.
- **Screening and crushing:** Screening of excavated material may be required dependent upon the particle size of material and market demand for material permeability. Should screening be undertaken onsite, a mobile screen is to be located within centre of the respective stage.
- **Final contouring and topsoil respread:** A combination of equipment may be used to undertake spreading and earthworks including a tracked bobcat, excavator and front end loader. Final contours are to reflect the Post Extraction Contour Plan.
- **Site rehabilitation:** Rehabilitation is to be completed in stages, following each stage of extraction. Rehabilitation of the subject site will ensure a pasture grass cover is established for long term dust suppression purposes.

5.1.2 Stages of Excavation

Extraction is to progress gradually, with an area no more than 2ha open to extraction at any given time.

5.1.3 Depth of Extraction

The maximum depth of extraction is to be limited to 26m AHD, this proposed extraction depth is no deeper than the existing extracted levels. There has been no previous interception of groundwater. Therefore, the proposed extraction depth is not expected to intercept the groundwater level.

Detailed post extraction contours are provided within the development plans attached at **Appendix C**.

It is the operator's responsibility to not exceed this depth of extraction shown in the post-extraction contours.

5.1.4 Site Access and Movement

Site access and haulage route is set out within **Appendix C**. The pit is accessed via the existing internal unsealed track extending approximately 1.6km from the entrance at Indian Ocean Drive. The subject site directly obtains regional access to Indian Ocean Drive. Indian Ocean Drive is identified as a RAV network road capable of accommodating up to 27.5m B-Double trucks as proposed. The proposed RAV vehicles are to operate in accordance with the conditions of the RAV network.

5.1.5 Hours of operation

The proposed hours of operation are:

- 7:00am to 5:00pm Monday to Friday.
- 7:00am to 1:00pm on Saturdays.
- No works are to occur on Sundays or Public Holidays.

5.1.6 Water Supply for Dust Suppression

Water is to be sourced by the nearest commercial standpipe for filling of the watercart.

5.2 Noise Management

The proposed extraction site is located over 2km from the nearest sensitive land use. Noise amenity impacts are expected to be negligible on any sensitive land uses.

Notwithstanding the above, general noise management controls are to be employed onsite to prevent any noise pollution, these practises include the following:

- *Excavation and processing to be undertaken below natural ground level as far as practicable*
Trafficable areas to be maintained in good condition free of potholes and rills
- *Quarry operations to be conducted within the approved hours of operation.*
- *Low frequency (Croaker) reversing alarms fitted where safely practicable*
- *Plant alarms to utilise warning lights rather than audible alarms where safely practicable*
- *Drivers instructed to avoid the use of engine braking where safely practicable*
- *A complaint register is to be made available to surrounding residents and to be provided to the operator if reported.*

Acoustic topsoil bunding will not be required for the proposed operations.

The above management practises are defined in the accompanying Environmental Management Plan.

Refer to Appendix E – Excavation & Environmental Management Plan

5.3 Traffic and Transport

A Traffic Impact Statement (TIS) has been prepared by PTG in support of the proposed haulage operations onsite.

The TIS concludes that proposed development is estimated to generate a maximum of 4 laden (in/out) truck movements in the peak hour of operation. These volumes are considered only to influence the existing road network during infrequent peak haulage campaigns. The vehicles used are to be 27.5m RAV 4 vehicles.

The TIS recommends the widening of the crossover at the intersection of Indian Ocean Drive with the access track to the proposed pit. The widening is to allow for the accommodation of the proposed 27.5m trucks.

The existing crossover location complies with the required sightline distances for 27.5m trucks in this area.

Refer to Appendix D – Traffic Impact Statement

5.4 Weed and Dieback Management

Weed and Dieback management for the proposed development is addressed in sections 5.5 and 5.6 of the Excavation & Environmental Management Plan prepared by WA Limestone. The Environmental Management Plan includes the following strategies to mitigate against the spread of weeds and dieback, where required:

- Training site personnel to be aware of the presence of weed and dieback risks;
- Regular cleaning of extraction equipment upon arrival and exit of site;
- Covering of trucks transporting material to reduce spread;
- Ensuring material required for rehabilitation is sourced onsite, and;
- Lockable gates will be used to prevent unauthorised access to the site.

Refer to Appendix E – Excavation & Environmental Management Plan

5.5 Dust Management

Dust management for the proposed development is addressed in section 5.12 of the Excavation & Environmental Management Plan prepared by WA Limestone. The Environmental Management Plan includes the following management actions to prevent the generation of visible dust:

- Material is to be watered via an onsite watercart prior to extraction during the drier summer months;
- Dust generation is to be visually monitored, with works to cease upon the acknowledgement of visible dust crossing any lot boundary;
- Material is only to be extracted during favourable wind conditions, where generated dust will not be carried over lot boundaries;
- Stockpiles are to be stabilised with hyrdomulch or similar agent to prevent dust generation;
- Truck loads are to be covered to prevent dust generation from haulage;
- Internal unsealed tracks are to be watered, and;
- A complaints register to be kept by the operator to allow affected parties to inform the operator of adverse dust generation.

Refer to Appendix E – Excavation & Environmental Management Plan

5.6 Rehabilitation

During operations, quarrying and rehabilitation of the extraction area will be undertaken progressively. Following quarrying of each stage, rehabilitation will be undertaken. Rehabilitation of each stage is to make the excavated area safe, stable and non-polluting. All Department of Local Government, Industry Regulation and Safety (LGIRS) mine safety requirements will be adhered to.

Refer to Appendix E – Excavation & Environmental Management Plan

5.7 Stormwater Management

Due to the significant size of the subject site, the central location of the proposed pit and the high permeability of the soils, stormwater will be captured and treated onsite.

5.8 Onsite Vehicle Maintenance

All machinery onsite is to be serviced by an authorised service vehicle which is to arrive onsite as required. Each service and maintenance vehicle will contain a hydrocarbon spill kit to prevent any potential contamination of the site.

All major servicing is to occur offsite with machinery transported offsite.

No hydrocarbons are to be stored onsite at any time, with the refuelling of machines to occur from an authorised service vehicle which is to attend site as required.

Detailed management and reporting measures are stipulated in section 5.14 of the Excavation & Environmental Management Plan.

Refer to Appendix E – Excavation & Environmental Management Plan

6. Orderly and Proper Planning

In addition to the assessment and justification provided in the planning assessment at **Appendix B**, the principles of orderly and proper planning require that new development is consistent with the planning vision and strategic direction for the locality.

The key matters relating to orderly and proper planning are outlined as follows:

- The application seeks approval for an Extractive Industry, a discretionary land use subject to public advertising within the Rural Zone pursuant to Table 1 of The Shire's Local Planning Scheme No. 7 and therefore capable of approval;
- The proposed use is a temporary, time limited land use. Once the resources are extracted, operations cease and the land is rehabilitated.
- The extraction of lime sand and limestone will supply the region with a market competitive locally sourced basic raw material for use in the agricultural, civil and land development sectors. This development will service a significant market demand for Basic Raw Materials, particularly for nearby infrastructure projects in Jurien Bay;
- The proposed development seeks to extract to a depth appropriately separated from groundwater given the existing separation from the subject site surface;
- The proposed extraction area maintains significant setbacks to surrounding properties and any sensitive land uses of over 500m;
- The proposal will not impact on the amenity of surrounding rural and residential land uses and will be significantly screened from the public;
- The proposal uses an easily accessible haulage route which has the capacity to accommodate all haulage vehicles and provides efficient regional access to market;
- The proposed development is capable of managing dust within the site without any offsite amenity impacts on the locality.

In consideration of the above merits of the proposal, the proposed development is considered to be consistent with the principles of orderly and proper planning and therefore may be conditionally supported by the Shire of Dandaragan on its planning merit.

7. Conclusion

This report has been prepared by Element Advisory (part of SLR), on behalf of WA Limestone Pty Ltd for an Extractive Industry at Lot 290 Indian Ocean Drive, Jurien Bay (the “subject site”). The development proposal seeks approval to extract lime sand and limestone from the subject site before being rehabilitated.

The extracted material is required to satisfy regional demand for civil infrastructure construction. Specifically, the proposed quarry will primarily supply the construction of the Jurien Bay Boat Harbour breakwater extension.

This report sets out the development approval framework, project area description, proposed development and planning framework applicable to the proposal. The planning assessment demonstrates that the proposed development will remain compliant with the strategic intent for the area following extraction and is consistent with the requirements and standards in the applicable statutory planning framework.

The proposal is therefore consistent with the principles of orderly and proper planning and can be appropriately managed within a 10-year time limited period, as outlined within this report.

It is respectfully requested that the Shire support and recommend approval of the proposed development, subject to appropriate conditions reflective of proposed extractive operations.

Appendix A – Certificate of Title

Appendix B - Planning Assessment

Shire of Dandaragan Local Planning Strategy

The Shire's 2020 Local Planning Strategy (Strategy) provides strategic guidance towards the future development and sustainability of the Shire. Under the Strategy the subject site is zoned 'Rural'. The strategic directions of the Rural zone are outlined as follows:

- *Retain rural land for agricultural production and the protection of biodiversity.*
- *Support subdivision only where it provides for improved agricultural outcomes and land management, such as boundary realignments, homestead lots, environmental and landscape enhancement.*
- *Facilitate more intensive and diverse use of rural land for higher value agricultural products which are compatible with land capability attributes and surrounding farming practices, subject to availability of adequate water supply.*
- *Support non-rural uses that are compatible with, and complement, the primary use of land.*
- *Commercial and manufacturing activities will not be supported on Rural zoned land unless specifically permitted in the Scheme.*
- *The existence of more than one dwelling on a rural property cannot be used as justification for subdivision.*

One of the actions of the Rural zone is to identify and manage potential land use conflicts between rural activities and basic raw materials. Under the strategy, it is identified that the Shire's basic raw materials are important resources that need to be protected. The proposed development application proposes to extract lime sand and limestone, a regionally significant resource, to be used in urban development and infrastructure projects. The significant separation of the proposed development will prevent adverse amenity impacts and protect rural amenity.

The provision of this resource will assist in satisfying BRM demand and directly influence the current costs experienced in the agricultural and land development sectors due to the required haulage distances to the nearest resource.

Shire of Dandaragan Local Planning Scheme No.7

Zoning and Land Use Permissibility

The subject site is zoned "Rural" under the Shire of Dandaragan Local Planning Scheme No.7 (LPS7). The objective of the Rural zone is as follows:

To provide for a range of rural activities such as broadacre and diversified farming so as to retain the rural character and amenity of the locality, in such a way as to prevent land degradation and further loss of biodiversity.

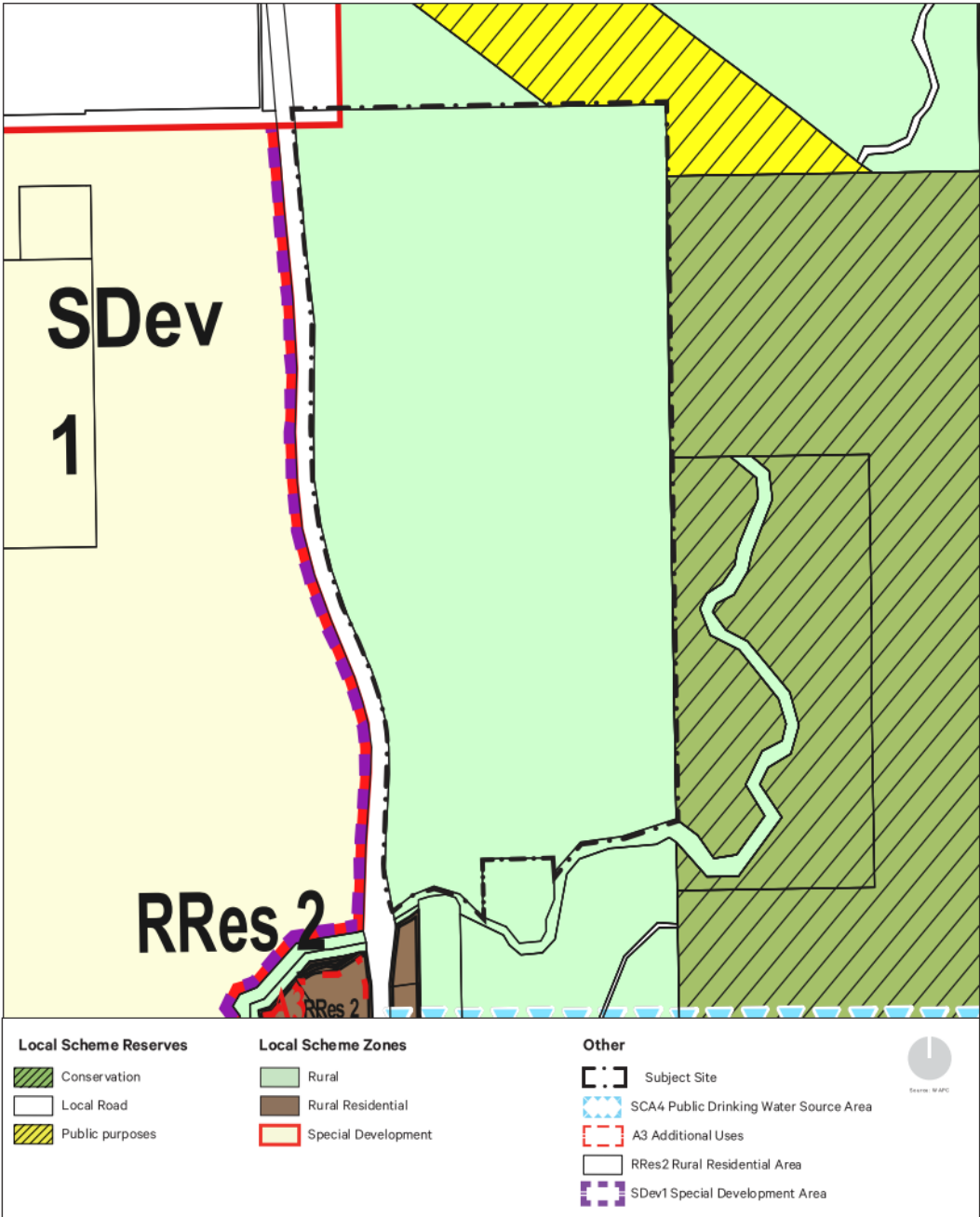


Figure 2: Local Planning Scheme No. 7 Zoning

An 'Industry – Extractive' land use is defined under LPS.7 as:

Means an industry which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining.

As the proposed development seeks approval for the extraction of limestone, the 'Industry-Extractive' land use definition is deemed the most appropriate land use. The application does not propose any manufacturing activities onsite.

Within the Rural Zone under LPS1, Industry-Extractive is considered an 'A' use. Clause 3.3.2 of LPS1 defines the following interpretation of 'A' uses:

"means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the Deemed Provisions"

Therefore, the proposed development is capable of approval by the Shire, subject to a period of public advertising.

State Planning Policy 2.4 - Basic Raw Materials Resource Policy (2021)

State Planning Policy 2.4 – Basic Raw Materials seeks to enable the responsible extraction of Basic Raw Materials (BRM) while ensuring the protection of people and the environment. The application of this Policy provides the foundation for land use planning to address the sustainable management of BRM in Western Australia.

The policy objectives and applicable response are provided within **Table 5** below.

Table 5: SPP2.4 Objectives Assessment

SPP2.4 Policy Objective	Proposed Development
<i>Ensure BRM and its regional importance is considered at the earliest stages of the planning process;</i>	The proposal allows for the extraction of basic raw materials from a currently vacant site. Rehabilitation will maintain the potential for future development on the site.
<i>Ensure BRM resources are used efficiently in land use planning and development;</i>	The extraction area includes a deposit of lime sand and limestone, a regionally significant basic raw material. This resource is widely used as an essential component in urban development and civil infrastructure projects.
<i>Identify BRM extraction opportunities through sequential land use without compromising the final intended land use; and</i>	The proposed development site is to be completely rehabilitated, with native vegetation clearing subject to a Native Vegetation Clearing Permit.
<i>Ensure the extraction of BRM avoids, minimises or mitigates any adverse impacts on the community, water resources and biodiversity values.</i>	Refer to the Environmental Management Plan

In addition to the above policy objectives, SPP2.4 also includes associated guidelines (SPP 2.4 Guidelines). Section 4 of the SPP 2.4 Guidelines includes more specific assessment criteria for extractive industry developments. The following table includes an assessment of the proposal against this criteria:

Table 6: SPP2.4 Guidelines Assessment

SPP 2.4 Guidelines Extractive Industries Criteria	Analysis of this Extractive Industry Application
<i>(a) the avoidance or mitigation of conflicts and detrimental effects on existing and future sensitive land uses and agricultural land in the surrounding areas (that is, noise, dust, vibration, blasting and vehicular traffic);</i>	The proposed extractive industry is to be appropriately separated from surrounding sensitive land uses. A minimum separation distance of 400m is proposed.

	Operations can appropriately manage all potential impacts associated with dust and noise to prevent any offsite impacts.
<i>(b) having an effective consultation process with appropriate stakeholder engagement, including advertising as required;</i>	The development application is to be made available for public comment as part of the development application process with due regard given to any submissions made.
<i>(c) prioritisation of proposals within SGS areas aligned with DMIRS geoVIEW.WA mapping in Perth and Peel;</i>	Not applicable to this application.
<i>(d) if the resources is identified as a SGS area and/or local basic raw material demand;</i>	The subject site is not identified as within an SGS area.
<i>(e) the quantity and quality of resource and scale and duration of extraction;</i>	The proposal seeks approval to extract 162,000m ³ of limestone and lime sand. This is a significant resource for surrounding development projects.
<i>(f) management of finished ground levels for BRM extraction and site rehabilitation to:</i>	The proposed extractive industry will be consistent with SPP 2.4 Guidelines Part 4(f).
<ul style="list-style-type: none"> <i>i) Maintain appropriate horizontal separation between extraction, water supply infrastructure and any other engineering requirements;</i> <i>ii) Avoid the exposure of groundwater and maintain the required vertical separation distances to groundwater for sequential land use;</i> <i>iii) Protect ground water and surface water quality.</i> 	<p>A separation distance to groundwater of 2m from the maximum groundwater level is proposed and is considered sufficient to protect against any potential interception of groundwater.</p> <p>The proposed extraction depth of 26mAHD has been deemed appropriate following previous works onsite.</p>
<i>(g) the site's potential for sequential land use and the ability to rehabilitate the land in a manner compatible with its long-term use identified by the Local Planning Scheme;</i>	The subject site is to be adequately rehabilitated in accordance with the approved EMP. Rehabilitation will ensure the site is made safe, stable and non-polluting.
<i>(h) the ability to stage the extraction operations to avoid conflicts with any adjacent land uses;</i>	Staging is proposed in a manner which does not impact surrounding sensitive land uses.
<i>(i) the effect of the proposed extractive industry on any adjacent agricultural land;</i>	The proposed extractive industry will not impact adjacent agricultural land.
<i>(j) the availability and suitability of road access;</i>	The subject site has direct access to Indian Ocean Drive, a RAV rated network.
<i>(k) the effect of the proposed extractive industry on any native flora and fauna and general landscape values;</i>	<p>SLR Consulting conducted a Flora, Vegetation, Fauna and Black Cockatoo Assessment in 2025-26 (Appendix F).</p> <p>A native vegetation clearing permit will be required from the Department of Water and Environmental Regulation (DWER) to assess the environmental value of the identified native vegetation. A clearing permit is to be lodged with DWER, following the lodgement of this development application.</p>
<i>(l) how all water resources will be protected during BRM extraction including a separation distance to the defined groundwater level plus other management measures to protect water resources during BRM extraction;</i>	<p>No water resources are anticipated to be impacted by this proposal.</p> <p>An effective minimum groundwater vertical separation of 2m is proposed. There are no wetlands or major watercourses nearby the extraction site which require protection.</p>

<i>m) potential impacts on fragmentation and connectivity of remnant vegetation;</i>	No fragmentation is anticipated as part of this application.
<i>n) any requirements for an environmental offset;</i>	Not required.
<i>o) sites of cultural and historic significance on and near the land, having regard to how they are likely to be integrated with subsequent land uses; and</i>	Not applicable to this application.
<i>p) location and stability of excavations, stockpiles and overburden dumps.</i>	Refer to the development plans. No overburden is required to be removed by this development.

Concerning the above, the proposal is deemed to demonstrate compliance with the provisions of SPP 2.4 and the associated SPP 2.4 Guidelines.

Planning and Development (Local Planning Schemes) Regulations 2015

Clause 67(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Deemed Provisions), specifies matters which are to be given due regard when determining applications for approval.

An assessment of the proposal against the relevant matters outlined in Clause 67(2) of the Deemed Provisions has been undertaken. A summary of the assessment is provided below in Table 7.

Table 7: Clause 67(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* Assessment

Provision	Applicant Response	
<i>(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area</i>	Refer to the planning justification provided under the Local Planning Scheme No. 7.	✓
<i>(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving</i>	Refer to the planning justification provided under the Local Planning Scheme No.7.	✓
<i>(c) any approved State planning policy</i>	Refer to the assessment listed under State Planning Policy 2.4, 3.7.	✓
<i>(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)</i>	N/A	
<i>(e) any policy of the Commission</i>	N/A	
<i>(f) any policy of the State</i>	N/A	
<i>(fa) any local planning strategy for this Scheme endorsed by the Commission</i>	Refer to the Local Planning Strategy Assessment above.	✓
<i>(g) any local planning policy for the Scheme area</i>	Refer to the above assessment of Local Planning Policy 3.	✓

(h) any structure plan or local development plan that relates to the development	N/A – No Local Structure Plans or Local Development Plans are applicable to the subject site.	✓
(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015	N/A	✓
(j) in the case of land reserved under this Scheme, the objectives of the reserve and the additional and permitted uses identified in this Scheme for the reserve	N/A	✓
(k) the built heritage conservation of any place that is of cultural significance	N/A	✓
(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located	Refer to review of indigenous and non-indigenous heritage above. The proposed extraction area is not impacted by any recognised sites of indigenous heritage.	✓
(m) the compatibility of the development with its setting, including – (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality, but not limited to, the likely effect of the height, bulk, scale orientation and appearance of the development.	The proposed extraction area is significantly setback from all lot boundaries and imposes no adverse impact on surrounding development.	✓
(n) the amenity of the locality including the following – (i) environmental impacts of the development (ii) the character of the locality (iii) social impacts of the development	Refer to the Environmental Management Plan for responses to these identified considerations. The proposed development is significantly separated from surrounding properties and will have no impact on amenity.	✓
(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or mitigate impacts on the natural environment or the water resource	The proposed development will maintain a separation to groundwater of 2m. The development site is appropriately distanced from any surrounding natural water resources.	✓
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	The proposed development requires minimal clearing of native vegetation. Any clearing of native vegetation is subject to a Native Vegetation Clearing Permit.	✓
(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk	The site is suitable for limestone extraction. No soil erosion or land degradation is proposed by this development. No flooding or bush fire risk is anticipated in the proposal.	✓

(r) <i>the suitability of the land for the development taking into account the possible risk to human health or safety</i>	Refer to the EMP.	✓
(s) <i>the adequacy of –</i> (i) <i>the proposed means of access and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles</i>	The site access and haulage routes for vehicles associated with the proposal is deemed appropriate. Refer to the Transport Impact Statement.	✓
(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety</i>	Refer to the Transport Impact Statement. A maximum of 4 trucks are to enter and exit the site during the peak hour of operations.	✓
(u) <i>the availability and adequacy for the development of the following –</i> (i) <i>public transport services</i> (ii) <i>public utility services</i> (iii) <i>storage, management and collection of waste</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities)</i> (v) <i>access by older people and people with disability</i>	N/A	
(v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses</i>	Significant community benefit will be provided through this development by ensuring the Shire of Dandaragan has a locally sourced lime sand and limestone quarry to substantially reduce haulage costs.	
(w) <i>the history of the site where the development is to be located</i>	N/A	
(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals</i>	The development will positively impact the community, by providing limestone for future construction purposes within the local area. The subject site will also allow for further local employment within the region.	✓
(y) <i>any submissions received on the application</i>	Submissions received on the application are to be considered and addressed through the assessment process.	✓
(za) <i>the comments or submissions received from any authority consulted under clause 66</i>	Submissions received on the application are to be considered and addressed through the assessment process.	✓
(zb) <i>any other planning consideration the local government considers appropriate</i>	N/A	

State Planning Policy 3.7 – Bushfire

The subject site is designated to be bushfire prone as outlined within **Figure 3**.



Figure 3: Bushfire Prone Mapping

The provisions of SPP 3.7 and associated guidelines for Planning in Bushfire Prone Areas (V1.4) apply to the proposed development.

Section 2.6 – Discretionary Decision-Making states the following applicable to this application:

Decision-makers can apply exemptions from the requirements of SPP 3.7 and these Guidelines where there is no intensification of land-use, and/or the proposal is not increasing the bushfire threat. Intensification of land use and/or development may include planning proposals that:

- a) result in an increase of visitors, residents or employees; or*
- b) involve the occupation of employees on site for more than three hours at a time for multiple periods during a week.*

An Extractive Industry is listed as a land use which may be considered exempt from compliance with the guidelines where no habitable buildings are proposed and where the proposal does not propose an intensification of land use. Since the proposal does not contain any habitable buildings, and employees onsite are to be onsite for periods of haulage and loading only, the application is considered exempt from requiring a bushfire assessment at this stage.

EPA Separation Distances between Industrial and Sensitive Land Uses (GS3)

The Environmental Protection Authority (EPA) has prepared a guiding document for assessment of environmental factors associated with the separation distances between sensitive land uses and Industrial land uses.

The proposed extractive industry is of a nature which reflects the 'Extractive Industry - Sand and Limestone' industry listed within Appendix 1. The relevant separation distance is recommended to be 300-500m to sensitive land uses, depending on the size and nature of operations, with key impacts associated with operations being noise and dust.

The proposed development is located 2,000m from the nearest sensitive land use located in the rural residential development to the north of the subject site.

The development proposal is supported by an environmental management plan that demonstrates the proposal can achieve compliance with the relevant standards and therefore the proposed development will not detrimentally impact the nearby land uses.

APPENDIX C – Development Plans

APPENDIX D – Traffic Impact Statement

APPENDIX E – Excavation & Environmental Management Plan

APPENDIX F – Flora, Vegetation, Fauna and Black Cockatoo Assessment