

POL	PREVENTION OF SAND DRIFT FROM SUBDIVISIONS AND DEVELOPMENT SITES	SPD7
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POLICY CODE:	SPD7
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Development Services
SERVICE UNIT:	Health Services
RESPONSIBLE OFFICER:	Manager, Environmental Health
FILE NO.:	182/001
DATE FIRST ADOPTED:	21 October 2003
DATE LAST REVIEWED:	14 December 2017
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	
VERSION NO.	6

Dates of Amendments / Reviews:		
DAPPS Meeting:	27 September 2012 22 August 2013 26 February 2015	26 November 2015 23 November 2017
OCM:	13 September 2007 11 October 2012 12 September 2013	12 March 2015 10 December 2015

Background:

Extensive clearing of remnant bushland as part of subdivisional and development works during summer months has generated a substantial number of complaints received by the Council. This has resulted in the review of the City's *"Guidelines for the preparation of Dust Management Plans for Development Sites within the City of Cockburn"* to proactively control the timing of bulk earthworks.

The Council's guidelines describe the problems associated with airborne dust emissions from development sites. The City 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 City's dust management guidelines have assisted developers in preparing dust management plans. These guidelines are largely based on the DEP document titled *"Land Development Sites and Impacts on Air Quality – A Guideline for the Prevention of Dust and Smoke Pollution from Land Development Sites in Western Australia"* (25 July 1996). The DEP guidelines were prepared in response to increasing problems with dust from land development sites culminating in the summer of 1994-95, when more complaints regarding dust impacts were received by the DEP than for any previous summer. The guidelines, deal with such issues as the:-

- timing of development, development staging,

POL	PREVENTION OF SAND DRIFT FROM SUBDIVISIONS AND DEVELOPMENT SITES	SPD7
-----	---	------

- 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).

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.

The DEP Guidelines state:-

“Dust generated by bulk earthworks being done during the summer months, particularly with housing in close proximity, can adversely impact upon people who live near development sites. These effects may be reduced if developments can be staged in a sequence whereby bulk earthworks are carried out in the winter months and the completed earthworks “front” is kept to about 100 metres in advance of newly created lots.”

The factors that affect airborne dust lift off from land development sites (other than the particle composition, density and size) are:-

- Wind velocity;
- Amount of land area disturbed and exposed (includes adequacy of artificial covers such as hydromulching);
- Soil dryness/compaction;
- Wind direction oscillation.

Purpose:

The purpose of this Policy is to:-

- (1) incorporate the City's *“Guidelines for the preparation of Dust Management Plans for Development Sites within the City of Cockburn”* into this Policy.
- (2) adopt the above DEP 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 ; and
- (4) put in place measures and contingency arrangements to manage the potential for dust leaving the site during and after development.

POL	PREVENTION OF SAND DRIFT FROM SUBDIVISIONS AND DEVELOPMENT SITES	SPD7
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Policy:

Measures

- (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 City's Health Services, prepared in accordance with the "Land Development Sites And Impacts On Air Quality: A Guideline For The Prevention Of Dust And Smoke Pollution From Land Development Sites In Western Australia" (DEP, November 1996).
- (3) All development sites shall be classified in accordance with the document "Land Development Sites and Impacts on Air Quality: A Guideline For The Prevention Of Dust and Smoke Pollution From Land Development Sites In Western Australia" (DEP, November 1996).
- (4) Bulk earthworks will be prohibited on Class 3 or 4 development sites between 1st October to 31st March annually. For the purpose of this policy, "Bulk earthworks" refers to site clearance, land re-contouring and cut and fill operations. Work such as construction of retaining walls, installation of sewers and construction of roads is considered to be "Civil earthworks".
- (5) Any Class 3 or 4 development sites which have undergone bulk earthworks prior to these dates, and where further civil works are not intended during the period 1st October to 31st March, shall be completely stabilised over this period. The standard of stabilisation required shall be no less than that achieved through hydro-mulching or similar method, to the satisfaction of the City's Manager, Environmental Health.
- (6) Bulk earth works will be permitted in all months on Class 1 and 2 development sites, subject to the approval by the City's Health Service, of a Dust Management Plan.
- (7)
 - 1 Subject to (b) below, and in accordance with the approved Dust Management Plan, civil earth works will be permitted to be undertaken on all classes of sites over the period 1st October to 31st March, subject to an ongoing program of stabilisation on all exposed land prior to the completion of lots, to the satisfaction of the City's Manager, Environmental Health.
 2. In respect to Class 4 development sites retaining wall construction may be permitted between 1st October to 31st March subject to the implementation of the Dust Management Plan, which shall provide for the complete ongoing stabilisation of all land affected by the construction of retaining walls.

POL	PREVENTION OF SAND DRIFT FROM SUBDIVISIONS AND DEVELOPMENT SITES	SPD7
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- (8) In the case of subdivisions, it shall be the subdivider's responsibility to maintain dust suppression on development sites until such time as new certificates of title issue, from which point the responsibility for dust suppression shall shift to the new land owners.