



Guidelines for the Preparation of Dust Management Plans

BACKGROUND:

Airborne dust emissions from development sites can cause damage to property and can represent a significant ongoing nuisance as well as a risk to health of surrounding residents and businesses.

The City's Local Laws specifically address the issue of dust and sand drift from development sites and land uses and require the approval of a detailed Dust Management Plan (DMP).

The DMP will be assessed against the requirements of the Department of Water and Environmental Regulation 1996 publication "*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*". Copies of this document are available on the City's website at www.cockburn.wa.gov.au/Health-and-Safety/Public-Health/Air-Pollution/Dust-Management.

High Risk Bulk Earthworks

The City's Planning Policy prohibits the carrying out of bulk earthworks on Class 3 or Class 4 development sites during the moratorium period between 1 October and 31 March.

Any staged bulk earthworks on low risk Class 1 or 2 sites proposed during this period will require individual application and approval of a DMP for each stage.

Any areas of Class 3 or 4 development sites which have undergone bulk earthworks for which further civil works are not intended during the moratorium period, shall be completely stabilised using hydro-mulching or similar.

On-Site Inspection and Approval of Dust Management Plans

A DMP must be approved by the City prior to the commencement of any development works.

As part of the approval process it will be necessary for the developer, the consulting engineer and contractor to meet one of the City's Environmental Health Officers on-site prior to works commencing to discuss the dust management strategies and requirements.

Inspections of the site during the works period will be carried out to ensure that the commitments, management strategies and contingency measures which are detailed in the dust management plan, are being appropriately implemented.

Information to be provided in a Dust Management Plan

A DMP submitted to the City for assessment must be accompanied by:

- (1) A completed 'Application for Approval of a Dust Management Plan' form which provides the full name and address and after hours contact numbers for the developer, consultants and contractor associated with construction works on site, as well as the appropriate application fee;
- (2) The Site Classification Chart as included on the City's Application for Approval of a Dust Management Plan form (see sample below) must be completed;
- (3) Suitably scaled site plans showing the full extent of proposed works, location of haul roads and public road access, as well as the proximity of surrounding houses;
- (4) A detailed description of the proposed works including a schedule of works describing anticipated dates of site clearance, topsoil handling and storage, the expected duration and timing of all earthworks and civil works;
- (5) Details of green waste disposal;
- (6) A detailed description of dust management strategies and contingency measures, to be implemented by the developer during the works, (this must be in accordance with the DEP guidelines for that classification of works); as well as details of the stabiliser method and staging of application to completed areas;
- (7) Details of contractual arrangements and specifications in relation to earthworks - copies of contract specifications may be required;
- (8) A copy of the information letter which be provided to surrounding residents which may be affected by dust from the development site (to a distance of 100m from the site) including full contact details (including afterhours numbers) for the developer, consulting engineer, and earthmoving contractors.

Specific control requirements:

- (a) Bulk earthworks are prohibited on Class 3 or 4 development sites from 1st October to 31st March, annually.
- (b) Where civil works are not intended during the period 1st October to 31st March following earthworks prior to the moratorium, the site shall be completely stabilised over this period with hydro-mulch or similar.
- (c) Civil earth works will be permitted under an approved DMP, on all classes of sites over the period 1st October to 31st March, subject to an ongoing program of stabilisation on all exposed land.
- (d) Class 4 sites may undertake retaining wall civil earthworks between 1st October to 31st March subject to the implementation of an approved DMP, which shall provide for the complete ongoing stabilisation of all land affected by the construction of retaining walls.

SITE CLASSIFICATION ASSESSMENT CHART¹

Part A. Nature of site

Item	Score Options				Allocated score
Nuisance potential of soil, when disturbed			Medium 4	High 6	
Topography and protection provided by undisturbed vegetation	Sheltered and screened 1	Medium screening 6	Little screening 12	Exposed and wind prone 18	
Area of site disturbed by the works	Less than 1ha 1	Between 1 and 5ha 3	Between 5 and 10ha 6	More than 10ha 9	
Type of work being done	Roads or shallow trenches 1	Roads, drains and medium depth sewers.. 3	Roads, drains, sewers and partial earthworks 6	Bulk earthworks and deep trenches 9	
TOTAL SCORE FOR PART A					

Part B. Proximity to other land uses

Item	Score Options				Allocated score
Distance of other land uses from site	More than 1km 1	Between 1km and 500m 6	Between 100m and 500m 12	Less than 100m 18	
Effect of prevailing winds (at time of construction) on other land uses	Not affected .. 1	Isolated land uses affected by one wind direction .. 6	Dense land uses affected by one wind direction .. 9	Dense land uses highly affected by prevailing winds 12	
TOTAL SCORE FOR PART B					

<p>The Site Class is determined by multiplying the two scores above:</p> <ul style="list-style-type: none"> ▪ Below 199 = Class 1 Site ▪ 200 to 399 = Class 2 Site ▪ 400 to 799 = Class 3 Site ▪ Over 800 = Class 4 Site 	<p>SITE CLASSIFICATION SCORE</p> <p>(A X B) =</p>
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1. "Land development sites and impacts on air quality – A guideline for the prevention of dust and smoke pollution from development sites in Western Australia", Appendix 1 - Department of Water and Environmental Regulation (WA), Nov 1996.

PLEASE NOTE: SUBMITTING AN APPLICATION DOES NOT AUTOMATICALLY RESULT IN AN APPROVAL.
Disclaimer: This document is a guide only. For full details of legislative requirements refer to the City of Cockburn Local Government Local Laws 2000, "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" and City of Cockburn Policy SPD7 "Dust Management Requirements for Development Sites".