

## Policy Type

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Council

## Policy Purpose

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Clearing of vegetation and earthworks undertaken as part of development works during summer months can adversely impact surrounding land uses and generate a substantial number of complaints regarding dust and sand release. The City requires the preparation of dust management plans for clearing and construction works associated with development sites to ensure that appropriate dust control measures are implemented. These dust management plans are required to be submitted to the City for approval prior to the commencement of works.

The City's dust management guidelines are largely based on the Department of Water and Environmental Regulation 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) as a means of determining appropriate control measures and contingency arrangements to manage the potential for dust release.

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.

## Policy Statement

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(1) Bulk Earthworks:

The City prohibits bulk earthworks on Class 3 and 4 development sites between 1 October and 31 March (referred to as the moratorium period);

(2) Required Control Measures:

- 2.1 All earthworks on development sites must be undertaken in compliance with a Dust Management Plan prepared in accordance with the Department of Water and Environmental Regulation Guideline '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), and approved by the City;
- 2.2 All development sites shall be classified in accordance with City's *"Guidelines for the Preparation of Dust Management Plans"*;
- 2.3 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 are issued, from which point the responsibility for dust suppression shall shift to the new land owners.

(3) Definitions:

“Bulk earthworks” refers to site clearance, land re-contouring and cut and fill operations.

“Civil earthworks” refers to work such as the construction of retaining walls, installation of sewers and construction of roads.

“Moratorium Period” is the period between 1 October and 31 March annually, during which bulk earthworks are prohibited by this Policy.

Strategic Link:	City of Cockburn Consolidated (Local Government) Local Laws 2000
Category	Public Health & Security
Lead Business Unit:	Public Health and Building Services
Public Consultation: (Yes or No)	No
Adoption Date: (Governance Purpose Only)	8 July 2025
Next Review Due: (Governance Purpose Only)	July 2027
ECM Doc Set ID: (Governance Purpose Only)	4133556