

1. Introduction

In recent years, broad acre clearing and earthworks have occurred as part of subdivisional and development works throughout the City and the airborne dust and wind-blown sand from these development works has, at times, impacted adversely upon the amenity of adjoining landowners.

As a result, the practice of carrying out vegetation clearing, major earthworks and civil construction to facilitate these subdivision works has required a need for the implementation of appropriate controls to minimise the impact of sand drift; and to ensure that roads and properties are not injuriously affected by sand drift or wind borne dust generated from these sites.

2. Statement of Intent

The intent of this procedure is to outline the range of measures which the City consider to be necessary to prevent and minimise the movement of sand, silt, clay and rocks from a proposed subdivision site, pursuant to Item 6 of Schedule 3.1 Division 1 of the Local Government Act 2005, (**the Act**).

This procedure is also to be read in combination with Engineering Procedure 1.1- *The Issuing of Notice under Section 3.25 of the Local Government Act 1995 for Sand and Dust Drift*.

3. Prior to Commencement of Works On-site

Upon receipt of engineering approval and prior to commencement of works, the appointed civil contractor is required to submit a Construction Environment Management Plan (**CEMP**) to the City for review and approval.

The CEMP must include a detailed section on dust management, which will be assessed in accordance with the Department of Environment and Conservation Dust Management Guidelines 2011 (**DEC Guidelines**).

The CEMP contents must include the following:

- Potential impacts
- Performance Management
- Key Control Measures
- Monitoring
- Contingency Actions
- Reporting

A soil stabilisation bond calculated in accordance with the DEC Guidelines, shall then be provided as per the Institute of Public Works Engineering Australia (WA Division) Subdivision Guidelines Edition 2.3, Section 2.2.1.9 (**IPWEA Guidelines**).

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The bond shall be lodged with the City by the developer prior to commencement of works. The bond is available for use by the City in accordance with s3.28 of the Act if any sand-drift occurs and action is not taken by the developer in accordance with the approved CEMP.

The bond, less any expenses, shall be returned to the applicant only when the area has been successfully re-vegetated and stabilised in accordance with the IPWEA Guidelines.

Inspections will be undertaken during the construction period, and over the 12 month Defects Liability period, and should additional dust suppression be required, it will be contingent on the developer to ensure the site is appropriately stabilised in accordance with the engineering approval.

4. Assessment and Compliance

4.1 Development Area Assessment

The development area is to be evaluated using the Assessment Chart from the DEC Guidelines. This Chart determines the necessary dust management provisions to be adopted on site, such as wind fencing, dust monitoring requirements, and any contingency arrangements based on the site's identified classification.

4.2 City Officers' Review

The Officers' review must ensure all proposed dust management measures are compliant with DEC Guidelines and certify that all necessary precautions and strategies are in place to mitigate dust emissions effectively.

5. On-site Works

5.1 Implementation of Dust Management Measures

The civil contractor must implement all dust management measures specified in the approved CEMP. This includes the installation of wind fencing, regular watering of exposed surfaces, and the application of dust suppressants as required.

5.2 Regular Monitoring and Reporting

Continuous dust monitoring is conducted to ensure dust levels on site are kept to a minimum in accordance with the approved CEMP. Where there is excess dust generated from a site due to changes in the weather conditions or inadequate management, the contractor is required to install a dust monitor, maintaining records of dust levels and submit regular reports to the City to validate compliance. Any exceedances of dust levels must be reported immediately, and additional measures implemented to mitigate dust emissions.

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5.3 Site Inspections

City Officers shall conduct periodic site inspections to ensure that dust management measures are being effectively implemented and maintained. All inspections are to be reported to the civil contractor should adverse impacts be identified.

5.4 Contingency Plans

In the event of adverse weather conditions or unexpected dust emissions, the contingency plans outlined in the CEMP must be activated. This may involve increasing the frequency of watering, using additional dust suppressants or temporarily halting certain activities until conditions improve.

6. **Post Completion of Works on Site**

6.1 Site Stabilisation

Following the completion of construction activities, the civil contractor is responsible for stabilising the entire site to prevent future dust generation. This may include the installation of permanent vegetation, application of mulch or hydro mulch or other erosion control measures.

6.2 Final Inspections

City Officers shall conduct a final inspection to ensure all dust management measures have been properly implemented and the site has been stabilised. This inspection verifies that the site complies with DEC Guidelines and no residual dust issues remain.

6.3 Removal of Temporary Measures

Any temporary dust control measures, such as wind fencing or temporary water sources, are to be removed once the site is stabilised and no longer poses a dust risk.

6.4 Post-Completion Monitoring

A period of post-completion monitoring may be required to ensure that stabilisation measures are effective and the site remains compliant.

7. **Legislation**

- *The Local Government Act 1995, Schedule 9.1, clause 12 and section 3.25(1) (a) and Item 6 of Schedule 3.1 Division 1.*
- *The Department of Environment and Conservation (DEC) Dust Management Guidelines 2011*
- *Western Australian Work Health and Safety Act 2020 (WHS Act)*
- *Work Health and Safety (General) Regulations 2022*
- *Local Government Guidelines for Subdivision Development 2017*

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8. Director Approval

Director Name: Peter Ricci

Director Title: Director Planning and Development Services

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