



TECON

PLANNING REPORT

LOTS 3938 & 7971 CATTERICK ROAD, CATTERICK

JULY 2026

E adminwa@teconaust.com.au

T (08) 6109 0468

W www.teconaust.com.au

WA head office 4/29 Carey Street, Bunbury WA

Postal PO Box 1861, Bunbury, 6231

TECON REFERENCE W260290

REVISION 1

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This Planning Report has been prepared by Tecon Australia for submission to DAP on behalf of Iron Horse Pastoral Pty Ltd.

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DAP Application Summary

Application Details

Proposed Development	Industry - Extractive
Applicant	Tecon Australia on behalf of Jim Cross (Director Iron Horse Pastoral Pty Ltd)
Landowner	Iron Horse Pastoral Pty Ltd
Approval Pathway	DAP
Subject Property	Lots 3938 & 7971 Catterick Road, Catterick
Site Area	122ha (total)
Estimated Development Value	\$4.6million

Planning Framework Details

Local Government Area	Shire of Bridgetown Greenbushes
Local Planning Scheme	Shire of Bridgetown Greenbushes LPS No.4
Land Use Permissibility	Rural 2 – General Agriculture (AA)

Consultant List

Discipline	Consultant
Planning	Tecon Australia
Environmental & Extraction Detail	Accendo Australia
Traffic	PTG Consulting
Bushfire	Bushfire Prone Planning

Overview

Project Description

This application has been prepared by Tecon Australia on behalf of Iron Horse Pastoral Pty Ltd for an Extractive Industry over portion of Lots 3938 and 7971 Catterick Road, Catterick within the Shire of Bridgetown Greenbushes.

The purpose of this DA is to seek approval from the DAP to allow gravel and hard rock extraction from the site for a period of 10 years.

The Site

The following details are provided regarding the subject site:

Address	Lot No.	CT(Volume/Folio)	Site Area
406 Catterick Road, Catterick	3938	1102/778	41.6877ha
Catterick Road, Catterick	7971	1165/319	80.94ha

A copy of the Certificate of Title is provided as part of the Appendices.



Figure 1: Site Aerial/Location

Contextual Background

The application is supported by various documents as prepared by the relevant consultant discipline as follows:

Consultant List

Discipline	Consultant	Report	Appendix
Environmental & Extraction Detail	Accendo Australia	<i>Extractive Industry Application Management Report (Gravel & Hard Rock) v5 July 2026</i> <i>Noise Management Plan v4 July 2026</i> <i>Water Management Plan v4 July 2026</i> <i>Dust Management Plan v4 July 2026</i> <i>Dieback & Weed Management Plan v 5 July 2026</i>	A
Traffic	PTG Consulting	<i>Transport Impact Assessment (July 2026 Rev A)</i>	B

These documents form part of the application and should be read in conjunction with this report.

Planning Framework

State Planning Policies

The site is subject to a number of State Planning Policies which are addressed below.

SPP 3.7 Planning in Bushfire Prone Areas

Parts of the site are located in the Bushfire Prone Area as indicated on the available mapping. Bushfire Prone Planning was engaged to review the proposal against SPP 3.7 and the Guidelines. It has been determined that application of SPP 3.7 to the subject proposal is not required:

- as the Proposal does not include any new “habitable” infrastructure (or overnight accommodation) that would be subject to potential Bushfire impact. The Proposal, as outlined in the *‘Extractive industry application management report’* includes some temporary site offices and portable ablution blocks which are unlikely to trigger further building permit and/or bushfire specific construction requirements. It is highly unlikely that the type of extraction works being proposed (Gravel/ Hard Rock) are susceptible to bushfire impact (non-combustible materials).

As such the proposal can meet the requirements of Clause 1.2.1 “Exemptions” of the Bushfire Guidelines as it is an example of when SPP 3.7 and the Guidelines may not apply.

Any concerns around operational fire risk and staff safety could be appropriately dealt with through a condition of development approval that requires the implementation of a site specific Bushfire Emergency Plan (prior to operation).

Notwithstanding the above, Bushfire Prone Planning has provided the below consideration against acceptable solutions established by the Bushfire Protection Criteria.

COMPLYING WITH STATE PLANNING POLICY 3.7 'PLANNING IN BUSHFIRE PRONE AREAS' (SPP 3.7)

Any development, in a designated bushfire prone area, that is required to have planning approval from the relevant decision maker, must meet the requirements established by SPP 3.7 and its associated Guidelines. The Guidelines establish the key bushfire protection measures as that are considered to satisfy the development's required level of performance against the threats of bushfire. These are the 'acceptable solutions' and they are detailed as the elements of the Bushfire Protection Criteria.

ACCEPTABLE SOLUTIONS ESTABLISHED BY THE BUSHFIRE PROTECTION CRITERIA (As Amended):

Assessment of the Proposed Development (1) - Application for Extractive Industries (Gravel and Hard Rock)

Element 2: Siting and Design	Compliance Likelihood				
	Almost None	Unlikely	Possibly	Likely	Almost Certain
	-	-	-	-	-

Assessment Comments:

- The Proposal does not include and new 'Habitable infrastructure' – temporary structures only
- Compliance with Element 2 of the Bushfire Guidelines is Not Applicable to this development.

Element 3: Vehicular Access	Compliance Likelihood				
	Almost None	Unlikely	Possibly	Likely	Almost Certain
				✓	

Assessment Comments:

- Lots 3938 and 7971 are accessed via Catterick Road (Public Road)
- It is likely that the existing private driveway can be upgraded to meet the Bushfire Guidelines.

Element 4: Water	Compliance Likelihood				
	Almost None	Unlikely	Possibly	Likely	Almost Certain
				✓	

Assessment Comments:

- A reticulated water supply is not available to the subject site. Existing water tanks were located onsite.
- The Proposal may require the installation (or nomination) of a dedicated firefighting water tank onsite



Figure 5: Bushfire Prone Mapping

SPP 2.4 Basic Raw Materials

Basic Raw Materials (BRM) are a finite resource and efficient use is required to ensure an ongoing supply to support economic development in WA.

Demonstration of consistency with the assessment criteria detailed within SPP 2.4 is outlined within the following table.

SPP 2.4 (Part 4) Assessment Considerations	Applicant consideration
(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,	The subject site has been designed to maximise setbacks to the closest sensitive receptors. This has involved extensive analysis of the local landform, environmental characteristics, land uses and location of sensitive receptors.

noise, dust, vibration, blasting and vehicular traffic);	
(b) having an effective consultation process with appropriate stakeholder engagement, including advertising as required;	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.
(c) prioritisation of proposals within SGS areas aligned with DMIRS GeoVIEW.WA mapping in Perth and Peel;	Not applicable/mapped
(d) if the resource is identified as a SGS area and/or local basic raw material demand	Not applicable/mapped
(e) the quantity and quality of resource and scale and duration of extraction;	The available volume of gravel and clay (insitu volume of approximately 350,000 m ³) is to be extracted in six cells ranging from 1.9 to 2 ha in size to ensure that no more than 2 ha is disturbed at any time. Works will commence in the north east (cell 1) and then continue in a south-westerly direction. The available volume of hard rock (insitu volume of approximately 300,000 m ³) is to be extracted in one cell, approximately 2 ha in size. Excavation of both gravel and hard rock may occur concurrently.
(f) management of finished ground levels for BRM extraction and site rehabilitation to: i. maintain appropriate horizontal separation between	Surface water features within the property are restricted to the presence of the Hester Brook. A buffer of at least 100 m from the excavation area to all surface water features will be maintained at all times.

extraction, water supply infrastructure and any other engineering requirements; ii. avoid the exposure of groundwater and maintain the required vertical separation distances to groundwater for sequential land use; iii. protect ground water and surface water quality.	Groundwater will not be extracted or dewatered during the operation of the quarry and therefore, no impacts to groundwater levels are proposed.
(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 as defined by the local planning scheme (see note below);	Rehabilitation will occur on a progressive basis. The objective is to return the land to a condition capable of supporting agricultural activities. This will include dryland pasture with a variety of species.
(h) the ability to stage the extraction operations to avoid conflicts with any adjacent sensitive land uses;	The subject site has been designed to maximise setbacks to the closest sensitive receptors. This has involved extensive analysis of the local landform, environmental characteristics, land uses and location of sensitive receptors. The applicant will ensure that all noise emissions comply with the requirements of the Environmental Protection (Noise) Regulations 1997 at all times.
(i) the effect of the proposed extractive industry on any adjacent agricultural land;	The proposed extractive industry is not intended to have any impact any agricultural land uses within proximity of the site.
(j) the availability and suitability of road access;	Addressed in the Traffic Impact Assessment

(k) the effect of the proposed extractive industry on any native flora and fauna and general landscape values	The vegetation within the subject site is in a ‘completely degraded’ condition (Keighery 1994) due to prolonged land degradation processes including land clearing, livestock grazing and recently a blue gum plantation. The locality has been extensively developed for agricultural land uses and therefore is not located in a visually sensitive landscape. Rehabilitation will be progressive, and the subject site will be returned to pasture. Accordingly, no further management measures are proposed for potential visual impacts
(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;	A Water Management Plan has been prepared for the subject site. This Plan documents the proposed water management measures associated with the extractive industry operation
(m) potential impacts on fragmentation and connectivity of remnant vegetation;	No fragmentation is anticipated as the site is cleared.
(n) any requirements for an environmental offset;	Not required/applicable
(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	Results of the database search revealed that an Aboriginal heritage site associated with the Blackwood River (Place ID 20434) is mapped over the Hester Brook which runs through the property. A 100 m buffer will be maintained to

	the Brook, therefore no impacts on Aboriginal Heritage are expected.
(p) location and stability of excavations, stock piles and overburden dumps.	Using a loader, the topsoil (nominally 15 cm of the soil profile) will be stripped and placed in stockpiles less than 2 m high. Overburden, if present, will be removed using a dump truck and stockpiled to the perimeter of the proposed pit area

SPP 2.5 Rural Planning

SPP 2.5 is the basis for planning and decision making for rural and rural living land across the State. The main purpose of the policy is to protect and preserve rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values.

The objectives of this policy that are directly relevant to the proposal are:

- (b) provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;
- (c) outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;
- (e) avoid and minimise land use conflicts;
- (g) protect and sustainably manage environmental, landscape and water resource assets.

The Policy identifies that BRM are essential for the construction of buildings, roads and other infrastructure and also the sustainability of agricultural production.

The subject application suitably addresses the intent of the policy with management actions being put in place to ensure land and environmental degradation will not occur during the extraction of the gravel from the site and the land will be rehabilitated and returned to pasture to allow longer term use for rural purposes.

Local Planning Framework

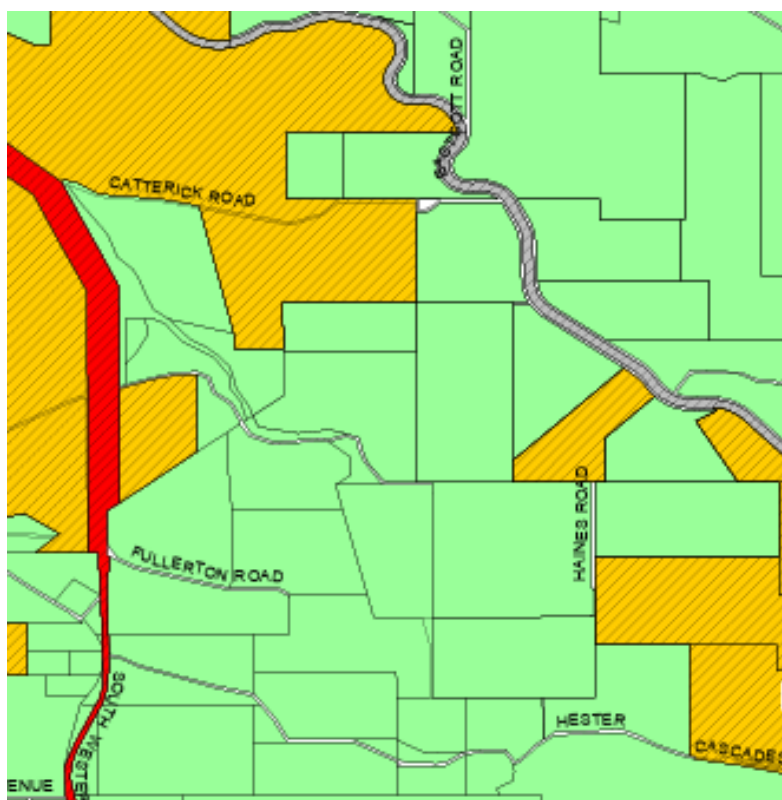
Shire of Bridgetown Greenbushes Local Planning Scheme 4

The site is zoned '**rural 2 – General Agriculture**' under the local planning scheme.

Council's Objective, recognising that land within the Zone is by reason of its physical characteristics and location suited to the development of a wide range of uses appropriate to the growth of the District's economy and activity generally, will be to retain as far as possible, an agricultural base whilst assisting desirable changes in land use and activity through Planning Policies and Controls.

Council's Policies will therefore be to:

- a) support and assist in studies of land use and management which may be desirable and appropriate;*
- b) promote the introduction of new and/or improved agricultural practices;*
- c) permit, subject to adequate location and controls, establishment of uses of a tourist or recreational nature, and where appropriate, additional residential settlement;*
- d) consider the establishment of Special Rural Zones within the defined Policy areas.*



LOCAL SCHEME ZONES

	Commercial		Rural 3 - Blackwood Valley
	Community		Rural 4 - Greenbushes
	Industrial		Special Residential
	Residential		Special Rural
	Rural 1 - Extensive Farming		Special Use
	Rural 2 - General Agriculture		

LEGEND

LOCAL SCHEME RESERVES

	Highway		Public Purposes : School Site
	Major Road		Public Purposes : Water
	Public Purposes		Railway
	Public Purposes : Fire Station		Recreation
	Public Purposes : School		State Forest

Figure 2: Shire of Bridgetown Greenbushes Local Planning Scheme No. 4 Map

KEY TO COLUMNS											
1. RESIDENTIAL	6. RURAL 2										
2. COMMERCIAL	7. RURAL 3										
3. INDUSTRIAL	8. RURAL 4										
4. COMMUNITY	9. SPECIAL RURAL										
5. RURAL 1	10. SPECIAL USE										
	11. SPECIAL RESIDENTIAL										
	1	2	3	4	5	6	7	8	9	10	11
INDUSTRIAL											
Fuel Depot			P		AA	AA		P	*		X
Industry - Cottage AMD 70 GG 20/03/18	X	X	P		X	X	X	X	X		X
- General			P						*		X
- Light			P						*		X
- Service			P						*		X
- Extractive					AA	AA	AA	P	*		X
- Hazardous			SA					P	*		X
- Noxious			SA			AA			*		X
- Rural			AA		AA	AA	AA	AA			

“AA” means that the use is not permitted by the Scheme unless Planning Consent is granted by the Council.

Industry Extractive - means an industry which involves:

- the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals, or similar substance from the land, and also the storage, treatment or manufacture of products from those materials is extracted or on land adjacent thereto; or
- the production of salt by the evaporation of sea water.

Shire of Bridgetown Greenbushes Local Planning Policies

LUP 11 – Extractive Industry Policy

The objectives of this Policy are:

- to facilitate the prudent use of basic raw materials, recognising that resources (clay, gravel, sand, stone, etc) are finite;
- to protect and maintain, wherever reasonable, the existing landscape character, water resources, natural resources, general amenity of the Shire and productive agricultural land use by the appropriate location and operation of extractive industries;
- to control and minimise the operational impact of extractive industry including, dust, sand drift, noise, vibration, water management, drainage and land clearing upon neighbouring land uses by the application of development standards, conditions of approval and operational requirements;
- to ensure that extractive industries operate in an environmentally sustainable manner with appropriate development control, and do not have a detrimental impact on the ecological integrity of the environmental attributes of the site and surrounding area, during and at the completion of the extractive industry operations; and
- to allow extractive industries in areas where the road infrastructure is compatible with the expected road usage resulting from the land use, or the road network can be upgraded by the proponent to meet appropriate standards prior to the use commencing.

Pursuant to the policy, the proposed operation will be deemed a ‘Large Operation’ (Extractive Industry -Standard), with an extraction volume more than 10,000m³ per year.

Category	Extraction Volume	Extraction period
Small Operation	Less than 4,000m ³ per year	Up to five years
Medium Operation	4,000 m ³ to 10,000m ³ per year	Up to ten years
Large Operation	More than 10,000m ³ per year	Up to ten years

The compulsory items noted in the policy for standard large operations have been included and addressed within the application.

Clause 67(2) Consideration of matters by the Local Government

In considering an application for development approval the local government is to have regard to the following matters that are relevant to the development the subject of the application as set in clause 67(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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

Clause 67(2) matter to be considered	Applicant consideration
<i>a) the aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area</i>	Proposal is consistent with Shire of Bridgetown Greenbushes LPS 4 which outlines the aims of the scheme.
<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</i>	N/A there are no new local planning schemes or amendments that are seriously entertained that impact the subject proposal.

<i>considering adopting or approving</i>	
<i>c) any approved State planning policy</i>	Refer to assessment in relation to SPP 3.7 and 2.4
<i>d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);</i>	Addressed Refer to assessment outline under EPA Separation distances between Industrial and Sensitive landuses.
<i>e) any policy of the Commission</i>	NA
<i>f) any policy of the State</i>	Satisfied
<i>Fa) any local planning strategy for this Scheme endorsed by the Commission</i>	Consistent with Shire of Bridgetown Greenbushes Local Planning Strategy.
<i>g) any local planning policy for the Scheme area</i>	Consistent with those LPP's applicable to the proposed development.
<i>h) any structure plan or local development plan that relates to the development</i>	Not applicable
<i>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</i>	Not applicable
<i>j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve</i>	Not applicable – development proposed outside of reserved land.

k) <i>the built heritage conservation of any place that is of cultural significance</i>	Not applicable
l) <i>the effect of the proposal on the cultural heritage significance of the area in which the development is located</i>	Satisfied
m) <i>the compatibility of the development with its setting, including —</i> (i) <i>the compatibility of the development with the desired future character of its setting;</i> (ii) <i>and the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development</i>	Satisfied. Landuse can be considered under the applicable zoning . Development impacts have been addressed and details included for rehabilitation of the site post extraction.
n) <i>the amenity of the locality including the following —</i>	Environmental and development impacts have been extensively considered and detailed in the environmental reporting.

(i) <i>environmental impacts of the development;</i> (ii) <i>the character of the locality;</i> (iii) <i>social impacts of the development;</i>	Community and social impacts will result from the proposed development and have been highlighted in the contextual background of this report.
o) <i>the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource</i>	Satisfied. Refer appendices for detail.
p) <i>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</i>	Satisfied. Refer to rehabilitation measures proposed post extraction.
q) <i>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</i>	Satisfied – the site is considered suitable. No soil erosion or land degradation proposed and appropriate rehabilitation measures stated.
r) <i>the suitability of the land for the development taking into</i>	Satisfied. No risk to human health or safety is proposed by the operations of this development.

<i>account the possible risk to human health or safety</i>	
<i>s) the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	Satisfied. Addressed within Transport Impact Analysis.
<i>t) 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>	Satisfied. Addressed within Transport Impact Analysis.
<i>u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage,</i>	Not applicable

<i>toilet and shower facilities);</i> <i>(v) access by older people and people with disability</i>	
<i>v) 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>	Not applicable
<i>w) the history of the site where the development is to be located</i>	Addressed in background context of this report.
<i>x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals</i>	Proposed expansion has a positive economic impact by providing a source of material for possible future construction jobs within the Shire.
<i>y) any submissions received on the application</i>	To be determined
<i>Za) the comments or submissions received from any authority consulted under clause 66</i>	Comments to be provided at the conclusion of referral period
<i>Zb) any other planning consideration the local government considers appropriate</i>	Nil

Proposed Development

Development Details

Description of proposed extraction activities:

The project involves the extraction of two materials:

- Gravel/Clay; and
- Hard Rock

Gravel/Clay Extraction

The gravel and clay quarry will cover an area of approximately 11.7 ha, with a current maximum elevation ranging from 263 m AHD to 205 m AHD. It will be excavated to a maximum depth of 3.0 m BGL. It is estimated that the total maximum volume of material to be removed from the six cells will be approximately 350,000 m³ with approximately 35,000 m³ excavated each year, depending on supply and demand. The material within the subject site can be removed with an excavator or loader without the need for blasting. The material will then be crushed and screened to produce products of the correct size.

Hard Rock Extraction

The hard rock quarry will cover an area of approximately 2 ha, with a current maximum elevation ranging from 240 m AHD to 205 m AHD. It will be excavated to a maximum depth of 15.0 m BGL. It is estimated that the total maximum volume of material to be removed from the initial 2 ha cell will be approximately 300,000 m³ with approximately 30,000 m³ excavated each year, depending on supply and demand. The material within the subject site will require blasting prior to removal with an excavator or loader. The material will then be crushed and screened to produce products of the correct size. Where required, the hard rock material will be mixed with clay sourced from within the onsite gravel/clay pit.

Nature of Operations and Duration

The proposed daily operations onsite are outlined as follows:

Machinery located onsite during excavation works may include but are not limited to the following:

- a loader for the purpose of loading sand into trucks

- a bulldozer or bobcat for clearing topsoil
- drill rig to undertake pattern drilling
- crusher (for the crushing of gravel)
- trucks for transporting material off site
- watercart for dust suppression.

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

- Removal and stockpiling of topsoil
- Sand excavation (by machinery and blasting)
- Screening of material.
- Final contouring and topsoil respread
- Site rehabilitation.

Typical operating hours for quarries will be adopted for the subject site which involves 7:30 am to 5:30 pm each Monday to Friday and Saturdays 7:30 am to 1 pm (if required), excluding public holidays. The subject site will be worked by 3 - 5 persons, depending on market demand.

Development Impacts

Development Impacts have been addressed in the suite of supporting studies that accompany the application. A summary is provided below, with full reporting contained within the appendices.

Environmental

The subject site has been cleared of remnant native vegetation and is not likely to support flora or fauna. No impacts to groundwater will result from the proposal and therefore any potential impacts to stygofauna or troglodfauna are considered unlikely. Based on available mapping there is about 15,500 ha of remnant native vegetation within 20 km of the subject site. Given the absence of habitat and the proximity of quality habitat, the proposed operation will not present a significant impact to fauna species. Based on the above, the proposal will not result in any direct impacts to native flora, vegetation or fauna, and therefore no management measures are proposed.

There is the minor possibility for soil and water contamination as a result of an incidental hydrocarbon leakages or spills during the operation of machinery. Accordingly, management measures for hydrocarbons and dangerous goods spills are provided in the Water Management Plan.

This Water Management Plan also documents the proposed surface water management measures associated with the extractive industry operation.

A Dieback and Weed Management Plan has been prepared to support the application. This Plan documents the proposed dieback management measures associated with the extraction industry operation.

Noise

Ground vibration levels were modelled as part of the Noise Assessment (Lloyd George, 2024) and were predicted to be well below levels where building damage might occur (5mm/s), and therefore, impact and damage to surrounding homes is unlikely to result from blasting activities (Lloyd George, 2024). Furthermore, extraction activities will only be undertaken during standard hours of operation (in accordance with the conditions of the Extractive Industry Approval).

Water

Surface water features within the property are restricted to the presence of the Hester Brook. A buffer of at least 100 m from the excavation area to all surface water features will be maintained at all times.

Groundwater will not be extracted or dewatered during the operation of the quarry and therefore, no impacts to groundwater levels are proposed.

Dust Management

The proposed extraction activities will involve the disturbance of large quantities of soil and earthen material. Specifically, this may include the following activities:

- Earthworks during extraction activities;
- Topsoil stripping;
- Loading and transportation of material;
- Crushing and screening of material;

- Blasting of rock faces;
- Vehicle movement within the site; and
- Wind erosion of exposed surfaces.

These activities have the potential to generate dust that, if not adequately controlled, can cause nuisance and safety risks. In-pit operations tend to generate less dust than surrounding activities due to the reduced airflow within the pit. The removal and replacement of topsoil material has the highest risk associated with dust generation due to the large volumes of material involved and generally lower levels of soil moisture.

A Dust Management Plan has been prepared. This Plan documents the proposed dust management measures associated with the extraction industry operation.

Traffic Impact

A Traffic Impact Assessment has been undertaken for the proposed extractive industry. A summary of the PTG findings concludes:

- Extracted material is proposed to be transported using 19m semi-trailers or 27.5m b-double trucks via an existing crossover along Catterick Road, then northwest along Catterick Road to South Western Highway.
- The proposed haulage route is already approved for Tandem Drive Network 4, which allow vehicle access up to 27.5m long. However, Catterick Road is approved for Tandem Drive Network 4 However, Catterick Road (from SLK 0.0 to SLK 9.16) is approved for Tandem Drive Network 4 given that the following operating conditions are followed:
 - Headlights are to be switched on at all times,
 - Low volume (LV),
 - Maximum speed is set at 40km/h,
 - When travelling at night, the RAV must travel at a maximum speed of 40km/h and display an amber flashing warning light on the prime mover, and
 - Direct radio contact must be maintained with other restricted access vehicles to establish their position on or near the road (suggested UHF channel 40).
- The estimated number of daily trips generated by the proposed development consists of 20 light vehicle movements and 48 heavy vehicle movements (24 laden and 24 unladen) during peak day haulage periods using 27.5m trucks. The number of heavy vehicle

movements rises to 96 (48 laden and 48 unladen) if haulage is conducted using 19.0m trucks. The Site's daily traffic generation is estimated to range between 68 and 116 vehicle movements during the peak day of the main extraction season.

- Following WAPC TIA Guidelines, the peak-hour vehicle movements generated by the Site falls within low to moderate impact category. As such, the proposed extractive industry is unlikely to impose significant impacts on the overall safety and operations of the surrounding road network, particularly on Catterick Road and South Western Highway.
- The existing width, alignment and sealing condition of Catterick Road have been examined and it is recommended that a few localised areas should be widened to facilitate two -way passing of vehicles. In addition, a Traffic Management Plan (TMP) should be prepared post -approval to further mitigate the impacts along Catterick Road and to further support the proposed mining and haulage operations.
- Due to the low volume of traffic generated by the development and the absence of any recorded crashes involving heavy vehicles, it is envisaged that any impact on road safety would be minimal.
- Overall, the site is considered suitable for the proposed development, subject to minor recommended works.

Social Impacts

The subject site has been designed to maximise setbacks to the closest sensitive receptors, where possible. This has involved extensive analysis of the local landform, environmental characteristics, land uses and location of sensitive receptors. The key amenity issues for sensitive premises associated with the proposal are:

- Visual amenity;
- Dust; and
- Noise.

Management measures associated with noise and dust and visual amenity are discussed in further detail in the supporting documents.

Conclusion

We respectfully request the subject application be considered through the Development Assessment Panel and that a recommendation for conditional Development Approval be issued for the proposal.

Should any additional information be required, please don't hesitate to contact the office.