

Lot 293 (No. 249) Kerosene Lane, Lots 800,
1214 (No. 220) and 1215 (No.206) Baldivis
Road, Baldivis
Development Application for Industry –
Extractive

June 2026 | 25128

We acknowledge the Whadjuk people of the Noongar nation as Traditional Owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

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1. Development Application Details

1.1 Development Application Details

Proposed development	Industry - Extractive
Applicant	Element Advisory (part of SLR)
Landowners	CWM Property Holdings Pty Ltd Mostert Land Pty Ltd Cornelis Mostert Hennderdin Pty Ltd
Type of approval sought	Development Application to be determined by the Development Assessment Panel (DAP Form 1)
Subject Lots	Lot 293 (No. 249) Kerosene Lane, Baldivis Lot 800 Baldivis Road, Baldivis Lot 1214 (No. 220) Baldivis Road, Baldivis Lot 1215 (No. 206) Baldivis Road, Baldivis
Proposed Extraction Area	11.75ha
Estimated Development Value	\$3,500,000

1.2 Planning Framework Details

Local Government Area	City of Rockingham
Region Scheme	Metropolitan Region Scheme - Rural
Local Planning Scheme	City of Rockingham Local Planning Scheme No. 2: Rural
Land Use Permissibility	A – Discretionary (requires advertising)
Aboriginal and/or Local Heritage Considerations	N/A
Environmental Considerations (Desktop)	• Bushfire • Threatened Ecological Community (TEC) • Flood Development Control Area (Lots 1214 / 1215)
Relevant State Planning Policy(s), Development Control Policy(s), Position Statements and/or Planning Bulletins	• SPP 2.4 Planning for Basic Raw Materials • SPP 2.5 Rural Planning • SPP 2.9 Water and Planning for Water Guidelines • SPP 3.7 Bushfire • SPP 5.4 Road and Rail Noise
Relevant Local Planning Policy and Local Law	• Planning Procedure 1.10 – Extractive Industries

2. Consultant List

This development application has been prepared by Element Advisory (part of SLR) on behalf of CWM Property Holdings in collaboration with WA Limestone with input from the following specialist consultants:

Table 1. Consultant Details

Discipline	Consultant
Planning Consultant	Element Advisory (part of SLR)
Design Consultant	SLR
Environmental Consultant	Cottera Environment
Acoustic Consultant	SLR
Surveyor	Harley Dykstra
Traffic	PTG Consulting
Geotechnical Consultant	Galt

3. Introduction

This Development Application (DA) has been prepared by Element Advisory (part of SLR) on behalf of CWM Property Holdings for an Industry – Extractive land use and development at Lot 293 (No. 249) Kerosene Lane and Lots 800, 1214 (No. 220) and 1215 (No. 206) Baldivis Road, Baldivis, within the City of Rockingham (the subject site).

The subject site is 63.2ha and is currently used for grazing. The proposal seeks to extract sand and limestone from a defined 11.75ha extraction footprint, representing approximately 18.5% of the total landholding, with extraction undertaken on a staged and temporary basis. Extraction will occur progressively across seven (7) stages over a five-year approval period. The proposal has been designed as a temporary and sequential land use, with the pit floor progressively rehabilitated to pasture suitable for ongoing grazing use or, for potential future light industrial development as identified in the strategic planning framework for the locality. The batter may be rehabilitated as an environmental offset, creating a vegetated buffer to future residential development to the south.

The purpose of this DA is to seek approval to allow sand and limestone extraction within an area of 11.75ha to a maximum depth no greater than 6m AHD. The proposed development is estimated to yield approximately 1,523,000m³ of sand for use in surrounding land development and infrastructure projects.

This report provides an overview of the subject site and the proposed development, as well as a detailed assessment against the relevant planning requirements and an examination of the planning merits of the proposal.

This report is accompanied by the following detailed technical reports, statements, approvals and plans:

Appendix A – Planning Assessment

Appendix B – Certificate of Titles

Appendix C – Development Plans

Appendix D – Acoustic Report

Appendix E – Traffic Impact Statement

Appendix F – Geological Study

Appendix G – Environmental Management Plan

Appendix H – Concept Plan

Appendix I – Excavation Plan

Appendix J – Opportunities for Supply Diagram

3.1 Requirement for Planning Approval

The proposed development has an estimated development cost of \$3,500,000.00 and is a Development Assessment Panel (DAP) application. The applicant elects to have the development application determined by the Metro Outer DAP in accordance with regulations 6 and 7 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

4. Subject Site

4.1 Property Description, Ownership and Locality

The subject site is comprised of four lots within the City of Rockingham local government area (the City). The subject site is located approximately 41km south of the Perth CBD, and approximately 10km east of the Rockingham City Centre. The subject site has direct access to Baldivis Road and Kerosene Lane. It is bounded by Baldivis Road to the east, Kerosene Lane to the south, and a mix of rural and development zoned land to the north, west and south.

The subject site measures approximately 21 ha and the proposed extraction boundary totals approximately 11.75ha as outlined within the development plans.

Refer to Appendix C – Development Plans

The subject site accommodates three dwellings and various other sheds, tanks, and outbuildings. These are all proposed to be demolished as part of this application. The extraction area contains some native vegetation, all of which will require a Native Vegetation Clearing Permit prior to removal.



 Subject Site

Figure 1 – Site Aerial

The property details are provided within Table 2 below with a copy of the Certificate of Titles attached at Appendix B.

Table 2. Certificate of Title particulars

Lot No	Landowner	Area	Volume	Folio	Plan No
293	Cornelis Mostert	9.71ha	120	185A	202704
800	Hennderdin Pty Ltd	48.62ha	2804	794	072839
1214	CWM Holdings Pty Ltd	2.50ha	120	184A	149840
1215	Mostert Land Pty Ltd	2.34ha	1659	794	149840

Refer to Appendix B – Certificate of Titles

The subject site is strategically located in close proximity to many urban expansion areas and major infrastructure projects, all of which require basic raw materials. The subject site will provide a sand and limestone source close to the development projects. Refer to Appendix J – Opportunities for Supply Diagram which indicates potential projects this quarry could supply when operational.

Refer to Appendix J – Opportunities for Supply Diagram

4.2 Heritage & Environmental Considerations

4.2.1 Existing Site Topography

The subject site slopes down from RL 28m AHD in the north to approximately RL 6m AHD in the east along Baldivis Road.



Figure 2 – Site Topography

4.2.2 Geology, Soils and Groundwater

Groundwater and soil conditions in the subject site are addressed in the Geotechnical Study provided by Galt Geotechnics. The report includes the following findings and considerations:

- The site is underlain by topsoil sand (to 0.1m depth), loose to very dense, extending to depths of 7-14m.
- Underlying the sand is inferred limestone, typically encountered at depths of approximately 7–14m, comprising very weakly cemented Tamala Limestone
- Groundwater levels were taken in October and November 2025 on the eastern and western side of the subject site. Groundwater levels were recorded between 3.76 m AHD and RL 3.38 m AHD, approximately 2.5 m below the proposed pit floor.
- The in-situ sand is generally clean and suitable for use as free-draining construction fill.
- Laboratory testing of two samples showed fines content of 3% and 7%. Sand with >5% fines may have reduced permeability and may not be suitable as free-draining fill without further assessment.
- Uncontrolled fill (sand with bricks) was encountered in one location, indicating potential for similar materials elsewhere. Suitability for reuse would require screening and further testing.

Refer to Appendix F – Geological Study

4.2.3 Acid Sulphate Soils

A desktop review of the subject site shows that there appears to be no known risk of Acid Sulphate Soils occurring within 3m of natural soil surface on the subject site.

4.2.4 Wetlands Areas

Areas of wetlands in Western Australia have been mapped, and this mapping has been converted into a digital dataset that is maintained by the DBCA. Pursuant to this dataset, there are no mapped wetlands within the subject site.

4.2.5 Native Vegetation

The Department of Water and Environmental Regulation online dataset (DWER-141) extraction area does not identify any mapped areas of native vegetation on the subject site. Notwithstanding this, an environmental assessment has been undertaken which, through field assessment has identified native vegetation on the subject site. Any clearing of native vegetation will be subject to a Native Vegetation Clearing Permit.

Refer to Appendix G – Environmental Management Plan

4.2.6 Heritage

A search of the Department of Planning, Lands and Heritage (DPLH) mapping system indicates that there are no places with Aboriginal Cultural Heritage significance on the subject site. Furthermore, the Heritage Council's State Heritage Register and the Shire's heritage records indicate there are no sites or places of State or Local heritage significance that will be impacted by the proposed development.

5. Proposed Development

5.1 Development Details

5.1.1 Overview

The proposal is for sand and limestone extraction restricted within a defined area of 11.75ha of the subject site. Extraction is to occur over seven (7) stages, with each stage to comprise of an area of less than 2ha open to extraction at any given time prior to rehabilitation for light industrial use.

Refer to Appendix H – Concept Plan

Extraction is to be completed by a WA Limestone and/or another licenced operator with haulage proposed to use 19m haulage vehicles.

The development proposal is summarised in Table 3 (below).

Table 3. Development Details

Development Details	
Subject Lot Area	63.2ha
Requested Approval Timeframe	5 years
Area of Vegetation Clearing	1.93ha
Material	Sand and Limestone
Lot Boundary Setbacks	Minimum 40m to Baldivis Road and minimum 20m to all other lot boundaries
Minimum Separation Distance to Sensitive Land Use	31m
Extractive Industry Area (%)	11.75ha (18.5%)
Rehabilitation Area	100% of extraction area
Rehabilitation Typology	Pit Floor: Pasture for grazing – ready for potential future light industrial development Batter: Potential Native Vegetation Clearing Offset and/or pasture
Extraction Method	Front-end loader, D9 Dozer, Excavator
Batter Slopes (Vertical: Horizontal)	1:3
No. of Stages	7
Proposed Extraction Yield	1,523,000m ³
Annual Extraction Rate (Estimate)	304,600m ³
Maximum Depth of Extraction	6m AHD
RAV Network	Baldivis Road, Kerosene Lane, Kulija Road
Haulage Route	Pre Kulija/Baldivis Intersection Upgrade: Kerosene Lane, Baldivis Road through to Mandurah Road. Left only from Baldivis Road onto Kulija Road Post Kulija/Baldivis Intersection Upgrade: Kerosene

	Lane, Baldivis Road through to Mandurah Road. All directions from Baldivis Road onto Kulija Road
Hours of Operation	Mon-Fri: 7:00am to 5:00pm Sat: 7:00am to 12:00pm No works are to occur on Sundays or Public Holidays.

Machinery located onsite during daily extraction works may include the following:

- A loader for the purpose of loading sand into trucks.
- A bulldozer for the clearing of topsoil located within each extraction stage and the sequential rehabilitation of each stage by resspreading topsoil.
- A crusher for processing of large limestone rocks.
- Trucks for transporting material off-site.
- A 15kl watercart for dust suppression.

It is anticipated that all material may be extracted within 5 years, with rehabilitation to be completed progressively following the completion of each stage (timed to align with the Autumn planting season).

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

- **Removal and Stockpiling of Topsoil** - the top 100mm of topsoil from the active extraction stage is to be removed and stockpiled. Stockpiles are to be located where convenient within each extraction stage for operations, with a batter no greater than 1:3 to ensure minimal erosion of the stockpile during winter periods and a height no greater than 2m for reduced wind erosion.
- **Sand and limestone excavation** - active excavation of the sand and limestone resource from the working face within the stage and loading of trucks for haulage off-site.
- **Screening and crushing** - Screening of excavated material may be required dependent upon the particle size of material and market demand for material permeability. Should screening be undertaken onsite, a mobile screen is to be located in the centre of the stage and operated in accordance with the noise management plan attached at Appendix D. Larger pieces of material are to be adequately crushed prior to screening. Material is to be loaded into the screen by front-end loader and/or excavator prior to loading trucks for haulage.
- **Final contouring and topsoil resspread** - A combination of equipment may be used to undertake spreading and earthworks including a bulldozer. Final contours are to reflect the development plans prepared by SLR.
- **Site rehabilitation** – Rehabilitation is to be completed in stages, following each stage of extraction. Rehabilitation of the subject site will ensure the subject site is rehabilitated to pasture suitable for grazing or potential future light industrial use. The batter may be rehabilitated as an environmental offset subject to relevant clearing permit approvals. Planting in rehabilitation areas will be timed to coincide with the Autumn planting season.

Refer to Appendix H – Concept Plan

5.1.2 Stages of Extraction

Extraction is to progress gradually across approximately 7 sequential stages as outlined in the development plans, followed by progressive rehabilitation. Where applicable, rehabilitation of each stage will occur during the extraction phase of the following stage.

5.1.3 Depth of Extraction

The maximum depth of extraction is to be limited to 6m AHD monitored onsite. Detailed post extraction contours are provided within the development plans attached at Appendix C.

5.1.4 Site Access and Movement

Site access and haulage routes are set out within Figures 3 and 4. All proposed roads to be used are able to accommodate the required haulage trucks as proposed. The preferred haulage route is set out in two scenarios being pre and post the Kulija/Baldivis intersection upgrade.

Haulage Route Pre Kulija/Baldivis intersection upgrade:

- Baldivis Road – left only onto Kulija Road.
- Baldivis Road – Kerosene Lane – Mandurah Road.



Haulage Plan A

Pt Lot 800 & Lots 1213, 1214, 1215, 293 (206) Baldivis Road, Baldivis

Date: 10 Nov 2025 Scale: NTS @ A1 NTS @ A1 File: 25-128 CP01-C Staff: DL, CP, JJ Checked: DL

Figure 3 – Haulage Route Pre Kulija/Baldivis Intersection upgrade

Haulage Route Post Kulija/Baldivis Intersection upgrade:

- Baldivis Road – left/right onto Kulija / Mundijong Road – Kwinana Freeway.
- Baldivis Road – Kerosene Lane– Mandurah Road.

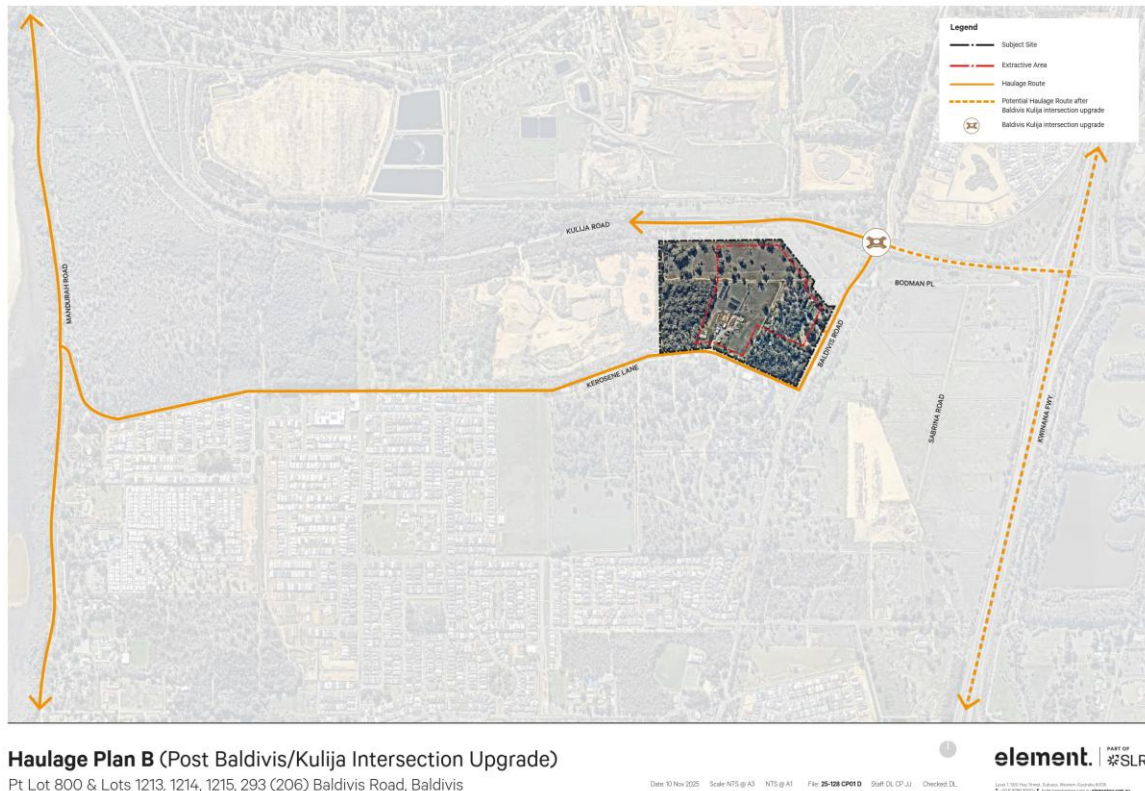


Figure 4 – Haulage Route Post Kulija/Baldy Intersection upgrade

This will allow the trucks to utilise RAV network roads entirely. The identified haulage route is able to accommodate vehicles of this size. Internal access for vehicles will be via the proposed crossover from Lot 1214 as per Appendix C – Development Plans. Vehicles will then enter the site operations along an east-west route constructed centrally in the extraction area.

Refer to Appendix C – Development Plans

5.1.5 Hours of operation

The proposed hours of operation are:

- Monday to Friday - 7:00am to 5:00pm
- Saturday - 7:00am to 12:00pm
- No works are to occur on Sundays or Public Holidays.

5.1.6 Site Office & Ablutions

A temporary site office and portable (self-contained) ablutions may be located onsite during peak haulage campaigns intermittently.

5.1.7 Water Supply for Dust Suppression

It is anticipated that during the summer months of October to March, approximately 30KL (two full watercart loads) will be required for dust suppression per day during operations. This will be supplied by a single 15KL watercart, refilling when required.

5.2 Noise

An environmental noise assessment was prepared by SLR Consulting Australia to evaluate noise emissions from the proposed sand extraction operations at Lots 293, 800, 1214 and 1215 (No. 206) Baldivis Road, Baldivis, with a copy of the report included at Appendix D. Due to the proposed operating hours (0700–1700 Monday to Friday, and 0700–1200 Saturday), the applicable acoustic criteria for this assessment are the assigned LA10 day period noise levels of 55 dB(A) for receiver R-1 and 47 dB(A) for receiver R-2, accounting for influencing factors.

Noise modelling considered two worst-case scenarios:

- Scenario 1: Initial excavation (no formed batter) stage with equipment operating in Stage 3.
- Scenario 2: Later stage with a 1:3 batter slope formed and equipment operating in Stage 5 (closest to sensitive receivers).

Predicted noise levels at R-1 and R-2 are:

- Scenario 1: 45 dB(A) at R-1 and 43 dB(A) at R-2 (both compliant).
- Scenario 2: 56 dB(A) at R-1 (marginal exceedance of 1 dB) and 44 dB(A) at R-2 (compliant).

The exceedance at R-1 is considered minor and manageable. Mitigation options include:

- Shipping containers.
- A 1–1.5 m high bund constructed from overburden.
- Solid temporary barriers or hoarding.

As shown on the development plans, a bund is proposed to provide the required noise mitigation.

Noise modelling was conducted using SoundPLAN software in accordance with ISO 9613-2:2024, incorporating equipment such as loaders, screening plants, and trucks. The modelling accounted for terrain, haulage routes, and operational variability. Results confirm that, with minor mitigation if required, the proposed operations can practicably comply with the *Environmental Protection (Noise) Regulations 1997*.

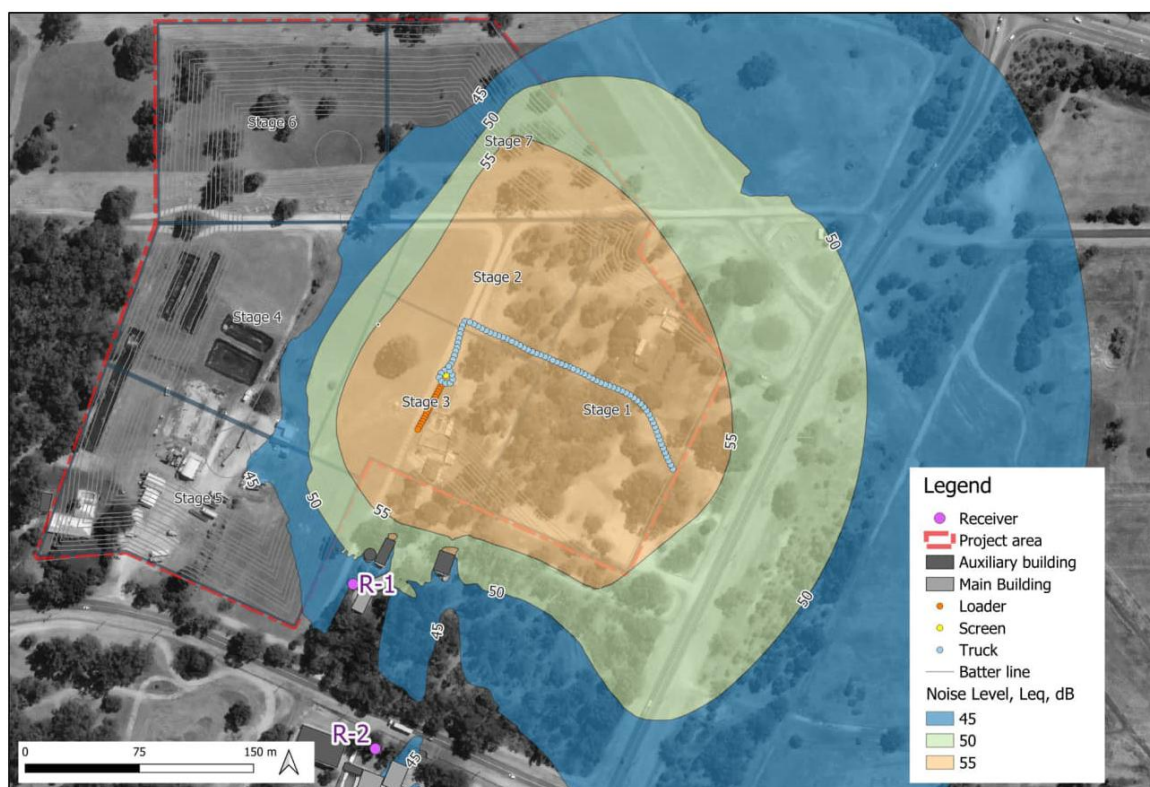


Figure 5 – Grid Noise Map of Scenario 1, Leq dB

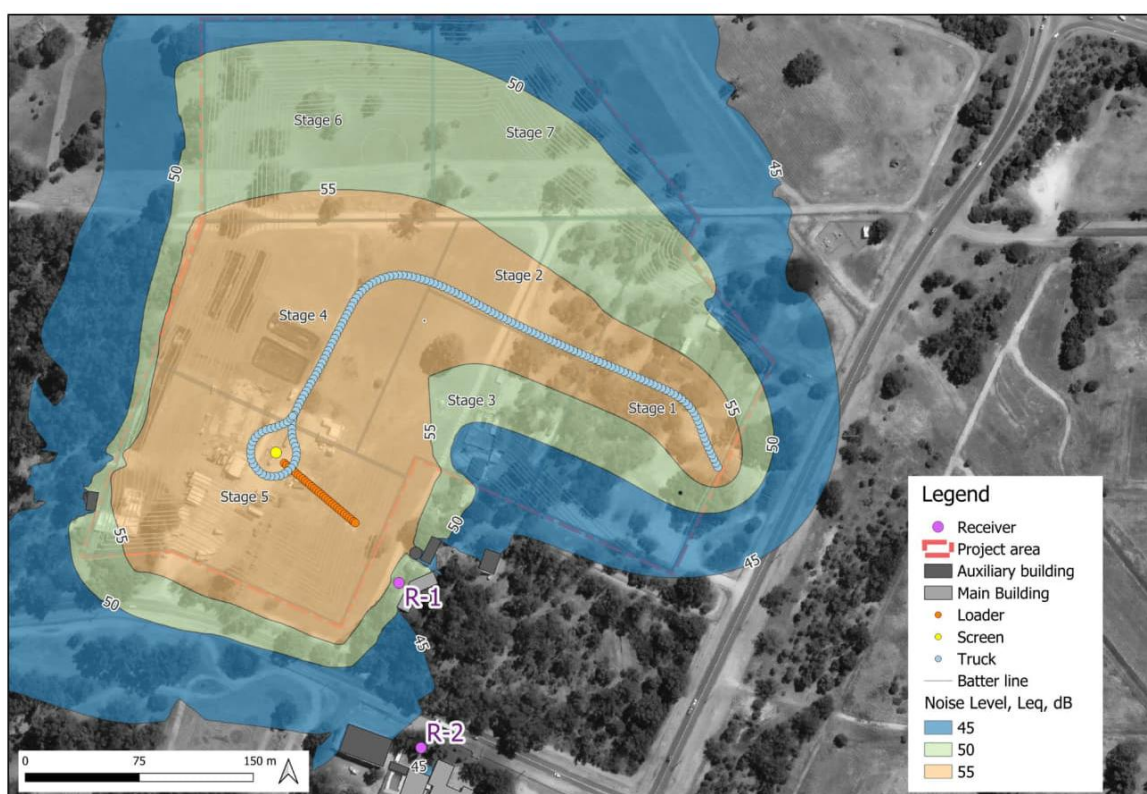


Figure 6 – Grid Noise Map of Scenario 2, Leq dB

Refer to Appendix D – Acoustic Report

5.3 Traffic and Transport

The proposed development is expected to generate up to 20 truck movements during AM and PM peak periods, equating to approximately 10 inbound and 10 outbound trips per peak hour. These volumes represent a moderate impact and will generally occur during standard operating hours (7:00am–5:00pm weekdays, 7:00am–12:00pm Saturdays), with peak traffic only during active haulage campaigns.

Haulage will primarily use 19m semi-trailers, and the designated route is entirely within the RAV-4 network, which permits vehicles of this size. The Kwinana Freeway accommodates up to RAV-7 vehicles, while Baldivis Road, Kerosene Lane, and Kulija Road are approved for RAV-4, ensuring compliance with network requirements.

The anticipated traffic impact on the surrounding road network is considered acceptable and comparable to volumes experienced during peak haulage for other regional projects. The proposed access crossover on Baldivis Road is existing and designed in accordance with Austroads guidelines, providing adequate sightlines (111m in both directions) for safe entry and exit. Swept path analysis confirms that manoeuvring for 19m semi-trailers at key intersections is satisfactory.

Future upgrades to the Baldivis Road/Kulija Road intersection, including new traffic signals and additional lanes, are already funded and will further improve traffic flow and safety. Overall, the proposed development is not expected to adversely impact road safety or traffic operations.

Refer to Appendix E – Traffic Impact Statement

5.4 Weed and Dieback Management

Weed and Dieback management for the proposed development is addressed in the Environment Management Plan (EMP) prepared by Cottera Environment.

The EMP includes the following strategies to mitigate against the spread of weeds and dieback:

- Weed Management:
 - Restrict clearing to only the areas required for extraction within the next 12 months to limit disturbance.
 - Installation of perimeter fencing and lock gates outside operating hours to prevent unauthorised access and dumping (fly tipping).
 - Confine vehicles to designated access tracks and excavation areas to avoid disturbing retained vegetation.
 - Vehicles entering retained vegetation areas must be clean and free of soil and plant material.
 - Site fencing and gates will be inspected and repaired if damaged.
 - All visitors must sign in and receive guidance on permitted access areas.
- Dieback Management:
 - Boundary fencing and gates maintained to prevent unauthorized access.
 - Limestone-based access tracks: Limestone has a high pH which is suppressive to *Phytophthora* dieback.
 - Trucks are restricted to dedicated haulage routes; off-site routes are mostly bitumised thus reducing soil transfer risk.

- All vehicles and equipment used during in cleaning or reinstatement must be clean and free from soil or plant material before arriving onsite.
- Construction entry points are minimised and limited to essential locations only.

Refer to Appendix G – Environment Management Plan

5.5 Dust Management

Dust generated onsite is to be managed in accordance with the EMP prepared by Cottera Environment. The EMP includes the following dust management measures:

- Water Suppression
 - Water trucks will regularly wet down unsealed roads and operational areas.
 - Sprinklers or water trucks will be used during screening activities if needed.
- Trucks transporting sand or limestone must use tarpaulins to prevent dust escape.
- Maximum onsite speed limit of 20km/hr to reduce dust generation.
- Topsoil and overburden stripping will be scheduled during low wind or damp conditions.
- Operations will occur on the pit floor whenever possible to reduce exposure to surface winds.
- Earthen bunds between excavation phases and Lot 1213 will help suppress dust and noise.
- Grass crops will be planted on completed stages to stabilise soil.
- Monitoring and Response
 - Visual monitoring by the Site Manager
 - Activities causing significant dust will be suspended until conditions improve.
- All dust complaints logged and investigated, with a register available to the City of Rockingham upon request.

Refer to Appendix G – Environment Management Plan

5.6 Rehabilitation

Following extraction, the cleared portion of the subject site will be rehabilitated in accordance with the EMP prepared by Cottera Environment. The EMP includes the following measures:

- The site is intended for future Light Industrial development after the five-year extraction period.
- After each extraction stage, completed areas will be planted with grass crops to stabilise soil and reduce erosion.
- Topsoil and overburden materials will be stockpiled during excavation and reused for site stabilisation and shaping.
- Tree protection zones will be established for retained trees during operations.
- Final landform will be shaped to facilitate future grazing use and potential future urban development and ensure drainage stability.

Refer to Appendix G – Environment Management Plan

5.7 Stormwater Management

Surface water runoff associated with the proposed extraction operations is anticipated to be contained within each extraction stage, without any surface water runoff off-site. The natural permeability of the soils will allow for stormwater contained onsite to be drained naturally to the sub-surface through infiltration. No swales or detention basins will be created onsite as stormwater will infiltrate within the extraction boundary.

5.8 Onsite Vehicle Maintenance

All machinery onsite is to be serviced by an authorised service vehicle which is to arrive onsite as required. Each service and maintenance vehicle is to contain a hydrocarbon spill kit to prevent any potential contamination of the site. All major servicing is to occur off-site with machinery transported off-site. No hydrocarbons are to be stored onsite at any time. The refuelling of machines to occur from authorised service vehicles which will attend the site on an as need basis.

6. Orderly and Proper Planning

In addition to the assessment and justification provided in the planning assessment at Appendix A, the principles of orderly and proper planning require that new development is consistent with the planning vision and strategic direction for the locality.

The key matters relating to orderly and proper planning are as follows:

- Land use suitability - the proposal is located immediately adjacent to an existing extractive industry development and is located proximate to existing and planned development areas that require sand.
- Strategic alignment – the proposal gives effect to State planning objectives by facilitating the extraction of a regionally significant basic raw material resource.
- Efficient resource use – the proposal prevents sterilisation of extractive resources within an area identified for future urban development in the City’s strategic planning framework. The proposal will enable the extraction of a finite basic resource from the subject site prior to any future redevelopment to ensure that the resource is not sterilised as a result of premature urban development.
- Appropriate land use sequencing – the proposal establishes a logical interim use prior to potential future urban development.
- Temporary nature – the proposal is time-limited and includes progressive rehabilitation, ensuring no long-term constraint on land use.
- Impact management - potential impacts are predictable, measurable and capable of being managed within acceptable standards.
- Infrastructure compatibility - the development utilises appropriate haulage routes and existing transport networks.
- Economic and community benefit - the proposal supports construction supply chains, employment and regional development.

Given the above, the proposed development is consistent with the principles of orderly and proper planning and is capable of approval by DAP on its planning merit.

7. Conclusion

This report has been prepared by Element Advisory (part of SLR) to support the approval of a temporary Industry – Extractive land use and development at Lot 93 Kerosene Lane and Lots 800, 1214 and 1215 Baldivis Road, Baldivis.

The proposal has been carefully designed to enable the orderly and efficient extraction of sand and limestone whilst ensuring that environmental, amenity and traffic impacts are appropriately managed and that the long-term capability of the land is maintained.

The application is supported by detailed technical assessments, including an Acoustic Report, Traffic Impact Statement, Geological Study and Environmental Management Plan which collectively demonstrate that potential impacts relating to noise, dust, traffic, groundwater and land stability can be mitigated to acceptable levels.

The Extractive Industry is proposed as a temporary, staged land use, with progressive rehabilitation ensuring that all disturbed areas are restored to pasture suitable for grazing consistent with the site's current zoning, whilst also being able to accommodate potential future urban development in accordance with the City of Rockingham's strategic planning direction. The batters may be rehabilitated as part of an environmental offset subject to appropriate clearing permit approvals.

Having regard to the relevant provisions of the City of Rockingham Local Planning Scheme No. 2, the Metropolitan Region Scheme, and applicable State Planning Policies, the proposal is considered consistent with the principles of orderly and proper planning. The development facilitates the responsible extraction of a regionally important basic raw material resource, supports economic activity and construction supply chains, and does not prejudice the future development potential of the land or the amenity of surrounding properties.

Having regard to the relevant planning framework and the demonstrated planning merits, the proposal represents a well-founded, strategically justified and responsibly managed development that warrants approval subject to relevant and reasonable conditions.

8. Appendices

8.1 Appendix A – Planning Assessment

8.1.1 City of Rockingham Local Planning Scheme No. 2 (LPS2)

The subject site is zoned 'Rural' under the City of Rockingham Local Planning Scheme No. 2 (LPS2).



Figure 7 – Local Planning Scheme Zoning

The 'Rural' zone under LPS2 is subject to the following objective:

The objective of the Rural Zone is to preserve land for farming and foster semi-rural development which is sympathetic to the particular characteristics of the area in which it is located, having due regard to the objectives and principles outlined in the Rural Land Strategy and supported by any other Plan or Policy that the local government may adopt from time to time as a guide to future development within the Zone.

Sand and limestone extraction is considered an Industry - Extractive use which LPS2 defines as:

"premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes —

- (a) the processing of raw materials including crushing, screening, washing, blending or grading;*
- (b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration."*

Industry – Extractive is an 'A' use under LPS2 meaning that:

"the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with Clause 64 of the deemed provisions;"

8.1.2 Draft City of Rockingham Local Planning Strategy

The City of Rockingham is currently progressing a draft Local Planning Strategy, which identifies the site as future urban growth. Importantly the proposed temporary land use for extractive industry does not prejudice the long term potential future use of the site for urban purposes.

8.1.3 Metropolitan Region Scheme

The subject site is zoned 'Rural' under the Metropolitan Region Scheme (MRS). The proposed development meets the purpose of the Rural zone which provides land for agricultural, extractive and conservation purposes.

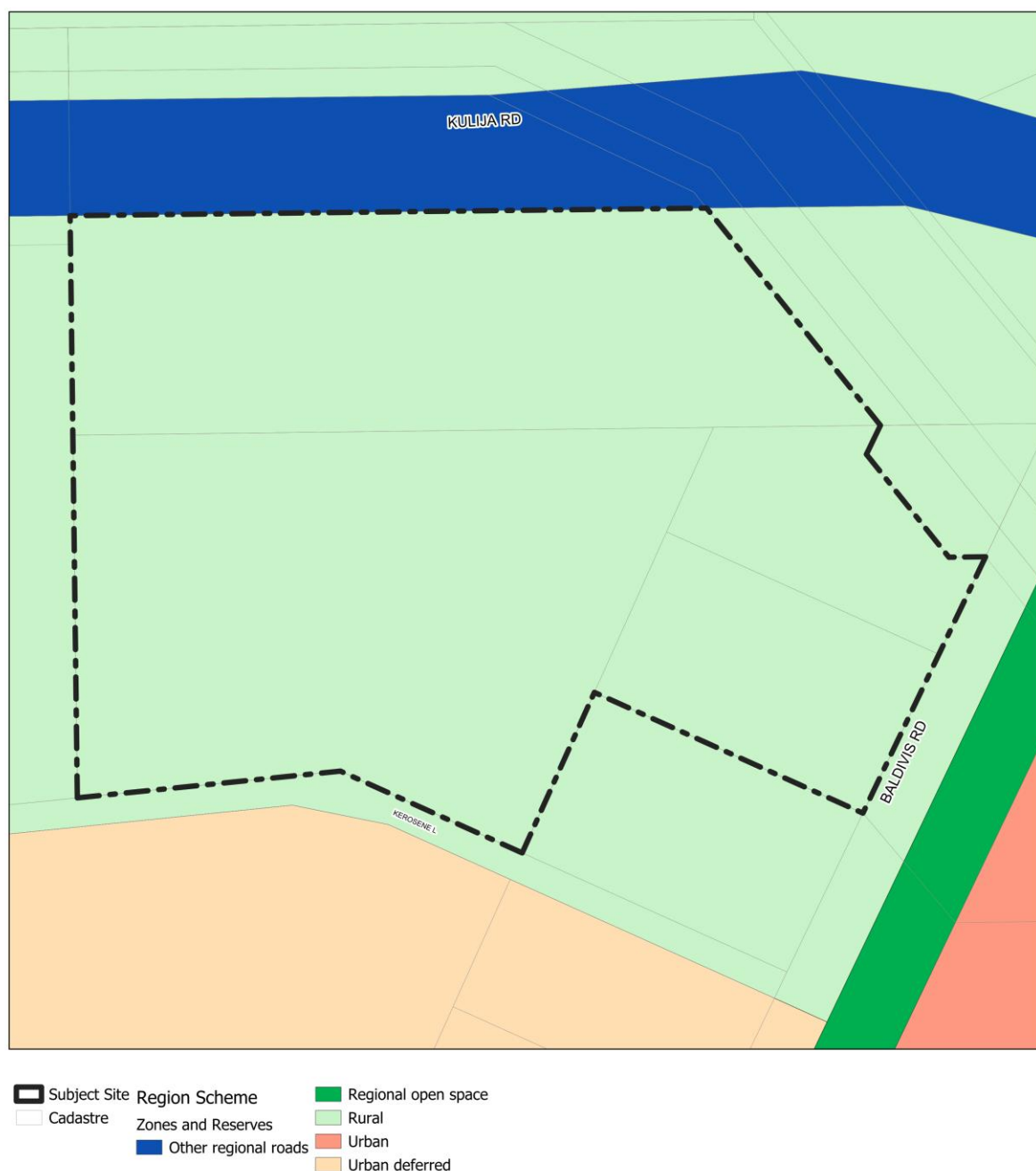


Figure 8 – Metropolitan Region Scheme Zoning

8.1.4 State Planning Policy 2.4 – Basic Raw Materials Resource Policy (2021)

State Planning Policy 2.4 – Basic Raw Materials (SPP2.4) seeks to enable extraction of Basic Raw Materials (BRM) whilst ensuring the protection of people and the environment. The application of this Policy provides the foundation for land use planning to address the sustainable management of BRM in Western Australia.

SPP2.4 and the associated guidelines sets out the development application considerations and requirements when preparing a development application for an extractive industry. They require consideration of matters including, but not limited to: consultation, road access, transport management, impacts on flora and fauna, impacts on native vegetation, pit design, operating hours, groundwater

separation, water supply and availability, visual impacts, noise, dust and risk management, landscaping, environmental management and site rehabilitation.

Notably the adjacent site at Lot 800 is mapped as an extraction site pursuant to SPP 2.4 and the site is partially mapped as being regionally significant basic raw materials for limestone (see Figure 9).



Figure 9 – State Planning Policy 2.4 Regionally significant basic raw materials

The SPP2.4 policy objectives and applicable response are provided within Table 4 below.

Table 4. SPP2.4 Objectives Assessment

SPP2.4 Policy Objective	Proposed Development
Ensure BRM and its regional importance is considered at the earliest stages of the planning process;	The subject site contains a significant sand and limestone resource suitable for construction and infrastructure purposes, with an estimated yield exceeding 1.5 million

	cubic meters. The proposal has been identified, assessed and planned specifically to facilitate the orderly extraction of this resource prior to potential future urban development.
Ensure BRM resources are used efficiently in land use planning and development;	The proposal is limited to a defined extraction footprint of approximately 11.75ha (18.5% of the subject landholding), with staged extraction and progressive rehabilitation. This approach maximises resource recovery while minimising land disturbance and ensuring efficient utilisation of the BRM prior to future site rehabilitation and potential redevelopment. Extraction depth is carefully controlled to maintain separation from groundwater and ensure long-term land capability, further supporting efficient and responsible resource use.
Identify BRM extraction opportunities through sequential land use without compromising the final intended land use; and	The extractive industry is proposed as a temporary, sequential land use, with full rehabilitation of all extraction areas to pasture suitable for ongoing rural grazing or potential future urban development, consistent with the City of Rockingham's strategic planning framework. Progressive rehabilitation following each extraction stage ensures land stability, environmental protection and a seamless transition to future development outcomes.
Ensure the extraction of BRM avoids, minimises or mitigates any adverse impacts on the community, water resources and biodiversity values.	Potential impacts relating to noise, dust, traffic, vegetation clearing, groundwater and amenity have been comprehensively assessed and addressed through specialist technical reports and an Environmental Management Plan. Key mitigation measures include: • Controlled operating hours; • Staged extraction with batter shielding; • Dust suppression using watercarts and speed controls; • Noise mitigation options identified through acoustic modelling; • Groundwater protection via controlled extraction depth; and • Progressive rehabilitation and weed/dieback management. These measures demonstrate that environmental and community impacts can be effectively managed.

In addition to the above policy objectives, SPP2.4 also includes associated guidelines (SPP2.4 Guidelines). Section 4 of the SPP2.4 guidelines includes more specific assessment criteria for extractive industry developments. The following table includes an assessment of the proposal against these criteria:

Table 5. SPP2.4 Guidelines Assessment

SPP2.4 Guidelines Extractive Industries Criteria	Analysis of this Extractive Industry Application
(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, noise, dust, vibration, blasting and vehicular traffic);	Acoustic modelling confirms compliance (or manageable minor exceedance), with mitigation available. Dust and traffic impacts are appropriately assessed and managed where required) through EMP and TIS.

(b) having an effective consultation process with appropriate stakeholder engagement, including advertising as required;	The proposal is a discretionary 'A' use and will be subject to advertising in accordance with LPS2.
(c) prioritisation of proposals within SGS areas aligned with DMIRS geoVIEW.WA mapping in Perth and Peel;	The proposal aligns with regional BRM supply needs in the Perth–Peel region.
(d) if the resources is identified as a SGS area and/or local basic raw material demand;	The extracted material will supply surrounding development and infrastructure projects.
(e) the quantity and quality of resource and scale and duration of extraction;	Resource quality and yield has been confirmed, with extraction limited to a 5-year approval period.
(f) management of finished ground levels for BRM extraction and site rehabilitation to: • Maintain appropriate horizontal separation between extraction, water supply infrastructure and any other engineering requirements; • Avoid the exposure of groundwater and maintain the required vertical separation distances to groundwater for sequential land use; • Protect ground water and surface water quality.	Extraction limited to 6 m AHD so that groundwater separation is maintained.
(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 identified by the Local Planning Scheme;	Progressive rehabilitation to pasture suitable for grazing or potential future urban use. The batters may be rehabilitated as part of an environmental offset, subject to relevant clearing permits. This will create an appropriate interface to the future residential development to the south.
(h) the ability to stage the extraction operations to avoid conflicts with any adjacent land uses;	Seven (7) extraction stages are proposed, limiting active disturbance areas.
(i) the effect of the proposed extractive industry on any adjacent agricultural land;	Minimal; surrounding rural activities can continue uninterrupted.
(j) the availability and suitability of road access;	All haulage routes are on the RAV network; access is compliant and safe.
(k) the effect of the proposed extractive industry on any native flora and fauna and general landscape values;	Limited vegetation clearing is proposed with rehabilitation and EMP controls.
(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;	Groundwater separation is to be maintained; with infiltration-based stormwater management.
(m) potential impacts on fragmentation and connectivity of remnant vegetation;	No mapped wetlands or significant ecological corridors affected.
(n) any requirements for an environmental offset;	Not required given scale and rehabilitation outcomes.
(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	No known Aboriginal or State heritage sites affected.
(p) location and stability of excavations, stockpiles and overburden dumps.	Batter slopes of 1:3 and stockpile height controls ensure stability.

As set out above, the proposal is compliant with the provisions of SPP2.4 and the associated SPP 2.4 Guidelines.

8.1.5 State Planning Policy 2.9 – Water

State Planning Policy 2.9 – Water (SPP2.9) replaces the previous *State Planning Policy 2.1 Peel-Harvey Coastal Plain Catchment* effective December 2025. SPP 2.9 seeks to ensure that planning and development decisions comprehensively consider all water matters and deliver integrated water management outcomes across Western Australia.

The policy establishes a framework for embedding water resource protection, risk management and sustainable water use into land use planning and development processes, recognising the increasing pressures on water resources from climate change, population growth and land use change.

The objectives of this policy are to:

- Protect and improve the environmental and social, cultural and economic values of the state's water resources.
- Protect public health and the long-term supply of good quality and affordable drinking water.
- Manage the risk of flooding to people, property and infrastructure.
- Ensure the secure and sustainable supply, use, disposal and re-use of water resources.
- Ensure future development is resilient to the water-related impacts of climate change.
- Minimise future costs and protect public health by ensuring that appropriate wastewater infrastructure is provided.

The subject site is located with the Peel-Harvey Coastal Plain Catchment area and a Sensitive Water Resource Area. To minimise any impact, the proposed pit floor maintains a minimum 2.5m separation to groundwater and all stormwater run-off will be contained on site.

8.1.6 State Planning Policy 3.7 – Bushfire

The subject site is designated to be bushfire prone by DFES (as outlined within Figure 10) with the provisions of SPP3.7 and associated guidelines Planning for Bushfire Guidelines being relevant.

Section 1.2.1 – Exemptions stipulate development can be exempt from SPP3.7 where there is no increase in the bushfire risk and where there is no habitable building to assess.

Extractive Industry is considered as a land use which may be exempt from compliance with the guidelines where no habitable buildings are proposed and the proposal does not propose an intensification of land use. Since the proposal does not contain any habitable buildings, and employees onsite are to be onsite for periods of haulage and loading only, the application is considered exempt from requiring a bushfire assessment.



Figure 10 – Bushfire Prone Area Mapping

8.1.7 Planning and Development (Local Planning Schemes) Regulations 2015

Clause 67(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Deemed Provisions) specifies matters which are to be given due regard when determining applications for approval.

An assessment of the proposal against the relevant matters outlined in Clause 67(2) of the Deemed Provisions has been undertaken. A summary of the assessment is provided below in Table 6.

Table 6. Clause 67(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 Assessment

Provision	Applicant Response	
the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area	Refer to planning justification provided under the Local Planning Scheme No. 2	✓
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 considering adopting or approving	Refer to orderly and proper planning section of this report	✓
any approved State planning policy	Refer to the assessment listed under State Planning Policy: • 2.4 Basic Raw Materials • 2.5 Rural Planning • 2.9 – Water • 3.7 – Bushfire • 5.4 – Road and Rail Noise	✓
any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)	N/A	
<i>any policy of the Commission</i>	N/A	
any policy of the State	N/A	
any local planning strategy for this Scheme endorsed by the Commission	Refer to the planning justification provided under the Local Planning Strategy	✓
any local planning policy for the Scheme area	N/A	
any structure plan or local development plan that relates to the development	N/A	
any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015	N/A	
in the case of land reserved under this Scheme, the objectives of the reserve and the additional and permitted uses identified in this Scheme for the reserve	N/A	
the built heritage conservation of any place that is of cultural significance	N/A	
the effect of the proposal on the cultural heritage significance of the area in which the development is located	N/A	
the compatibility of the development with its setting, including – • the compatibility of the development with the desired future character of its setting; and	The subject site is located within the Rural Zone under the LPS2, where extractive industry is a discretionary use. The proposal is consistent with the interim rural character of the locality and does not prejudice the planned future urban use of the land.	✓

Provision	Applicant Response	
the relationship of the development to development on adjoining land or on other land in the locality, but not limited to, the likely effect of the height, bulk, scale orientation and appearance of the development.	The extractive industry is a temporary land use, with the site to be progressively rehabilitated and ultimately restored to pasture, ensuring the land remains suitable for grazing in the short term to medium term and potential light industrial development in the future, consistent with the broader strategic planning vision for the area. The proposed development is compatible with adjoining and nearby land uses, which are predominantly rural in nature and characterised by large landholdings and low-intensity activities. The proposal does not involve permanent buildings or structures and therefore does not introduce built form impacts relating to height, bulk, scale, orientation or visual dominance. Operational activities will be contained within the site, with appropriate management measures in place to control dust, noise and traffic impacts. As such, the proposal will not adversely affect the amenity of surrounding properties or alter the established character of the locality. The haulage route utilises an existing road network with sufficient capacity to accommodate heavy vehicles and provides efficient regional access to market, minimising interaction with sensitive land uses and maintaining the functional relationship between the site and the broader locality.	
the amenity of the locality including the following – - environmental impacts of the development - the character of the locality - social impacts of the development	Refer to the Environmental Management Plans (Dust, Noise, Weed and Dieback etc) for responses to these identified considerations. Operational activities will be contained within the site, with appropriate management measures in place to control dust, noise and traffic impacts, and will not impact upon the character or amenity of the locality. No social impacts are anticipated by the development.	✓
the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or mitigate impacts on the natural environment or the water resource	The proposed development will not adversely impact upon any natural water resources. Separation of extraction activities to groundwater will be maintained.	✓
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	Any trees proposed to be removed will be sufficiently offset through post extraction planning of the batter and/or other nearby locations as designated in the relevant clearing permit. Post extraction, the land will be rehabilitated back to pasture.	✓
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	The site is suitable for extraction. No soil erosion or land degradation is proposed by this development. No flooding or bush fire risk is anticipated in the proposal.	✓
the suitability of the land for the development taking into account the possible risk to human health or safety	Refer to the EMP.	✓
the adequacy of – the proposed means of access and egress from the site; and	The site access and haulage routes for vehicles associated with the proposal are deemed appropriate. Refer to the Transport Impact Statement.	✓

Provision	Applicant Response	
arrangements for the loading, unloading, manoeuvring and parking of vehicles		
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	The amount and type of additional traffic is considered appropriate with the RAV network connected to the site.	✓
the availability and adequacy for the development of the following – - public transport services - public utility services - storage, management and collection of waste - access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities) - access by older people and people with disability	N/A	
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	N/A	
the history of the site where the development is to be located	N/A	
the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	N/A	
any submissions received on the application	The application will be advertised and submissions considered in due course.	
the comments or submissions received from any authority consulted under clause 66	N/A	
any other planning consideration the local government considers appropriate	N/A	

8.1.8 EPA Separation Distances between Industrial and Sensitive Land Uses (GS3)

The Environmental Protection Authority (EPA) has prepared a guiding document for assessment of environmental factors associated with the separation distances between sensitive land uses and industrial land uses.

The proposed extractive industry is of a nature which reflects the 'Extractive Industry - Sand and Limestone' industry. The relevant buffer distance is recommended to be 300-500m to sensitive land uses, depending on the size and nature of operations, with key impacts associated with operations being noise and dust. Notably these are recommended distances in the absence of project specific technical assessments, the site-specific assessment override the generic buffer distances.

The proposed development is located approximately 31m from the closest dwelling (closest point), located to the east of the proposed extraction area.

The proposal is supported by an acoustic report and environmental management plans that demonstrate the proposal can achieve compliance with the relevant standards and therefore the proposed development will not detrimentally impact the nearby land uses and the separation distances are considered to be appropriate. The reliance on detailed, site-specific technical modelling provides a more accurate and appropriate basis for assessment than generic separation distances.

The landowner and applicant has also consulted with the owner of Lot 1213 in the preparation of the proposed Excavation Works Plans.

8.1.9 City of Rockingham Planning Procedure No.1.10 Extractive Industries

The City of Rockingham Planning Procedure No.1.10 Extractive Industries (PP1.10) is a planning procedure adopted by the City of Rockingham to set out matters that the City will review in the consideration of development applications for extractive industry.

PP1.10 provides minimum excavation setbacks that will be considered by the City including 40m to a road reserve and 20m to all other lot boundaries. Setbacks are to comprise remnant vegetation to provide visual screening except as needed for fire breaks and/or access ways. It is noted that as a planning procedure, the City has discretion to vary the setback requirements in PP1.10.

The proposed development provides a 40m excavation setback to the Baldivis Road boundary in accordance with PP1.10. All other boundary setbacks are proposed to be 20m, including the setback to the Kerosene Lane road reserve. The 20m setback proposed to the adjoining property boundaries meets the requirements of PP1.10. The 20m setback to Kerosene Lane boundary is less than recommended in PP1.10, however Kerosene Lane is a lower order road, the properties to the south are currently rural in nature and the proposed setback area may be utilised as part of potential offset. Therefore, whilst the proposed setback to the Kerosene Lane reserve is less than identified in PP1.10, it will nevertheless provide an appropriate setback in the context of this boundary.