



DUST MANAGEMENT PLAN

LOT 262 (No. 220) QUEELUP ROAD, NORTH BOYANUP

October 2025

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Document Control

Version	Date	Author	Reviewer
V1	22/9/2025	PN	KMT
V2	28/10/2025	PN	KMT
Filename	2538_Lot 262 Queelup Rd W DMP_V2		

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This report has been prepared based upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report, which Accendo has not independently verified or checked beyond the agreed scope of work. Accendo does not accept liability in connection with such unverified information.

The conclusions and recommendations in this report are based on assumptions made by Accendo described in this report where and as they are required. Accendo disclaims liability arising from any of the assumptions being incorrect.

The report is based on site specific conditions encountered and information received at the time of preparation of this report or the time that site investigations were undertaken. Accendo disclaims responsibility for any changes that may have occurred after this time.

The preparation of this report has been undertaken and performed in a professional manner, in consideration of the scope of services and in accordance with environmental consulting practices. No other warranty is made.

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1 INTRODUCTION

1.1 Background

JW Cross Maintenance Pty Ltd (the applicant) is proposing to extract sand from a 16.36 ha area within Lot 262 (No. 220) Queelup Road, North Boyanup (herein referred to as the subject site) (refer to **Figure 1** and **Figure 2**).

This application is made for a five-year period however, the exact life of the project is difficult to estimate as it will be dependent on supply and demand trends.

The available volume of sand (*insitu* volume of approximately 500,000 m³) is to be extracted, commencing to the south of the subject site and moving in a northerly direction (refer to **Figure 2**).

The slope of the final contours of the pit will slope from approximately 22.3 m Australian Height Datum (AHD) in the south to 24.6 m AHD in the centre of the extraction area back to 23.7 in the north.

Slopes of the batters at the end of excavation will be retained at 1:5 vertical to horizontal.

1.2 Purpose and Scope

This Dust Management Plan (DMP) has been prepared to fulfil the relevant requirements provided within the Shire of Capel's *Local Planning Scheme No. 8* and *Local Planning Policy No. 6.2 Extractive Industries*. It is intended to provide the Shire of Capel, the public and relevant government agencies with an understanding of the proposal and the environmental strategies and commitments proposed to address dust emissions associated with the proposed land use. This document has been prepared to support and should be read in conjunction with, the *Extractive Industry Operations Plan* prepared by Accendo Australia (2025) for sand extraction within the subject site.

Recognised industry standard practices for dust control are well-established within Western Australia. The utilisation of these standard practices is proposed at the subject site to suppress dust and reduce potential impacts associated with dust emissions.

Management of these activities are an effective means to prevent adverse effects of dust. The purpose of this DMP is to review the risks and control measures to appropriately manage dust and mitigate its impact.

The scope of the DMP is to cover the following:

- Legislative and regulatory compliance;
- Existing environment;
- Risk assessment of potential dust sources and air quality impacts;
- Mitigation and measurement measures; and
- Roles and responsibilities in relation to dust management.

2 EXISTING ENVIRONMENT

2.1 Land Use

The subject site is zoned 'Rural' under the Shire of Capel's *Local Planning Scheme No. 8* (LPS 8) and the *Greater Bunbury Region Scheme* (GBRS). The subject site is located within the 'Special Control Area – Strategic minerals and Basic raw materials' under the LPS 8. The proposed extractive industry is a permitted land use within this zone subject to development approval from the Shire of Capel.

Land use to the east and southeast of the subject site is zoned 'Rural' and 'Local Road' under the LPS 8 and 'Rural' under the GBRS. Properties to the north, west and southwest of the subject site are zoned 'Rural' under the LPS 8 and GBRS. Properties that are located to the northeast of the subject site over Queelup Road are zoned 'Rural Residential' under the LPS 8 and 'Rural' under the GBRS.

Historically the subject site has been used for livestock grazing, resulting in the disturbance of the majority of native vegetation onsite. Intact remnant vegetation remains in the southwestern portion, with the remainder of the subject site comprised of mature paddock trees.

2.2 Sensitive Receptors

The Environmental Protection Authority (EPA) *Guidance for the Assessment of Environmental Factors* (June 2005) provides generic separation distances to assist in the determination of suitable buffers where industry may have the potential to affect the amenity of a sensitive land use. In particular, for extractive industries where no crushing will occur, a buffer distance of 300 m to 500 m is recommended from sensitive land uses.

The closest residential dwellings to the subject site are provided below and shown in **Figure 3**.

Table 1. Residential dwellings within 1,000 m of the subject site.

Resident No.	Distance to subject site (m)
1	65 m
2	93 m
3	168 m
4	188 m
5	271 m
6	448 m
7	592 m
8	595 m
9	612 m
10	675 m
11	752 m
12	900 m
13	992 m

The closest residential dwelling to the subject site is located 65 m from the eastern boundary. Additionally, a residential estate comprising of 17 houses is located approximately 448 m to 877 m from the northeastern boundary of the subject site.

2.3 Topography and Soils

The current topography of the subject site can be described as sloping with the elevation ranging from 24 m AHD in the north and northwest corner to 33 m AHD in the centre before falling again to 26 m AHD in the southeast (refer to **Appendix A**).

The subject site is located within the Bassendean System of the Bassendean Zone consisting of fixed dunes inland from coastal dune zone containing non-calcareous sands, podsolised soils with low-lying wet areas. The Bassendean system consists of *"Sand dunes and sandplains with pale deep sand, semi-wet and wet soil"* (Natural Resource Information (NRInfo)).

The subject site is located within the Bassendean B1b soil phase consisting of *"very low relief dunes of undulating sand plain with deep bleached grey sandy A2 horizons and pale yellow B horizons"* (NRInfo).

2.4 Climate

The climate of the locality is classified as Mediterranean with warm to hot dry summers and cool wet winters.

The closest weather recording station is Bunbury (Station 9965). Temperatures are highest on average in February, at approximately 30.1°C. July has the lowest average temperature of the year of 7.4°C.

Rainfall for the area is approximately 737.3 mm per annum with approximately 90% of the rain falling during the winter months, April to October inclusive.

During the summer months the dominant wind in the mornings is from the south-east at 17-18 knots, swinging to the south-west at approximately 22 knots in the afternoon. During winter, the winds are most commonly 12-19 knots from no dominant prevailing direction. During storms, winds from the west and north-west can reach 40 knots (BoM 2020).

Rainfall intensity has been calculated using the Bureau of Meteorology (BoM) Intensity-Frequency-Duration (IFD) data system which yields the two hour 1 in 10 (10%) annual exceedance probability storm event for the subject site as 39.1 mm/hr.

3 EXTRACTION ACTIVITIES

The sand pit will cover an area of approximately 16.35 ha, with a current maximum elevation ranging from 24 m AHD to 33 m AHD. It will be excavated to a maximum depth ranging from 1.96 m to 6.26 m below ground level (BGL) commencing in the south and moving initially in a northerly direction in stages 2 ha in size (refer to **Figure 2**). The proposal does not include any crushing of material.

A 10 m buffer to the drip line of all trees outside of the extraction area and a 20 m buffer to the property boundary will be maintained, excluding the western boundary. Excavation will occur to the western property boundary to ensure topographic continuity with the adjoining property on which sand extraction has previously occurred.

It is estimated that the total maximum volume of sand to be removed will be approximately 500,000 m³ with up to 50,000 m³ excavated each year, depending on supply and demand.

The planned end use of the pit is to restore a natural soil profile and return the area to pasture, ensuring that there is no net loss of agricultural land.

3.1 Operational Works

Using an excavator or loader, the topsoil (where available) will be stripped and placed in stockpiles. Overburden, if present, will be removed using a dump truck and stockpiled to the perimeter of the proposed pit area.

Typical operating hours for quarries will be adopted for the subject site which involves 0700 to 1700 each Monday to Friday. No work will be undertaken on Saturdays, Sundays or public holidays. The site will be worked by 2 - 3 persons, depending on market demand.

3.1.1 Truck Movements

Access from the property will be via Ducane Rd and Queelup Rd, travelling north to Lillydale Road (refer to **Figure 5**). The road intersection will be asphalt, with sealing up to the length of a vehicle. Signage will be erected 100 m either side of the road access advising of trucks entering.

It is proposed to extract a maximum of approximately 100,000 m³ or bank cubic metres (BCM) per year. The average daily extraction rate:

$$\begin{aligned} &= 100,000 \text{ BCM} / 52 \text{ weeks} / 5 \text{ working days per week} \\ &= 192 \text{ BCM per day.} \end{aligned}$$

It is estimated that approximately 70% of the haulage is proposed to be undertaken from October to May (8 months). Therefore, the average daily extraction rate (main season):

$$\begin{aligned} &= 100,000 \text{ BCM} \times 70\% / 32 \text{ weeks} / 5 \text{ working days} \\ &= 220 \text{ BCM per day.} \end{aligned}$$

The average daily extraction rate (LCM):

$$\begin{aligned} &= 220 \text{ BCM} \times 1.15 \\ &= 253 \text{ LCM} \end{aligned}$$

It is proposed to utilise 19.0 m semi-tippers which in accordance with the *City of Busselton Local Planning Policy No. 2.3 – Extractive Industries* has a capacity of approximately 18.9 LCM of sand. Accordingly, the average daily truck movements during the main season are as follows:

- = 253 LCM/ 18.9 LCM truck capacity
- = 13 truck movements per day x 2 (to and from)
- = 26 trips per day x 2 (peak fluctuations)
- = 52 trips per day maximum.

Given the highly variable nature of the campaigns, these calculations are estimates only, there may be periods in which these daily truck numbers are exceeded.

3.1.2 Sand Extraction

The sand will be excavated by an excavator and loader to a stockpile or loaded directly to waiting trucks for transport. A summary of the proposed sand extraction activities is provided below:

- Prior to excavation commencing the site will be ground surveyed, the excavation footprint marked out and a 1 m contour plan developed.
- The topsoil will be stripped and stockpiled using a loader.
- An excavator or front-end loader will be used to dig the sand and transport it to a stockpile.
- The sand will then be picked up by a loader and loaded to trucks for transport.
- All static and other equipment, will be located on the floor of the pit to provide visual and acoustic screening.
- Excavation will commence in the south of the pit and then move in a northerly direction. The face and walls of the pit will act as noise barriers.
- Upon completion of each section of pit, the section will be reformed and back filled, where subgrade material is available, to achieve the proposed final contours.
- At the end of excavation, the floor of the pit will be deep ripped, covered by overburden and topsoil, and rehabilitated to a constructed soil.

3.1.3 Final Contours

The slope of the final contours of the pit will slope from approximately 22.3 m AHD in the south to 24.6 m AHD in the centre of the extraction area back to 23.7 in the north.

Slopes of the batters at the end of excavation will be retained at 1:5 vertical to horizontal which will enable the landform to be integrated with the surrounding landscape. This batter can be readily traversed by livestock, vehicles and machinery and is considered appropriate for the site's topographical relief.

3.1.4 Equipment

All operational equipment will work on the pit floor to provide maximum sound and visual screening. All equipment and infrastructure will be fully portable to facilitate movement throughout the site required for staged operations. The site will be secured by locked gates when it is not being actively worked. The boundary fencing will be maintained to prevent inadvertent and unauthorised entry.

Equipment and facilities that may be used onsite are provided in the Table below.

Table 2. Equipment.

Equipment	Description
Site office and/or containers	May be required for the management and security of small items.
Toilet	A portable toilet may be required on site.

Equipment	Description
Water tanker	Used for dust suppression on the access roads and working floors when required.
Finlay Screen	Used for the screening of sand.
Front end wheel loader	Loaders will be used for the movement of sand and loading road trucks.
Radial Stacker	Used for removing sand material
Excavator	An excavator may be used for the removal of sand material.
Fuel storage	No fuel will be stored onsite.
Light vehicles	Access to and around the site.
Road truck	Removal of sand from site.

3.1.5 Water Usage

Water is only required for dust suppression within the pit and the access road. Water will be sourced offsite from a potable water standpipe, as required.

4 POTENTIAL IMPACTS

4.1 Dust Sources

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;
- 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.

4.2 Risk Assessment

In accordance with the DWER's "A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities", a risk assessment for dust emissions has been prepared (DWER 2021).

For a site that is generating uncontaminated dust, such as extractive industry sites, the site classification chart in Appendix 1 of the DWER guideline can be used for assessing the site risk. Appendix 1 also details the provisions and contingency arrangements for dust management which apply to each site classification score.

The site classification assessment is provided below.

Part A. Nature of site

Item	Score Options				Score
1. Nuisance potential of soil when disturbed	Very low - 1	Low – 2 <i>Material is of coarse composition</i>	Medium - 4	High - 6	2
2. Topography and protection provided by undisturbed vegetation	Sheltered and screened - 1	Medium screening – 6	Little screening – 12 <i>Screening provided by stabilised bunds and roadside vegetation</i>	Exposed and wind prone - 18	12
3. Area of site disturbed by the works	Less than 1ha - 1	Between 1 and 5ha – 3	Between 5 and 10ha – 6	More than 10ha - 9	3

		Excavation will occur in stages less than 2 ha.			
4. Type of work being done	Roads and trenches - 1	Roads, drains and medium deep sewers - 3	Roads, drains, sewers and partial earthworks - 6	Bulk earthworks – 9 Sand extraction	9
Total score for Part A					26

Part B. Proximity of site to other land uses

Item	Score Options				Score
1.Distance of other land uses from site	More than 1km - 1	Between 1km and 500m – 6	Between 100m and 500m - 12	Less than 100m - 18	18
2. Affect of prevailing wind direction (easterly) on other land uses	Not affected - 1	Isolated land uses affected by one wind direction – 6	Dense land uses affected by one wind direction – 9	Dense/sensitive land uses highly affected by prevailing winds - 12	9
Total score for Part A					27

Site Classification Score (A x B) = 702

Classification 3 (score between 400 and 799, considered **Medium risk**). The provisions, contingency arrangements and monitoring requirements as specified by the DWER (2011) associated with a Classification 3 proposal are provided below.

Provisions:

Appropriate wind fencings of a length specific in the air quality management programme needs to be stored on site or available within one hour of being required by the engineer for the developer/local government/DEC.

All areas of disturbed land should be stabilised to ensure that the disturbed area exposed at any time is kept to a practical minimum to prevent exceedance of dust standards.

The engineer for the develop shall maintain close control of works with dust creating potential (for example allowable length of open trenching).

After all siteworks are completed, and before the contractor has vacated the site, the developer should ensure that the entire site is stable. The develop then retains responsibility for site stability until change of ownership/control takes place. After the change of ownership/control has taken place, the new owner or controlling party will inherit responsibility for site stabilisation.

Contingency arrangements:

Suitable water-carts in good working condition and of not less than 10,000 litres capacity per 7.5 ha of disturbed site, or other suitable alternatives shall be available to commence watering on the site within 18 hours of being required to do so by the engineer for the developer/local government/DEC.

Surface stabilisation equipment shall be available to commence operation on site within 48 hours of being required to do so by the engineer for the developer/local government/DEC and with sufficient capacity to cover the disturbed site area within a further 48 hours.

Wind fencing shall be erected within 18 hours of the contractor being required to do so by the engineer for the developer/local government/DEC. Dust generating works on the site shall cease in the interim.

If dust-related complaints are generated due to activities on the site, the developer may be required by the local government or an authorised DEC officer to distribute advisory notices to adjoining land occupiers within 48 hours. A notice form is provided in Sheet 5 of Appendix 1.

If dust-related complaints are generated due to material which has been excavated for trenching, the developer shall ensure this material is stabilised within 48 hours of being requested to do so by the engineer for the developer, local government or an authorised DEC officer.

Include an allowance for water-cart operation, wind fencing and surface stabilisation during the construction period for the purposes of dust and wind-borne material suppression.

Include an allowance for surface stabilisation for the purposes of dust and wind-borne material suppression to be maintained after the construction period and until change of ownership/control takes place.

Monitoring requirements:

Site dust management system in place.

On-site dust monitoring against short term criteria.

Off-site (compliance) dust monitoring at site boundary (if close to sensitive receptors) or at sensitive receptors.

Complaints management system in place (complaints recorded and acted on promptly).

Exceedances to be reported to the relevant authority – DEC, Local Government or DOH.

Notice to be erected at the site providing contact details of the person to be contacted.

4.3 Management Measures

While the potential impacts to amenity from dust emissions are considered medium at some receptors, standard dust suppression measures will be implemented during operation activities, as provided within **Table 3**.

Table 3. Dust management measures.

Legislation and Key Standards		
<p><i>Environmental Protection Act 1986 (EP Act)</i></p> <p><i>A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities (DEC 2011)</i></p>		
Objectives		
<ul style="list-style-type: none"> Minimise dust lift during all activities. No adverse dust impacts to sensitive receptors from the pit operations. 		
Targets		
<ul style="list-style-type: none"> No visible dust beyond the property boundary. No dust complaints. 		
Management Actions		
Description	Responsibility	Timing
Notice to be erected at the site, providing contact details of the person to be contacted regarding the works. This person will also be available outside of operational hours to address any complaints.	Site Manager	Prior to extraction
<p>Induction for all employees will include information on:</p> <ul style="list-style-type: none"> Potential sources of dust Dust Management Plan Speed limits onsite and staying on designated roads Reporting procedure for dust issues 	Site Manager	Prior to extraction
<p>Topsoil stripping shall <u>not</u> occur during the following conditions:</p> <ul style="list-style-type: none"> Winds in excess of 30 km/hr; 	Site Manager	Topsoil stripping and bund construction

Areas of land cleared and the period of time they remain cleared are to be kept to a minimum.	Site Manager	At all times
Water trucks are to water down unsealed roads during operation to reduce dust lift.	Site Manager	As required
Stockpiles, where possible, will be limited to the anticipated cubic volume/vehicle movement for cartage on the following operating day.	Machine Operator	At all times
Temporary stockpiles and exposed areas will be watered and stabilised as required. Stabilisation techniques that will be considered depending on environmental conditions will include hydro-mulching.	Site Manager	As required
Noise bunding will be stabilised with hydro-mulching to avoid dust lift off at all times.	Site Manager	At all times
Transport of dust-prone material will be via covered trucks or dampened prior to transport to prevent dust lift during transport.	Drivers	During soil transport activities
Water trucks are to be available at all times for immediate response during pit activities to water the site on observation of dust lift.	Site Manager	As required
Vehicle speeds will be restricted to no more than 15 km/hr on the site to minimize dust lift off.	Drivers	At all times
Wind fencing and soil stabilisation equipment will be available for commissioning if required.	Site Manager	As required
<p>Maintain a complaints register (refer to Appendix B). A Complaints Register will be established for the site to record the following information:</p> <ul style="list-style-type: none"> • Date, time, location and nature of the exceedance. • Identify the cause (or likely cause) of the exceedance and responsible parties. • Identify the activities that were occurring at the time of the non-compliance. • Determine the activities that were most likely contributing to the non-compliance. • Describe what action has been taken to date. • Describe the proposed measures to address the exceedance. 	Site Manager	As required

Monitoring			
Description	Parameter	Responsibility	Frequency
Visual monitoring of dust will be ongoing throughout the day during operations. All monitoring is to be maintained on a logging sheet for reference and proof of compliance.	Dust lift and signs of dust deposition near property boundary. Evidence of no visible dust crossing the site boundary will be used as the monitoring criteria for compliance.	Site Manager	Continuous
Contingency and Corrective Actions			
Incident or Consequence	Corrective Action	Responsibility	
Observation of excessive dust lift onsite	Report and investigate as incident.	Site Manager	
	Halt work within proximity of the area until cause of dust is addressed.	Site Manager	
	Increase dust mitigation measures (e.g. additional watering of exposed areas).	Site Manager	
Complaint received	Report and investigate as incident. To determine the validity of the complaint, the wind direction, wind speed and activities being undertaken on site at the time of the complaint will be established.	Site Manager	
	If required, halt work until cause of dust is addressed.	Site Manager	
	If the complaint is verified as being due to a site source, remedial action will be undertaken within 2 hours. The Shire of Capel will be advised of all complaints as soon as they are received. If a complaint cannot be resolved within the 2 hour response period, it may be necessary to cease operations.	Site Manager	
	Review dust management procedures and adjust if deemed necessary.	Site Manager	

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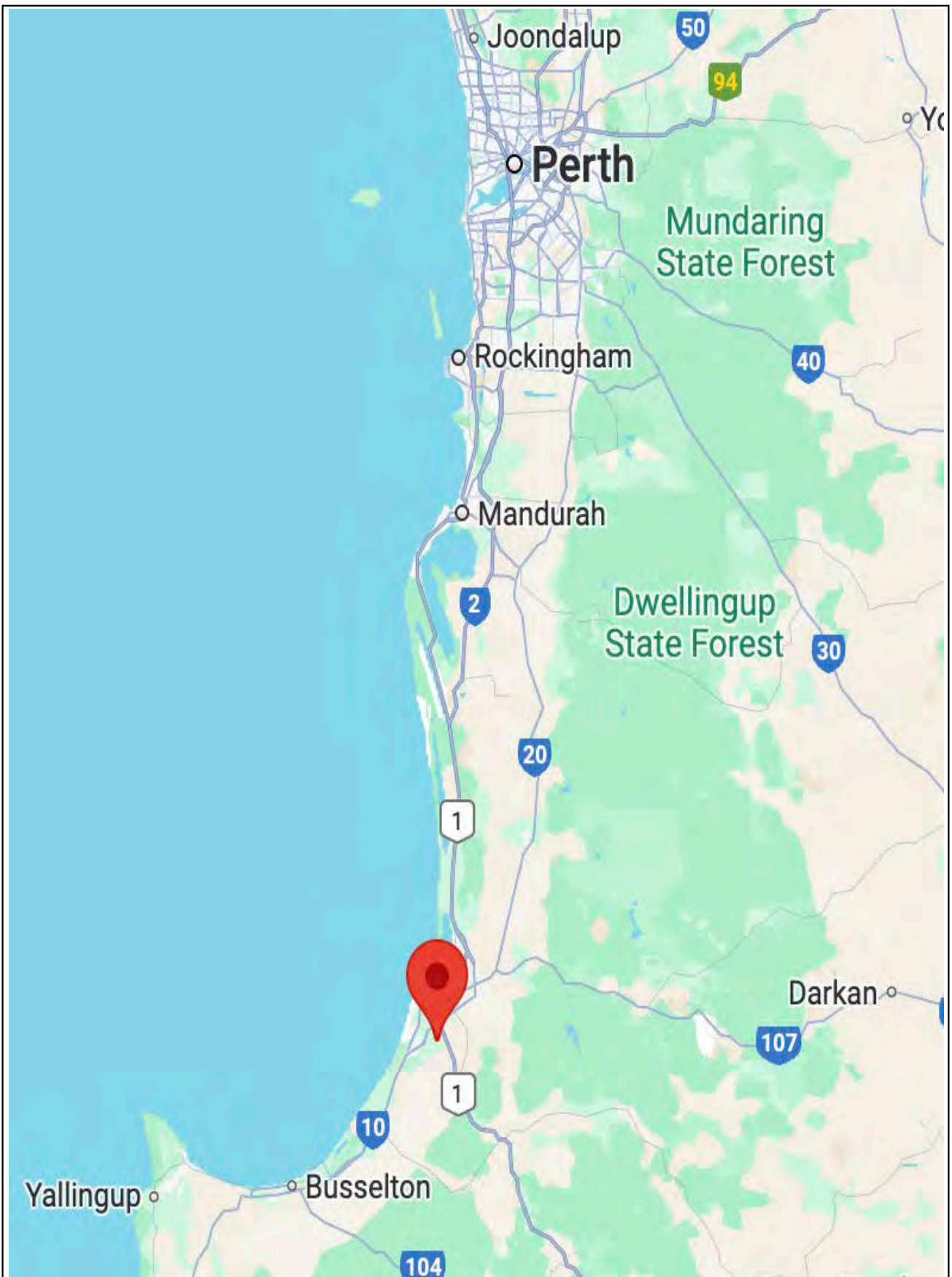
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FIGURES



PROJECT Lot 262 (220) Queelup Rd, North Boyanup

Project Number
2538

Drawing Number
Figure 1

Revision
A

DRAWING TITLE Figure 1 – Site Locality



Designed NC
Drawn PN

Checked
Approved

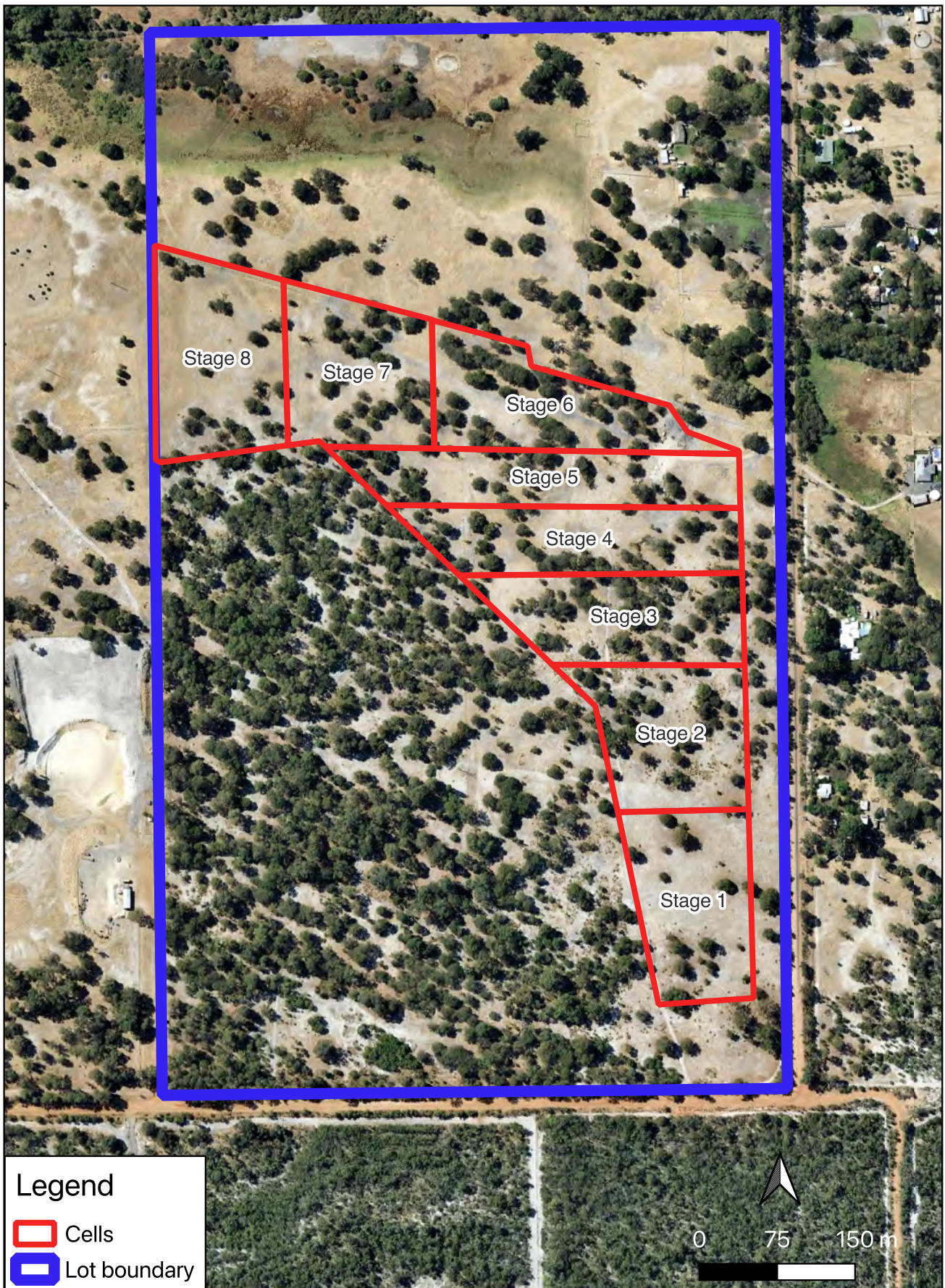
CLIENT JW Cross Maintenance Pty Ltd

Date
Local Authority
Sheet 1 of 1

05/06/2025
Shire of Capel

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Mobile 0418 950 852



PROJECT Lot 262 (220) Queelup Rd, North Boyanup

Project Number
2538

Drawing Number
Figure 2

Revision
B

DRAWING TITLE Figure 2- Site Extent



Designed NC
Drawn PN

Checked
Approved

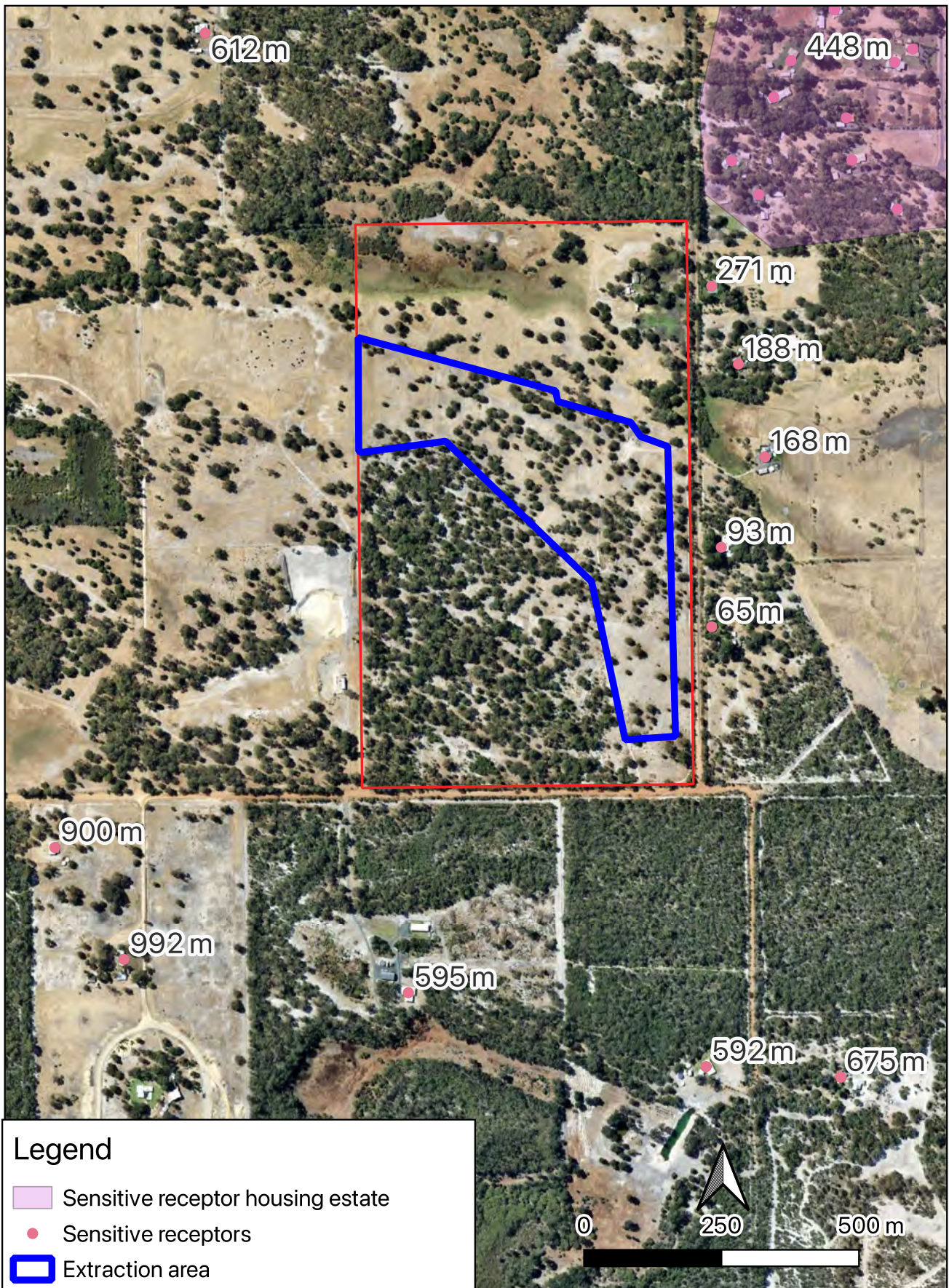
CLIENT JW Cross Maintenance Pty Ltd

Date
Local Authority
Sheet 1 of 1

23/09/2025
Shire of Capel


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Legend

- Sensitive receptor housing estate
- Sensitive receptors
- Extraction area

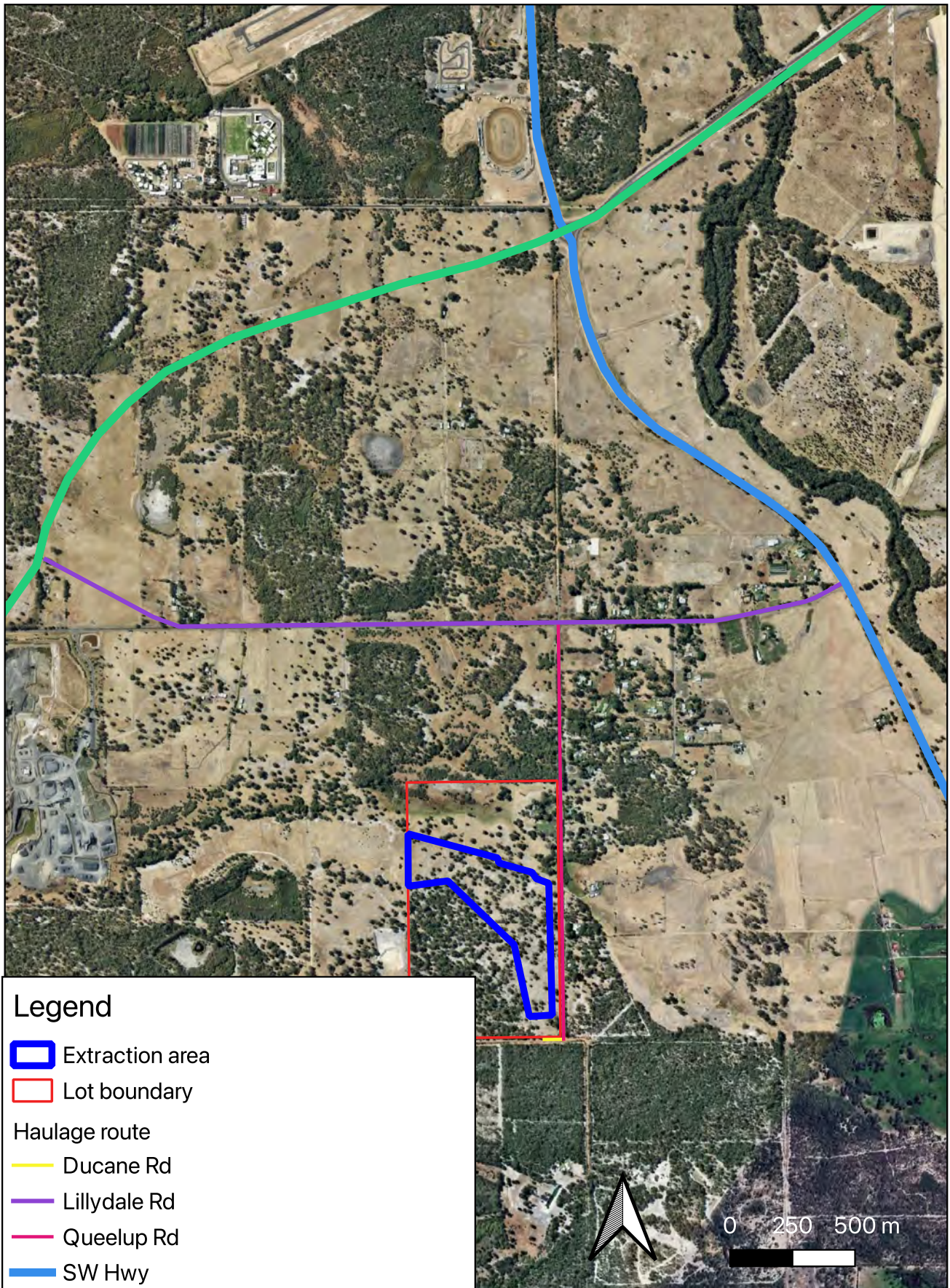
PROJECT	Lot 262 (220) Queelup Rd,Boyanup	Project Number	2538	Drawing Number	Figure 3	Revision	A
DRAWING TITLE	Figure 3 - Sensitive receptors			Designed	NC	Checked	
CLIENT	JW Cross Maintenance Pty Ltd	PO Box 5178 West Bussetton Western Australia 6280 Mobile 0418 950 852		Drawn	PN	Approved	
				Date	23/09/2025		
				Local Authority	Shire of Capel		
				Sheet 1 of 1			

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AUSTRALIA

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West Busselton
Western Australia 6280
Mobile 0418 950 852



Legend

 Extraction area

 Lot boundary

Haulage route

— Ducane Rd

— Lillydale Rd

— Queelup Rd

— SW Hwy

PROJECT Lot 262 (220) Queelup Rd, Boyanup

DRAWING TITLE Figure 4 - Haulage Route

CLIENT JW Cross Maintenance Pty Ltd



PO Box 5178
West Busselton
Western Australia 6280
Mobile 0418 950 852

Project Number
2538

Designed NC
Drawn PN

Date
Local Authority
Sheet 1 of 1

Drawing Number
Figure 4

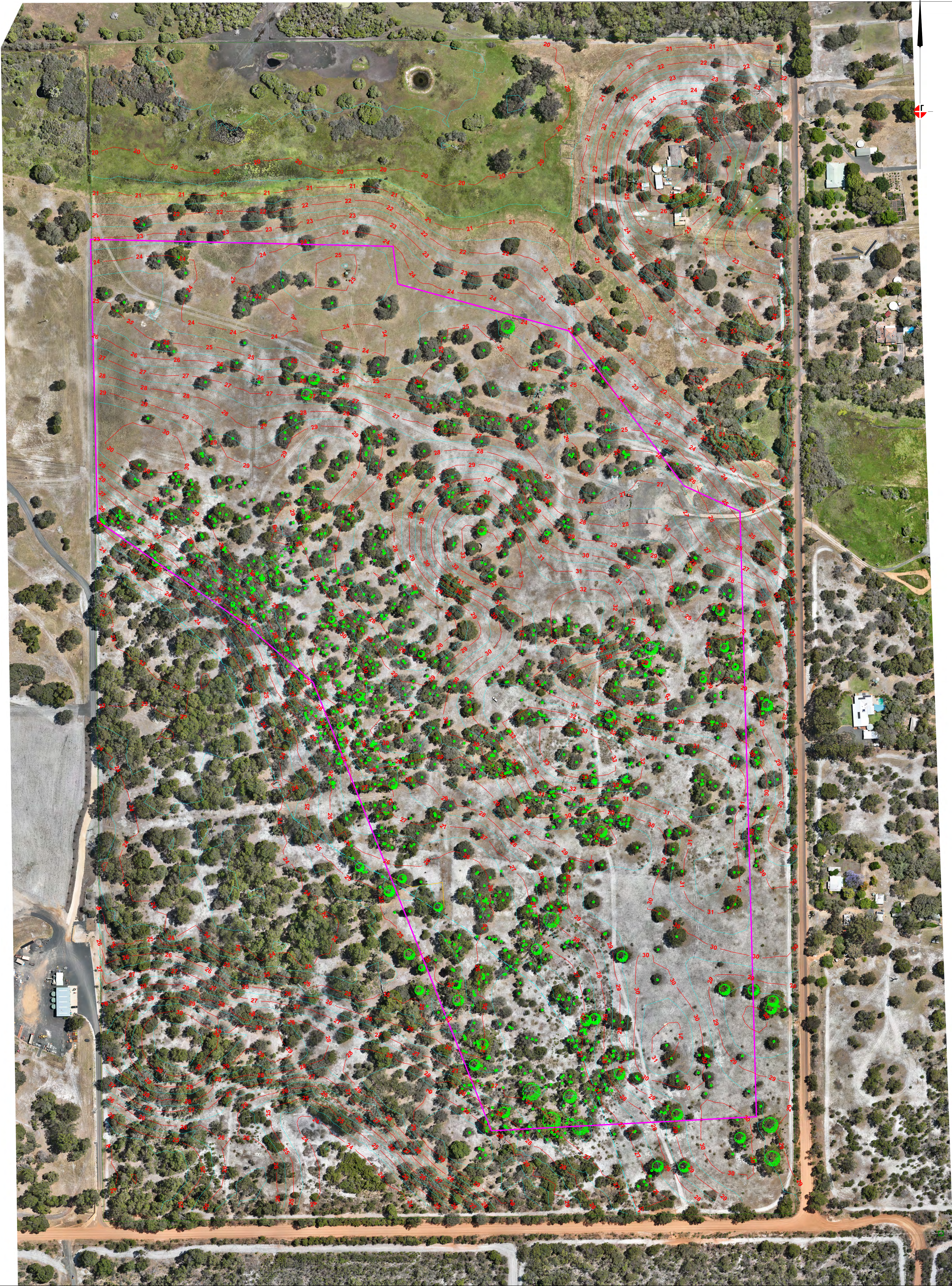
Checked
Approved

30/09/2025
Shire of Capel

Revision
A

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APPENDIX A – SITE CONTOUR SURVEY



<div><div><div></div><div>Thompson</div><div>surveying consultants</div></div><div><div>Innovators in Surveying Since 1952</div><div>A.C.N. 008 938 903 ABN 78 008 938 903 6/18 Casuarina Drive, Bunbury PO Box 1719 BUNBURY WA 6231 Ph (08) 9721 4000 eMail info@thompsons surveying.com.au</div></div></div>		CLIENT: J.W CROSS		Date: 09/12/2024	Drawn: PS	Surveyor: RRe	CHKd: PS	REVISION SCHEDULE		Sheet 1 of 1
		PROJECT: LOT 262 (#220) QUEELUP ROAD NORTH BOYANUP		File: 23017 MGA94 DATA - Drawing001		Scale (@ A1) 1:1500		No.	Date	Description
		TITLE: FEATURE SURVEY		COPYRIGHT: This drawing is the property of THOMPSON SURVEYING CONSULTANTS and shall not be copied or reproduced in whole or in part, for any other purpose than was originally intended unless written consent is given by THOMPSON SURVEYING CONSULTANTS.		<div><div>100% SATISFACTION GUARANTEED</div><div><div></div><div>Global Mark.com.au®</div></div></div>				
		DATUM	HOR: M.G.A. 94 Z50	VERT: A.H.D.						
A.H.D. HEIGHTS DERIVED FROM :		SSM HASTIES 21								

APPENDIX B – COMPLAINTS REGISTER

Complaints Register

Ref. No.	Date	Name & Address of Complainant	Time/Date of Complaint	Detail of Complaint	Summary of Actions Taken	Shire Notified	Person Responsible