

CITY OF ARMADALE



Don't Let it Get to This

**GUIDELINES FOR THE PREPARATION OF AIR
QUALITY/DUST MANAGEMENT PLANS FOR
CONSTRUCTION SITES**

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BACKGROUND:

Airborne dust from construction and demolition sites within established urban areas has become an increasingly significant problem over recent years.

This is mainly an issue during summer months when strong easterly winds lift exposed soil and carries it to neighbouring properties where the dust finds its way into houses, causing inconvenience, health effects and property damage.

The City of Armadale is one of the most rapidly developing local governments in the state and infill development of multiple units is becoming increasingly popular as a result of higher densities permitted under the City's Town Planning Schemes.

In order to manage this issue before problems arise, preparation of a detailed dust management plan is required for works associated with construction sites where:

- The development is for construction of industrial, commercial and multiple-unit residential units; and
- The land area is equal to or greater than 2,000 m²; and
- The proposed development is close to an existing urban area; and
- Earthworks, land clearing or other site work is likely to generate dust in adverse conditions

Air quality/dust management plans are required to be submitted and approved by the City prior to the issue of a building licence and commencement of any site works.

These guidelines have been prepared to assist developers in preparing air quality/dust management plans and to provide information on the level of detail required.

The guidelines are based largely on "Land Development Sites and Impacts on Air Quality - A Guideline for the Prevention of Dust and Smoke Pollution from Land Development Sites in Western Australia" (DEP - 1996)

INFORMATION REQUIRED

An air quality/dust management plan must include the following:

- (1) A completed site classification chart in accordance with DEP guidelines
- (2) A completed application for approval of an air quality/dust management plan, together with an application assessment fee payable to the City of Armadale
- (3) A completed air quality/dust management plan using the template provided, indicating a detailed list of commitments to minimise the escape of dust onto neighboring properties

The City strongly encourages the minimisation of earthworks during summer months where dust due to strong winds is likely to affect nearby residents.