



INFORMATION SHEET FOR RURAL LANDOWNERS

Basic Raw Material Extraction for Commercial Purposes

PURPOSE OF THIS INFORMATION

This information sheet has been prepared to assist rural landowners who may be approached by companies or contractors seeking to extract basic raw materials including sand, gravel, rock, limestone, clay and shale from their properties for commercial purposes (e.g. wind farm footings).

Landowners should be aware of planning, environmental, and road network considerations before entering into any arrangement.

1. Planning Requirements

Zoning and Land Use Controls

The extraction of basic raw materials including sand, gravel, rock, limestone, clay and shale is classified as 'Industry - Extractive' under most Local Planning Schemes. This use is not exempt from planning approval in the Shire of Kulin, even on rural land.

- Development Approval is required under the Shire of Kulin Local Planning Scheme No.2 (LPS2).
- Approval must be obtained before any extraction activity commences.
- Proposals are assessed against zoning objectives, land capability, and environmental impacts.

Supporting Documentation for Planning Approval

- Site plan and excavation details
- Estimated volumes of material to be extracted
- Duration and staging of activity
- Rehabilitation plan
- Dust and noise management measures
- Traffic impact assessment and traffic management plan

Key Consideration

Even "temporary" or "small-scale" borrow pits require formal approval if the material is being used for commercial purposes such as wind farm infrastructure.

2. Environmental and Licensing Matters

- If more than 50,000 tonnes of any basic raw material/s is proposed to be extracted per year, a Works Approval or Licence may be required from the Department of Water and Environmental Regulation (DWER) under the Environmental Protection Act 1986.
- If clearing of native vegetation is required, a Native Vegetation Clearing Permit may also be required from DWER.
- Consider potential impacts to wetlands, watercourses, or remnant vegetation.

3. Road Use and Transport Impact

Transporting basic raw materials via local roads requires Shire approval to:

- Ensure roads are suitable for increased heavy vehicle traffic
- Prevent damage to infrastructure
- Manage community safety impacts

Key Conditions may Include:

- A formal Heavy Vehicle Route Assessment
- Haulage Route Approval by the Shire
- Payment of a road maintenance contribution or bond
- Restrictions on operating times
- Requirements for dust suppression, signage, or escort vehicles

4. Landholder Responsibilities and Considerations

- Do not allow extraction to commence until all required approvals are in place.
- Ensure companies or contractors holds public liability insurance and that legal agreements clearly allocate liability and rehabilitation obligations.
- Seek independent legal and financial advice before signing access or extraction agreements.
- Consider implications for biosecurity, weed management, and rehabilitation of the site after works conclude.

5. Exemption

The Shire of Kulin acknowledges the importance of supporting local housing development. To this end, the extraction of basic raw materials by farmers or landowners for the sole purpose of providing fill material for local house pads and associated infrastructure (sheds/ garages) within the Shire of Kulin is exempt from the requirement to obtain Development Approval under Local Planning Scheme No. 2.

This exemption applies only where:

- The activity is minor in scale and limited to meeting local residential construction needs;
- The basic raw material is not supplied for broader commercial or industrial projects (e.g. wind farm infrastructure, large-scale civil works, or external sale); and
- Extraction does not cause significant adverse impacts on the environment, adjoining properties, or the local road network.

All other forms of raw material extraction for commercial purposes remain subject to full planning approval requirements.

6. Who to Contact

If you have been approached by a company or contractor seeking to extract basic raw material from your land for commercial purposes, please contact the Shire of Kulin's Planning team for advice and assistance.

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