

### 3.8. Natural resources and economic development theme

The strategic outcomes for the natural resources and economic development theme are expressed in section 3.8.1. Specific outcomes for the natural resources and economic development theme are further refined and expressed for each of the following elements:

- (1) Section 3.8.2 – Rural land;
- (2) Section 3.8.3 – Mining and extractive and mineral resources;
- (3) Section 3.8.4 – Forestry;
- (4) Section 3.8.5 – Marine resources;
- (5) Section 3.8.6 – Tourism.

#### 3.8.1. Strategic outcomes

- (1) Important nature places and marine environments which underpin current and emerging tourism opportunities and important lifestyle values of residents are identified and protected.
- (2) The economy continues to grow and provides the community with a diverse range of employment opportunities.
- (3) The sectors of tourism, agriculture, horticulture, aquaculture, resource extraction and forestry are strong and continue to develop at appropriate locations to contribute to the local economy.
- (4) The valuable natural resources of the planning scheme area which include agricultural land Class A and Class B, extractive and mineral resources, marine resources, water resources and forestry resources, are utilised in a sustainable manner and are not compromised by inappropriate development.

#### 3.8.2. Rural land

##### 3.8.2.1. Specific outcomes

- (1) Land with productive capacity, including agricultural land Class A and Class B which is not identified for future urban development, is protected from development which would alienate, fragment or otherwise limit its potential for productive rural activities.
- (2) Industries which add value to existing rural production are encouraged where:
  - (a) they have access to appropriate infrastructure;
  - (b) their impacts are managed;
  - (c) they do not unreasonably impact on environmental values, scenic amenity or other rural activities; and
  - (d) adverse impacts on concentrations of sensitive land uses are avoided or can be effectively mitigated.

##### 3.8.2.2. Land use strategies

- (1) The loss of productive rural land or rural land having productive potential is minimised by focussing urban development in the urban places, centres, specific use places and industrial places identified by strategic framework maps SFM-01 to SFM-04.

#### 3.8.3. Mining and extractive and mineral resources

##### 3.8.3.1. Specific outcomes

- (1) State, regional and locally significant extractive resources and any existing operations are identified and protected from development which prevents or constrains the current or future extraction or transportation of the resource.
- (2) Development for mining and extractive industry minimises adverse impacts on areas containing matters of environmental significance, local infrastructure networks or concentrations of

sensitive land uses.

- (3) Sensitive land uses do not encroach upon nor intensify at the location of:
  - (a) the Key Resource Area of Nerimbera; or
  - (b) the Key Resources Area of Pink Lilly; or
  - (c) mining operations; or
  - (d) identified known or potential resource deposits.

### **3.8.3.2. Land use strategies**

- (1) Development for mining or extractive industry is encouraged to occur at locations where:
  - (a) any adverse impacts on sensitive land uses located in urban places, rural residential places or in townships can be minimised; and
  - (b) it has direct access to a road constructed to an appropriate standard to accommodate heavy vehicle usage.
- (2) New sensitive land uses are not encouraged to establish at locations likely to adversely affect the operation of an existing lawful mining or extractive industry operation, with the only exception being for an appropriately designed and located caretaker's residence.
- (3) Reconfiguration of a lot below acceptable minimum lot sizes, which allows for the potential intensification of sensitive land uses, is avoided at locations identified as having known or potential extractive resources so as to minimise potential impediments to its future extraction.

## **3.8.4. Forestry**

### **3.8.4.1. Specific outcomes**

- (1) Development for forestry occurs at locations where:
  - (a) areas of ecological significance can be avoided;
  - (b) any adverse impacts on sensitive land uses located in urban places, rural residential places or in townships can be minimised; and
  - (c) it has direct access to a road constructed to an appropriate standard to accommodate heavy vehicle usage.
- (2) Sensitive land uses do not encroach upon or intensify at the location of an existing or future planned forestry operation.

## **3.8.5. Marine resources**

### **3.8.5.1. Specific outcomes**

- (1) The significant inshore and offshore marine resources of the planning scheme area are identified and protected from the adverse impacts of development.
- (2) The ecological significance of high conservation value wetlands and marine parks are protected from the adverse impacts of development.
- (3) Declared fish habitat areas including but not limited to the Fitzroy River, Cawarral Creek and Corio Bay are protected from physical disturbance or other adverse impacts of development.
- (4) Access to declared fish habitat areas for commercial, indigenous, and recreational purposes is maintained at a sustainable level.

## **3.8.6. Tourism**

### **3.8.6.1. Specific outcomes**

- (1) Tourism and ecotourism development providing short-term accommodation for tourists and visitors primarily locates at identified urban infill places or specific use places.
- (2) Major tourist resorts and accommodation activities providing for short-term accommodation develop at tourism specific use places identified on the strategic framework maps SFM-01 to

SFM-04.

- (3) The location of new or existing supporting services, infrastructure and operations to support the management and maintenance of major tourism resorts and ecotourism developments, may be located separate to main resort operations. This is in response to the kind of infrastructure required, and the location and nature of the major tourism resort or ecotourism development.
- (4) Tourism focussed uses only develop in urban places, rural places, nature places, or townships if:
  - (a) the development:
    - (i) is in proximity to unique cultural, historical or natural environment features; or
    - (ii) where located in a rural place, it achieves the relevant specific outcomes for rural places as identified in section 3.3.5.1; and
  - (b) appropriate infrastructure is provided;
  - (c) any cultural, historical or natural environmental features present are not adversely affected by the development; and
  - (d) where located in a rural place, it does not limit or compromise the ability to use agricultural land Class A or Class B, or the capacity for land in rural places to be used for other productive agricultural or resource development purposes.