

8.2.6. Extractive resources overlay code

8.2.6.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code.

8.2.6.2. Purpose

The purposes of the extractive resources overlay code are:

- (1) to ensure that extractive and mineral resources and associated haulage routes are protected from encroachment by sensitive development that might compromise safe, efficient and effective operations;
- (2) to manage development that may have an adverse impact on the current and/or future operational efficiency of areas of significant extractive resources; and
- (3) to minimise significant adverse impacts on natural environmental values and on nearby sensitive land uses in the vicinity of extractive resources, extractive operations and transport routes.

8.2.6.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) development protects the resources in Key Resource Area for its long-term extraction potential and value;
- (2) development within a Key Resource Area does not undermine the efficient long-term extraction, processing or the transportation of extractive resources;
- (3) separation areas are maintained to:
 - (a) prevent encroachment of sensitive land uses near resources and processing areas;
 - (b) protect sensitive land uses from the impacts of extractive industry;
 - (c) protect the efficiency and role of the transportation route for the haulage of extractive material to and from the resource/processing area;
- (4) development within a separation area is sited, orientated and designed to mitigate the impacts of extraction, processing and transportation of resource material; and
- (5) vehicular access to transport routes does not adversely impact on the safety and efficiency of bulk resource material haulage.

8.2.6.4. Specific benchmarks for assessment

Table 8.2.6.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes
Key Resource Area: resource and processing areas	
PO1 Development: (a) does compromise the ability to extract the natural resource in a safe, efficient and sustainable manner; and (b) does not introduce or increase uses that are sensitive to the impacts of extractive industry. Editor's note — applicants should have regard to the State Planning Policy Guideline in addressing this performance outcome.	No acceptable outcome is nominated.
Key Resource Area separation areas	
PO2 Development: (a) does not compromise the current or future extraction, processing and transportation of resources; (b) is orientated away from a resource/processing area to minimise views towards the extractive industry; and (c) does not increase the number of people living within the separation area.	No acceptable outcome is nominated.
PO3 Development does not significantly impact on the amenity of existing sensitive land uses or residential category zones located within and external to the separation area.	No acceptable outcome is nominated.
PO4 Development within a Key Resource Area transport route separation area: (a) does not adversely impact on the efficient transportation of extractive material; and (b) ensures safe access onto a designated transport route.	AO4.1 The number of property access points to the Key Resource Area transport route does not increase. AO4.2 Access points are designed in accordance with the Development Works Code.