

8.2.7 Extractive resources overlay code

8.2.7.1 Application

This code applies to assessable development:-

- (a) subject to the extractive resources overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Extractive resources overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.7.2 Purpose and overall outcomes

- (1) The purpose of the Extractive resources overlay code is to protect and maintain the sustainable and viable use of extractive resources in the Fraser Coast Local Government Area by preventing incompatible development and land uses from encroaching on the extractive resource/processing areas and associated separation areas and transport routes.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) development occurring within or adjacent to extractive resource areas does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource;
 - (b) development occurring within or adjacent to transport routes for extractive resources does not constrain or otherwise conflict with the ongoing safe and efficient transportation of the extractive resource;
 - (c) the potential negative impacts of extractive industries on sensitive land uses within or adjacent to extractive resource areas and associated transport routes is mitigated to maintain high levels of safety and amenity.

8.2.7.3 Assessment benchmarks

Table 8.2.7.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Development within resource/processing area</i>			
PO1	Development within the resource/processing area of a key resource area does not constrain, prevent or otherwise interfere with the current or future viability of the winning or processing of extractive resources.	AO1	Development within the resource/processing area of a key resource area is limited to:- (a) extractive industry uses; (b) uses that are directly associated with an extractive industry; or (c) temporary or non-intensive uses that are compatible with future extractive industry operations (e.g. forestry for wood production).
<i>Development within extractive resource separation area</i>			
PO2	Development does not materially increase the number of people living within the extractive resource separation area.	AO2.1	Development does not result in an increase in residential density within an extractive resource separation area.
		AO2.2	Reconfiguring a lot within an extractive resource separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the resource or processing area.
PO3	Development minimises the	AO3	The number of people working or congregating

Performance outcomes		Acceptable outcomes	
	potential adverse impacts (e.g. noise, dust, vibration and blasting) arising from existing or future extractive industry operations upon people working or congregating within the extractive resource separation area.		<p>in the extractive resource separation area is not increased.</p> <p>OR</p> <p>Development within the extractive resource separation area is compatible with the potential adverse impacts arising from existing or future extractive industry operations.</p> <p>OR</p> <p>Development within the extractive resource separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extractive industry operations to acceptable levels.</p> <p>OR</p> <p>Development within the extractive resource separation area operates outside the normal hours of operation for existing or future extractive industry activities.</p>
PO4	Extractive industry development maintains the function and integrity of the extractive resource separation area as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.	AO4	Development for an extractive industry use is not located within the extractive resource separation area.
Development within transport route separation area			
PO5	Development does not materially increase the number of people living within the transport route separation area.	AO5.1	Development does not result in an increase in residential density within a transport route separation area.
		AO5.2	<p>Reconfiguring a lot within a transport route separation area:-</p> <p>(a) does not result in the creation of additional lots used or capable of being used for residential purposes;</p> <p>(b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the transport route.</p>
PO6	Development involving a sensitive land use (other than for a residential activity) within a transport route separation area maintains an acceptable level of amenity.	AO6	<p>Development involving a sensitive land use (other than for a residential activity) within a transport route separation area ensures an acceptable level of amenity by:-</p> <p>(a) incorporating mitigation measures such as landscape buffer strips, mounding and screening;</p> <p>(b) maintaining adequate separation distances.</p>
PO7	Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive materials along a transport route.	AO7	<p>The number of premises with access points to an identified transport route is not increased.</p> <p>OR</p> <p>Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along a transport route.</p>