

## 17. MINING AND EXTRACTIVE INDUSTRY

### 17.1 Explanation

“Mining and Extractive Industry” refers to the removal of significant deposits of geological materials (minerals, quarry rock, sand, gravel and clay) suitable for construction or industrial purposes.

It should be noted that Mining and Extractive Industries are distinct land uses and both have separate administrative regimes. Extractive Industries are generally assessable development in the Planning Scheme and require development approval. Mining, however, is administered by the *Mineral Resources Act* and is exempt from development approval requirements under the Planning Scheme.

### 17.2 Key Issues

The key issues dictating the planning strategy relating to the protection and extraction of minerals and extractive material include:

- Maroochy Shire’s adequate supply of all types of quarry rock (with the exception of bitumen screenings), and sand and gravel, as well as some limited clay, metallic and non-metallic mineral deposits;
- the need for adequate planning protection for extractive material, mineral deposits and major haul routes because of the increasing demand for materials due to the high population growth of the Shire and South East Queensland;
- the consideration needed to be given to land use, environmental and aesthetic impacts as a result of extractive industries, or associated uses, the transportation of extractive materials, as well as the impact of any proposed extractive industry on existing or proposed development; and
- the consideration needed to be given to the potential alienating effects on extractive resources and operations, of incompatible developments on or near resources or associated haul routes.

### 17.3 Mining and Extractive Industry Strategy

The following elements comprise the strategy for planning for Mining and Extractive Industry.

17.3.1 It is intended that all known significant deposits of sought after extractive resources considered appropriate for extraction (subject to appropriate controls), be identified on the Strategic Plan Map. Possible haul routes can then be identified, land use decisions made for adjoining areas and adequate buffer zones provided around the resources.

17.3.2 Other provisions in the Strategy include determining appropriate environmental, aesthetic and operational controls to limit the impacts of the industry on surrounding communities and the environment and minimising conflict by ensuring compatible development in the vicinity of the mining and extractive material deposits and probable haul routes.

### 17.4 Preferred Dominant Land Use

#### 17.4.1 Extractive Industry

Allocated Extractive Industry areas have been assessed as possessing useable extractive resource deposits. It is intended that these areas and the areas shown as Extractive Industry Resources will be protected from incompatible uses so that they may be utilised for existing or future extraction. Land uses which threaten the viability of these deposits or the effective functioning of designated haul routes, servicing extractive deposit sites are unlikely to be supported. In particular, it is considered that encroaching urban development of any density represents a significant threat to these areas.

### 17.5 Objectives and Implementation Measures

#### 17.5.1 To Ensure that known Significant Deposits of Mining and Extractive Material, in Locations Considered Suitable for Extraction are Preserved for that Purpose

As the locations of reserves of minerals and quarry materials are fixed, the reserves are finite and the demands for those resources are increasing, it is imperative that such resources be protected from land uses which may limit the viability of mining and hauling of such material in the Shire.

#### Implementation

1. Implementation of the Extractive Industry allocation will be through recognition shown on the Strategic Plan Map where known significant deposits of extractive materials have been identified.
2. Development in these areas will be predominantly limited to Extractive Industries and associated or compatible land uses. Council is unlikely to grant approval for activities which may limit the availability of the identified areas for their intended purpose.
3. Where feasible, a buffer of the preferred dominant land uses of Rural or Valued Habitat have been shown on the Strategic Plan Map around the identified Extractive Industry areas and Resources. Development in these buffer areas shall be limited to those uses which are compatible with the intended use of the Extractive Industry areas and Resources.

- Council will only support development proposals in the vicinity of an identified Extractive Industry area or identified haul route, Extractive Industry Resources or mining operation where conflict with existing or future mining or extraction operations is not likely to occur.

### 17.5.2 To Minimise the Environmental Impacts of Extractive Industries

Considerable emphasis has been given to the maintenance of a high standard of environmental amenity. Extractive industry by its very character has the potential to destroy natural features of the Shire and to degrade ecological systems. This concern needs to be balanced against community need for extractive material. Appropriate management at the establishment and during the life of the use, will be required to ensure any potential impacts are minimised.

#### Implementation

- Applications for Extractive Industries shall not be considered without an appropriate level of environmental impact assessment dependent on the scale and type of the proposal, in accordance with the provisions of Section 10.0 of this Strategic Plan and the relevant Planning Scheme code for assessment of applications for extractive industry in Volume 4 and any other relevant provisions in the Planning Scheme.
- In assessing the environmental impacts of a proposal, Council will have regard to:
  - the destruction of fauna and flora habitat;
  - water erosion and consequent sediment mobilisation and stream pollution;
  - wind erosion and dust generation;
  - noise and vibration;
  - traffic impacts;
  - proposed rehabilitation and long term impacts of the proposal;
  - the significance of the resource to which an application relates, to the extent that a particularly valuable resource may warrant special consideration which may outweigh other considerations and the functioning of the haul route; and
  - any other potential environmental impacts that may result on or adjoining the site.
- The application may not be supported unless the environmental impacts of the proposed development can be satisfactorily resolved or minimised.

- In assessing the haul routes proposed to be used in conjunction with the extractive industry, due regard shall be given to the impact of the proposed development on the road network and to land uses adjoining the haul route.

### 17.5.3 To Ensure that Extraction of Protected Extractive Material Deposits has Minimal Impact on the Amenity of the Surrounding Area

Given the population growth and importance of tourism to the Sunshine Coast, minimising the aesthetic impact of extractive industry shall be an important requirement of development. This may mean the establishment of appropriate vegetative buffers, the construction of structural barriers, or the employment of any required creek diversions or sedimentation control measures to adequately reduce the impact of an extractive operation on the surrounding area.

#### Implementation

- In assessing the impacts of a proposal on amenity, Council will have regard to:
  - the short and long term aesthetic impacts of the proposal;
  - the impacts on lifestyle; and
  - the likely effects on land values of neighbouring properties.

### 17.5.4 To Ensure that Extractive Industry Sites are Appropriately Rehabilitated

The end use options for any extractive materials proposal should be determined and designed prior to the commencement of the extraction operation so that rehabilitation to an aesthetically acceptable standard can be appropriately designed and staged.

#### Implementation

- Prior to the commencement of an extraction operation, Council will seek the determination and design of an appropriate end use of the site.
- Council may require that rehabilitation occurs in stages or at the termination of works, that topsoil and subsoil is stockpiled and seed stock collected and that drainage issues are addressed. Rehabilitation should also include remoulding the site afterwards so as to ensure that the disturbed site will integrate with or become a feature of the landscape. Such works will be as shown on an approved landscape plan.

### 17.5.5 To Permit the Extraction of Significant Deposits of Extractive Materials in Areas not shown as an Extractive Industry Preferred Dominant Land Use which are Fully Justified with Minimal Detrimental Impact

The Extractive Industry areas shown on the Strategic Plan Map are significant deposits either presently operating or have been identified as needing to be operated. Further significant sources of extractive materials would exist which may be known but are not likely to be able to be operated without detrimental impact or may be unknown at this time. Known Extractive Industry Resources of regional significance are depicted on the Strategic Plan Map. These resources and any other unknown extractive industry resources should have the opportunity of being used if they can be fully justified and it can be demonstrated that the extraction and hauling of the material would have minimal detrimental impact.

#### Implementation

1. A geotechnical report will be requested for development applications where land is affected by land prone to slippage included in the Planning Scheme and other areas identified or suspected to be prone to slippage, as determined by the Regulatory Maps included in this Planning Scheme.
2. This geotechnical report will address:
  - the design and slope of all structures, roads and accessways;
  - the treatment of slopes in excess of 20% to ensure stability; and
  - the disposal of all stormwater and liquid waste disposal.
3. The geotechnical report will be prepared by an appropriate qualified and experienced registered geotechnical engineer.
4. If after assessing any proposal on land prone to slippage, Council is not satisfied the land can be appropriately managed, it may not support the application.