

8.2.7 Extractive industry code

8.2.7.1 Application

This code applies to assessing a material change of use for development involving extractive industry.

8.2.7.2 Purpose

- (1) The purpose of the code is to ensure extractive industry operations are undertaken in a safe and efficient manner that is environmentally sensitive and minimises *off-site* impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *extractive industry* is appropriately separated from incompatible and *sensitive land uses*;
 - (b) *extractive industry* appropriately manages the operational impacts of the activity and protects public safety;
 - (c) significant ecological and biodiversity values including and *waterbodies*, *watercourses* and *wetlands* are protected from the impacts of *extractive industry*;
 - (d) the visual impacts of *extractive industry* are appropriately managed;
 - (e) new haulage routes do not interfere with the safe and efficient operation of the *road* network or adversely impact on the amenity of *sensitive land uses* adjacent to the route; and
 - (f) the land is progressively rehabilitated during the lifetime of the *extractive industry*.

8.2.7.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.7.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Separation distances	
PO1 The effects of <i>extractive industry</i> operations (dust, air and noise emissions, blasting, vibration and overpressure) and from associated transport movements do not create significant environmental harm, unreasonably disrupt the amenity of nearby <i>sensitive land uses</i> , or detract from the significance of protected areas.	AO1.1 <i>Extractive industry</i> operations that involve blasting and/or crushing, are located a minimum 1,000 metres from: <ol style="list-style-type: none">(a) a <i>sensitive land use</i> not associated with the <i>extractive industry</i> excluding <i>dwelling(s)</i> on land that is the subject of the <i>extractive industry</i>; or(b) land located in the General residential zone or Rural residential zone. AO1.2 <i>Extractive industry</i> operations that do not involve blasting and/or crushing of rock (namely sand, gravel, clay and soil extraction) are located: <ol style="list-style-type: none">(a) a minimum of 200 metres from a <i>sensitive land use</i> excluding a <i>dwelling(s)</i> on land that is the subject of the <i>extractive industry</i>; or(b) land in a General residential zone, General residential zone - park residential precinct or Rural residential zone. AO1.3 External haul routes, other than a <i>State-controlled road</i> or transport route identified on OM006a-b , are located not less than 100 metres from a <i>sensitive</i>

Performance outcomes	Acceptable outcomes
	<i>land use</i> (not associated with the subject site) or land in a General residential zone, General residential zone - park residential precinct, or Rural residential zone.
Environmental values	
PO2 Where in a <i>key resource area</i> , the design, operation and staging of the <i>extractive industry</i> appropriately mitigates impacts on areas of ecological significance, scenic amenity and landscape character of the locality.	AO2.1 No acceptable outcome provided.
PO3 Where not in a <i>key resource area</i> the design, operation and staging of the <i>extractive industry</i> appropriately protects and avoids impacts on areas of ecological significance, scenic amenity and landscape character of the locality.	AO3.1 Development for an extractive industry is not located in: <ul style="list-style-type: none"> (a) an area of ecological significance or protected estate identified on Biodiversity overlay maps OM003a-b; (b) a high scenic amenity area identified on Scenic amenity overlay map OM12a-b; or a scenic route section identified on Scenic amenity overlay map OM12a-b.
Managing the effects of extractive industry operations	
PO4 <i>Wastewater</i> and stormwater discharge does not: <ul style="list-style-type: none"> (a) <i>adversely impact on water quality</i>; (b) result in the worsening of stormwater quality or quantity; or (c) create <i>environmental harm</i> or <i>environmental nuisance</i>. 	AO4.1 Banks and channels are constructed to divert stormwater runoff away from disturbed areas. <p>AO4.2 Sediment basins are provided to detain stormwater runoff from disturbed areas for treatment by sedimentation / settlement or flocculation such that there is no <i>off-site</i> discharge likely to cause environmental harm.</p> <p>AO4.3 Bunding, diversion, containment, treatment, clearing, recycling and disposal of wastes is carried out such that no environmental harm is caused.</p> <p>AO4.4 Suitable treatment of erosion prone areas is established and maintained at discharge points.</p>

Performance outcomes	Acceptable outcomes
<p>PO5 <i>Extractive industry</i> operations minimise lighting impacts from external viewpoints, including public <i>roads</i>, other public vantage points, and neighbouring properties, taking into consideration the:</p> <ul style="list-style-type: none"> (a) illumination levels; (b) periods of illumination; (c) direction of lighting; (d) use of vegetation <i>buffers</i>; and (e) proximity to <i>sensitive land uses</i>. 	<p>AO5.1 Lighting complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO6 Air quality is managed to acceptable levels and standards.</p>	<p>AO6.1 Development complies with <i>Environmental Protection (Noise) Policy 2008</i>.</p>
<p>PO7 Noise and vibration is managed in accordance accepted standards.</p>	<p>AO7.1 Blasting operations are limited to between the hours of 9.00am to 5.00pm Monday to Friday.</p> <p>AO7.2 Extraction, crushing, screening loading and the operation of plant equipment and haulage are only to be undertaken between the hours of:</p> <ul style="list-style-type: none"> (a) 6.00am and 6.00pm Monday to Friday; and (b) 8.00am and 3.00pm on Saturdays.
<p>PO8 The haulage of extractive material ensures:</p> <ul style="list-style-type: none"> (a) the <i>roads</i> used as haulage routes are of an adequate standard to accommodate the type and frequency of traffic generated; (b) haulage routes are maintained including the removal of dirt and other debris or spillage from trucks; and (c) haulage routes do not compromise traffic safety in the area. 	<p>AO8.1 No acceptable outcome provided.</p>
<p>PO9 Public access to the <i>site</i> is strictly managed to ensure public safety.</p>	<p>AO9.1 Blasting does not result in material escaping the <i>site</i>.</p> <p>AO9.2 Warning signs are placed on the perimeter fence every 200 metres on any frontage to a public <i>road</i>.</p>

Performance outcomes	Acceptable outcomes
Landscape buffering	
<p>PO10</p> <p><i>Extractive industry</i> buildings, machinery operating areas and access ways are sited and effectively screened from public <i>roads</i>, other public vantage points, and neighbouring properties. Landscaping species complement the biodiversity values of the <i>site</i> and surrounding area.</p>	<p>AO10.1</p> <p>A landscape <i>buffer</i> of a minimum 25 metres screens site operations and incorporates the following elements where appropriate:</p> <ul style="list-style-type: none"> (a) native plants of local origin; (b) known food and habitat trees and shrubs; (c) replication of adjacent healthy remnant habitats, including understorey vegetation; and (d) no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat.
Rehabilitation	
<p>PO11</p> <p>Progressive rehabilitation of the <i>site</i> is to be carried out over the life of the extractive operations to minimise the impacts on the environment and to retain the environmental values and natural appearance of the surroundings.</p>	<p>AO11.1</p> <p>No acceptable outcome provided.</p>