

6.2.18 Extractive Industry Zone Code

6.2.18.1.Purpose

- (1) The purpose of the zone is to provide for the extraction of natural resources such as sand, gravel, quarry rock, clay and soil. Development such as storage, processing, treatment and transportation facilities may be facilitated within the extractive industry zone only where ancillary to the extractive industry.
- (2) The local government purpose is to protect significant extractive industries, their buffer areas and haulage routes from development that may significantly diminish their value by encroachment of incompatible uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The viability of both existing and future extractive industrial uses and operations, are protected from the intrusion of incompatible uses.
 - (b) Non-extractive industry uses do not undermine the viability of existing and future extractive industrial uses and operations and are compatible with extractive industry use.
 - (c) The establishment of extractive industry operations is facilitated, provided that the significant environmental impacts of such operations are contained within the site.
 - (d) Uses and works are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (e) Extractive industry operations, including haul routes, are sensitive to the natural landform, vegetation and drainage patterns of the locality.
 - (f) Development provides for the effective rehabilitation of land used for extractive industry, once the resource has been exhausted.
 - (g) Development is provided with appropriate infrastructure and services.
 - (h) Development is established where the impacts of natural hazards are avoided or safely managed.

6.2.18.2. Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6. 29 Extractive industry zone code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 The long term availability of the extractive resource for extraction or process is maintained.	AO1.1 Development is for: (a) extractive industry or directly associated with extractive industry; or (b) other uses that would not constrain existing or future extractive industries; or (c) a temporary use.
PO2 Buildings are of a scale that is consistent with the prevailing nature of development in the locality.	AO2.1 Building height does not exceed 15m above ground level.
PO3 Buildings and use areas are sited and screened to achieve an acceptable standard of visual amenity.	AO3.1 Except for extraction areas as part of an extractive industry, buildings and use areas are set back a minimum of 10m from any road frontage. and AO3.2 Visual screening to a width of 10m is provided adjacent to any road frontage in the form of landscaping, mounding or bunding.

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<p>PO4 Development mitigates the potential adverse effects from existing or future extraction or processing activities through incorporating design, orientation and construction measures that mitigate the potential adverse effects of noise, dust, ground vibration or air blast overpressure.</p>	<p>AO4.1 No Acceptable Outcome specified.</p>
<p>PO5 Development is adequately serviced to meet the normal demands generated and conforms with industry standards.</p>	<p>AO5.1 A 45kl water tank is provided for consumption purposes.</p> <p>and</p> <p>AO5.2 On-site sewage treatment is provided which complies with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code.</p> <p>Editor's Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p> <p>and</p> <p>AO5.3 Stormwater is discharged to a lawful point of discharge.</p> <p>and</p> <p>AO5.4 Development has direct access to a sealed road.</p>
<p>PO6 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO6.1 No Acceptable Outcome specified.</p>
<p>PO7 Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street. 	<p>AO7.1 No Acceptable Outcome specified.</p>
Section 2 For extractive industry	
<p>PO8 Impacts on surrounding land uses and the existing rural amenity and scenic nature of the locality are minimised.</p>	<p>AO8.1 No Acceptable Outcome specified.</p>
<p>PO9 Areas used for extractive activities are screened to achieve an acceptable standard of visual amenity.</p>	<p>AO9.1 Visual screening to a width of 10m is provided adjacent to any road frontage in the form of landscaping, mounding or bunding.</p>
<p>PO10 Development avoids unacceptable impacts on amenity and public safety.</p>	<p>AO10.1 Transport routes are not through residential or rural residential areas.</p>
<p>PO11 Transport routes are of an appropriate construction standard capable of supporting loadings from the operation and minimising traffic hazards.</p>	<p>AO11.1 The minimum transport route road standards are:</p> <ul style="list-style-type: none"> (a) 7m bitumen surface width with cross road drainage; and (b) 80kph design speed with standard signage; and (c) bridges are two lane construction.

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<p>PO12 Environmental and hydrological processes are not adversely affected.</p>	<p>AO12.1 Dust from site operations is minimised beyond the site boundaries.</p> <p>and</p> <p>AO12.2 Stormwater is directed away from areas being used for extraction.</p> <p>and</p> <p>AO12.3 Stockpiles of raw or processed material exceeding 80m³ are located on outside areas affected by the Flood Hazard Overlay.</p> <p>and</p> <p>AO12.4 Erosion and sediment control measures are designed and constructed in accordance with Planning Scheme Policy 1: Development Standards.</p> <p>and</p> <p>AO12.5 Rehabilitation and revegetation of the site to its former profile and appearance is completed progressively and regularly as the extraction proceeds.</p> <p>and</p> <p>AO12.6 Extraction areas are a minimum of 40m from the top of the bank of a waterway.</p> <p>and</p> <p>AO12.7 Wash down areas are sealed and bunded, draining to a sump for first flush holding and treatment prior to discharge of treated waters to settlement ponds.</p>
Section 3 Caretaker's accommodation	
<p>PO13 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO13.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO13.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p>PO14 The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p>AO14.1 The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO14.2 The street frontage setback is:</p> <p>(a) a minimum of 6m, where freestanding; or (b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</p>

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	<p>and</p> <p>AO14.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 15m from the common property boundary.</p>
<p>PO15 The caretaker's accommodation is adequately serviced.</p>	<p>or</p> <p>AO15.1 A 45kl water tank is provided for consumption purposes.</p> <p>AO15.2 On-site sewage treatment is provided which complies with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code</p> <p>Editor's Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p> <p>and</p> <p>AO15.3 Stormwater is discharged to a lawful point of discharge.</p>
Section 4 Advertising devices	
<p>PO16 Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p>AO16.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p>AO16.2 The combined maximum signface area does not exceed 2m² per site.</p> <p>and</p> <p>AO16.3 The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p>AO16.4 The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p>AO16.5 The advertising device is not a moving sign.</p>
Section 5 For development affected by one or more overlays	
Flood hazard	
<p>PO17 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO17.1 New buildings are:</p> <p>(a) not located within the overlay area; or</p> <p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO17.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's Note:</p> <p>1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>.</p>

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	<p>2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800.</p> <p>3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.</p>
<p>PO18 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO18.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO18.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO18.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO18.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO18.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO18.6 Non-residential buildings and structures:</p> <p>(a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and</p> <p>(b) allow for the flow through of flood water on the ground floor.</p> <p>and</p> <p>AO18.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO19 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO19.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</p>

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	(c) change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO20 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO20.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO20.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO21 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO21.1 No Acceptable Outcome specified.</p>
<p>Key resource areas</p>	
<p>Resource/Processing Area PO22 The long term availability of the extractive resource for extraction or processing is maintained.</p>	<p>AO22.1 Development is for extractive industry or directly associated with extractive industry.</p> <p>or</p> <p>AO22.2 Development is for other uses that would not constrain existing or future extractive activities.</p> <p>or</p> <p>AO22.3 Development is for a temporary use.</p>
<p>Resource/Processing Area PO23 Development in the resource/processing area avoids or mitigates adverse impacts on areas of state or regional biodiversity significance.</p>	<p>AO23.1 No Acceptable Outcome specified.</p>
<p>Separation Area for a resource/processing area PO24 Development does not increase the number of people living in the separation area.</p>	<p>AO24.1 No Acceptable Outcome specified.</p>
<p>Separation Area for a resource/processing area PO25 To the greatest extent practicable development minimises the potential adverse effects from existing or future extractive industries on people working or congregating in the separation area.</p>	<p>AO25.1 The numbers of people working or congregating in the separation area are not increased.</p> <p>or</p> <p>AO25.2 Development is compatible with the potential effects arising from existing or future extractive industry.</p> <p>or</p> <p>AO25.3 Development incorporates design, orientation, and construction measures that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels.</p>

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	<p>or</p> <p>AO25.4 The use operates outside the normal hours of operation for existing or future extractive industry of 6am to 6pm (Monday to Friday) and 6am to 12pm (Saturday).</p>
<p>Separation Area for a resource/processing area</p> <p>PO26 Extractive industry development does not compromise the function of the separation area in providing a buffer between extractive/processing operations and any incompatible uses outside the separation area.</p>	<p>AO26.1 Extractive industry development avoids any adverse impacts on existing development or development foreshadowed by the planning scheme outside of the separation area.</p>
<p>Transport route's separation area</p> <p>PO27 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO27.1 No Acceptable Outcome specified.</p>
<p>Access to the transport route</p> <p>PO28 Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials</p>	<p>AO28.1 The number of properties with access points to the transport route is not increased;</p> <p>or</p> <p>AO28.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
<p>Where overriding need in the public interest is demonstrated</p> <p>PO29 Development mitigates the potential adverse effects of noise, dust, ground vibration, or air blast overpressure from an existing or future extraction, processing and transportation of extractive materials to the greatest extent practicable.</p>	<p>AO29.1 Development incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extraction, processing and transportation of extractive materials by:</p> <ul style="list-style-type: none"> (a) locating buildings and structures the greatest distance practicable from the resource/processing area and associated transportation route; and (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthest from the resource/processing area and associated transportation route; and (c) minimising openings in walls closest to these effects; and (d) providing mechanical ventilation to living areas sensitive to these effects; and (e) using appropriate construction insulation and glazing materials.
Conservation significant areas	
<p>PO30 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>or</p> <p>AO30.1 Development occurs outside the overlay area.</p>

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	<p>AO30.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO30.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO30.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO31 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p>AO31.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO31.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO31.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <ul style="list-style-type: none"> (a) fire brigade tank fittings; and (b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.

Performance Outcomes	Acceptable Outcomes
<p>PO32 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO32.1 No Acceptable Outcome identified.</p>