



Department of
Planning



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Greater Bunbury Region Scheme

Strategic Minerals and Basic Raw Materials Resource Policy 2016

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1. Introduction

- 1.1 Minerals and basic raw materials are important commodities for the Western Australian economy. Mining is a key economic driver in the State. It is a major source of employment and has a significant flow-on effect to other sectors of the economy, particularly manufacturing and resource processing. Basic raw materials are essential products for local construction, road building and agriculture.
- 1.2 The State Planning Strategy (WAPC, 2014) recommends conserving mineral resources and basic raw materials to ensure that these resources are optimally used for their highest purpose. This includes the preparation of appropriate policies to manage future and existing supplies over the long term.
- 1.3 This policy also has regard to the principles of Statement of Planning Policy 2.4: Basic Raw Materials which sets out matters to be taken into account by the WAPC and local governments in considering zoning, subdivisions and development applications for extractive industries, and in the vicinity of identified basic raw material resource areas.
- 1.4 The principal purpose of this policy is to ensure long-term security of access for minerals and basic raw materials and to achieve this through appropriate land use planning and control of development.
- 1.5 This policy identifies strategic mineral resources and basic raw materials in the Greater Bunbury Region Scheme area and responds to calls from the community, industry
- facilitate the timely extraction of resources;
 - ensure that present and future extraction of basic raw materials and mineral resources are not prejudiced; and
 - minimise the impact of extraction on surrounding land uses.

2. Background

- 2.1 The **Policy Area**, as shown in Figure 1, includes strategic resource areas (basic raw materials and mineral resources) and their buffer areas.
- 2.2 **Strategic resources** consist of basic raw materials and mineral resources which have been identified by the Geological Survey of Western Australia (GSWA), and division of the Department of Mines and Petroleum.

Basic raw materials means sand (including silica sand), clay, hard rock, limestone (including metallurgical limestone) and gravel and other construction and road building materials.

Minerals has the same meaning given to the term in the *Mining Act 1978*.

Extraction Area means an existing extractive industry operating under the *Mining Act 1978*, the *Local Government Act 1996*, a regional planning scheme or a local planning scheme. They should be protected in the short term but will eventually be replaced by other uses or reserves.

Buffer Areas refers to land adjacent to and surrounding the strategic resource areas as shown in Figure 1.

- 2.3 This policy should be read in conjunction with:
- The Memorandum of Understanding, dated September 1998, regarding the consultation arrangements between the WAPC, Department of Planning and the Department of Mines and Petroleum;
 - Statement of Planning Policy No. 2.4 Basic Raw Materials;
 - Statement of Planning Policy No. 4.1 State Industrial Buffer Policy; and
 - The Greater Bunbury Region Scheme Strategic Agricultural Resource Policy.



3. Application

- 3.1 This policy applies to:
- land within the policy areas as shown in figure 1.

4. Objectives

- 4.1 To identify land within the Greater Bunbury Region Scheme area which contains mineral resources and basic raw materials of State or regional significance.
- 4.2 To prevent mineral resources and basic raw materials of State or regional significance being sterilised from incompatible development and land uses.
- 4.3 To encourage the mining of mineral resources and extraction of basic raw materials in accordance with acceptable environmental standards.
- 4.4 To promote the rehabilitation and restoration of mining and extraction sites, after works have been completed, in a way that is consistent with the long-term use of the land.

5. Policy statement

- 5.1 This policy will be taken into account by the WAPC in considering amendments to the Greater Bunbury Region Scheme and local planning schemes and amendments, and in determining subdivision and development applications.
- 5.2 This policy should be taken into account by local governments in preparing local planning schemes and amendments, and in making decisions in regard to the use or development of land within the policy areas.
- 5.3 Local governments should ensure local planning schemes and amendments are compatible with the objectives and specific requirements of this policy.
- 5.4 The strategic resources and buffer areas should be shown on local planning scheme maps (for example, as special control areas) or on maps adopted as policy under the local planning scheme.
- 5.5 Local planning schemes should not prohibit mineral exploration, extraction of basic raw materials or mining of mineral resources within the policy areas. Where land within the areas is zoned rural under the local planning schemes, the use 'industry – extractive' should be either P, D or A and 'mining operations' should be a P use¹.
- 5.6 There is a presumption against rezonings, subdivisions and development which would result in the establishment of sensitive land uses on land within the policy areas as this would potentially prejudice current or future mining of mineral resources or extraction of basic raw materials.

¹ The symbols P, D or A have the same meaning as given to the terms in the Planning and Development (Local Planning Schemes) Regulations 2015. The land use terms 'Industry – extractive' and 'mining operations' have the same meaning as in the Planning and Development (Local Planning Schemes) Regulations 2015.



5.7 Notwithstanding clause 5.6 of this policy, consideration may be given to approving rezoning, subdivision or development within the policy areas where, following detailed investigations and consultations with the Department of Environmental Regulation, Department of Mines and Petroleum, and the Department of Planning, it can be demonstrated that the proposed rezoning, subdivision or development would not prejudice current or future mining of mineral resources or extraction of basic raw materials within the areas. The acceptability of any proposed rezoning, subdivision or development within the policy areas will be determined having regard to:

- advice received from the Department of Mines and Petroleum in relation to the matters referred in this policy; and
- any other planning or environmental considerations, including policies of the WAPC and policies adopted by local governments under their town planning schemes.

5.8 In determining the acceptability of any proposed use or development within the policy areas, regard will also be given to advice received from the Department of Mines and Petroleum that the use or development is of a scale and type that will not prejudice current or future mining of mineral resources or extraction of basic raw materials (for example, a small rural shed).

6. Buffer areas

6.1 Sensitive uses, such as residential and rural residential uses should be separated from mining and extractive industries by buffers, to protect people from the likely adverse effects of truck traffic, noise, blasting, dust vibration and light spill.

In determining the acceptability of any proposed use or development within the buffer areas, in addition to any advice received from the Department of Mines and Petroleum the following matters should be given regard to:

- (i) the objectives, principles and criteria of Statement of Planning Policy No. 4.1 State Industrial Buffer Policy;
- (ii) recommended buffer areas between particular extractive and mining operations and other land uses contained in relevant scientifically based studies;
- (iii) environmentally acceptable standards for noise, dust and light spill (for example, noise limits required under the Environmental Protection (Noise) Regulations 1997)²;
- (iv) the ability of a mining or extractive industry operator to achieve and adhere to performance standards and best practice management for the mining industry, which are applicable to buffer area requirements;
- (v) current or proposed mechanisms to ameliorate off-site impacts (for example, construction of bunds and/or provision of screen planting);
- (vi) the nature and scale of any land use, subdivision and development proposals;
- (vii) the nature, scale and timing of any current or future extractive or mining operations;

² Environmental Protection (Noise) Regulations 1997 made pursuant to section 123 of the *Environmental Protection Act 1986*.



- (viii) available mechanisms to secure land or restrict further development within potentially affected areas;
- (ix) local topographical characteristics and climate conditions;
- (x) existing or future settlement patterns; and
- (xi) the cultural, environmental or heritage significance of any place or area that is of relevance.

7. Referral and applications

- 7.1 The WAPC and relevant local governments when preparing amendments to the Greater Bunbury Region Scheme, local planning schemes and scheme amendments to local planning schemes, that include land partly or wholly within the policy areas, should consult and have due regard to the advice and recommendations of the Department of Mines and Petroleum.
- 7.2 The WAPC, prior to determining subdivision and development applications on land within the policy areas, will consult Department of Mines and Petroleum and have due regard to advice and recommendations, except where the Department of Mines and Petroleum has agreed that particular types of development in specific areas do not require referral.
 - 7.2.1 In providing advice on local planning schemes, amendments, subdivision and development applications, the Department of Mines and Petroleum will have regard to the following:
 - (i) the known extent, quality and quantity of the mineral resources or basic raw materials in the locality;
 - (ii) the potential impact on current or future mining or extractive operations;
 - (iii) measures which can be taken to ameliorate the potential impacts of the mining or extractive industry operations;
 - (iv) buffer areas required between mining or extractive operations and incompatible land uses;
 - (v) the proposed timing for the mining of mineral resources or extraction of basic raw materials; and
 - (vi) the possible importance of the mineral resources and basic raw materials to the State economy and regional and international markets.



8. Implementation

- 8.1 This policy will be implemented by the WAPC and relevant local governments, as applicable, through the:
- administration of the Greater Bunbury Region Scheme;
 - administration of local planning schemes and advice provided to the Minister for Planning regarding proposals to prepare or amend local planning schemes; and
 - subdivision and development control processes.
- 8.2 The policy areas shown in figure 1 will be updated on a regular basis, in recognition of mineral resources or basic raw materials areas that have been mined or extracted and the identification of new mineral resources or basic raw materials considered to be of State or regional significance.
- 8.3 The WAPC will, after this policy has been in operation for a period of five years, or sooner if appropriate, undertake a review of this policy and amend it if necessary.



Figure 1: Strategic Minerals and Basic Raw Materials Resource Policy Map

