



... ..  
... ..  
B ... ..



... .. **2002**





1.0	Introduction .....	1
2.0	Background .....	1
3.0	Application .....	2
4.0	Objectives .....	2
5.0	Policy Statement .....	2
6.0	Buffer Areas .....	4
7.0	Referral and Applications .....	4
8.0	Implementation .....	5
	Appendix 1 .....	6
	Figure 1 - Strategic Minerals and Basic Raw Materials Resource Policy Map .....	at rear of document





## 2.0 **B**

### 2.1





**5.2** This policy must be taken into account by local governments in preparing town planning schemes and scheme amendments, and in making decisions in regard to the use or development of land within, adjacent or in close proximity to the Policy Areas.

**5.3** Local governments shall ensure town planning schemes and scheme amendments are compatible with the objectives and specific requirements of this policy.

**5.4** The Policy Areas should be shown on town planning scheme maps (for example, as Special Control Areas) or on maps adopted as policy under the town planning scheme.

**5.5** Local government town planning schemes shall not prohibit mineral exploration, extraction of basic raw materials or mining of mineral resources within the Policy Areas. Where land within the Policy Areas is zoned Rural under the local government town planning schemes, the use "industry - extractive" should be either "P", "D" or "A" and "industry - mining" should be a "P" use.

**5.6** There is a presumption against rezonings, subdivisions and development which would result in the establishment of sensitive land uses on land within, adjacent or in close proximity to the Policy Areas as this would potentially prejudice current or future mining of mineral resources or extraction of basic raw materials.

**5.7** Notwithstanding Clause 5.6 of this policy, consideration may be given to approving rezoning, subdivision or development within, adjacent or in close proximity to the Policy Areas where, following detailed investigations and consultations with the Department of Environmental Protection, the DMPR and the Department for Planning and Infrastructure 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 Policy Areas. The acceptability of any proposed rezoning, subdivision or development within, adjacent or in close proximity to, the Policy Areas will be determined having regard to:

- i) advice received from DMPR in relation to the matters referred to in Clauses 6.1 and 7.3 of this policy; and
- ii) 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 of land within, adjacent or in close proximity to the Policy Areas, regard will also be given to advice received from the DMPR 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).

**5.9** The extraction areas indicated on Figure 1 are subject to the provisions of Statement of Planning Policy No. 10 - Basic Raw Materials.

**5.10** If the policy is inconsistent with Statement of Planning Policy No. 10 - Basic Raw Materials (SPP No. 10), then SPP No. 10 prevails over the policy to the extent of any inconsistency.

## 6.0

### 6.0.1 Buffer Areas

**6.1** The WAPC, local governments, the DMPR and the Department of Environmental Protection, when preparing, making decisions or providing advice on town planning schemes and scheme amendments, or when determining subdivision or development applications, shall determine buffer areas between existing or future extractive or mining operations and incompatible land uses, based on the following principles:

- i) recommended buffer areas between particular extractive and mining operations and other land uses contained in relevant scientifically based studies;
- ii) environmentally acceptable standards for noise, dust, odour and light spill (for example, noise limits required under the Environmental Protection (Noise) Regulations 1997);
- iii) the ability of a mining or extractive industry operator to achieve and adhere to performance standards and best practice management for the mining industry that are applicable to buffer area requirements;
- iv) current or proposed mechanisms to ameliorate off-site impacts (for example, construction of bunds and/or provision of screen planting);
- v) the nature or scale of any land use, subdivision or development proposals;
- vi) the nature, scale or timing of any current or future extractive or mining operations;
- vii)



0.1

" " means the symbol used in zoning tables in local government town planning schemes to indicate the particular types of land uses that may be permitted by local government, provided a planning application has been submitted. Local government may use its discretion to approve or refuse the application.

" " means the symbol used in zoning tables in local government town planning schemes to indicate the particular types of land uses that may be permitted by local government, provided a planning application has been submitted. Local government may use its discretion to approve or refuse the application.