



State Planning Policy 2.4
**Planning for
Basic Raw Materials**

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1 CITATION

This is a State Planning Policy made under Part 3 of the *Planning and Development Act 2005*. The policy may be cited as *State Planning Policy 2.4 Planning for Basic Raw Materials* (SPP 2.4).

2 POLICY INTENT

To ensure basic raw materials (BRM) and extractive industries matters are considered during planning and development decision-making, to facilitate the responsible extraction and use of the State's BRM resources.

3 BASIC RAW MATERIALS IN WESTERN AUSTRALIA

BRM are a finite resource and their efficient use is required to ensure an ongoing supply to support economic development in Western Australia.

Essential for the construction of buildings, roads, other infrastructure and agricultural production, for the purposes of this policy BRM are:

- sand (including silica sand)
- clay
- hard rock (including dimension stone)
- limestone (including metallurgical limestone)
- agricultural lime
- gravel
- gypsum
- other construction and road building materials
- materials which may be classified as BRM.

The extraction of BRM on freehold land is recognised as an extractive industry under the *Planning and Development (Local Planning Schemes) Regulations 2015*. Extractive industry proposals on freehold land require development approval from the relevant local government.

Extractive industry proposals on Crown Land are regulated under the *Mining Act 1978* and require a granted mining tenement.

3.1 Supply categories for Basic Raw Materials

This policy recognises the following six categories for BRM:

- Significant Geological Supplies (SGS) - are identified as the highest priority extraction areas for BRM. SGS are BRM identified by the Department of Mines, Industry Regulation and Safety (DMIRS) that represent strategic, long-term supplies of BRM requiring protection.
- Extraction Sites (ES) - comprise all commercial sites from which BRM are extracted, and quarries. These may overlap with SGS areas. ES may include existing, proposed, approved and operating commercial extractive industries under the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *Local Government Act 1995*, the *Mining Act 1978* or a combination of these Acts.

The identification of BRM under these categories does not obligate the landowner to extract these resources, nor have government approvals for extraction is granted.



4 APPLICATION OF THIS POLICY

SPP 2.4 should be read in conjunction with the Planning for BRM guidelines (the BRM guidelines). This policy and BRM guidelines apply to the preparation and assessment of planning instruments, including region and local planning schemes; planning strategies, strategic plans; subdivision and development proposals in Western Australia here:

- (a) proposals are over, or adjacent to, sites identified on certain BRM resources
- (b) significant volumes of fill may be required
- (c) approval is required for extraction industries, under the *Planning and Development Act 2005*
- (d) extraction industry proposals are assessed, under the *Mining Act 1987* and dealt with by the planning instruments by the decision-maker.

This policy is to be considered in conjunction with the interactive geological map GeoVIEW.WA, as well as other relevant legislation and policies as outlined in the associated BRM guidelines.

State Planning Policy 2.5 Rural Planning (SPP 2.5) addresses BRM matters on rural land. Unlikely as SPP 2.5 is repealed, there is a conflict between SPP 2.5 and this policy in relation to BRM matters, this policy prevails over the repeal of an inconsistency.

4.1 Basic raw materials resources mapping

This policy operates in association with the interactive geological map (GeoVIEW.WA) produced by DMIRS. The GeoVIEW.WA identifies:

- Significant Geological Survey (SGS) areas
- known, proposed, approved or operating extraction sites (ES)
- exclusion areas known or proposed sites excluded from BRM extraction due to environmental, safety, resource conflicts or for land use planning reasons.

GeoVIEW.WA mapping provides more detail on the boundaries of SGS, ES and exclusion areas for the Perth and Peel regions than for other regions. Outside the Perth and Peel regions, SGS areas and known ES are identified by the presence of geological resources and mining elements.

The BRM resource mapping will be updated over time. It is not possible to include all ES, due to constraints in accessing information, as well as the fact that some ES are only in operation for short periods of time, and their operation may commence and cease in between mapping updates.

4.2 Policy exemptions

This policy does not apply to:

- (a) mining matters in accordance with the *Mining Act 1978*
- (b) areas subject to State Agreement Acts
- (c) the dredging of material from the bed of tidal waters, under the *Mining Act 1978*
- (d) extraction of BRM for public works as deemed necessary by local governments, under the *Local Government Act 1995*.

5 POLICY OBJECTIVES

The objectives of this policy are to:

- (a) ensure BRM and its regional importance is considered at the earliest stages of the planning process;
- (b) protect BRM in SGS areas and ES by avoiding encroachment from incompatible land uses;
- (c) ensure BRM resources are used efficiently in land use planning and development;
- (d) identify BRM extraction opportunities through sequential land use that do not compromise the national land use; and
- (e) ensure the extraction of BRM avoids, minimises or mitigates any adverse impacts on the community, water resources and biodiversity values.



6 POLICY MEASURES

Planning decisions have impact on, or are impacted by, BRM operations should comply with the following measures.

6.1 Higher order strategic planning instruments

Higher order strategic planning documents such as region schemes, regional and sub-regional frameworks, their amendments, plans, sub-regional and district strategic plans should, where appropriate:

- identify SGS areas as the primary sources for BRM and define known encroachment areas;
- avoid and/or minimise the potential negative impacts on amenity and the environment arising from an extraction industry, when identifying areas for future growth;
- avoid and/or minimise encroachment on identified BRM resources and extraction industry operations when identifying areas for future growth;
- identify opportunities for the extraction of BRM from SGS areas followed by sequential urban or industrial development, where appropriate. There is a presumption against region scheme amendments, unless it is demonstrated that sequential land use will be achieved where a BRM resource has been identified; and
- seek to locate new urban and industrial areas on land where the need for additional imported oil is minimised.

6.2 Local planning instruments

Local planning strategies, schemes and local strategic plans (including amendments to these documents) should, where appropriate:

- identify SGS areas, their separation distances and establish transitional land uses and interface areas so:
 - protect known BRM SGS areas and ES from encroachment by incompatible land uses;
 - avoid any health risks or amenity implications for adjacent land uses;
- not compromise the extraction of resources on SGS areas and ES;
- require an approved strategic plan where future urban or industrial land is proposed for BRM extraction areas and sequential land use has demonstrated land usage and site remediation including identification of finished ground levels;
- seek to locate new urban and industrial areas on land where the need for additional imported oil is minimised; and
- require proposals for subdivision to minimise imported BRM for new urban and industrial areas.

6.3 Subdivision and development

Subdivision and development applications should demonstrate:

- land uses are compatible by avoiding sensitive land uses within SGS areas and/or extraction site separation distances as outlined in the EPA *Guidance Statement No 3 Separation Distances between Industrial and Sensitive Land Uses*;

- transitional and interface land uses are compatible and should:
 - have due regard for existing and future settlement patterns as described in local planning instruments;
 - have due regard for the existing BRM operations and consultation with landowners;
 - have regard for relevant documents as outlined in the associated BRM guidelines;
- require a 'no impact' condition on the advertising of the proximity and location of existing or potential future extraction industry and potential adverse impacts resulting from the activity;
- house subdivision and development of land will minimise imported oil through consideration of site-responsive design, block earthen works, drainage planning and alternative construction methods; and
- the application of vertical separation distances to ground level and other management measures to protect other resources where an extraction industry is proposed.

6.4 Development within Significant Geological Supply or Extraction Sites

Applications for development approval for activities not related to BRM extraction in SGS or ES areas should be assessed to determine whether:

- a proposal will impact on current or future BRM extraction operations;
- a subsidence is identified in regional or sub-regional frameworks, sub-regional or local planning strategies for another purpose; and



- (c) development results in an increase in the number of people living, working or congregating within a defined separation distance.

6.5 Development approval and management plans

Unless exempt, applications to establish, extend or expand an extractive industry require development approval under an applicable local planning scheme. Applications for development approval should be supported by a management plan that demonstrates:

- (a) site description and analysis;
- (b) strategic and site-specific planning requirements;
- (c) identification of the environmental values and those requiring protection;
- (d) that the extractive industry operations are adhering to designated separation distances and will not impact or be impacted by sensitive land uses;
- (e) proposed transport routes and site access details;
- (f) sequential land use and a staging plan for the rehabilitation of the site for its intended long-term use; and
- (g) compliance with any other considerations as outlined in the BRM guidelines.



DEFINITIONS

The terms used in this policy complement those contained in the *Planning and Development (Local Planning Schemes) Regulations 2015 Model Scheme Terms*. The following additional definitions apply in this policy:

Basic raw materials (BRM)

For this policy, BRM means:

- sand (including silica sand)
- clay
- hard rock (including dimension stone)
- limestone (including metallurgical limestone)
- agricultural lime
- gravel
- gypsum
- other construction and road building materials
- materials which make up basic BRM.

Crown land

Crown land means all land except:

- (a) land that has been reserved for or dedicated to a public purpose other than

- (i) land reserved for mining or commons;
- (ii) land reserved and designated for public utility for any purpose under the *Land Administration Act*



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