



Part 5 Domains

Division 2 Domains

Chapter 12 Extractive Industry

1.0 Intent

The purpose of this domain is to achieve within the city the reservation of land, with economically viable extractive resources for current and future needs. This domain seeks to achieve the maintenance of long term investment and employment opportunities in extractive industry within the City. It seeks to promote the expansion of existing extractive industry within the City and the establishment of new extractive industry. Given that extractive industry resources are often located in undeveloped areas of the City, this domain also seeks to achieve the protection of nature conservation values on the site. Key objectives include:

- effective use of land within the Extractive Industry Domain for extractive industry or directly related ancillary activities;
- protection of natural water courses and water quality from any environmental degradation potentially arising from extractive industry activity;
- protection of wildlife and wildlife habitation, particularly in buffer areas;
- protection of local ecosystems from any environmental degradation potentially arising from extractive industry activity;
- protection of potential cultural heritage sites from degradation or destruction arising from industrial extraction of marine or formerly marine sands;
- effective rehabilitation of land used for extractive industry, once the resource has been exhausted;
- screening of extractive industry activities to protect the landscape character of rural areas and to enhance the City image;
- effective and ongoing separation of extractive industry activity from any sensitive uses, in particular, residential use; and
- protection of required haulage routes, to allow the extractive materials to be transported with the least amount of impact on the routes and their protection from incompatible development.

2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Extractive Industry Domain area indicated in **Part 9, Division 4 – Domain Maps**.

The Table of Development, indicated in **Clause 3.0**, identifies the level of assessment for development occurring within this domain.

Other codes that may be relevant to the assessment of the development are listed in **Clause 4.0**.

It should be noted that self assessable development complies with the intent of this domain and therefore need only comply with the Place Code and any other identified relevant codes.



3.0 Table of Development

Note: This table must be read in conjunction with the explanation provided in Part 5, Division 1, Chapter 2 – Using Domains.

A: Material Change of Use

Exempt	Self Assessable	Code Assessable	Impact Assessable
<p>Agriculture Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility</p>	<p>Outdoor Storage Area where directly associated with extractive industry Temporary Use Warehouse where directly associated with extractive industry</p>	<p>Animal Husbandry Bulk Garden Supplies Caretaker's Residence Conservation (natural area management) Extractive Industry where in compliance with an existing approved Extractive Industry Management Plan Fuel Depot where directly associated with extractive industry Motor Vehicle Repairs where directly associated with extractive industry Open Sports Ground Telecommunications Facility n.e.i.</p>	<p>Aquaculture where viable extractive resources have been exhausted Extractive Industry n.e.i. Farm Forestry Refuse Disposal where viable extractive resources have been exhausted Refuse Transfer Station where viable extractive resources have been exhausted Rural Industry</p>

B: Material Change of Use Overlay Provisions

Exempt	Self Assessable	Code Assessable	Impact Assessable
Material Change of Use involving Building Work that:			
			exceeds three storeys or 11.5 metres in height
			proposes the construction of a dwelling
	is located on a site nominated as a Medium, High or Very High Risk Area on Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard , and complies with the Acceptable Solutions of Constraint Code 16 – Steep Slopes or Unstable Soils	is located on a site nominated as a Medium, High or Very High Risk Area on Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard , and alternative solutions to the Acceptable Solutions of Constraint Code 16 – Steep Slopes or Unstable Soils are proposed	
	is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas , and complies with the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas	is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas , and alternative solutions to the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas are proposed	



Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and is in compliance with the Acceptable Solutions of Constraint Code 3 – Canals and Waterways</p>	<p>is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and alternative solutions to the Acceptable Solutions of Constraint Code 3 – Canals and Waterways are proposed</p>	
		<p>is on or adjoins a site listed on the Queensland Heritage Register (Queensland Heritage Act 1992) or the Register of the National Estate (Australian Heritage Commission Act 1975) or the National Trust of Queensland list</p>	
		<p>is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987;</p> <p>OR</p> <p>is located on land which is the subject of a native title claim;</p> <p>OR</p> <p>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p>	
	<p>is within the Airport Environs area identified on Overlay Map OM7 – Gold Coast Airport – Airport Environs, and complies with the Acceptable Solutions for Constraint Code 1 – Gold Coast Airport and Aviation Facilities</p>	<p>is within the Airport Environs area identified on Overlay Map OM7 – Gold Coast Airport – Airport Environs, and alternative solutions to the Acceptable Solutions for Constraint Code 1 – Gold Coast Airport and Aviation Facilities are proposed</p>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
			would result in a residential dwelling being located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on Overlay Map OM23 – Extractive Resources
	is on a site identified on the Domain Maps as being affected by Future Road Requirement and complies with the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration	is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration are proposed	

C: Operational Work – Changes to Ground Level

Exempt	Self Assessable	Code Assessable	Impact Assessable
Operational Work that involves extraction, excavation or fill that:			
		<p>is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987;</p> <p>OR</p> <p>is located on land which is the subject of a native title claim;</p> <p>OR</p> <p>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p>	



D: Operational Work – Advertising Device

Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>Advertising Device that is:</p> <p>a) Not illuminated, nor animated, does not exceed 20m², painted on or securely attached to a fence, wall or awning fascia and does not extend beyond the extremities thereof, including an outward projection of less than 30mm;</p> <p>b) Not illuminated, does not exceed 20m² and painted onto a blind or canopy;</p> <p>c) Not illuminated Bunting, Home Business, Real Estate Vendors, Security, Flag and Vertical Banner Sign where the total area of signage per street frontage does not exceed 0.6m²;</p> <p>d) Not visible from any State-controlled road</p>	<p>Advertising Devices n.e.i.</p>	

E: Operational Work – Infrastructure and Landscape Work

Exempt	Self Assessable	Code Assessable	Impact Assessable
Minor Landscape Work		Landscape Work n.e.i.	
Landscape Work associated with a Caretaker's Residence		Works for Infrastructure	

F: Operational Work – Vegetation Clearing

Exempt	Self Assessable	Code Assessable	Impact Assessable
Vegetation Clearing that:			
	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management</p>	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed</p>	<p>results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council</p>



G: Reconfiguring a Lot

Exempt	Self Assessable	Code Assessable	Impact Assessable
Reconfiguring a Lot that:			
		results in no lots with an area less than 20 hectares; OR entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development	results in one or more lots with an area less than 20 hectares
			would create the potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on Overlay Map OM23 – Extractive Resources

4.0 Relevant Codes

Codes relevant for development assessment in the Extractive Industry Domain are listed below. The Place Code applies in all cases. A Specific Development Code will only apply if that specific development is proposed. A Constraint Code will only apply where the proposed development is directly impacted by the constraint that is the subject of that code.

4.1 Self Assessable Development

The following codes apply to development that is self assessable in the Extractive Industry Domain.

Place Code	Specific Development Codes	Constraint Codes
Extractive Industry Domain Place Code	2 Advertising Devices 4 Animal Husbandry 34 Temporary Use 36 Vegetation Management	1 Gold Coast Airport and Aviation Facilities 2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils



4.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the Extractive Industry Domain.

Place Code	Specific Development Codes	Constraint Codes
Extractive Industry Domain Place Code	4 Animal Husbandry 5 Aquaculture 10 Caretaker's Residence 17 Farm Forestry 21 Landscape Work 24 Office 29 Rural Industry 33 Telecommunications Facilities 36 Vegetation Management 39 Works for Infrastructure	1 Gold Coast Airport and Aviation Facilities 2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 9 Dam Catchment Areas 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

4.3 Operational Work – Changes to Ground Level

The following codes apply to development that is code assessable **Operational Work – Changes to Ground Level** (extracting gravel, rock, sand or soil from the place where it occurs naturally, or excavating or filling that materially affects premises or their use) in the Extractive Industry Domain.

Place Code	Specific Development Codes	Constraint Codes
Extractive Industry Domain Place Code	11 Changes to Ground Level and Creation of New Waterbodies	2 Bushfire Management Areas 3 Canals and Waterways 6 Cultural Heritage (Indigenous) 7 Dam Catchment Areas 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

4.4 Operational Work – Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code assessable **Operational Work – Advertising Devices** (placing an Advertising Device on premises), **Landscape Work** (undertaking Landscape Work in, on, over or under premises that materially affects premises or their use) or **Infrastructure** (undertaking Works for Infrastructure) in the Extractive Industry Domain.

Place Code	Specific Development Codes	Constraint Codes
Extractive Industry Domain Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	3 Canals and Waterways 4 Car Parking, Access and Transport Integration 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control



4.5 Operational Work – Vegetation Clearing

The following codes apply to development that is code assessable **Operational Work – Vegetation Clearing** in the Extractive Industry Domain.

Place Code	Specific Development Codes	Constraint Codes
Extractive Industry Domain Place Code	36 Vegetation Management	6 Cultural Heritage (Indigenous) 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control

4.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Extractive Industry Domain.

Place Code	Specific Development Codes	Constraint Codes
Extractive Industry Domain Place Code	11 Changes to Ground Level and Creation of New Waterbodies 21 Landscape Work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 7 Dam Catchment Areas 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

5.0 Extractive Industry Domain Place Code

5.1 Purpose

This code seeks to provide measures to minimise environmental harm arising from extractive industry activities and to provide criteria for maintaining public amenity.

5.2 Application

5.2.1 The Place Code contained in this domain applies to development indicated as self, code or impact assessable in the Table of Development at **Clause 3.0**.

5.2.2 Performance Criteria PC1-PC21 apply to all code or impact assessable development in this domain. For development identified as self assessable in **Clause 3.0**, only the Acceptable Solutions to Performance Criteria PC1-PC4 apply.

5.3 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Height	
PC1 All buildings must be of a height which is in keeping with the predominant character of the surrounding area. Building height must not result in a significant loss of visual amenity.	AS1 The building is not more than 11.5 metres in height and has a maximum of three storeys.



Performance Criteria	Acceptable Solutions
Building Setback	
<p>PC2</p> <p>All buildings must provide for setbacks from the street frontage and the side and rear boundaries to achieve a reasonable amenity separation from neighbouring lots and from street frontages.</p>	<p>AS2</p> <p>The building or structure is set back not less than:</p> <ul style="list-style-type: none"> a) ten metres from the primary street frontage of the site; b) seven metres from any secondary frontage(s) or any other boundary.
Site Coverage	
<p>PC3</p> <p>The site coverage of all buildings must not result in a built form that is bulky and visually intrusive.</p>	<p>AS3</p> <p>The site coverage of all buildings is not greater than 10% of the site area unless a specific development code provides for a lesser site coverage.</p>
Vehicular Crossings	
<p>PC4</p> <p>Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ul style="list-style-type: none"> a) a safe footpath environment; b) safe vehicular access to the property; c) appropriate hydraulic performance of the stormwater infrastructure; d) no damage to vehicle or road infrastructure; e) minimal loss of on-street parking spaces; f) continued amenity of the neighbourhood. 	<p>AS4</p> <p>Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
Development that is Code Assessable or Impact Assessable	
Building Height	
<p>PC5</p> <p>All buildings must be of a height which is in keeping with the predominant character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>	<p>AS5</p> <p>The building or structure is more than 11.5 metres in height, and is ancillary to the buildings on site or other extractive industry purposes.</p>
Siting	
<p>PC6</p> <p>All buildings and associated structures must be sited to maintain accessibility to the extractive resources and to complement the local landscape character and the built form of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> a) overland flow path; b) natural water systems; c) remnant vegetation. 	<p>AS6</p> <p>The building or structure is located in accordance with an approved Extractive Industry Management Plan for the site.</p>
Building Appearance	
<p>PC7</p> <p>All buildings and structures must be designed and constructed to a high standard and to complement or enhance the character of the local area.</p>	<p>AS7</p> <p>No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
Advertising Devices	
<p>PC8 All signage should be complementary to the design and style of the buildings on the site on which it is located and to signs and development on adjoining sites. All advertising devices must be designed and constructed to complement the local character of the area.</p>	<p>AS8.1 All buildings, containing a commercial use component, contain signage envelopes on the exterior of the frontages of the building structure to enable the signage requirements of the end use business operation to be satisfied. Such signage envelopes allow for signage, which does not dominate the facade and which complements the design of the building.</p> <p>AS8.2 Freestanding signs complement the design of the buildings to which they relate, do not dominate the streetscape of a locality, are compatible with signage on adjoining sites, and clearly identify the product or business being promoted.</p>
Landscape Work	
<p>PC9 Landscaping proposals for new development must clearly contribute to the protection and enhancement of the existing dominant visual features of the local area.</p>	<p>AS9 No acceptable solution provided.</p>
<p>PC10 All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local area and any adjoining residential or public open space areas.</p>	<p>AS10 The car park area, open space and buffer areas of the lot are landscaped with design and use of plant species generally consistent with that of adjacent and nearby lots. The design may incorporate extensive paved areas for pedestrian use.</p>
Amenity Protection	
<p>PC11 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS11 No acceptable solution provided.</p>
<p>PC12 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS12 No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
Public Safety	
<p>PC13 All blasting activity, associated with the extractive industry must be located and undertaken in a manner to ensure that a high level of public safety is maintained.</p>	<p>AS13 No acceptable solution provided.</p>
Environmental Management	
<p>PC14 All extractive industry activities must be undertaken in a manner which minimises environmental impact of the proposed use and operation on and off the site.</p>	<p>AS14.1 The Extractive Industry Management Plan has been prepared by a competent person, in accordance with the Extractive Industry Management Plan Guidelines.</p> <p>AS14.2 A Site Rehabilitation Plan has been prepared by a competent person, and demonstrates the site will be reclaimed and rehabilitated to a stable and attractive state.</p>
<p>PC15 All activities undertaken as part of the extractive industry operation must not cause harm to the surrounding environment.</p>	<p>AS15 The materials and outputs from the extractive industry land use do not pollute any watercourse, water storage, drainage system, man-made lakes or canals or land adjacent to the extractive industry.</p>
Hours Of Operation	
<p>PC16 All extractive industry activities must be undertaken within appropriate hours to minimise nuisance to adjoining and surrounding development.</p>	<p>AS16.1 The extraction, crushing, screening operations and loading of materials of the extractive industry operate within the following hours: Monday to Friday 7.00am – 6.00pm Saturday and public holidays 8.00am – 12 noon Sunday nil</p> <p>AS16.2 The loading and distribution of material occurs within the hours of operations, set out in AS16.1, and only occurs outside these hours where prior approval in writing from Council has been obtained.</p> <p>AS16.3 Blasting and explosions are conducted only between the hours of 9am and 5pm Monday to Friday, excluding weekends and public holidays.</p>
Visual Amenity	
<p>PC17 The visual impact of the extractive industry activities must be reduced, to achieve integration with the surrounding landscape.</p>	<p>AS17.1 No extractive industry or ancillary activity is conducted within 40 metres of any boundary of the site.</p> <p>AS17.2 Views into the site, including quarry floor, benches and faces, are not immediately visible from the road frontage and adjoining properties.</p> <p>AS17.3 The site adjoins a residential lot and/or public open space and a buffer area is provided to create a visual and acoustic barrier between the two uses. The buffer contains: a) screen planting; and/or b) a screen fence on the dividing boundary to the residential lot.</p>



Performance Criteria	Acceptable Solutions
Storage	
<p>PC18 Ancillary storage of goods or materials in open areas must be presented in a manner that does not detract from the visual amenity of the local area.</p>	<p>AS18 The open area used for the storage of vehicles machinery, goods and materials used on the site is: a) located no closer than ten metres from either the main street frontage or any other boundary; b) is effectively screened with fencing or vegetation.</p>
Traffic	
<p>PC19 The traffic and parking generated by the proposed development on the surrounding road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AS19 A traffic impact analysis has been undertaken by a suitably qualified and experienced person which identifies the expected traffic movements generated by the proposal, any associated impacts on the road network, and any work that will be required to address the identified impacts.</p>
Impacts from Agricultural Activity	
<p>PC20 Where a sensitive receptor proposed to be located adjacent to agricultural activities and undertaken on a site identified on OM2 – Good Quality Agricultural Land, impacts from agricultural activities, (including: chemical spray drift, odour, noise, dust, smoke and ash) must not adversely affect community public health, safety and amenity.</p> <p>Note: <i>For the purposes of PC20, Sensitive Receptor is defined as a dwelling, mobile home or caravan park, residential marina or other residential place in a residential development, a motel, hotel or hostel, a child care centre, kindergarten, school, university or other educational institution or a medical centre or hospital.</i></p>	<p>AS20.1 The sensitive receptor is adjacent to agricultural activity that emits noise, and a separation distance between the sensitive receptor and the agricultural land is in accordance with solutions outlined on Page 16 of the Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997 (DNR, DGLP).</p> <p>AS20.2 The sensitive receptor is adjacent to agricultural activity that emits odour, dust, smoke, ash or chemical spray and a separation distance between residential development and the agricultural land is not less than 500 metres.</p>
Environmental Protection	
<p>PC21 The development must avoid detrimental impact on the natural environment by:</p> <ol style="list-style-type: none"> conserving to the greatest extent possible the nature conservation and environmental values of the site and its surrounds; minimising site disturbance, erosion and loss of soil; avoiding changes to ground level wherever possible; minimising impacts due to changes in the quantity and quality of stormwater. 	<p>AS21 No acceptable solution provided.</p>