

## 6.2.176 Extractive industry zone code



**Photograph 6.2.176-1**  
Example of an Extractive industry zone located at Yatala. Image courtesy of nearmaps.

### 6.2.176.1 Application

This code applies to assessing all development in the Extractive industry zone.

**Note:** 'Non committed' extractive resource areas are those areas within the Resource Area/Processing Area of a Key Resource Area (KRA) and not contained within the Extractive industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

### 6.2.176.2 Purpose

- (1) The purpose of the Extractive industry zone code is to provide for the extraction and/or processing of natural resources such as sand, gravel, quarry rock, clay and soil.  
Development such as storage, processing, storage, treatment and transport facilities may be provided in the extractive industry zone where such development is ancillary to the extractive industry.
- (2) The local government purpose of the Extractive industry zone code is to:
  - (a) identify committed extractive resource areas with economically viable extractive resources to cater for current and future resource needs;
  - (b) manage the impacts of extractive industries on the environment and sensitive land uses surrounding the development;
  - (c) ensure that site rehabilitation enhances ecological functions and visual amenity of the resource areas and facilitates reuse of the land for a range of appropriate activities; and
  - (d) describe the land uses, built form and lot design envisaged in the zone.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Land uses –
    - (i) consist of extractive industry related activities where the use of extractive resources supports long-term community needs and only occurs where any immediate or long-term environmental and social impacts can be managed to an acceptable level;
    - (ii) accommodate appropriate buffers between extractive industry activities and existing and future sensitive land uses and residential zoned land to prevent significant impacts on these areas;

- (iii) can include interim or supporting land uses, where these do not compromise current or potential future extractive industry activities and do not adversely impact on surrounding development; and
  - (iv) in committed areas, do not scar vegetated ridgelines and elevated land when viewed from outside the resource area.
- (b) **Amenity –**  
Development achieves a level of amenity reasonably expected in the local context, having regard to:
- (i) the qualities of the locality;
  - (ii) built form, scale and visual amenity;
  - (iii) noise, privacy, safety, glare, odour, light, wind and vibration;
  - (iv) contaminated substances, hazardous chemicals and emissions; and
  - (v) traffic, parking, servicing and hours of operation.
- (c) **Built form –**
- (i) has a building height and structure height that does not exceed that indicated on the **Building height overlay map** ~~is of a height that does not significantly impact on the visual amenity of surrounding sensitive land uses, residential zoned land, public spaces or on broader scenic amenity values;~~ and
  - (ii) includes setbacks that ensure the use does not significantly impact on adjoining uses or public streets and spaces.
- Note:** The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.
- (de) **Lot design –**
- (i) Larger lots are retained to facilitate the efficient extraction of the resource. Upon the completion of extractive industry, subdivision facilitates the appropriate reuse of the site.
- (ed) **Rehabilitation occurs to –**
- (i) enhance ecological functions and visual amenity of the resource areas and facilitates reuse of the land for a range of appropriate activities.

**Comment [MU3 - CP1]: Theme: Built form and urban design – the importance of a well-designed city;**  
Item 9 – Built form improvements

**Comment [MU2 - CP2]: Theme: Height and density - creating a sustainable city shape;**  
Item 1&2 – Building height overlay map and new building height categories

**Comment [MU2 - CP3]: Theme: Height and density - creating a sustainable city shape;**  
Item 1&2 – Building height overlay map and new building height categories

**Comment [MU2 - CP4]: Theme: Height and density - creating a sustainable city shape;**  
Item 1&2 – Building height overlay map and new building height categories

**6.2.176.3 Specific benchmarks for assessment**

**Part A** applies to accepted development subject to requirements.

**Part B** applies to assessable development.

**PART A –ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS**

**Table 6.2.176-1: Extractive industry zone code – for accepted development subject to requirements**

Required outcomes							
<b>Setbacks</b>	<b>RO1</b> Setbacks are as follows:						
	<table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>10m</td> </tr> <tr> <td>Side and rear</td> <td>10m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	10m	Side and rear	10m
	Setback	Minimum distances measured in metres (m)					
	Front	10m					
Side and rear	10m						
<b>Height</b>	<b>RO2</b> Building height and structure height does not exceed that shown on the <b>Building height overlay map</b> . <del>Building height does not exceed 15m.</del> <b>AND</b> <del>Structures do not exceed a height of 15m.</del>						

**Advisory note**

Accepted development identified in the assessment tables as subject to requirements must comply with all the

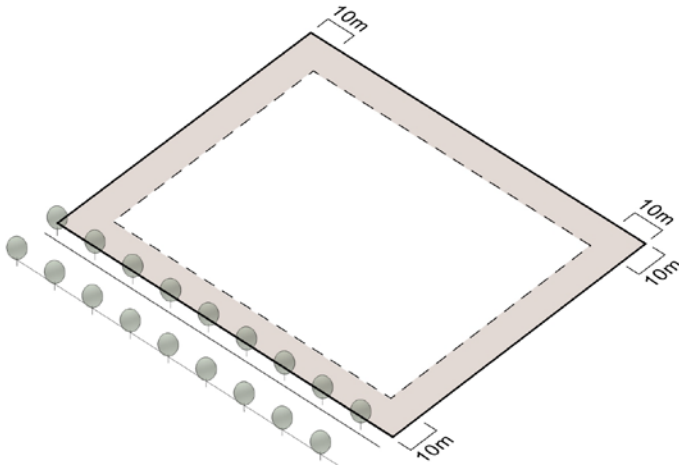
**Required outcomes**

nominated requirements in this and other applicable codes.

**PART B – ASSESSABLE DEVELOPMENT BENCHMARKS**

**Table 6.2.176-2: Extractive industry zone code – for assessable development**

Performance outcomes	Acceptable outcomes						
<b>Setbacks</b>							
<b>PO1</b> Setbacks: (a) provide adequate separation from adjoining properties; and (b) protect the amenity of adjoining uses.	<b>AO1</b> Setbacks are as follows: <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>10m</td> </tr> <tr> <td>Side and rear</td> <td>10m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	10m	Side and rear	10m
Setback	Minimum distances measured in metres (m)						
Front	10m						
Side and rear	10m						



**Figure 6.2.176-1**  
Illustration of Extractive industry zone setback outcomes.

<b>Height</b>	
<b>PO2</b> Building height and structure height does not exceed that shown on the <b>Building height overlay map</b> . <del>Building height and structure height does not exceed 15m.</del>	<b>AO2</b> No acceptable outcome provided.
<b>Amenity</b>	
<b>PO3</b> Development achieves a level of amenity reasonably expected in a high impact industry environment, having regard to: (a) the qualities of the locality; (b) built form, scale and visual amenity; (c) noise, privacy, safety, glare, odour, light, wind and vibration; (d) contaminated substances, hazardous chemicals and emissions; and <del>(e)</del> (e) traffic, parking, servicing and hours of operation.	<b>AO3</b> No acceptable outcome provided.
<b>Buffers</b>	

**Comment [MU2 - CP5]: Theme: Height and density - creating a sustainable city shape;**  
Item 1&2 – Building height overlay map and new building height categories

**Comment [MU3 - CP6]: Theme: Built form and urban design – the importance of a well-designed city;**  
Item 9 – Built form improvements

Performance outcomes	Acceptable outcomes
<p><b>P03PO4</b></p> <p>Development provides sufficient buffers to adjoining sensitive land uses and residential zoned land to prevent significant impacts on amenity.</p> <p><b>Note:</b> Within Key resources areas (KRA 67) Northern Darlington Range and (KRA 68) Oxenford 'indicative separation areas' are shown on the zone map due to the proximity of the resource/processing area to sensitive land uses. Extractive industry operations will provide appropriate separation areas/buffering in these locations to ensure adequate separation distances to sensitive land uses. This does not remove the requirement for separation areas/buffering to occur in other committed areas.</p>	<p><b>A03A04</b></p> <p>No acceptable outcome provided.</p>
<p><b>Re-use or rehabilitated sites</b></p>	
<p><b>P04PO5</b></p> <p><b>West Burleigh KRA</b></p> <p>Rehabilitation of the West Burleigh KRA facilitates possible future use of the land for urban purposes where:</p> <p>(a) consistent with surrounding urban uses; and</p> <p>(b) restoring and protecting areas of environmental importance identified in City Plan overlay mapping.</p>	<p><b>A04A05</b></p> <p><b>West Burleigh KRA</b></p> <p>No acceptable outcome provided.</p>
<p><b>P05PO6</b></p> <p><b>Charlies Crossing and Oxenford KRAs and the Hart Street site</b></p> <p>Rehabilitation of the Charlies Crossing and Oxenford KRAs and the Hart Street site facilitates possible future use of the land for:</p> <p>(a) environmental purposes or open space uses where adjoining the Coomera River; and</p> <p>(b) low intensity urban purposes consistent with surrounding urban development.</p>	<p><b>A05A06</b></p> <p><b>Charlies Crossing and Oxenford KRAs and the Hart Street site</b></p> <p>No acceptable outcome provided.</p>
<p><b>P06PO7</b></p> <p><b>Nerang KRA</b></p> <p>The Nerang KRA is rehabilitated for environmental and conservation purposes.</p>	<p><b>A06A07</b></p> <p><b>Nerang KRA</b></p> <p>No acceptable outcome provided.</p>
<p><b>Where located in the Blue Rock KRA</b></p>	
<p><b>P07PO8</b></p> <p>Development on <b>Area A</b> only provides for low impact uses that are ancillary to, and directly support the continued operation of extractive industry on adjoining lots to the east.</p> <p><b>Note:</b> <b>Area A</b> is identified within the Extractive resource overlay map.</p>	<p><b>A07A08.1</b></p> <p>Extractive industry for the purpose of extracting bulk material does not occur on <b>Area A</b>.</p> <p><b>A07A08.2</b></p> <p>Development associated with extractive industry on <b>Area A</b>, consists only of:</p> <p>(a) office and logistic facilities;</p> <p>(b) staff buildings used for lunch rooms and on site amenities;</p> <p>(c) vehicle access and parking; and</p> <p>(d) weighbridges and vehicle wash-down bays.</p>
<p><b>Where located in the Northern Darlington KRA</b></p>	
<p><b>P08PO9</b></p> <p>Development on <b>Area B</b> only provides for low impact uses that are ancillary to, and directly support the continued operation of extractive industry on adjoining lots to the east.</p> <p><b>Note:</b> <b>Area B</b> is identified within the Extractive resource overlay map.</p>	<p><b>A08A09.1</b></p> <p>Extractive industry for the purpose of extracting bulk material does not occur on <b>Area B</b>.</p> <p><b>A08A09.2</b></p> <p>Development associated with extractive industry on <b>Area B</b> consists only of:</p> <p>(a) office and logistic facilities;</p>

Performance outcomes	Acceptable outcomes
	(b) staff buildings used for lunch rooms and onsite amenities; (c) vehicle access and parking; and (d) weighbridges and vehicle wash-down bays.
<b>Where located in the Hart Street, Upper Coomera Extractive industry zone area</b>	
<b>P09PO10</b> Development is low impact, does not involve extraction and only provides for processing activities that support off-site quarrying.  <b>Note: This performance outcome does not apply to the future 're-use or site rehabilitation' provisions, as identified in PO5 of this code.</b>	<b>A09AO10</b> No acceptable outcome provided.
<b>Lot design (for subdivision only)</b>	
<b>P04PO11</b> Larger lots are retained to facilitate the efficient extraction of the resource. Upon the completion of extractive industry, subdivision facilitates the appropriate reuse of the site in a manner consistent with the Strategic framework.  <b>Note: This provision does not apply to land that is to be dedicated to Council or State for open space or infrastructure purposes.</b>	<b>A04AO11</b> No acceptable outcome provided.