



Department of **Planning,  
Lands and Heritage**



Western  
Australian  
Planning  
Commission

# Greater Bunbury Region Scheme

## Strategic Minerals and Basic Raw Materials Resource Policy 2018

October 2018



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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 these resources are used optimally 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 *State Planning Policy 2.5: Rural Planning* which sets out matters to be considered by the Western Australian Planning Commission (WAPC) and local governments outside of the Perth and Peel planning regions for zoning, subdivision 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 through appropriate land use planning and control of development.
- 1.5 Identification of strategic resources does not presume that extraction would be environmentally acceptable or that subsequent approval for extraction would be guaranteed. Nor does it remove the requirement of local government authorities or proponents to meet their obligations to identify those environmental constraints that may determine the extent and/or manner in which a proposal may be implemented.

- 1.6 This policy identifies strategic mineral resources and basic raw materials Significant Geological Supplies (SGS) in the Greater Bunbury Region Scheme (GBRS) area; and responds to calls from the community, industry and government to:
  - facilitate the timely extraction of resources
  - ensure present and future extraction of basic raw materials and mineral resources are not prejudiced
  - 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 and their buffers.
- 2.2 **Strategic resources** consist of basic raw materials Significant Geological Supplies and mineral resources which have been identified by the Geological Survey of Western Australia — a division of the Department of Mines, Industry Regulation and Safety.

**Basic raw materials** means sand (including silica sand), clay, hard rock, limestone (including metallurgical limestone), agricultural lime, gravel, gypsum and other construction and road building materials. The materials may be of State, regional or local significance depending on the resource location, size, relative scarcity, value and demand for the product.

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

**Significant geological supplies** means basic raw materials identified by Department of Mines, Industry Regulation and Safety as having State significance due to the size of the resources, relative scarcity, demand and/or location near growth areas and transport routes.



**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, the Department of Planning, Lands and Heritage and the Department of Mines, Industry Regulation and Safety
  - *State Planning Policy 2.5: Rural Planning*
  - *State Planning Policy 4.1: State Industrial Buffer Policy*
  - the *Greater Bunbury Region Scheme Priority Agricultural Land Policy 2017*.

### 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 GBRS area that contains mineral resources and basic raw materials of State or regional significance.
- 4.2 To prevent strategic resources of State or regional significance being sterilised from incompatible development and land uses.
- 4.3 To encourage the mining of strategic resources 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 manner consistent with the long-term use of the land.

### 5. Policy statement

- 5.1 Strategic resources and their buffers are not to be developed for other purposes until the resource is extracted, or unless development is compatible with the future extraction of the resource.
- 5.2 The WAPC will give due regard to this policy when considering amendments to the GBRS and local planning schemes and amendments, and in determining subdivision and development applications.
- 5.3 Local governments should give due regard to this policy when preparing local planning schemes and amendments, and in making decisions about the use or development of land within the policy areas.
- 5.4 Strategic resources, and an indicative separation distance or buffer should be identified in sub-regional and/or local planning strategies.
- 5.5 Region and local planning schemes should identify strategic resources, and include provisions for their protection, access and use.
- 5.6 Region and local planning schemes should not generally prohibit the extraction of strategic resources.
- 5.7 Sequential land use planning is encouraged whereby extraction and appropriate rehabilitation can take place on a programmed basis in advance of longer term use and development.
- 5.8 Sensitive zones and/or land uses may be approved where it can be demonstrated they will not limit the existing or potential extraction of strategic resources.
- 5.9 Consideration may be given to approving rezoning, subdivision or development within the policy areas where, following detailed investigations and consultations with the Department of Mines, Industry Regulation





and Safety, the Department of Water and Environment Regulation and the Department of Planning, Lands and Heritage, it can be demonstrated that the proposed rezoning, subdivision or development would not prejudice current or future mining of strategic resources within the areas. The acceptability of any proposed rezoning, subdivision or development within the policy areas will be determined with due regard to:

- advice from the Department of Mines, Industry Regulation and Safety on matters referred to in this policy
- any other planning or environmental considerations, including WAPC policies and local government policies adopted under their local planning scheme.

5.10 Where a strategic resource is located with native vegetation or significant biodiversity values, extraction of the resource may require referral under Part IV or Part V of the *Environmental Protection Act 1986*. Environmental regulation of the proposal may require vegetation retention and/or protection of other environmental assets.

5.11 Planning decision-makers are to give due regard to advice from environmental agencies and consider potential impacts on fragmentation and connectivity of remnant vegetation.

5.12 For basic raw materials, the horizontal separation distances from water supply infrastructure, and other management measures to protect water quality, should be applied in planning decision-making.

5.13 Extraction of basic raw materials will normally be subject to achieving vertical separation distances to the groundwater table to protect water quality. The separation distance will vary based on the value of the groundwater resource (for example, public drinking water source areas).

5.14 Rehabilitation and restoration of basic raw material extraction sites will normally ensure that an appropriate vertical separation distance to groundwater is achieved. The distance needs to be consistent with the long-term use of the land and protection of the groundwater quality.

## 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 from the Department of Mines, Industry Regulation and Safety, due regard should be given to the following matters:

- (i) the objectives, principles and criteria of *State Planning Policy: 4.1 State Industrial Buffers*
- (ii) recommended buffers 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*)<sup>1</sup>
- (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, that apply to buffer requirements
- (v) current or proposed mechanisms to ameliorate off-site impacts (for example, construction of bunds and/or provision of screen planting)

<sup>1</sup> Environmental Protection (Noise) Regulations 1997 made pursuant to section 123 of the *Environmental Protection Act 1986*.



- (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
- (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
- (xi) the cultural, environmental or heritage significance of any place or area that is of relevance.
- (i) the known extent, quality and quantity of the strategic resources in the locality
- (ii) the potential impact on current or future mining or extractive operations
- (iii) measures that can be taken to ameliorate the potential impacts of the mining or extractive industry operations
- (iv) buffers 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
- (vi) the possible importance of the strategic resources to the State economy and regional and international markets.

## 7. Referral and applications

- 7.1 The WAPC and relevant local governments should consult with and give due regard to the advice and recommendations of the Department of Mines, Industry Regulation and Safety when preparing amendments to the GBRS, local planning schemes and scheme amendments to local planning schemes, that include land partly or wholly within the policy areas.
- 7.2 The WAPC and/or local government will consult with and give due regard to the advice and recommendations of the Department of Mines, Industry Regulation and Safety — except where the Department of Mines, Industry Regulation and Safety has agreed that particular types of development in specific areas do not require referral — prior to determining subdivision and development applications on land within the policy areas.
- 7.3 In providing advice on local planning schemes, amendments, subdivision and development applications, the Department of Mines, Industry Regulation and Safety will give regard to:

## 8. Implementation

- 8.1 This policy will be implemented by the WAPC and relevant local government through the administration of:
  - the *Planning and Development Act 2005*
  - the Greater Bunbury Region Scheme
  - local planning schemes
  - relevant subdivision and development control processes
  - a resolution of the WAPC under clause 27 of the GBRS
  - arrangements for delegation of certain decisions to local governments.
- 8.2 The WAPC will review this policy after a period of five years or sooner if appropriate, and make any amendments that may be required.
- 8.3 The policy areas in **Figure 1** will be updated regularly to acknowledge strategic resources areas that have been mined or extracted, and the identification of new strategic resources considered to be of State or regional significance.



# Greater Bunbury Region Scheme

Strategic Minerals and Basic Raw Materials  
Resource Policy 2018

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

