

3.6

BUNYA MOUNTAINS LOCALITY

3.6 Bunya Mountains Locality

3.6.1 Tables of Assessment Categories and Assessment Criteria

TABLE 11A – Material Change of Use¹		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) DEVELOPMENT FOR DEFINED USES AND USES CLASSES:		
(a) Rural Use Classes		
<p><i>All defined Rural uses:</i></p> <p>NOTE: All Rural uses except for the following in the Bushland Tourism Zone: - Farming - Rural service industry are inconsistent uses (refer SO2 in 3.6.2)</p>	<p>Code assessable: All except if impact assessable as follows.</p> <p>Impact assessable: If in the Bushland Tourism Zone for:</p> <p>(i) <i>Rural service industry;</i> or (ii) <i>Farming.</i></p>	<p>Applicable Codes:</p> <p>§ Bunya Mountains Locality Code; AND (i) For Farming: § Farming Code (ii) For Animal Keeping or Intensive Animal Husbandry: § Animal Keeping and Intensive Animal Husbandry Code (iii) For Forestry Business: § Forestry Business Code; AND (iv) If in the SMOA on SMOA map 2C: § Natural Features and Resources Overlay Code – Elements 2(d) and (f) (v) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
(b) Residential Use Classes		
<p>Accommodation building:</p> <p>NOTE: Accommodation building is an inconsistent use if located in the Open Space/Conservation or Bushland Tourism Zones (refer SO2 in 3.6.2)</p>	<p>Code assessable: If in the Open Space/Conservation or Bushland Tourism Zones.</p> <p>Impact assessable: If in the Village Centre or Mountain Residential Zones.</p>	<p>Applicable Codes:</p> <p>§ Bunya Mountains Locality Code; and § Multiple Dwelling Unit, Accommodation Building and Retirement Village Code; AND (i) If in the SMOA on SMOA map 2C: § Natural Features and Resources Overlay Code – Elements (d) and (f) (ii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>

¹ Uses proposed on State lands must be consistent with the purpose for which the land was allocated under the *Land Act, 1994*. Consult with Department of Natural Resources and Mines.

TABLE 11A – Material Change of Use¹

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(b) Residential Use Classes continued:		
<p>Annexed unit: Dwelling house: Estate office: Multiple dwelling unit: Retirement village:</p> <p>NOTE: 1. Dwelling house (Display house), Estate office, Multiple dwelling unit and Retirement village and more than one (1) dwelling house per lot are inconsistent uses in all Zones; and 2. Annexed unit and Dwelling house are inconsistent uses if located in the Open Space/Conservation or Village Centre Zone. (refer SO2 in 3.6.2)</p>	<p>Code assessable: All circumstances</p>	<p>Applicable Codes: § Bunya Mountains Locality Code; AND (i) For Dwelling House: § Dwelling House, Annexed Unit and Caretakers Residence Code – Elements (a), (e), (g) and (h). (ii) For Annexed Unit: § Dwelling House, Annexed Unit and Caretakers Residence Code – Elements (a), (d), (e) and (g). (iii) For Multiple Dwelling Unit or Retirement Village: § Multiple Dwelling Unit, Accommodation Building and Retirement Village Code; AND (i) If in the SMOA on SMOA map 2C: § Natural Features and Resources Overlay Code – Elements (d) and (f) (ii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
<p>Bed and breakfast:</p> <p>NOTE: Bed and breakfast is an inconsistent use if located in the Open Space/Conservation Zone (refer SO2 in 3.6.2)</p>	<p>Self assessable: If located outside: (i) the Open Space/Conservation Zone; or (ii) 500m radially of the ASA550 VHF communications facility shown on SMOA map 2E.</p> <p>Code assessable: If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code; or (ii) in: 1) the Open Space/Conservation Zone, or 2) 500m radius of the ASA550 VHF communications facility shown on SMOA map 2E.</p>	<p>Applicable Codes: <i>For self assessable development:</i> § Bed and Breakfast and Small Scale Tourist Facility Code. <i>For assessable development:</i> § Bunya Mountains Locality Code; and § Bed and Breakfast and Small Scale Tourist Facility Code; AND (i) If in the SMOA on SMOA map 2C: § Natural Features and Resources Overlay Code – Elements (d) and (f) (ii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
<p>Caravan park:</p> <p>NOTE: Caravan park is an inconsistent use if located in the Mountain Residential or Open Space/Conservation Zone (refer SO2 in 3.6.2)</p>	<p>Code assessable: If in the Mountain Residential or Open Space/Conservation Zones.</p> <p>Impact assessable: If in the Village Centre or Bushland Tourism Zones.</p>	<p>Applicable Codes: § Bunya Mountains Locality Code; AND (i) If in the SMOA on SMOA map 2C: § Natural Features and Resources Overlay Code – Elements (d) and (f) (ii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>

TABLE 11A – Material Change of Use¹

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(b) Residential Use Classes continued:		
<p><i>Caretakers residence:</i></p> <p>NOTE: <i>Caretaker's residence is an inconsistent use if located in the Open Space/Conservation Zone (refer SO2 in 3.6.2)</i></p>	<p>Code assessable: If in the Village Centre, Open Space/Conservation or Bushland Tourism Zones.</p> <p>Impact assessable: If in the Mountain Residential Zone.</p>	<p>Applicable Codes:</p> <p>§ Bunya Mountains Locality Code; and</p> <p>§ Dwelling House, Annexed Unit and Caretakers Residence Code – Elements (a), (e), (f) and (g);</p> <p>AND</p> <p>(i) If in the SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code – Elements (d) and (f)</p> <p>(ii) If in the SMOA on SMOA map 2E:</p> <p>§ Community Facility Overlay Code</p>
<p><i>Home-based business:</i></p> <p>NOTE: <i>Home-based business is an inconsistent use if located in the Open Space/Conservation Zone (refer SO2 in 3.6.2)</i></p>	<p>Self assessable: If in the Village Centre Zone.</p> <p>Code assessable:</p> <p>If:</p> <p>(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;</p> <p>or</p> <p>(ii) in the Mountain Residential, Open Space/Conservation or Bushland Tourism Zone.</p>	<p>Applicable Codes:</p> <p><i>For self assessable development:</i></p> <p>§ Home-based Business Code.</p> <p><i>For assessable development:</i></p> <p>§ Bunya Mountains Locality Code; and</p> <p>§ Home-based Business Code.</p>
(c) Commercial Use Classes		
<p><i>Market:</i></p> <p>NOTE: <i>Market is an inconsistent use if in the Mountain Residential or Open Space/Conservation Zones (refer SO2 in 3.6.2)</i></p>	<p>Code assessable: If in the Village Centre, Mountain Residential or Open Space/Conservation Zones.</p> <p>Impact assessable: If in the Bushland Tourism Zone.</p>	<p>Applicable Codes:</p> <p>§ Bunya Mountains Locality Code;</p> <p>AND</p> <p>(i) If in the SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code – Elements (d) and (f)</p> <p>(ii) If in the SMOA on SMOA map 2E:</p> <p>§ Community Facility Overlay Code</p>
<p><i>Small-scale tourist facility:</i></p> <p>NOTE: <i>Small-scale tourist facility is an inconstant use if in the Mountain Residential or Open Space/Conservation Zones (refer SO2 in 3.6.2)</i></p>	<p>Self assessable: If in the Village Centre Zone.</p> <p>Code assessable:</p> <p>If:</p> <p>(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;</p> <p>or</p> <p>(ii) in the Mountain Residential or Open Space/Conservation Zones.</p> <p>Impact assessable: If in the Bushland Tourism Zone.</p>	<p>Applicable Codes:</p> <p><i>For self-assessable development:</i></p> <p>§ Bed and Breakfast and Small Scale Tourist Facility Code.</p> <p><i>For assessable development:</i></p> <p>§ Bunya Mountains Locality Code; and</p> <p>§ Bed and Breakfast and Small Scale Tourist Facility Code;</p> <p>AND</p> <p>(i) If in the SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code – Elements (d) and (f)</p> <p>(ii) If in the SMOA on SMOA map 2E:</p> <p>§ Community Facility Overlay Code</p>

TABLE 11A – Material Change of Use¹

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(c) Commercial Use Classes continued:		
<p>Medical centre:</p> <p>Office:</p> <p>Shop:</p> <p>Restaurant and/or Take-away food store:</p> <p>NOTE: - Medical centre - Office - Shop - Restaurant and/or Take-away food store are inconsistent uses if located in the Mountain Residential, Open Space/ Conservation or Bushland Tourism Zones (refer SO2 in 3.6.2)</p>	<p>Code assessable: If in the Mountain Residential, Open Space/ Conservation or Bushland Tourism Zones.</p> <p>Impact assessable: If in the Village Centre Zone.</p>	<p>Applicable Codes:</p> <p>§ Bunya Mountains Locality Code;</p> <p>AND</p> <p>(i) If in the SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code – Elements (d) and (f)</p> <p>(ii) If in the SMOA on SMOA map 2E:</p> <p>§ Community Facility Overlay Code</p>
<p>Other defined Commercial uses not listed above:</p> <p>NOTE: - Funeral parlour - Hotel - Produce store - Retail warehouse - Sales or hire premises - Veterinary clinic are inconsistent uses (refer SO2 in 3.6.2)</p>	<p>Code assessable: All circumstances</p>	<p>Applicable Codes:</p> <p>§ Bunya Mountains Locality Code;</p> <p>AND</p> <p>(i) If in the SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code – Elements (d) and (f)</p> <p>(ii) If in the SMOA on SMOA map 2E:</p> <p>§ Community Facility Overlay Code</p>
(d) Industrial Use Classes		
<p>All defined Industrial uses:</p> <p>NOTE: All Industrial uses are inconsistent in the Bunya Mountains Locality (refer SO2 in 3.6.2)</p>	<p>Code assessable: All circumstances</p>	<p>Applicable Codes:</p> <p>§ Bunya Mountains Locality Code;</p> <p>AND</p> <p>(i) For an Extractive Industry or Borrow Pit:</p> <p>§ Extractive Industry and Borrow Pit Code.</p> <p>(ii) For a Service Station or Car Washing Station:</p> <p>§ Service Station and Car Washing Station Code;</p> <p>AND</p> <p>(iii) If in the SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code – Elements (d) and (f)</p> <p>(iv) If in the SMOA on SMOA map 2E:</p> <p>§ Community Facility Overlay Code</p>

TABLE 11A – Material Change of Use¹		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(e) Community Use Classes		
<i>Local utility:</i>	Exempt: All circumstances	Nil
<i>Telecommunications facility (medium impact):</i>	Code assessable: All circumstances	<u>Applicable Codes:</u> § Bunya Mountains Locality Code; and § Telecommunications Facilities Code; AND (i) If in the SMOA on SMOA map 2C: § Natural Features and Resources Overlay Code – Elements (d) and (f) (ii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code
<i>Other defined Community uses not listed above:</i> NOTE: <i>Child care centre and Major utility are inconsistent uses if in the Mountain Residential, Open Space/Conservation or Bushland Tourism Zones (refer SO2 in 3.6.2)</i>	Code assessable: If in the Mountain Residential, Open Space/Conservation or Bushland Tourism Zones. Impact assessable: If in the Village Centre Zone.	<u>Applicable Codes:</u> § Bunya Mountains Locality Code; AND (i) For Child Care Centre: § Child-care Centre Code. (ii) If in a SMOA on SMOA map 2C: § Natural Features and Resources Code – Elements (d) and (f) (iii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code
(f) Recreational Use Classes		
<i>Park</i>	Exempt: All circumstances	Nil
<i>Other defined Recreational uses not listed above:</i> NOTE: <i>Indoor entertainment and Outdoor recreation are inconsistent uses if in the Mountain Residential Zone (refer SO2 in 3.6.2)</i>	Code assessable: If in the Mountain Residential Zone. Impact assessable: If in the Village Centre, Bushland Tourism or Open Space/Conservation Zone.	<u>Applicable Codes:</u> § Bunya Mountains Locality Code; AND (i) If in a SMOA on SMOA map 2C: § Natural Features and Resources Code – Elements (d) and (f) (ii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code
(2) DEVELOPMENT FOR UNDEFINED USES²:		
<i>All</i>	Impact assessable: All circumstances	

² Development for undefined uses refers to proposals that do not fall within the ambit of a defined use as set out in Schedule 7.

TABLE 11B – Development other than material change of use

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) BUILDING WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
<p><i>All:</i></p>	<p>Code assessable: All except if impact assessable as follows.</p> <p>Impact assessable If for a building or structure of a building height exceeding 8.5 metres measured from ground level.</p>	<p><u>Applicable Codes:</u></p> <p>§ Bunya Mountains Locality Code – Elements (c), (d) and (e);</p> <p>AND</p> <p>(i) If in a SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Code – Elements (d) and (f)</p> <p>(ii) If in the SMOA on SMOA map 2E:</p> <p>§ Community Facility Overlay Code</p>
(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
<p><i>Placement of an advertisement device:</i></p> <p>NOTE: 1. Placement of more than 1 advertising device on any premises, or 2. Advertising devices comprising the following signs: - free-standing or wall-mounted, - illuminated, - pylon/panel, - moving, - 3D replica, - above awning, - flashing, - skyline, or - roof advertising, are inconsistent development [refer SO2(e) in 3.6.2]</p>	<p>Code assessable: All circumstances</p>	<p><u>Applicable Code:</u> Bunya Mountains Locality Code – Elements (a) and (c)</p>
<p><i>Excavation and/or filling that materially affects premises:</i></p> <p>NOTE: Excavation and/or filling is inconsistent development if resulting in the capability to store, cause ponding to otherwise retain water (such as a dam)</p>	<p>Code assessable: All except if impact assessable as follows.</p> <p>Impact assessable If for a change in the ground level of more than 1 metre or if more than 20 m³ of material is filled or excavated.</p>	<p><u>Applicable Codes:</u></p> <p>§ Bunya Mountains Locality Code – Element (c) to (e) inclusive;</p> <p>AND</p> <p>(i) For Telecommunications Facility: § Telecommunications Facility Code;</p> <p>AND</p> <p>(ii) If in a SMOA on SMOA map 2C: § Natural Features and Resources Code – Elements (d) and (f)</p> <p>(iii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
<p><i>Clearing:</i></p> <p>NOTE: Clearing is inconsistent in the Bunya Mountains Locality [refer SO2 in 3.6.2]</p>	<p>Code assessable: All circumstances</p>	<p><u>Applicable Codes:</u></p> <p>§ Bunya Mountains Locality Code – Element (a) to (c) inclusive;</p> <p>AND</p> <p>(i) If in a SMOA on SMOA map 2C: § Natural Features and Resources Code – Elements (d) and (f)</p>

TABLE 11B – Development other than material change of use		
Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(3) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE CONTINUED:		
<i>Works associated with reconfiguring a lot:</i>	Code assessable: All circumstances.	<u>Acceptable Codes:</u> § Bunya Mountains Locality Code – Elements (b), (c) and (e) AND (i) If in a SMOA on SMOA map 2C: § Natural Features and Resources Code – Elements (d) and (f)
(4) RECONFIGURING A LOT NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
<i>Reconfiguring a lot:</i>	Impact assessable: All circumstances	
(5) OTHER THAN SPECIFIED ABOVE AND NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
<i>All:</i>	Exempt: All circumstances	Nil