

3.6.2 Bunya Mountains Locality Code

(1) PURPOSE OF THE CODE – Overall Outcomes:

- (a) The purpose of the Bunya Mountains Locality Code is the achievement of the overall outcomes sought for the Bunya Mountains Locality.
- (b) *The overall outcomes sought for the Bunya Mountains Locality are that development is located, designed and operated so:*
 - (i) *native flora and fauna are protected from adverse affects;*
 - (ii) *development:*
 - (A) *is sustainable in the context of the environmental and physical capacity of its site and the locality,*
 - (B) *accommodates negative impacts on-site to minimise downstream water quality reduction to an acceptable level, and*
 - (C) *is low-key and environmentally sensitive and maintains the visual and physical amenity and character of the setting;*
 - (iii) *environmental values, in terms of ecological processes, biodiversity and natural features, as well as local wellbeing, safety, amenity and cultural heritage and indigenous values, do not suffer any degradation as a result of development;*
 - (iv) *the Village Centre zone fulfils only the daily, sundry needs of visitors and residents in low-key, small-scale facilities that provide a local hub for gathering, with demand for urban-style and transport-based services and facilities being satisfied off the mountain;*
 - (v) *the spacious, natural, parkland, low-density residential setting of the Mountain Residential zone is protected;*
 - (vi) *ecologically sensitive recreational opportunities for appreciation of the Bunya Mountains National Park are protected in select areas in the Open Space/Conservation zone;*
 - (vii) *safe and comfortable movement of pedestrians and vehicles on public thoroughfares in natural settings on the mountain is optimised;*
 - (viii) *access to and within the Bunya Mountains Locality is maintained to a level which maintains safe and efficient travel in an environmentally sensitive and attractive area;*
 - (ix) *development is effectively and economically serviced with utility infrastructure appropriate for its use and the environment and which results in a consolidated and orderly settlement pattern; and*
 - (x) *development is adequately buffered from activities on adjacent land to protect the integrity and viability of:*
 - (A) *major utility installations;*
 - (B) *sub-arterial and higher order roads¹; and*
 - (C) *natural features comprising regional ecosystems and conservation state lands².*

¹ Road classifications are shown on the Zoning maps

² Natural features are shown on SMOA map 2C

(2) ELEMENTS

(a) Land use and development

(i) Consistent uses

Specific Outcome:	
O1	Uses are consistent and preferred for development in the Locality, except if:
(a)	listed in O2 as an inconsistent use; or
(b)	conflicting with this Code.

(ii) Inconsistent uses and development

Specific Outcome:	
O2	The following uses or use classes or development conflict with this Code:
(a)	<u>In the Village Centre Zone:</u>
(i)	<i>All Rural uses.</i>
(ii)	Residential uses for:
(A)	<i>Annexed unit,</i>
(B)	<i>Dwelling house,</i>
(C)	<i>Estate office,</i>
(D)	<i>Multiple dwelling units, or</i>
(E)	<i>Retirement village.</i>
(iii)	Commercial uses for:
(A)	<i>Funeral parlour,</i>
(B)	<i>Hotel,</i>
(C)	<i>Produce store,</i>
(D)	<i>Retail warehouse,</i>
(E)	<i>Sales or hire premises, or</i>
(F)	<i>Veterinary clinic.</i>
(iv)	All Industrial uses.
(v)	Other development for <i>Clearing</i>.
(b)	<u>If in the Mountain Residential Zone:</u>
(i)	<i>All Rural uses.</i>
(ii)	Residential uses for:
(A)	<i>Caravan park,</i>
(B)	more than 1 Dwelling house per lot,
(C)	<i>Dwelling house (display house),</i>
(D)	<i>Estate office,</i>
(E)	<i>Multiple dwelling units, or</i>
(F)	<i>Retirement village.</i>
(iii)	All Commercial uses.
(iv)	All Industrial uses.
(v)	Community uses for:
(A)	<i>Child care centre, or</i>
(B)	<i>Major utility.</i>
(vi)	Recreational uses for:
(A)	<i>Indoor entertainment, or</i>
(B)	<i>Outdoor recreation.</i>
(vii)	Other development for <i>Clearing</i>.

Specific Outcome:

- (c) **In the Open Space/Conservation Zone:**
- (i) *All Rural uses.*
 - (ii) *All Residential uses.*
 - (iii) *All Commercial uses.*
 - (iv) *All Industrial uses.*
 - (v) *Community uses for:*
 - (A) *Child care centre, or*
 - (B) *Major utility.*
 - (vi) *Other development for:*
 - (A) *Clearing, or*
 - (B) *Advertising device.*
- (d) **In the Bushland Tourism Zone:**
- (i) *Rural uses for:*
 - (A) *Animal keeping,*
 - (B) *Forestry business, or*
 - (C) *Intensive animal husbandry.*
 - (ii) *Residential uses for:*
 - (A) *Accommodation building,*
 - (B) *Dwelling house (display house),*
 - (C) *Estate Office,*
 - (D) *Multiple dwelling units, or*
 - (E) *Retirement village.*
 - (iii) *Commercial uses for:*
 - (A) *Funeral parlour,*
 - (B) *Hotel,*
 - (C) *Major tourist facility,*
 - (D) *Medical centre,*
 - (E) *Office,*
 - (F) *Produce store,*
 - (G) *Retail warehouse,*
 - (H) *Sales or hire premises,*
 - (I) *Shop,*
 - (J) *Restaurant and/or Take-away food store, or*
 - (K) *Veterinary clinic.*
 - (iv) *All Industrial uses.*
 - (v) *Community uses for:*
 - (A) *Child care centre, or*
 - (B) *Major utility.*
 - (vi) *Other development for Clearing.*
- (e) **For advertisement devices:**
- (i) *Placement of more than one device on any premises, or*
 - (ii) *For signs involving free-standing or wall-mounted, illuminated, pylon/panel, moving, 3D replica, above awning, flashing, skyline, or roof advertising*

(b) Density and design for reconfiguring

(i) Consistent reconfiguration

Specific Outcomes:

- O3** Lots are designed and developed with sufficient area, aspect and suitable proportions to:
- (a) effectively accommodate *Consistent uses*, activities or works in an environmentally and climatically responsive manner,
 - (b) protect the effective and safe operations of surrounding consistent development,
 - (c) protect significant views and vistas to landmarks defining the region,
 - (d) protect the quality and quantity of natural resources,
 - (e) protect the amenity, wellbeing and safety of residents and visitors,
 - (f) maintain safe, effective and convenient movement and access for vehicles, pedestrians and emergency vehicles in a manner suited to an environmentally sensitive locality,
 - (g) accommodating outputs from on-site effluent management so nutrients, pollutants and sediments are reasonably assimilated on the site,
 - (h) ensure people, property and works are not exposed to unacceptable risks from hazards including landslip and bushfire,
 - (i) orderly and logical infill maintains a consolidated and co-ordinated pattern of lots, streets and roads with resultant public demands for services and facilities being provided for by enterprises in nearby towns,
 - (j) minimise the need for major earthworks and engineering structures,
 - (k) minimise rear and hatchet shaped lots, and
 - (l) minimise additional access points onto collector and higher order roads.

(c) Character and amenity

(i) Sustainability

Specific Outcomes:

- O4** Development is located, designed and constructed to function effectively and in a manner that minimises disturbance to the geotechnical, physical, hydrological and environmental characteristics of the site and its setting, including:
- (a) the movement of sediments, nutrients and pollutants off a site and the potential for degradation of the environmental values of both land and water resources and receiving environments,
 - (b) significant remnant native vegetation important to land stability, salinity and erosion land management as well as to riparian land, landscape, biodiversity and habitat management,
 - (c) hydrological processes and drainage systems,
 - (d) ecological values of waterways and drainage features,
 - (e) the propensity for any natural hazard related to flooding, land slip and bushfire to adversely affect people, property and the environment³,
 - (f) quality and quantity of surface and ground water resources, and
 - (g) landscape character.

³ Development which is not compatible with the nature of a natural hazard is either:

- in the public interest,
- not catered to by another site which is suitable and available for the proposal, or
- minimises adverse impacts from natural hazards and does not create an unacceptable risk to people and property.

The parameters will be determined for assessable development in accordance with the *State Planning Policy Guideline – Mitigation of Adverse Impacts of Flood, Bushfire and Landslide*, Queensland Government, June, 2003

(ii) *Environmental performance*

Specific Outcomes:							
O5	<p>Development is located and designed so:</p> <ul style="list-style-type: none"> (a) existing native flora and fauna values are protected (and if possible enhanced); (b) development does not result in the removal of vegetation other than pest and non-endemic species except: <ul style="list-style-type: none"> (i) if the vegetation is removed in an emergency because there is a high risk to public safety from vegetation that is unhealthy, dead or made unstable through a natural disaster and which is likely to fall onto people or property in its vicinity, or (ii) if for the trimming, pruning and maintenance of endemic vegetation; (c) development and use does not exceed the following noise generation levels: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Period</th> <th>Noise Level[#] at Noise Sensitive Place</th> </tr> </thead> <tbody> <tr> <td>7 am – 10 pm</td> <td>Background noise level plus 5 dB(A)</td> </tr> <tr> <td>10 pm – 7 am</td> <td>Background noise level plus 3 dB(A)</td> </tr> </tbody> </table> <p>[#] Measured as adjusted maximum sound.</p> <ul style="list-style-type: none"> (d) advertising devices in the Bunya Mountains Locality are: <ul style="list-style-type: none"> (i) located in all but the Open Space/Conservation zone, (ii) static, not illuminated and only one sign is associated with any premises with which it is providing an advertisement, and (iii) designed and located in accordance with provisions in Schedule 4 to maintain an uncluttered character where devices are visually subservient and complementary to the local built and landscape form; (e) premises are not floodlit. Night-lighting is only provided for reasons of security and such lighting is designed and constructed so as not to cause negative impacts on wildlife, or glare or overspill into adjoining properties or residences based on ambient levels of lighting in the Locality; (f) emissions from a site do not cause any negative impact to wildlife or nuisance beyond the boundary of a site; and (g) privacy, amenity, safety and wellbeing of occupants of adjacent properties and public spaces are protected. 	Period	Noise Level [#] at Noise Sensitive Place	7 am – 10 pm	Background noise level plus 5 dB(A)	10 pm – 7 am	Background noise level plus 3 dB(A)
Period	Noise Level [#] at Noise Sensitive Place						
7 am – 10 pm	Background noise level plus 5 dB(A)						
10 pm – 7 am	Background noise level plus 3 dB(A)						

(iii) *Building and site work*

Specific Outcomes:	
O6	<ul style="list-style-type: none"> (a) Works (including any works to drain a site of stormwater run-off) are constructed to result in: <ul style="list-style-type: none"> (i) existing vegetation being retained, and (ii) no permanent scarring of the landscape in terms of areas of un-vegetated or eroded earth. (b) Buildings and other structures are sited to readily and subtly blend into the landscape by: <ul style="list-style-type: none"> (i) being located below ridgelines and skylines; (ii) minimizing disturbance to vegetation patterns around the buildings and structures, (iii) integrating with the immediately surrounding environment in terms of colours, textures and building mass, (iv) comprising materials that are: <ul style="list-style-type: none"> (A) subdued in colour - comprising earth and forest tones; and (B) non-reflective.

Specific Outcomes:

- (c) **Development provides for the retention, rehabilitation and/or expansion of existing native vegetation or stabilising/habitat vegetation, particularly:**
 - (i) on crests and along ridge lines,
 - (ii) on land which is visually prominent from any public road in the area,
 - (iii) along drainage lines, and
 - (iv) where forming part of any habitat/ecological corridor including buffering to the National Park.
- (d) **Utility services are located underground and constructed to prevent root penetration and damage to vegetation, particularly where remnant vegetation is being retained on a site.**
- (e) **Filling, drainage, grading and excavation are designed and executed to:**
 - (i) minimize the extent of the affected area and the timeframes of works,
 - (ii) rehabilitate disturbed area in stages,
 - (iii) provide for flood free, stable and free draining building and works areas appropriate for the intended use,
 - (iv) clearly tag vegetation to be retained,
 - (v) retain topsoil for re-use in rehabilitating earthworks,
 - (vi) make immediately ready for planting any areas disturbed by works,
 - (vii) protect on-site or downstream public utilities, soil conservation works, life and property, riparian lands, foundation stability, privacy and visual and community amenity,
 - (viii) stabilize batter slopes at no steeper than 1 in 4, and
 - (ix) limit the height of terraces to 1.5 metres vertically, with each step a minimum of 1.5 metres horizontally - treated to prevent movement of nutrients and sediments off-site.
- (f) **Works are located:**
 - (i) to be free draining by gravity,
 - (ii) away from drainage systems,
 - (iii) on slopes of 15 % and less in gradient, and
 - (iv) more than 50 metres from a ridge line.

(iv) *Built form*

Specific Outcomes:

- O7** (a) **Buildings and structures have a ‘human’ scale and are subservient to landform and existing vegetation.**
- (b) **Any building or structure, other than for *Local utility, Telecommunication facility* or *outbuilding*, does not exceed two storeys or 8.5 metres in height (whichever is the lesser) as measured from ground level.**
- (c) **Built form is integrated with site landscape elements to break up strong linear forms of any building design.**
- (d) **Buildings are sited within an area of existing vegetation where such vegetation will be retained to provide effective visual buffering.**
- (e) **Building mass is minimised:**
 - (i) using variations in walls and roof lines; and
 - (ii) with outbuildings having a building bulk subservient to site features.
- (f) **A minimum of 50% of any lot which is used for *Residential uses* remains in a relatively undisturbed, natural state which is clear of buildings, structures, vehicle manoeuvring and active recreational facilities.**

(v) Preferred character for development

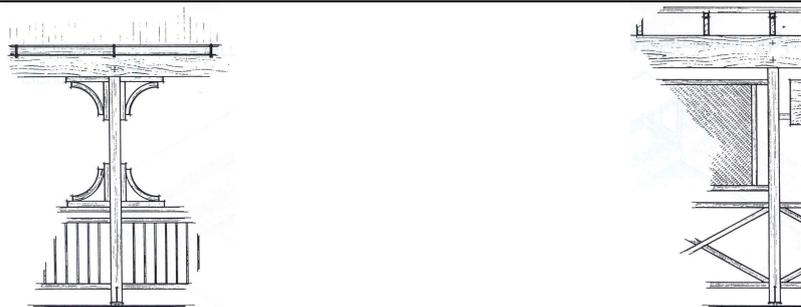
Specific Outcomes:

- O8**
- (a) Buildings utilise 'pole' construction techniques with minimal ground disturbance in preference to 'slab on ground' construction techniques.
 - (b) Rooves are pitched (as illustrated by the following sketches) and avoid flat and shallow sloped styles.



Specific Outcomes:

- (c) Timber-cladding and metal rather than tiled rooves are the predominant finishes used in building/construction.
- (d) Awnings, decorative or ornamental down-posts and fenestrations and other ornamentation (as illustrated below) are used in building design to reinforce a 'chalet' character of built form.



(vi) *Landscaping, Fences and Walls*

Specific Outcomes:	
O9	Landscaping of development is designed and located so:
(a)	development other than for <i>Farming</i> , is landscaped using species that are endemic to the area to complement the existing natural environment, cultural heritage values and landscape and streetscape character of the Bunya Mountains Locality ⁴ ;
(b)	existing endemic vegetation, particularly where located on slopes over 10% in gradient, and along roads and natural drainage lines ² is preserved and enhanced through landscaping;
(c)	the following attributes are protected:
(i)	the visual qualities of roads, landmarks and entry points,
(ii)	the comfort and safety of pedestrian and cycle movement networks,
(iii)	vehicular sight lines, and
(iv)	landform, soils and drainage systems;
(d)	an effective screen or buffer between incompatible activities is provided;
(e)	retaining structures are integrated into the landscape with high quality finishes;
(f)	wildlife movement is not impeded by the incorporation of fencing or barriers of any kind; or
(g)	fencing or walls are not used as part of property demarcation.

(vii) *Stormwater*

Specific Outcomes:	
O10	(a) Rainwater run-off from buildings, other structures and areas of hardstand does not cause environmental harm.
	(b) Roof-water from all buildings and structures is discharged into on-site rainwater tanks with tank overflows directed by properly engineered, scour protected mechanisms to either:
	(i) the table drain of an adjacent road; or
	(ii) into natural drainage watercourses located on or adjacent to the site on public land. ⁵

⁴ Planning Scheme Policy 5 – Landscaping in the Bunya Mountains provides guidance on appropriate landscaping for development within the Bunya Mountains area. The Policy includes a Schedule of plant species appropriate for use in the area as well as guidance on how to properly plan landscaping of development in the area.

⁵ Discharged water is to conform with the recommendations for water quality as outlined in the Environment Protection Policy (Water).

(d) Vehicle parking, access and movement

(i) Onsite vehicle parking and movement

Specific Outcomes		Probable Solutions	
011	<p>Vehicle parking, access and manoeuvring areas are provided, designed and constructed to:</p> <p>(a) integrate safely, attractively and functionally with the site layout and with the access arrangements of the site and adjoining premises,</p> <p>(b) integrate with the streetscape,</p> <p>(c) safely, conveniently and effectively service the use without impacting negatively on the:</p> <p>(i) amenity, character and safety of adjacent premises, or</p> <p>(ii) safety and efficiency of roads and footpaths providing access to the site,</p> <p>(d) cater for the amount and type of traffic generated by the nature and scale of the use, including for safe and effective loading and unloading of goods and movement of pedestrians and cyclists,</p> <p>(e) allow ease of access by people with limited mobility (eg those in a wheelchair or walker, with prams, etc), and</p> <p>(f) provide for emergency vehicle access.</p>	S11.1	<p>Vehicle parking and loading/unloading facilities are provided:</p> <p>(i) for a use identified in Column 1 of Table S1.1 in Schedule 1 at the corresponding rate nominated in Column 2 of the Table, and</p> <p>(ii) in accordance with the design and construction standards detailed in Division 2 of Schedule 1.</p>
		S11.2	<p>Site ingress and egress comprises:</p> <p>(i) one (1) access point per created lot or development site,</p> <p>(ii) a vehicular crossover located, designed and constructed in accordance with the standards nominated in Table S2.7 (a)(3) of Schedule 2, and</p> <p>(iii) allows for forward entry and exit for vehicles associated with the premises.</p>

(e) Infrastructure

(i) Water supply

Specific Outcome:

O12 On-site water storage capacity of at least 45 000 litres is to be provided for each household or equivalent for domestic consumption plus additional storage for fire fighting purposes⁶ or as specified for a use in the applicable use code.

(ii) Sewerage services

Specific Outcomes:

O13 (a) Development other than for *Rural uses* are connected to Council’s common effluent drainage (CED) sewerage scheme,
OR
(b) If connection to the CED is not available to the development site, provision is made for an on-site sewerage facility per lot or development site which provides for the treatment and disposal of waste water to achieve:
(i) a secondary level treatment of waste water including disinfection, and
(ii) disposal of treated effluent to a dedicated area on the site which is sized, located and planted in accordance with Table S2.9 and S2.10 of Schedule 2.
(c) Solid waste from any *Multiple dwelling unit, Accommodation building* or any *non-residential use* is stored on-site in a dedicated, level, screened and bunded area and which is not visible from any road, visitor vantage point or residence.

(iii) Electrical supply and communication services

Specific Outcomes:

O14 (a) All new development other than *Farming and Forestry business* is:
(i) connected to reticulated underground electrical power supply; and
(ii) supplied with underground communication services.

(iv) Stormwater quality

Specific Outcomes:

O15 Development has adequate, safe and effective surface drainage with stormwater conveyed and managed under normal operating conditions so:
(b) upstream and downstream runoff regimes are maintained,
(c) overland flow is conveyed to a lawful point of discharge without causing scour or erosion, property damage or public nuisance,
(d) ecological and hydrological processes are protected,
(e) infiltration is maximised, and
(f) stormwater volume, timing and velocity is not increased from that in place before the development.

⁶ Water supply for domestic consumption must be from a potable source meeting the requirements of the National Health and Medical Research Council’s Australian Drinking Water Guidelines.

(v) *Road frontage and external works*

Specific Outcomes:	
016	Development:
(a)	has a road frontage constructed to a standard appropriate to accommodate traffic from the site, and
(b)	is connected between the property access point at the frontage of the premises and the nearest higher order road nominated on the Zone maps by a formed, constructed and gazetted public road appropriate to accommodate traffic from the premises as well as that from the area.

(f) **Earthworks**

Specific Outcomes	Acceptable Solutions (if self assessable)	
	Probable Solutions (if code assessable)	
020	Filling, draining, grading or excavation of land provides for compacted, finished levels which secure flood free, stable and free draining building and infrastructure sites appropriate to the intended use and minimising impacts to an acceptable level within and off the site regarding:	S20.1
(a)	privacy and visual and community amenity,	Filling, drainage, grading or excavation of land is undertaken so that:
(b)	environmental values in receiving environments,	(l) land has a minimum slope of 0.25%,
(c)	flooding and drainage flow rates, volumes and natural flood storage capacity,	(m) land is free draining by gravitation into roads or other drainage networks,
(d)	potential for point source discharge or concentration of flows,	(n) cut or fill does not exceed a plane described as 200mm beyond the natural ground level measured at the property boundary and 800mm beyond the natural ground level measured 1.5m inside the property boundary and does not exceed 2m over the natural ground level of any point of the site;
(e)	land and foundation stability,	(o) cut or fill is setback at least 2m from:
(f)	erosion or saline prone lands,	(i) lands below the highest known flood level;
(g)	soil conservation works,	(ii) lands used for Local or Major utilities; or
(h)	riparian lands,	(iii) overland flow paths.
(i)	site contamination on the site or through imported material,	(c) batter slopes are not steeper than 33%,
(j)	life and property, and	(d) terracing is stepped at equal horizontal and vertical intervals, and
(k)	public utilities.	(e) works do not:
		(i) involve any physical alteration to a watercourse,
		(ii) result in net filling exceeding 50 cubic metres, or
		(iii) occur on slopes over 15% in grade.
		S20.2 ⁷ Where the excavation and/or filling is intended to or causes the retention of water (such as a dam):
		(a) the structure will safely withstand the hydraulic loading;
		(b) a spillway for overflow is provided in a position to ensure scour damage or nuisance to adjacent lots does not occur; and
		(c) no adverse impact or interference is made on local flow patterns.

⁷ Council may require as part of its Information Request, certification by a Registered Professional Engineer of Queensland that the development complies with the probable solutions listed.

(g) Land and water resource management

Specific Outcomes		Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)	
017	<p>Development is located, designed and constructed to function effectively in a manner that minimises disturbance to the geotechnical, physical, hydrological and environmental characteristics of the site and its setting, including:</p> <p>(p) hydrological processes of flood plains and drainage systems and</p> <p>(q) the propensity for any natural hazard related to flooding to adversely affect people, property, economic activity and the environment</p>	S17.1	<p>(a) for uses and works, except for Farming are located at ground level to be at least:</p> <p>(i) for habitable buildings:</p> <p style="padding-left: 20px;">(A) above land inundated by the 1% Annual Exceedance Probability (AEP) flood event where known, or</p> <p style="padding-left: 20px;">(B) 300mm above the highest known flood</p> <p>(ii) for Major Utilities and Special Uses – above land inundated by the 0.5% Annual Exceedance Probability (AEP) flood event, except;</p> <p style="padding-left: 20px;">(A) for Hospitals, Power Stations, Major Switchyards and Emergency Services – above land inundated by the 0.2% Annual Exceedance Probability (AEP) flood event, or</p> <p>(iii) for other uses and works – 100mm above the highest known flood event.</p>