

8.2.8 Landslide hazard overlay code

8.2.8.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot or operational work in the Landslide hazard overlay, if:
 - (a) self assessable or assessable development where this code is an assessable code identified in the assessment criteria column of the table of assessment for an overlay (section 5.10);
 - (b) impact assessable development.
- (2) Land in the Landslide hazard overlay is identified on the Landslide hazard map and is included in the following sub-category:
 - (a) High landslide hazard (land steeper than 25% gradient)
 - (b) Medium landslide hazard (land between 15% and 25% gradient).
- (3) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

Note: All other land is Low landslide hazard. However land within Low landslide hazard is not free of risk and may be subject to debris such as gravel, vegetation and rolling rocks generated from hazard areas on higher land, or faults / slips generated from hazard areas on lower land.

8.2.8.2 Purpose

- (1) The purpose of the Landslide hazard overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern, Element 3.4.5 Natural hazards.
 - (ii) Theme 2: Infrastructure, Element 3.5.2 Urban infrastructure.
 - (b) enable an assessment of whether development is suitable on land within the Landslide hazard overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development minimises the potential adverse impacts of landslide on people and property.
 - (b) Development and infrastructure in areas at risk to landslide are located, designed and constructed to minimise the safety risk to people and property.
 - (c) Development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of the natural hazard to property;
 - (d) Essential community infrastructure is protected from the potential effects of landslide;
 - (e) Natural processes and the protective function of landforms and/or vegetation are maintained in natural hazards areas;
 - (f) Development ensures that vegetation clearing, stormwater management and filling and excavation does not create a landslide hazard and rectifies potential pre-existing hazard risks;
 - (g) Development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (h) Development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazard and does not significantly increase the potential for damage on the site or to other properties;
 - (i) Development avoids the release of hazardous materials as a result of a natural hazard event.

Table 8.2.8.2.a Criteria for self assessable and assessable development

Performance outcomes	Acceptable outcomes
Reconfiguring a lot and material change of use outcomes	
<p>PO1 Development is located, designed, constructed and operates to ensure that the potential risk and impacts of landslide are minimised and can maintain the safety of people and property during and event.</p> <p>Note – On land with a slope of 15% or greater, a site-specific geotechnical analysis prepared by a registered professional engineer will be required to demonstrate that the site is not subject to landslide hazard on lots created.</p>	<p>AO1 No new lots or development are created or located on land within the Medium or High landslide hazard sub-categories, except where the lot created is formalising tenure over established development.</p>
<p>PO2 Development for essential community infrastructure:</p> <p>(a) is not at risk from landslide hazards;</p> <p>(b) will function without impediment from a landslide event;</p> <p>(c) provides access to the infrastructure without impediment from the effects of the landslide;</p> <p>(d) does not contribute to elevated risk of landslide to nearby properties.</p>	<p>AO2.1 Development is located outside the Medium or High landslide hazard sub-categories; or</p> <p>AO2.2 Development for essential community infrastructure is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the specific essential community infrastructure.</p>
<p>PO3 Development ensures that vegetation clearing does not result in an increased landslide hazard.</p>	<p>AO3.1 Development ensures that vegetation clearing which exposes the underlying soil or rock does not occur on land within the Medium or High landslide hazard sub-categories; or</p> <p>AO3.2 Occurs in accordance with the recommendations of a site-specific geotechnical assessment.</p>
<p>PO4 Development does not create a landslide hazard on the site or nearby sites by changing the hydrology of the site.</p>	<p>AO4 Development in the Medium and High landslide hazard sub-categories does not</p> <p>(a) alter the existing flow of surface or ground water on and off the site;</p> <p>(b) concentrate surface water or ground water on and off the site.</p>

8.2.9 Waterway corridors and wetlands overlay code

8.2.9.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot or operational work in the Waterway corridors overlay and/or the Wetlands overlay.
- (2) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.