

8.2.8. Landslide hazard overlay code

8.2.8.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code.

Editor's note: The landslide hazard overlay area is a natural hazard area. Within this area, higher susceptibility to landslide has been identified. The area identified in the landslide hazard overlay map does not reflect the full extent of the area that may be affected by landslide.

8.2.8.2. Purpose

The purpose of the landslide hazard overlay code is to ensure that:

- (1) development does not materially increase the extent or the severity of landslide hazard; and
- (2) risk to life, property, community and the environment during landslide events is avoided or minimised and mitigated to an acceptable level.

8.2.8.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) development is compatible with the level of risk associated with the landslide;
- (2) development avoids a potential landslide hazard, or minimises and mitigates risk to personal safety and property to an acceptable level;
- (3) the development is resilient to landslide hazard events by ensuring siting and design accounts for the potential risks of the landslide hazard to property;
- (4) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the landslide hazard and does not materially increase the potential for damage on the site or to other properties;
- (5) matters of State or local environmental significance are not adversely impacted on in order to achieve hazard minimisation or mitigation;
- (6) the development avoids the release of hazardous materials as a result of a landslide hazard event; natural processes and the protective function of landforms and/or vegetation are maintained in landslide hazard areas; and
- (7) development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities.

8.2.8.4. Specific benchmarks for assessment

Table 8.2.8.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
PO1 In areas determined to be at an unacceptable risk from landslide hazards, development does not occur if it is for a use which: <ul style="list-style-type: none"> (a) results in a significant concentration of people at any one time; or (b) results in a significant increase in people living or working in the area; or (c) involves institutional uses where evacuating people may be difficult; or (d) involves a significant number of vulnerable people; or (e) involves essential public infrastructure; or (f) involves manufacture or storage of hazardous materials. 	No acceptable outcome is nominated.
All development	
PO2 Development: <ul style="list-style-type: none"> (a) maintains the safety of people and property on the site and neighbouring sites from landslides; and (b) ensures acceptable risk during all phases of construction and use. Note: This includes consideration of landslide activity originating from sloping land above the development site, and the safe location of vehicle access.	AO2.1 A site-specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland, demonstrates to the assessment manager that: <ul style="list-style-type: none"> (a) the site is not subject to landslide hazard; or (b) the development does not increase risks to the safety of people and property on the site and neighbouring sites from landslide hazards. AO2.2 Development incorporates the risk of landslide relevant to the full nature and end of the development, including ancillary buildings, structures and swimming pools into the design of the developments to ensure: <ul style="list-style-type: none"> (a) the long-term stability of the site considering the full nature and end use of the development; (b) site stability during all phases of construction and development.
PO3 Vegetation clearing on site does not result in landslide hazard increasing.	AO3.1 Vegetation clearing which exposes the underlying soil or rock: <ul style="list-style-type: none"> (a) does not occur on land within the landslide overlay; or (b) occurs only in compliance with the recommendations of a site specific slope stability assessment report that has been certified by a Registered Professional

Performance outcomes	Acceptable outcomes
	Engineer of Queensland.
P04 Vehicle and pedestrian access to the development can be achieved in a safe and efficient manner.	AO4.1 The development: <ul style="list-style-type: none"> (a) has a frontage to a formed road; and (b) any section of a driveway or road internal to a site is not steeper than twenty-five (25) per cent.
P05 Development involving the manufacture or storage of hazardous materials in bulk is not at risk from landslide hazard.	AO5.1 The manufacture or storage of hazardous materials in bulk does not occur within the landslide hazard area.
P06 Development and actions to minimise or mitigate landslide hazard do not adversely impact matters of State or local environmental significance.	No acceptable outcome is nominated.
Filling and excavation	
P07 Filling and excavation: <ul style="list-style-type: none"> (a) maintains the safety of people and property on the site and neighbouring sites from landslides; and (b) ensures acceptable risk during all phases of construction. 	AO7.1 Filling and excavation is designed in accordance to the recommendations of a site-specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland.
P08 Filling and excavation do not create or increase risk on the site or neighbouring sites by changing the hydrology of the site.	AO8.1 Filling and excavation works do not in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
Reconfiguring a lot	
P09 Development ensures that: <ul style="list-style-type: none"> (a) each new lot does is not subject to unacceptable risks from landslide hazards; (b) on each new lot, the need for excessive work or change to the finished landform to reasonably construct a building or vehicular access route within the locations nominated is avoided; (c) future building location is not located in part of the site subject to landslide; and (d) future building location will not be adversely affected by, or be at unacceptable risk from, landslide activity originating on sloping land above the site. 	AO9.1 A site-specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland, demonstrates to the assessment manager that: <ul style="list-style-type: none"> (a) each new lot is not subject to unacceptable risks from landslide hazards; and (b) future development on each lot does not increase risks to the safety of people and property on the site and neighbouring sites from landslide hazards. AO9.2 When a lot has a slope of fifteen (15) per cent or greater, each new lot has a minimum size and road frontage in accordance with Table 8.2.8.4.1.1 Editor's note—The minimum lot size and road frontage stated in Table 8.2.8.4.1.1 prevails over the reconfiguring a lot code to the extent of any inconsistency.

Performance outcomes	Acceptable outcomes		
	Table 8.2.8.4.1.1 — Minimum lot size and road frontage widths for slopes		
	Slope	Minimum lot size (square metres)	Minimum road frontage width
	Equal to, or greater than fifteen (15) per cent but less than twenty (20) per centum.	1,400	Twenty-five (25) metres
	Equal to, or greater than twenty (20) per cent but less than twenty-five (25) per centum.	1,700	Twenty-five (25) metres
	Equal to, or greater than twenty-five (25) per cent	2,000	Thirty (30) metres