

8.2.9 Hillslopes overlay code

8.2.9.1 Application

This code applies to assessing development within the Hillslopes overlay.

When using this code, reference should be made to Part 5.

Note – For self-assessable development, building work triggered by 1.8(1) must be referred to the local government as a concurrence agency and will be assessed against the criteria within Table 1.8.a.

8.2.9.2 Purpose

- (1) The purpose of the Hillslopes overlay code is to ensure that development on hillslopes maintains the scenic backdrop to the region and ensures the safety of people, property and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development on hillslopes is safe, serviceable and accessible;
 - (b) the ecological values, landscape character and scenic amenity of the Hillslopes are protected from development so as to retain the scenic backdrop to the region;
 - (c) development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
 - (d) development responds to the constraints of the site including gradient and slope stability;
 - (e) works do not involve complex engineering solutions.

8.2.9.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

Table 8.2.9.3.a – Hillslopes overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The landscape character and scenic amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Excavation and filling does not exceed 50m ³ .
	AO1.2 No vegetation damage occurs. Note – Refer to the definition of Vegetation damage contained in Schedule 1.2.
	AO1.3 Development is undertaken within 50m of the front boundary of the site.
	AO1.4 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%).
PO2 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: <ol style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	AO2.1 Excavation or fill: <ol style="list-style-type: none"> (a) is not more than 1.8 metres in height for each batter or retaining wall; (b) is set back a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy - Landscaping;

Performance outcomes	Acceptable outcomes
	<p>(d) does not exceed a maximum of 2 batters and 2 berms (i.e. not greater than 3.6 metres in total height) on any one lot.</p> <p>Note – Planning Scheme Policy - FNQROC Regional Development Manual provides guidance for excavation and filling associated with batters and retaining walls.</p>
For assessable development	
Scenic amenity and landscape character	
<p>PO3 The landscape character and scenic amenity quality of the hillslopes areas are retained and remain the scenic backdrop to the region.</p>	<p>AO3.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p> <p>AO3.2 Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting; (c) provided with erosion control measures.</p> <p>AO3.3 Development does not require the clearing or disturbance of vegetation.</p> <p>AO3.4 Building Work: (a) is finished predominantly in the following exterior colours or surfaces: (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (b) is not finished in the following exterior colours or surfaces: (i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (ii) reflective surfaces; (c) exterior colour schemes do not result in the use of a single colour on large surface areas or broad expanses.</p> <p>AO3.5 Roofs on buildings or structures are: (a) non reflective and finished in a low contrast colour that blends with the surrounding vegetation and landscape; (b) not finished in terracotta colours, reds, yellows, shades of white, beige or light grey.</p> <p>AO3.6 Areas between the first floor (including outdoor deck areas) and ground level are screened from</p>

Performance outcomes	Acceptable outcomes
	view.
Lot reconfiguration	
<p>PO4 For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.</p>	<p>AO4.1 The frontage and depth of all lots is of sufficient width to:</p> <ul style="list-style-type: none"> (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve. <p>AO4.2 Development does not create new lots containing land of greater than 1 in 4 (25%), except where a rectangular area of land of lesser grade and a nominated driveway/access arrangement is contained within the new lots to accommodate the intended land use, with the balance left in their natural state to the greatest extent possible.</p> <p>Note – The size of rectangular areas is outlined within the lot reconfiguration outcomes identified in each zone code</p> <p>AO4.3 Development does not alter ridgelines.</p> <p>AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.</p>