

## 8.2.14 Potential landslip hazard overlay code

### 8.2.14.1 Application

This code applies to assessing development within the Potential landslip hazard overlay.

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

Note – The Potential landslip hazard overlay shows modelled areas where the factors contributing to landslide potential accumulate to provide a moderate or higher risk if certain factors are exacerbated (e.g. factors include significant vegetation clearing, cutting and filling, changes to soil characteristics, changes to overland water flow, or changes to sub-surface water flow). It shows areas that the Council has identified where landslides may occur and where land may be impacted by a landslide but does not mean that landslides will occur or that the land will be impacted by a landslide. Other areas not contained within the potential landslip hazard overlay may sustain landslides or be impacted by landslides and consideration should be given to this issue where appropriate.

### 8.2.14.2 Purpose

- (1) The purpose of the Potential landslip hazard overlay code is to ensure that development protects the safety of people, property and the environment by avoiding the potential risk of a landslide event occurring.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment
  - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslide;
  - (c) ensures that Community infrastructure is protected from the effects of potential landslides;
  - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;
  - (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome risk, or would result in a built form that causes an adverse visual impact on the Hillslopes or Landscape values of the Cairns region.

### 8.2.14.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

**Table 8.2.14.3.a – Potential landslip hazard overlay code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Safety of people, property and environment</b>	
<p><b>PO1</b> The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through:</p> <ol style="list-style-type: none"> <li>(a) building design;</li> <li>(b) increased slope;</li> <li>(c) removal of vegetation;</li> <li>(d) stability of soil;</li> <li>(e) earthworks;</li> <li>(f) alteration of existing ground water or surface water paths;</li> </ol>	<p><b>AO1.1</b> Development is located on the part of the site that is not affected by the Potential landslip hazard overlay.</p> <p>or</p> <p><b>AO1.2</b> Development is on an existing benched site and requires no further earthworks.</p> <p>or</p> <p><b>AO1.3</b></p>

Performance outcomes	Acceptable outcomes
<p>(g) waste water disposal areas.</p>	<p>A competent person certifies that:</p> <ul style="list-style-type: none"> <li>(a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development;</li> <li>(b) development of the site will not increase the risk of landslide activity on other land, including land above the site;</li> <li>(c) the site is not subject to the risk of landslide activity on other land;</li> <li>(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;</li> <li>(e) development does not concentrate existing ground water and surface water paths;</li> <li>(f) development does not incorporate on-site waste water disposal.</li> </ul> <p>Note – Planning scheme policy – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p> <p>Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure its final disbursement is as per pre-developed conditions. Consideration for location, velocity, volume, and quality should be given.</p> <p><b>AO1.4</b> Ancillary and recreational or ornamental features (including tennis courts, ponds and swimming pools):</p> <ul style="list-style-type: none"> <li>(a) do not occur on land with a gradient more than 1 in 4 (25%);</li> <li>(b) are designed and sited to respond to the natural constraints of the land to avoid the need for earthworks.</li> </ul>
<p><b>PO2</b> The siting and design of necessary retaining structures does not cause an adverse visual impact on the landscape character or scenic amenity quality of the hillslopes areas.</p>	<p><b>AO2.1</b> Excavation or fill:</p> <ul style="list-style-type: none"> <li>(a) is not more than 1.8 metres in height for each batter or retaining wall;</li> <li>(b) is set back a minimum of 2 metres from property boundaries;</li> <li>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy - Landscaping;</li> <li>(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.</li> </ul> <p>Note – Planning Scheme Policy – FNQROC Regional Development Manual provides for excavation and filling associated with batters and retaining walls.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for Community infrastructure</b>	
<p><b>PO3</b>            Development for Community infrastructure:</p> <ul style="list-style-type: none"> <li>(a) is not at risk from the landslide hazards;</li> <li>(b) will function without impediment from a landslide;</li> <li>(c) provides access to the infrastructure without impediment from the effects of a landslide;</li> <li>(d) does not contribute to elevated risk of landslide to adjoining properties.</li> </ul>	<p><b>AO3.1</b>            Development is designed in accordance with the recommendations of a site specific geotechnical assessment which makes reference to the Community infrastructure and its needs and function.</p> <p>Note – A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p>