

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### 2.1.4 Code for Development on Steep or Unstable Land

#### PURPOSE

The purpose of this code is to achieve the following outcomes:

- (a) (a) Development on steep or unstable land is compatible with the nature of the hazard and with the environmental and visual characteristics of the site and surrounding land;
- (b) (b) Development maintains the safety of people and property from the risk of landslide;
- (c) (c) Development on slopes of more than 25% occurs only where the scenic and environmental quality of the locality is maintained.

#### (1) Element: Unstable Land

| PERFORMANCE CRITERIA / ACCEPTABLE MEASURES  |  |
|---|--|
| <p><b>P1 Development does not increase the risk of harm to people or property or reduce the safety of hazardous materials manufactured or stored in bulk as a result of landslide. Mitigation works are provided in a manner which minimises whole of life cycle costs.</b></p> | <p><b>A1.1</b></p> <p>The development does not:</p> <ul style="list-style-type: none"> <li>• involve new building work which exceeds 20m<sup>2</sup> gross floor area that involves additional footings or structural slab on ground; or</li> <li>• involve vegetation clearing<sup>1</sup>; or</li> <li>• alter ground levels to an extent that involves the excavation or filling of more than 50m<sup>3</sup> of material (other than the placement of topsoil not exceeding 100mm in depth); or</li> <li>• create cuttings or fillings with a vertical depth greater than 1.5 metres relative to ground level; or</li> <li>• re-direct or impede water flows in existing water courses, ground water or storm water drains (whether natural or man-made); or</li> <li>• require the construction of new stormwater drainage to service new impermeable surface areas (including roofed areas) exceeding 50m<sup>2</sup>; or</li> <li>• involve the construction of an on-site sewerage facility.</li> </ul> <p><b>Or</b></p> <p>An appropriately qualified professional carries out sufficient investigation work and certifies that the stability of the site will be maintained during the course of, and following the development, and that the site is not subject to risk of landslide activity originating from other land. This is in accordance with Planning Scheme Policy No. 4 –Preparation of Geotechnical Reports.</p> |

*1 Vegetation clearing for the purposes of this code and the relevant special management area is defined in Volume 1 of this Planning Scheme*

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### (2) Element: Building Design and Site Layout on Steep Land

| PERFORMANCE CRITERIA   | ACCEPTABLE MEASURES   |
|--|---|
| <p><b>P1 Development is designed, sited and erected to respect and be visually integrated into the streetscape and the natural surroundings by ensuring:</b></p> <ul style="list-style-type: none"> <li>(a) an external appearance of natural hues and tones;</li> <li>(b) minimisation of reflective surfaces;</li> <li>(c) adequate screening of the underneath of buildings;</li> <li>(d) retention, where possible, of natural landforms, drainage lines and vegetation;</li> <li>(e) buildings and structures are not visually intrusive, particularly from ridge lines, public open spaces, major tourist roads and other critical vantage points, outside of the site;</li> </ul> | <p><b>Note:</b><br/>For assessable development, these acceptable measures represent only partial fulfilment of the performance criterion. In order to adequately address the performance criterion, other measures are also likely to be necessary for assessable development.</p> <p><b>A1.1</b> Development does not occur on land steeper than 25%.</p> <p><b>AND</b></p> <p><b>A1.2</b></p> <ul style="list-style-type: none"> <li>(a) The building (including carparking structures) has a maximum undercroft height at the perimeter of the building of 3 metres above ground level; or</li> <li>(b) The building incorporates undercroft skirting or screening (eg. timber battens) to the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building; or</li> <li>(c) The building incorporates landscape screening for the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building.</li> </ul> <p><b>AND</b></p> <p><b>A1.3</b> For buildings other than detached houses, the extent of excavation (cut) and fill is revegetated immediately following completion of the works.</p> |
| <p><b>P2 Buildings and other structures are designed and sited to minimise adverse impacts on amenity of neighbouring sites having regard to:</b></p> <ul style="list-style-type: none"> <li>• natural light and ventilation,</li> <li>• views and outlook, and</li> <li>• privacy.</li> </ul>   | <p><b>A2.1.</b> Buildings on land with slopes of 15% or more are setback 1.5 metres from the side or rear boundary of the site for a height of 4.5 metres (above ground level), and then setback an additional 0.5 metres up to a height of 6.0 metres (above ground level), and then with planes projected at 45 degrees from a height of 6.0 metres (above ground level) at a point 2.0 metres in from the side or rear boundary of the site (<i>see Figure 2.1.4(a)</i>).</p> <p><b>AND</b></p> <p><b>A2.2</b> Buildings are not higher than 10.0 metres above ground level.</p> <p><b>AND</b></p> <p><b>A2.3</b> If over a height of 6m minor encroachments (being roof overhangs, roof eaves and sunshades only) extend outside of the building envelope to a maximum projection of 900mm, providing the encroachment is no closer to the boundary than 2m.</p>  |

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

---



FIGURE 2.1.4(a)



