

7.2.10 Landslide hazard overlay code

7.2.10.1 Application

This code applies to accepted development and assessable development:

- (1) subject to the landslide hazard overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the landslide hazard overlay code by the tables of assessment in Part 5.

7.2.10.2 Purpose and overall outcomes

- (1) The purpose of the landslide hazard overlay code is to ensure that *development* avoids or mitigates the potential adverse impacts of landslide hazard on people, property, economic activity and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *development* in areas at risk from landslide hazard is compatible with the nature of the hazard; and
 - (b) development does not result in a material increase in the extent or severity of landslide hazard.

7.2.10.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.10.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Risk of harm to people and property	
PO1 <i>Development</i> does not cause an unacceptable increase in the level of risk to people and property as a result of landslide or potential landslide. Note - A site-specific geotechnical investigation must be undertaken to demonstrate that although the development site is located within a landslide hazard area as identified on the Landslide hazard overlay maps OM0010a-b , the landslide hazard risk is acceptable.	AO1.1 <i>Buildings</i> are not located in a landslide hazard area as identified on the Landslide hazard overlay maps OM0010a-b .
PO2 Clearing of vegetation does not worsen the potential for landslide to occur.	AO2 No clearing of <i>native vegetation</i> is undertaken within landslide hazard areas identified on the Landslide hazard overlay maps OM0010a-b
For assessable development	
Community infrastructure	
PO3 <i>Development</i> does not cause an unacceptable increase in the level of risk to people and property as a result of landslide or potential landslide and <i>community infrastructure</i> is able to function	AO3.1 <i>Development</i> involving <i>community infrastructure</i> is not located within a landslide hazard area as identified on the Landslide hazard overlay maps OM0010a-b .

Performance outcomes	Acceptable outcomes
<p>effectively during and immediately after landslide events.</p> <p>Note - Where <i>development</i> involving <i>community infrastructure</i> is located in a landslide hazard area, a site-specific geotechnical investigation prepared by an appropriately qualified professional certifies that:</p> <ul style="list-style-type: none"> (a) the <i>footprint</i> is not located in an area of the <i>site</i> that is subject to an unacceptable level of risk; (b) the stability of the <i>site</i>, including associated <i>buildings</i> and infrastructure, will be maintained during both the construction and operational phases of the development; (c) <i>development</i> on the <i>site</i> will not increase the risk of landslide activity on other land; (d) the <i>site</i> is not subject to the risk of landslide activity originating from other land; and (e) access to the <i>site</i> will not be impeded by a landslide event. 	<p>OR</p> <p>AO3.2 <i>Development</i> involving <i>community infrastructure</i>:</p> <ul style="list-style-type: none"> (a) does not involve any new building work (other than <i>minor building work</i>); and (b) does not involve vegetation clearing; and (c) does not alter the <i>ground level</i> or stormwater conditions.