

Division 24 – Assessment Tables for the Landslide Hazard Overlay

Note:

- Zones also affect assessment categories. See zoning maps to determine the zone of the land. Also refer to Part 1 Section 1.11 of the ShirePlan explaining how the higher assessment category prevails.
- Planning scheme policies indicate when Council may seek further information about an application.

Note: In carrying out your activity you must take all reasonable and practicable measures to ensure that it does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). You will comply with the cultural heritage duty of care if you are acting in accordance with gazetted cultural heritage duty of care guidelines. An assessment of your proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by your activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may also be obtained from www.nrme.qld.gov.au <<http://www.nrme.qld.gov.au>>.

Note: Under certain conditions, all land is potentially subject to landslide risk. Landslide risk mitigation measures should be considered when proposing any building or structure, particularly in rural and rural residential areas. Exemption from assessment against the Landslide Hazard Overlay Code does not infer an absence of landslide risk.

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE LANDSLIDE HAZARD OVERLAY – MAKING A MATERIAL CHANGE OF USE

Table 4.29 Assessment Table (MCU) for the Landslide Hazard Overlay (Part 4 Division 24)		
Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
Agriculture	Exempt	
Animal Husbandry (Non-Intensive)	Exempt	
Forest Practice	Exempt	
Local Utility	Exempt	
Park	Exempt	
Roadside Stall	Exempt	
Other	<p>Code Assessable</p> <p>Where located in a Medium Landslide Hazard Area or a High Landslide Hazard Area as shown on the Landslide Hazard Overlay Maps CO9 and WO8.</p> <p>Exempt:</p> <p>(a) where in a Medium Landslide Hazard Area or a High Landslide Hazard Area as shown on the Landslide Hazard Overlay Maps CO9 and WO8 and where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or</p> <p>(b) if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> • Landslide Hazard Overlay Code (Part 6 Division 10, page 289)

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE LANDSLIDE HAZARD OVERLAY – OTHER DEVELOPMENT

Table 4.30		
Assessment Table (Other Development) for the Landslide Hazard Overlay (Part 4 Division 24)		
Column 1 Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
Building Work (excluding minor building work) not associated with a Material Change of Use	<p>Code Assessable</p> <p>Where located in a Medium Landslide Hazard Area or a High Landslide Hazard Area as shown on the Landslide Hazard Overlay Maps CO9 and WO8 and involving:</p> <ul style="list-style-type: none"> (a) Earthworks exceeding 50m³ (other than the placement of topsoil); or (b) Vegetation clearing; or (c) Redirecting the existing flow of surface or groundwater. <p>Exempt</p> <ul style="list-style-type: none"> (a) where in a Medium Landslide Hazard Area or a High Landslide Hazard Area as shown on the Landslide Hazard Overlay Maps CO9 and WO8 and where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or (b) if the criteria for code assessable do not apply. 	<ul style="list-style-type: none"> • Landslide Hazard Overlay Code (Part 6 Division 10, page 289)
Minor Building Work	Exempt	
Operational Work, not associated with a Material Change of Use	<p>Code Assessable if located in a Medium Landslide Hazard Area or a High Landslide Hazard Area as shown on Landslide Hazard Overlay Maps CO9 and WO8 and involving:</p> <ul style="list-style-type: none"> (a) Earthworks exceeding 50m³ (other than the placement of topsoil); or (b) Vegetation clearing; or (c) Redirecting the existing flow of surface or groundwater. <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> • Landslide Hazard Overlay Code (Part 6 Division 10, page 289)
Reconfiguring a Lot	<p>Code Assessable if located in a Medium Landslide Hazard Area or a High Landslide Hazard Area as shown on Landslide Hazard Overlay Maps CO9 and WO8.</p> <p>Exempt</p> <ul style="list-style-type: none"> (a) where the Reconfiguring a Lot is only for an Access Easement or Boundary Realignment; or (b) if the criteria for code assessable do not apply. 	<ul style="list-style-type: none"> • Landslide Hazard Overlay Code (Part 6 Division 10, page 289)
Other	Exempt	