

Moreton Bay Regional Council

Planning Scheme Policy for *PineRiversPlan*

PSP18 Demonstrating Compliance with the Potential
Landslide Areas Overlay Code

Planning Scheme Policy for *PineRiversPlan*

PSP18 Demonstrating Compliance with the Potential Landslide Areas Overlay Code

ADOPTION

Pine Rivers Shire Council adopted this planning scheme policy on 19 June 2006.

COMMENCEMENT

This planning scheme policy took effect from 15 December 2006.

Amendment 3/2008

ADOPTION OF AMENDMENT

Moreton Bay Regional Council adopted this minor amendment to the planning scheme policy on 18 November 2008.

COMMENCEMENT OF AMENDMENT

This minor amendment to the planning scheme policy took effect from 15 December 2008.

I, John Rauber, Chief Executive Officer, of the Moreton Bay Regional Council, hereby certify that this document is a true copy of the original.



John Rauber
Chief Executive Officer

PSP18 - DEMONSTRATING COMPLIANCE WITH THE POTENTIAL LANDSLIDE AREAS OVERLAY CODE

HEAD OF POWER

This policy is a document that supports the *PineRiversPlan* and has been made by Council using the process prescribed in the *Integrated Planning Act 1997*.

The obligation to make this policy is imposed by *State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*.

OBJECTIVE

Any application for development that is assessable against the Potential Landslide Areas Overlay Code will need to demonstrate compliance with the applicable specific outcomes of that code.

The purpose of this policy is to outline the information that would be required in order to (1) provide proof that the slope of the site on which the development is to take place is less than 15%; or (2) properly assess a development application triggered by the Potential Landslide Areas Overlay Code. Where the details required to satisfy (2) are not supplied when the development application is made, they will be the subject of an information request under the Integrated Development Assessment System (IDAS).

DEFINITIONS/APPLICATION

Application

This policy applies to those developments for which (1) a written assessment is required to show the slope of the site on which the development is to take place is less than 15%; or (2) an application is required under the Potential Landslide Areas Overlay Code.

Definitions

Competent Person – An appropriately qualified and experienced registered professional engineer or surveyor with appropriate and proven technical expertise in the identification of slopes.

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in the *PineRiversPlan*.

POLICY STATEMENT

Written assessment to confirm existing slope is less than 15%

In order to determine the level of assessment for specific uses in the Potential Landslide Areas Overlay Code a written assessment by a **competent person** that states the slope of the site on which the development is to take place is less than 15% must be completed.

The written assessment by the *competent person*, confirming the slope of the area subject to works has an existing slope less than 15%, must be forwarded to Council prior to any work commencing.

Development that triggers assessment under the Potential Landslide Areas Overlay Code

For an application that triggers assessment under the Potential Landslide Areas Overlay Code,

- (1) a geotechnical assessment of the site to determine the landslide potential; and
- (2) a potential landslide hazard management report;

must be lodged with the application.

All reports, assessments and plans prepared under this policy must be prepared by a suitably qualified and experienced person.

Geotechnical Assessment

A geotechnical assessment should be carried out in accordance with Appendix 4 of the *State Planning Policy 1/03 Guidelines – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*. This assessment is to address:-

- (1) the site's physical, environmental and visual suitability for the proposed development, including a site analysis, which identifies –
 - (a) contour lines to AHD (1 metre vertical intervals),
 - (b) existing vegetation,
 - (c) geological information including, site geology and a history of landslide events in the region; and
 - (d) an accurate assessment and mapping of the extent of land on the site that has a slope of:
 - (i) 15 to 20%;
 - (ii) 20 to 25%;
 - (iii) above 25% and
- (2) the main indicators of landslide risk; and
- (3) the landslide risk to nearby land and adjoining properties as a result of the proposed development.

Potential Landslide Hazard Management Report

The potential landslide hazard management report is to identify strategies to mitigate any potential risk associated with proposed development and to satisfy the outcomes of the Potential Landslides Overlay Code. The report is to–

- (1) include an assessment of the impact that the proposed development would have on the stability of the site, nearby land and access to the site; and
- (2) demonstrate that the proposed development will not increase the landslide risk to existing and future development on the site or nearby land

The report will also include:-

- (a) the recommended measures to reduce the risk to life and property (on and adjacent to the site) and to ensure the long term stability of the site and proposed development;
- (b) the recommended measures to limit the necessity for cutting and filling, visible retaining walls and vegetation clearing;
- (c) the design, siting and method of construction of buildings, structures and infrastructure (e.g. foundations, roads, driveways, retaining walls, swimming pools and dams) including recommended design outcomes that are responsive to the site's physical and environmental characteristics and any visual characteristics;
- (d) on-site effluent and stormwater disposal;
- (e) the removal of existing vegetation and proposed revegetation;
- (f) any other changes to the natural surface or groundwater drainage systems; and
- (g) site maintenance and other management practices to ensure long-term site stability.

The level of detail required for a particular development application should be determined in consultation with Council's Development Services Department.

Reference List

- (1) State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide. 1 September 2003. Qld Dept Local Government and Planning and Qld Dept Emergency Services.
- (2) State Planning Policy 1/03 Guideline. 1 September 2003. Qld Dept Local Government and Planning and Qld Dept Emergency Services.

REVIEW TRIGGERS

This policy is reviewed internally for applicability, continuing effect and consistency with planning scheme and other legislative provisions when any of the following occurs:-

- (1) the planning scheme is amended;
- (2) the planning scheme is replaced by a new planning scheme;

- (3) amendments which affect the allowable scope and effect of a planning scheme policy are made to the *Integrated Planning Act 1997*; and
- (4) other circumstances as determined from time to time by a resolution of Council.

RESPONSIBILITY

This policy is to be:-

- (1) implemented by the Senior Manager, Development Services; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Senior Manager, Regional and Environmental Planning in consultation with the Senior Manager, Development Services.

ENDNOTES

Amendment No – 3/2008		Date Adopted – 18 November 2008	Effective Date – 15 December 2008
Planning Scheme Policy Reference	Description of Amendment		
Page 1 Head of Power	Reword statement.		
Page 1 Objective	Amend to include proof slope is less than 15%.		
Page 1 Application	Amend to include written assessment requirement.		
Page 1 Definitions	<ul style="list-style-type: none"> • Include definition of a competent person. • Amend to refer to <i>PineRiversPlan</i> rather than individual section. 		
Page1 Policy Statement	Include requirement for written assessment.		
Page 3 Responsibility	Amend position names.		