### Steep land (slopes >15%) overlay code[[1]](#footnote-1)

#### Application

This code applies to development:-

1. subject to the steep land (slopes >15%) overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
2. identified as requiring assessment against the Steep land (slopes >15%) overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Steep land (slopes >15%) 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:-
   1. development in areas at risk from landslide hazard is compatible with the nature of the hazard;
   2. development does not result in a material increase in the extent or severity of landslide hazard.
   3. the risk to people, property and the natural environment from landslide hazard is minimised; and
   4. wherever practical, community infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a landslide event.

#### Specific benchmarks for assessment

Table 8.2.12.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Risk of harm to people and property*** | |  |
| **PO1**  Development does not increase the risk of harm to people and property as a result of landslide, by:-   1. avoiding development in a landslide hazard area; or 2. undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles. | **AO1**  Development, including associated access, is not located on steep land as identified on a Steep land (slopes >15%) overlay map.  **OR**  Development, including associated access, is located in a low or very low landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.  Note—a site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown as steep land on a Steep land (slopes >15%) overlay map, the landslide hazard risk is in fact very low.  **OR**  Where development is located on steep land (slopes >15%), a site-specific geotechnical assessment prepared by a competent person certifies that:-   1. the stability of the site, including associated buildings and infrastructure, will be maintained during both the construction and operational life of the development; 2. the site is not subject to risk of landslide activity originating from other land, including land above the site; 3. the development will not increase the risk of landslide on other land. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |

**Table 8.2.12.3.2 Benchmarks for assessable development only**

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Community infrastructure*** | |  |
| **PO2**  Community infrastructure is able to function effectively during and immediately after landslide events. | **AO2**  Development involving community infrastructure is not located steep land as identified on a Steep land (slopes >15%) overlay map.  **OR**  Development involving community infrastructure is located in a low or very low landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.  **OR**  Development involving community infrastructure:-   1. does not involve any new building work (other than minor building work); 2. does not involve vegetation clearing; 3. does not alter ground levels or stormwater conditions.   **OR**  Development involving community infrastructure includes measures that ensure:-   1. the long term stability of the site, including associated buildings and infrastructure; 2. access to the site will not be impeded by a landslide event; 3. the community infrastructure will not be adversely affected by landslides originating on sloping land above the site. | Click and provide your representations. |
| ***Hazardous materials*** | |  |
| **PO3**  Public safety and the environment are not adversely affected by the detrimental impact of landslide on hazardous materials manufactured or stored in bulk. | **AO3**  Development involving the manufacture or storage of hazardous materials in bulk is not located on steep land as identified on a Steep land (slopes >15%) overlay map.  **OR**  Development involving the manufacture or storage of hazardous materials in bulk is located in a low or very low landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.  **OR**  Where located steep land (slopes >15%), a site-specific geotechnical investigation prepared by a competent person certifies that:-   1. the stability of the site, including associated buildings and infrastructure, will be maintained during both the construction and operational phases of the development; and 2. the site is not subject to risk of landslide activity originating from other land. | Click and provide your representations. |

1. Editor’s note—**steep land (slopes >15%)** is identified on the Steep land (slopes >15%) overlay maps in **Schedule 2 (Mapping)**. [↑](#footnote-ref-1)