



Part 7 Codes

Division 3 Constraint Codes

Chapter 16 Steep Slopes or Unstable Soils

1.0 Purpose

The primary purpose of this code is to regulate development which occurs on land, or part of any land, containing steep slopes or unstable soils. This code also seeks to:

- minimise the potential for erosion or land slippage, and avoid the risk of land slippage arising from underground streams;
- effectively manage stormwater runoff;
- minimise erosion events on slopes exceeding an average gradient of 15%;
- reduce the visual impacts of buildings and associated works through suitable external building treatment and landscaping; and
- encourage safe and efficient vehicular access onto steeply sloping land.

2.0 Application

- 2.1 This code applies to any development being self, code or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the development is proposed.
- 2.2 In particular, this code applies to development on land that is steep or geologically unstable, as identified on **Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard**.
- 2.3 Performance Criteria PC1-PC9 apply to all code and impact assessable development subject to this code. For development identified as self assessable, only the acceptable solutions to Performance Criteria PC1-PC2 apply.
- 2.4 Any variation to the acceptable solutions contained in this code must be certified. The long term stability of any design, beyond the limits specified in this code, is to be certified by a registered professional engineer, appropriately experienced in slope stability investigations.

3.0 Development Requirements

| Performance Criteria | Acceptable Solutions |
|---|---|
| Development that is Self Assessable, Code Assessable or Impact Assessable | |
| Site Slope Constraints | |
| PC1 Building work must be responsive to the constraints of steep sloping land. | AS1.1.1 Building work is not undertaken on land with a maximum slope exceeding 20% in urban areas and 25% in non-urban areas. OR AS1.1.2 The development is for a detached dwelling, located within a lot that has been created by a residential subdivision approval (ie. the lot is intended to be serviced by sewerage reticulation) and the development complies with the conditions of the subdivision approval and any subsequent operational works approval. |



| Performance Criteria | Acceptable Solutions |
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| Built Form and Character | |
| <p>PC2 The building style and construction methods used for development on sloping sites must be responsive to the constraints and building designs of steep slopes.</p> | <p>AS2.1 A split-level building form is utilised.</p> <p>AS2.2 A single plane concrete slab is not used except where the development is for a detached dwelling, located within a lot that has been created by a residential subdivision approval (ie. the lot is intended to be serviced by sewerage reticulation) and the development complies with the conditions of the subdivision approval and any subsequent operational works approval.</p> <p>AS2.3 Areas between the building's floor and the ground level, or between outdoor deck areas and the ground level, are screened from view by using lattice screen and/or landscaping.</p> |
| Development that is Code Assessable or Impact Assessable | |
| Visual Impact | |
| <p>PC3 Development on steep slopes must minimise any impact on the landscape character of the City's rural, urban and hinterland areas.</p> | <p>AS3.1.1 Development on steep slopes is designed to not detract from the significant landscape character values identified in Planning Scheme Policy 12 – Landscape Strategy Part 1 – Landscape Character: Guiding the Image of the City.</p> <p>OR</p> <p>AS3.1.2 Development on steep slopes is designed and located to avoid protruding above the surrounding tree level or above any significant ridgelines.</p> |
| Stormwater Drainage | |
| <p>PC4 Development on steep slopes must ensure that the quality and quantity of stormwater traversing the site must not cause any detriment to the natural environment or to any other sites.</p> | <p>AS4 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties, in accordance with Council's Best Practice Guidelines for Stormwater Pollution from Building Sites.</p> |
| Cut and Fill Work | |
| <p>PC5 All cut and fill work must not create a detrimental impact on the slope stability, erosion potential or visual amenity.</p> | <p>AS5.1.1 The height of cut and/or fill, whether retained or not, does not exceed: a) 900mm adjoining a public area; b) 1200mm adjoining a residential site; c) 2500mm adjoining a non-residential site.</p> <p>OR</p> <p>AS5.1.2 Cuts in excess of those stated in AS5.1.1 are separated by terraces with a minimum width of 1.2 metres that incorporate drainage provisions in accordance with Council's Best Practice Guidelines for Stormwater Pollution from Building Sites.</p> |



| Performance Criteria | Acceptable Solutions |
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| | <p>AS5.2 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600mm to any boundary of the property, unless the prior approval of both landowners and the Council, or its delegate, has been obtained.</p> <p>AS5.3 Cut and/or fill on slopes steeper than 1V:2H are retained at the time of earthworks by retaining structures or other stabilisation methods, in accordance with Council's Best Practice Guidelines for Stormwater Pollution from Building Sites.</p> <p>AS5.4 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, dense landscaping or other protective measures, in accordance with Council's Best Practice Guidelines for Stormwater Pollution from Building Sites.</p> |
| Slope Stability | |
| <p>PC6 All development on land within the medium, high and very high hazard rating identified on Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard must apply measures to minimise the hazard risk.</p> | <p>AS6 A Stability Report, prepared by a registered professional engineer appropriately experienced in slope stability matters, is used to assess the stability of the land and provide construction measures to support the construction of the development.</p> |
| Documentation | |
| <p>PC7 Development proposed on slopes with a Land Slip Hazard Rating of medium, high and very high identified on Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard must be supported by a report which incorporates adequate documentation of geotechnical stability of the site.</p> | <p>AS7.1 A Geotechnical Assessment Report is prepared which incorporates at least the following information:</p> <ul style="list-style-type: none"> a) boundary dimensions; b) location of easements; c) existing services, such as sewer, stormwater, water, gas, electricity, telephone and other utility services; d) contour lines to AHD (500mm vertical intervals); e) street front kerb location, cross over, side gully pits locations; driveway location and slope; f) off-street parking locations; building location and setback dimensions; g) earthwork details and building pad levels; h) retaining wall location, extent, height and offset from boundaries; i) existing and proposed on-site drainage system; j) identification of trees to be removed or retained; k) fencing extent, location, height, material and type; l) swimming pool location, level and depth; m) ancillary structures, such as pergolas and sheds; n) landscaping, lawn areas, paved areas, mass planting areas and trees. <p>AS7.2 A Geotechnical Site Analysis includes, but is not limited to, a:</p> <ul style="list-style-type: none"> a) Stability Assessment Report; b) Landslide Hazard Rating Analysis; c) Foundation Investigation Report (ie. a soil test report). |



| Performance Criteria | Acceptable Solutions |
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| Site Slope Constraints | |
| <p>PC8 All subdivisions containing slope exceeding 25% must ensure that a development site suitable for its intended use can be created within each individual new lot.</p> | <p>AS8 A Slope Stability Report, which is certified by a registered professional engineer, demonstrates that a site is suitable for building purposes, and:</p> <ul style="list-style-type: none"> a) identifies the stability risk; b) addresses potential stability problems. |
| Access | |
| <p>PC9 Subdivision on steep slopes must ensure that safe and efficient access by vehicles and pedestrians can be achieved.</p> | <p>AS9.1 The development area within every lot is accessible by a legal road access, in compliance with Planning Scheme Policy 11 – Land Development Guidelines, Section 3.4.6.</p> <p>AS9.2 Driveways internal to the site are not steeper than 25% (1V:4H).</p> |