

Landslide Hazard and Steep Land Overlay

This overlay covers land where landslide hazard or steep land must be considered as part of any new development or building activity.

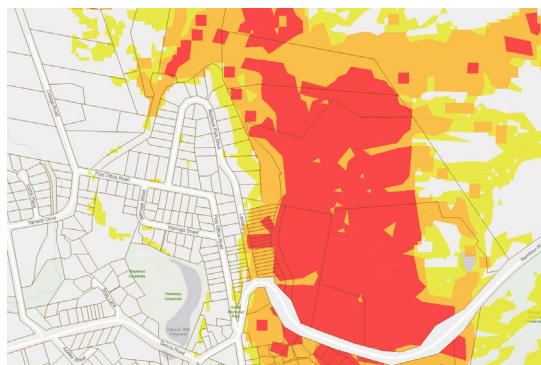
What is an overlay?

Overlay mapping and overlay codes within planning schemes identify specific matters that must be considered when undertaking development (e.g. flooding, building height limits, heritage sites). Overlays must be considered alongside other relevant provisions (e.g. zone codes, use codes). Some overlays can change the level of assessment for development and require a planning application.

What is the Landslide Hazard and Steep Land Overlay?

The Landslide Hazard and Steep Land Overlay Map identifies sites where steep land and landslide hazards are present. Development in mapped areas is likely to be subject to the Landslide Hazard and Steep Land Overlay Code.

Landslide hazard often coincides with areas identified as steep land. Development located on land mapped as landslide hazard or steep land is likely to require a site-specific geotechnical assessment report prepared by a specialist engineer.



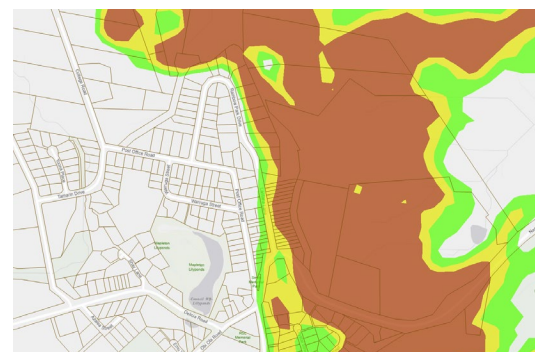
**Moderate Landslide
Hazard Area**



**High Landslide Hazard
Area**



**Very High Landslide
Hazard Area**



Slope 15-20%



Slope 20-25%



Slope greater than 25%

Why is it important to manage the impacts of landslide hazard and development on steep land?

Every year in Australia, landslides cause millions of dollars damage to buildings, roads, railways, pipelines, agricultural land and crops, with some causing injuries and loss of life. It is important to carefully manage land use in areas subject to landslide risk in order to minimise risks to life and property.

There is a high coincidence between landslide risk and steep land. However, not all steep land is at high risk from landslide. In addition to the risk from landslides, it is important to manage development on steep land for other reasons including to minimise impacts on amenity, natural landform and landscape character.

Planning schemes work in conjunction with building standards, State planning policies and legislation in this regard.



What is in the Landslide Hazard and Steep Land Overlay Code?

The Landslide Hazard and Steep Land Overlay Code and the Landslide Hazard and Steep Land Overlay Planning Scheme Policy set out the relevant provisions to help ensure that development in affected areas is appropriately designed.

These provisions help ensure that:

- a development site will have an acceptable risk of landslide during construction and the operational life of a development
- a suitable investigation methodology is followed by specialist engineers to inform development design
- identified land stabilisation measures are implemented and maintained
- filling and excavation is limited and major retaining structures are minimised to avoid land stability and amenity impacts
- development on steep land is sensitively designed to fit into the natural landscape.

Vulnerable uses (e.g. a residential care facility), essential community infrastructure (e.g. emergency services) and hazardous materials facilities are subject to special provisions.

What are the key changes proposed to the Landslide Hazard and Steep Land Overlay?

Most aspects of the proposed provisions will be familiar to users of the current planning scheme. The proposed landslide hazard mapping is the same as the mapping in the current planning scheme. The steep land mapping has marginal changes to reflect an updated aerial survey.

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Specific changes have been made to the assessment and technical provisions to respond to contemporary guidance, strengthen visual amenity outcomes and reflect the need to give consideration to potential climate change impacts in specialist engineering assessments.



To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



How can I find out more?

- Go to the following parts of the [proposed planning scheme](#):
 - Landslide Hazard and Steep Land Overlay Code
- Find out the zoning and overlay mapping that is [proposed for your property](#).
- If you have a question, contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

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