

22.04**STEEP LAND**03/02/2011
C20

This policy applies to land in the Farming, Rural Activity, Rural Conservation, Rural Living zones where the slope of land is greater than 20 %.

Policy basis

Large parts of the Shire's rural areas contain steep land. Much of this land is unsuitable for further development or should only be developed in accordance with strict conditions in relation to the site characteristics and environmental conditions. In these areas buildings should be discouraged and earthworks and the removal of vegetation minimised.

Objectives

- To discourage development on steep slopes.
- To ensure that development on land with slopes greater than 20% takes into account environmental constraints such as the potential for erosion and subsidence.
- That appropriate siting and design of buildings and access roads is undertaken to ensure that environmental damage does not occur.

Policy

It is policy that:

- The design and location of buildings and works will not be prejudicial to the site and its attributes.
- Earthworks are minimised.
- Removal of vegetation is avoided or minimised in accordance with the Native Vegetation Management: A Framework for Action, 2002.
- The location and design of access roads or driveways causes minimum environmental damage and avoids routes on slopes greater than 20%.
- Buildings will not be erected on any land which is subject to subsidence or landslip.
- Development of steep slopes greater than 20% is to be avoided where possible.
- If the slope of the land within the proposed building envelope is greater than 20 percent (1 in 5) or the land is subject to landslip or subsidence, an application be accompanied by a geotechnical report to the satisfaction of the responsible authority which addresses the:
 - Geophysical nature of the land.
 - Potential for landslip or subsidence, and the requirements to meet any threat that may arise should such movement occur.
 - Extent and nature of earthworks required to construct the building, gain vehicular access to it and treat and dispose of all wastes, domestic waste water and drainage.
 - Means by which soil erosion is to be prevented.

Decision Guidelines

All applications for buildings and works on steep land will be assessed according to the following considerations:

- The risk of environmental degradation.
- Whether the buildings and works have been sited to avoid steep land.
- The extent that earthworks on steep slopes have been minimised.
- Whether the removal of vegetation on steep slopes has been avoided or minimised.

Policy reference

- North East Regional Catchment Strategy, 2004.
- Native Vegetation Management: A Framework for Action 2002.