

E21.0 Dispersive Soils Code

E21.1 Purpose

E21.1.1 The purpose of this provision is to ensure that development on land potentially containing dispersive soils is appropriately located & constructed and that adequate measures are taken to reduce risk to property and the natural environment to an acceptable level.

E21.2 Application

E21.2.1 This code applies to development: on land in the Potential Dispersive Soil overlay on the planning scheme maps.

This code does not apply to use.

E21.3 Definition of Terms

E21.3.1 In this code, unless the contrary intention appears;

dispersive soil	means soil or sediment with an Exchangeable Sodium Percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.
dispersive soil management plan	means a report acceptable to the planning authority that details: (a) the dispersive potential of soils in the vicinity of the proposed development; (b) the potential for the development to cause or contribute to gully or tunnel erosion; (c) an analysis of the level of risk to the development and the level of risk to users of the development; (d) proposed management measures to reduce risk to an acceptable level where necessary, prepared by a suitably qualified person in accordance with the best practice guidelines. ^{R1}

E21.3.R1 The Dispersive Soils and their Management: Technical Reference Manual (DPIW, 2009) is considered best practice guidelines.

E21.4 Development Exempt from this Code

E21.4.1 The following development is exempt from this code:

- (a) works not involving the exposing or disturbance of sub-surface soils;
- (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m²;
- (c) forestry operations in accordance with a certified Forest Practices Plan.

E21.5 Application Requirements

E21.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a dispersive soil management plan.

E21.6 Use Standards

There are no use standards in this code.

E21.7 Development Standards

E21.7.1 Development on Dispersive Soils

Objective:	
To ensure that development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Development must be designed, sited and constructed to minimise the risk of dispersive soils to property and the environment having regard to the following, as appropriate: (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas; (d) the level or risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;

	(e) management measures that would reduce risk to an acceptable level.
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