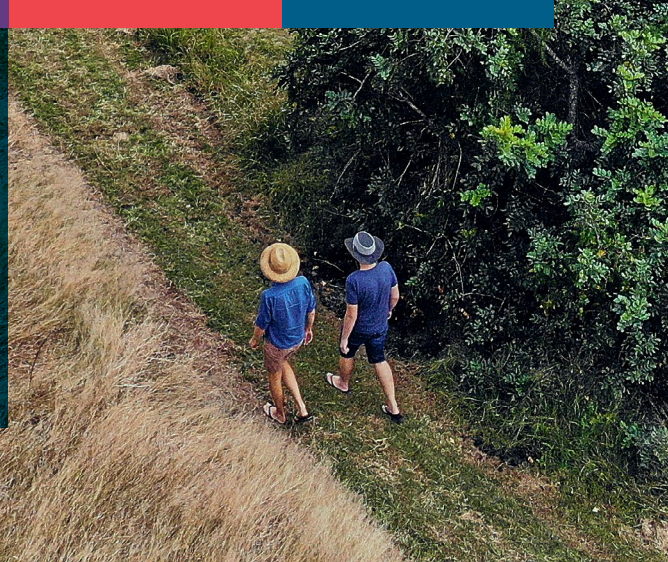


## FACT SHEET

# Difficult Topography and Landslide Overlay



### What is a natural hazard?

A natural hazard is a naturally occurring event that may have a negative effect on humans or the environment. A natural hazard can adversely impact the economy, and damage property or infrastructure.

Planning for natural hazards is important to reduce risks to people and property, and to improve the community's capacity to respond to, and recover from, natural events.

The draft planning scheme has requirements for development to address natural hazards. Natural hazards include bushfires, flooding, steep topography and landslides, which are all listed as **state interest matters** by the state government. It is a requirement that these state interest matters are appropriately reflected in the new Ipswich planning scheme.

Watch our [video](#) for more information.

### How does the planning scheme identify difficult topography and land potentially prone to landslide?

Overlay mapping is used to identify Difficult Topography and Landslide Prone Areas. Overlays are shown as a series of online maps and are also contained in pdf form in Schedule 2 of the draft planning scheme.

The difficult topography and landslide mapping identifies land with a slope of greater than 15%. Steeper slopes are challenging to develop, and removal of vegetation, earthworks, and stormwater flow in these areas can result in an increased risk of landslide.

Development proposed within these areas must respond to specific requirements in the planning scheme. The Difficult Topography and Landslide Overlay Code ensures that new development addresses the challenge that difficult topography poses, and also its associated landslide risks.

These requirements apply to new developments, extensions, and major changes to existing development.

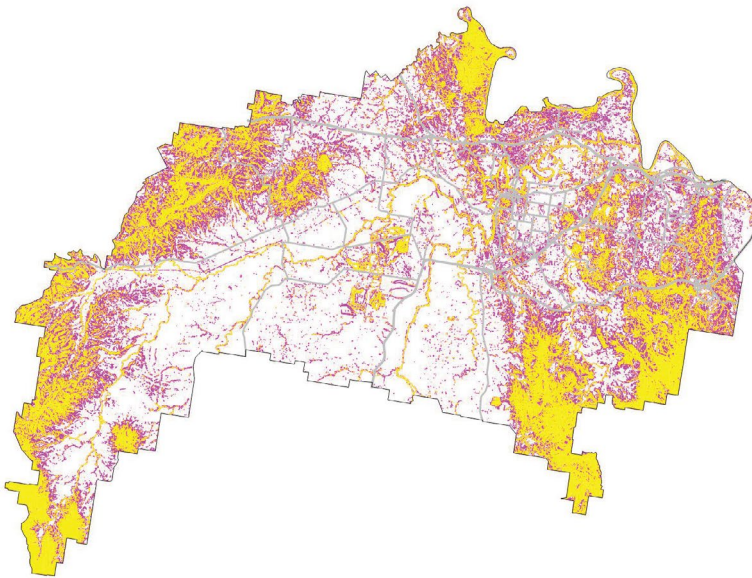
Development that increases the number of people living or working in an area of difficult topography will require a geotechnical stability assessment to determine the suitability of the site for the proposed use. In some cases, this may influence the type and form of development.

### What is shown on the Difficult Topography and Landslide Overlay?

The Difficult Topography and Landslide Overlay identifies the location of slopes of 15% to 25%, and slopes that are greater than 25%. It is preferable that development avoids encroachment into the mapped area of the overlay. This will ensure appropriate management of the risk to safety, property and the environment.

### Overlay Map 11 Difficult Topography and Landslide

-  Slope 15% to 25%
-  Slope > 25%



## How to find the zoning and overlays affecting a property

Overlay maps show development constraints (or opportunities) and environmental values.

The online interactive mapping tool for the draft planning scheme is available on [shapeyouripswich.com.au](https://shapeyouripswich.com.au). You can toggle between the draft planning scheme overlay maps on the right-hand side search bar.

You can also search a property address to get a 'Property Report'. The report will show the draft planning scheme zoning and overlays affecting a property. It also lists the parts of the draft planning scheme that apply to the site.

## What is the effect of having a property within the Difficult Topography and Landslide Overlay?

Where the Difficult Topography and Landslide Overlay applies, you may be required to lodge a development application for certain works or development. This will ensure any potential risk to safety, property or the environment related to the identified slope is effectively managed.

## Difficult Topography and Landslide Overlay Code

The purpose of the Difficult Topography and Landslide Overlay Code is to ensure that the risk to safety, property and the environment as a result of ground instability resulting from slope is either avoided in the first instance, or where the risk cannot be avoided, is mitigated to an acceptable or tolerable level.

When assessing development applications, council will apply the requirements (the 'assessment benchmarks') set out in the planning scheme.

A development application proposed within an area of difficult topography must respond to the requirements of the Difficult Topography and Landslide Code and must also include a site-specific geotechnical stability assessment report prepared by a geotechnical expert. The report will determine the suitability of the site for the type of development that has been proposed.

**This fact sheet provides general information and is provided as a guide only to assist the community to understand the draft planning scheme and its mapping. It is encouraged to view the relevant sections of the draft planning scheme and talk to a planner.**