

Ipswich City Council

1 Nicholas Street
PO Box 191
IPSWICH QLD 4305

Phone (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au

ipswich.qld.gov.au

Dear

Re: Consultation on the Draft New Ipswich Planning Scheme - Have Your Say

Ipswich City Council is inviting you to have your say on our proposed new planning scheme, *Ipswich Plan 2024 (draft)*.

The planning scheme will manage and guide future development, growth and change in the Ipswich local government area. Once adopted, it will replace the *2006 Ipswich Planning Scheme*.

Public consultation on the draft new planning scheme will be open from **15 May to 16 July 2023**.

The planning scheme can influence what you, your neighbours or others can and can't do or build on a property.

While it does not take away existing lawful use of a property, the new planning scheme may affect future changes you might want to make to your property and the types of developments that may be approved near you. It can also influence how the city and your neighbourhood may change in the future.

In some cases, the new planning scheme may have no impact on your property, or where you live, work or play. However, there may be some changes from the current planning scheme that could affect you.

Council encourages you to view the *Ipswich Plan 2024 (draft)* to understand more about what the draft new planning scheme says about the property you own, and what is planned for the future of your local area and our city.

You can view the *Ipswich Plan 2024 (draft)* at **Shapeyouripswich.com.au**. We're asking you to take a few minutes to look through the draft new planning scheme, find your property, and tell us, among other things:

- if the draft plan protects the things that matter to you
- how it may affect your interests
- if the vision of the draft planning scheme is consistent with your community expectations.

Council has also developed a Feasible Alternatives Assessment Report (FAAR) as part of the preparation of the draft new planning scheme. This relates to properties mapped within the draft planning scheme's Flood Risk and Overland Flow Overlay, and the Bushfire Risk Areas Overlay and is a part of this public consultation.

Further information about the FAAR and its meaning can be found in the FAQs section of this letter.



**Access Ipswich Plan 2024
(draft) and help us plan
for our growing city**

**Ipswich
PLAN 2024**



The **Shapeyouripswich.com.au** site includes helpful information on what submissions should include and how they can be lodged. Anyone can make a submission about any aspect of the draft new planning scheme. You can make an online submission at **Shapeyouripswich.com.au**. Alternatively, you can email your submission to planningscheme@ipswich.qld.gov.au, provide it in person at council's 1 Nicholas Street, Ipswich office, or via post to Ipswich City Council, PO Box 191, Ipswich QLD 4305.

Now is your time to have your say – make your submission by **Sunday 16 July 2023** and help shape Ipswich's future.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sonia Cooper', with a long, flowing horizontal line extending to the right.

Sonia Cooper
Chief Executive Officer

Frequently Asked Questions (FAQs)

What is a Feasible Alternatives Assessment Report (FAAR) and what does this mean?

Once adopted by council the new planning scheme will replace the 2006 Ipswich Planning Scheme to help us plan for our growing city. The drafting of the new planning scheme, in addition to many other considerations, also includes a range of proposed changes to improve our community's resilience and mitigate risks associated with natural hazards.

Council has prepared a Feasible Alternatives Assessment Report (FAAR) in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules, which outlines changes proposed to reduce risks to persons or property from natural events and processes associated with flooding or bushfire constraints.

These changes proposed in response to the flooding and bushfire natural hazards, applied in the drafting of the Ipswich Plan 2024 (draft), include new aspects to the planning scheme such as new overlay categories and assessment provisions, as well as changes to property zoning.

To find out more, you can:

- search for a property address and get a 'Planning Scheme Property Report' at Shapeyouripswich.com.au to understand if your property is included in the Feasible Alternatives Assessment Report (FAAR), and how the FAAR may affect your premises
- view the Feasible Alternatives Assessment Report (FAAR) in full in the document library available on the new Ipswich Planning Scheme webpage at Shapeyouripswich.com.au

What is a planning scheme?

Each local government prepares and maintains its own planning scheme as the main 'rule-book' for determining what new developments should occur in their local government area and how. The draft planning scheme sets a future vision for the city and can directly influence the way our city grows and changes, while also helping to protect the things that matter most.

The planning scheme achieves this by planning for and regulating what development should occur where and when, how development should occur and what assessment processes are required.

Essentially, the planning scheme is the legal set of documents and maps that guides the way land, buildings and structures are used and developed in the Ipswich local government area and forms council's legal framework for assessing development applications.

How might the draft new planning scheme affect me?

The draft new planning scheme includes a detailed review of the current 2006 Ipswich Planning Scheme including some substantial policy matters such as the management of natural hazards including flood and bushfire, protection of the natural environment, major infrastructure, building heights and changes to density, and zoning changes.

A planning scheme does not change the current existing lawful use of a property, however, it can affect changes that you might want to make in the future.

The planning scheme can influence what you, your neighbours or others can and can't do or build on a property.

It also sets out the provisions for the protection of certain types of land and buildings.

The planning scheme also sets out the rules for how things can be developed such as building heights, boundary setbacks and car parking requirements.

Where can I access more information and assistance?

To find out more about what the Ipswich Plan 2024 (draft) says about the property you own, your local area and our city:

- Scan the QR Code or visit the new Ipswich Planning Scheme page at Shapeyouripswich.com.au to view the entire draft new planning scheme.
- Search a property address and get a 'Property Report' on Shapeyouripswich.com.au to determine the proposed planning scheme zoning and any overlays affecting the property and view the relevant chapters of the draft new planning scheme.
- Talk to a planning officer by:
 - phoning (07) 3810 6666
 - emailing planningscheme@ipswich.qld.gov.au
 - visiting the council Customer Service Counter, Ground Floor, 1 Nicholas Street, Ipswich during office hours.
- If you don't have computer or smartphone access, you can view the entire draft planning scheme and mapping electronically at any of council's libraries.
- Ask one of our planners at a 'Talk with a Planner' session being held at a range of locations during the consultation period. Visit the new Ipswich Planning Scheme page at Shapeyouripswich.com.au for a full list of session times and locations.

How do I make a submission?

Any person may make a submission about any aspect of the draft new planning scheme and mapping. We want to know what you like and support in the Ipswich Plan 2024 (draft) as well as what you might be concerned by. To be counted, council must receive your 'properly made' submission by Sunday 16 July 2023.

The easiest way to make a 'properly made' submission is by visiting the new Ipswich Planning Scheme webpage at Shapeyouripswich.com.au. You can also provide your submission via:

- Email to planningscheme@ipswich.qld.gov.au
- Post addressed to:
Ipswich City Council
PO Box 191
Ipswich QLD 4305
- The Customer Service Counter, Ground Floor,
1 Nicholas Street, Ipswich

Our website also includes helpful information on what submissions should include and how they can be lodged.

What happens to my submission?

Every submission will be individually read and reviewed. The issues raised in your submission, along with all other submissions received, will be considered by council as part of a report on changes to the draft new planning scheme. Following consideration of the submissions, council will prepare a report and revised plan, which will be sent to the state government for its final review and to request approval to adopt Ipswich Plan 2024 as the new planning scheme for the City of Ipswich. It is hoped that with state government endorsement, a new planning scheme will be in effect by early 2024.