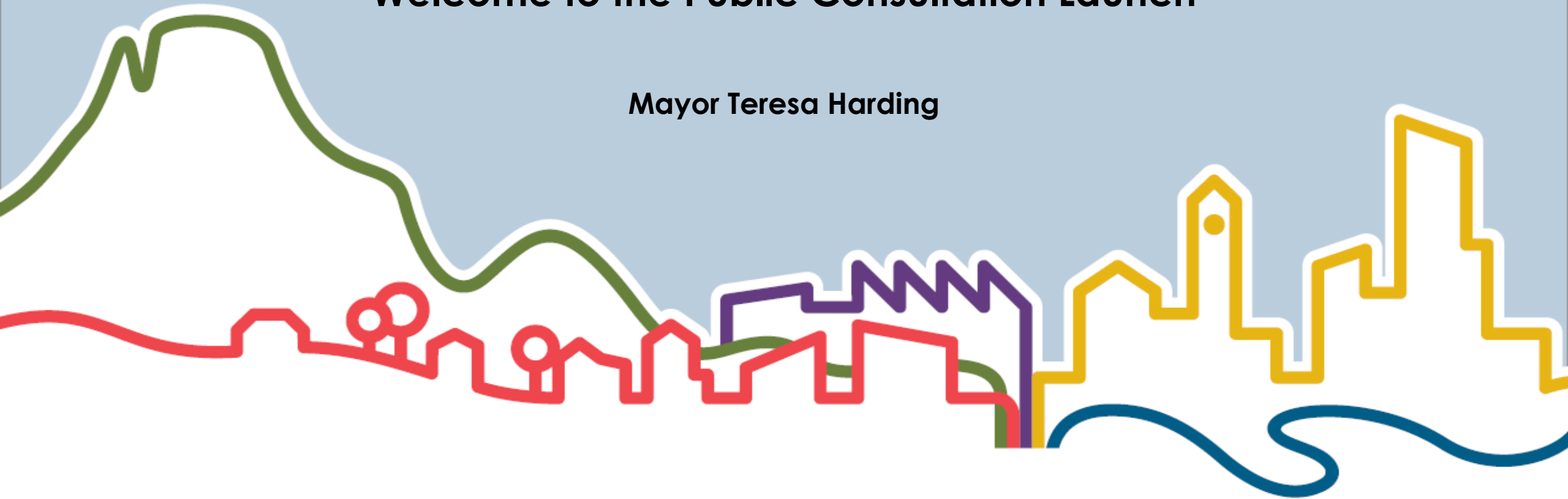


Ipswich Plan 2024

Welcome to the Public Consultation Launch

Mayor Teresa Harding





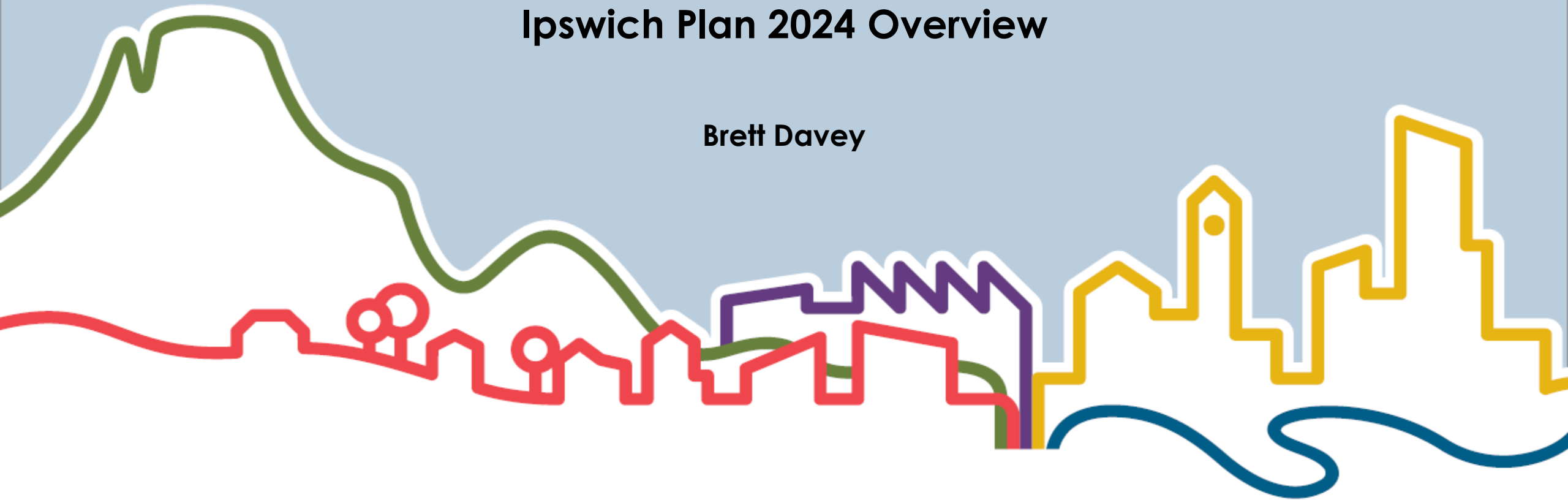
Acknowledgement of Country

Ipswich City Council respectfully acknowledges the Traditional Owners as custodians of the land and waters we share. We pay our respects to their elders past, present and emerging, as the keepers of the traditions, customs, cultures and stories of proud peoples.



Ipswich Plan 2024 Overview

Brett Davey



Ipswich Plan 2024



Ipswich Planning Scheme



Department of State Development, Infrastructure, Local
Government and Planning

Chief Executive Notice

**Amended Notice about the process for making a
planning scheme under section 18(3)(b) of the
*Planning Act 2016***

Proposed Ipswich City Council Planning Scheme



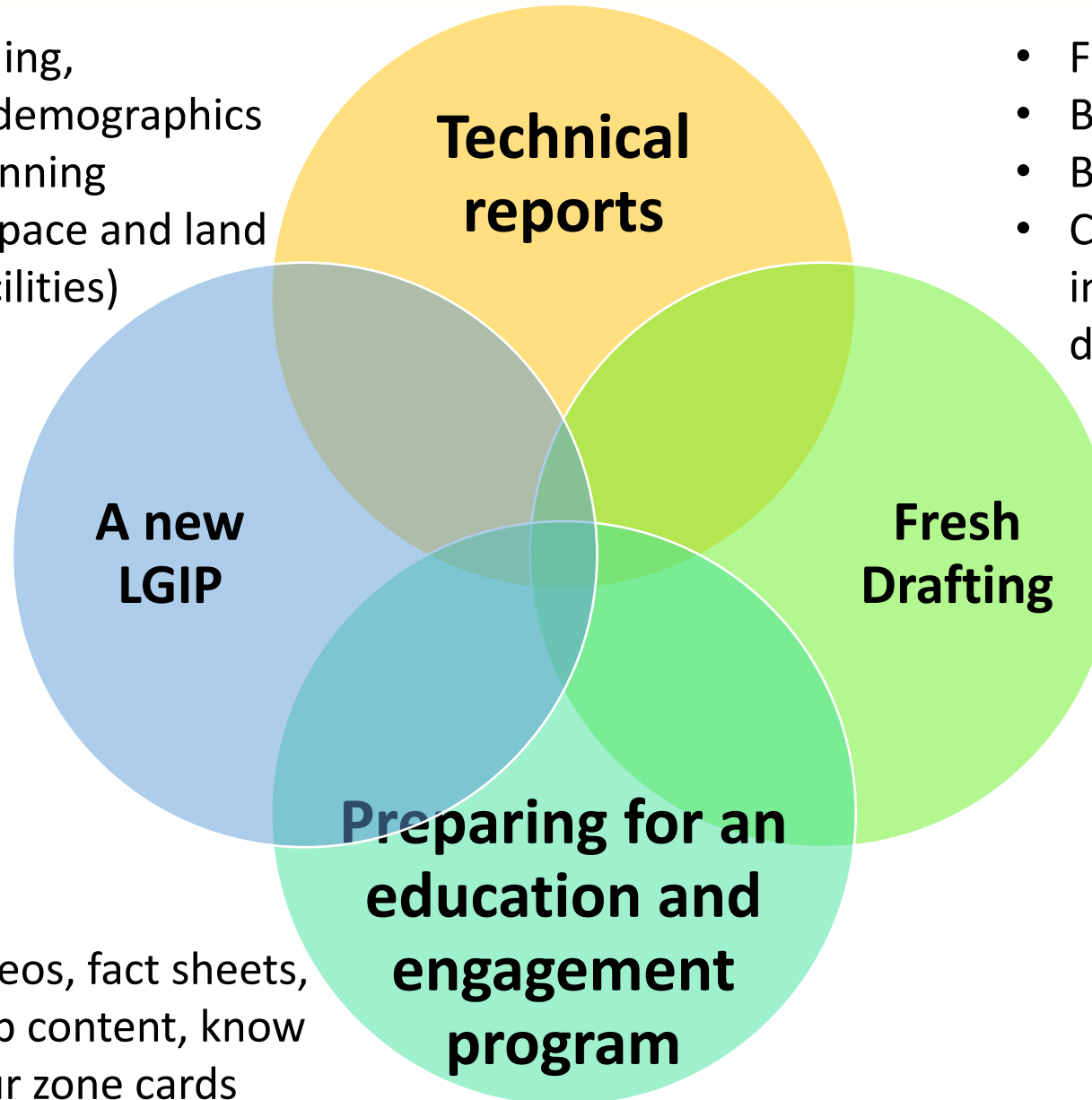
What were our objectives?

- Make contemporary in line with Planning Act and related material
- Simplify
- Reduce number of definitions/reduce number of zones
- Reduce the level of assessment
- Incorporate the new council's policy initiatives



What have we been up to?

- Population modelling, assumptions and demographics
- Fresh network planning (transport, open space and land for community facilities)



- Flooding and overland flow
- Biodiversity
- Bushfire
- Centres and employment, industrial land supply, demographics

- Videos, fact sheets, web content, know your zone cards

- New codes, policies and standards
- Reconsidered policy positions
- Contemporary zones and definitions
- New categories of assessment

Our Engagement So Far

Ipswich PLAN 2024

Scan the QR code
for updates and
public consultation
opportunities.



**Ipswich is preparing
a new planning scheme.**

Get involved and have your say.

Shapeyouripswich.com.au



eALERTS



Number 163: 17 January 2023

New Planning Scheme Webpage

Council is in the process of preparing a new planning scheme for Ipswich, to help plan for the future of our growing city.

Progress on the new planning scheme project has continued with the draft currently under consideration by the Queensland government, as part of their state interest review.

NEW PLANNING SCHEME HITS KEY MILESTONE

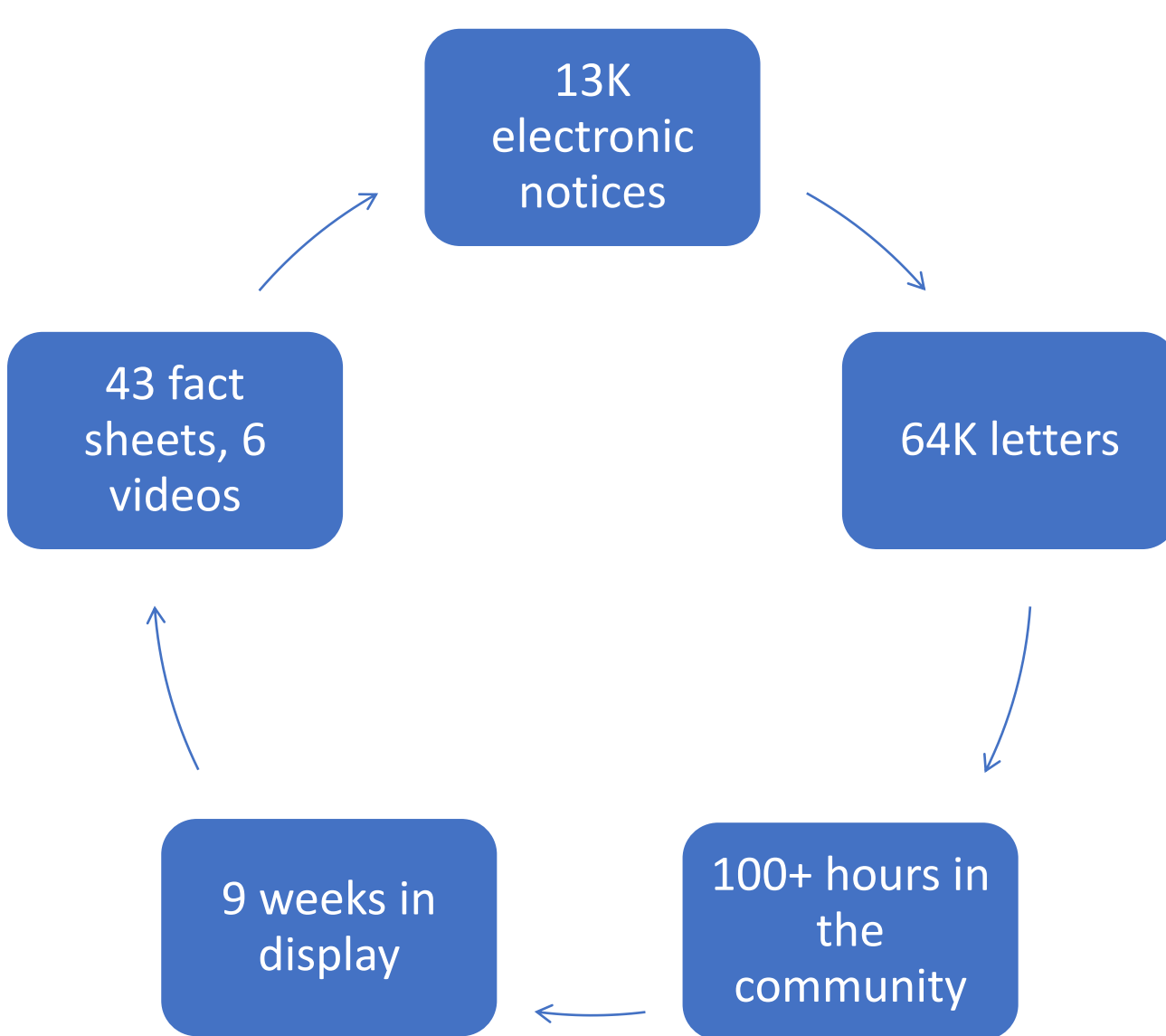

A new Ipswich Planning Scheme to help manage the city's state-leading growth is a step closer to completion after council endorsed a first draft of the scheme for State Government review.

New Ipswich Planning Scheme

Growing together in a city of opportunity.


+ Follow

More Engagement to come


Great places

Create great places by strengthening our communities and protecting what we love about Ipswich - our lifestyle, our activity centres, and our rural areas.



Infrastructure

Plan for the right Infrastructure to support our people, the economy and jobs, such as transport, open space, parks and community facilities.




Housing

Facilitate housing choices for where and how we live.




Resilient communities

Strengthen the resilience of our communities to the changing climate, natural hazards such as flood and bushfires and human-made constraints such as former mining and pipelines.




Open space and environment

Conserve our natural environment, open and green spaces, natural resources and heritage.




Transport and movement

Keep us connected through transport and movement.



Economy and employment

Support the growth of our economic development and jobs.



Heritage and cultural values

Protect the things we value, such as our heritage and cultural values.

News and updates

Welcome to the Ipswich ePlan

11 May 2023

Feasible Alternatives Assessment Report (FAAR)

11 May 2023

 See news and updates

Search for a property...

Address



 View Planning Scheme

 View Map

Property Based Searching

≡ Ipswich Plan 2024

**3 GORDON STREET IPSWICH
QLD 4305**



Plan Area 3,402.977 m²
Lot/Plan 1SP313703



- Property Specific Planning Scheme Chapters
- View Full Planning Scheme
- View Property Report (PDF)
- Zoom to selected property
- Clear selected property

Current Change

Version: Final for State Endorsement

Effective Date: 20 Apr 2023

GIS Version: Draft_Consultation

The following information applies to this property

Zones and Precincts ↑

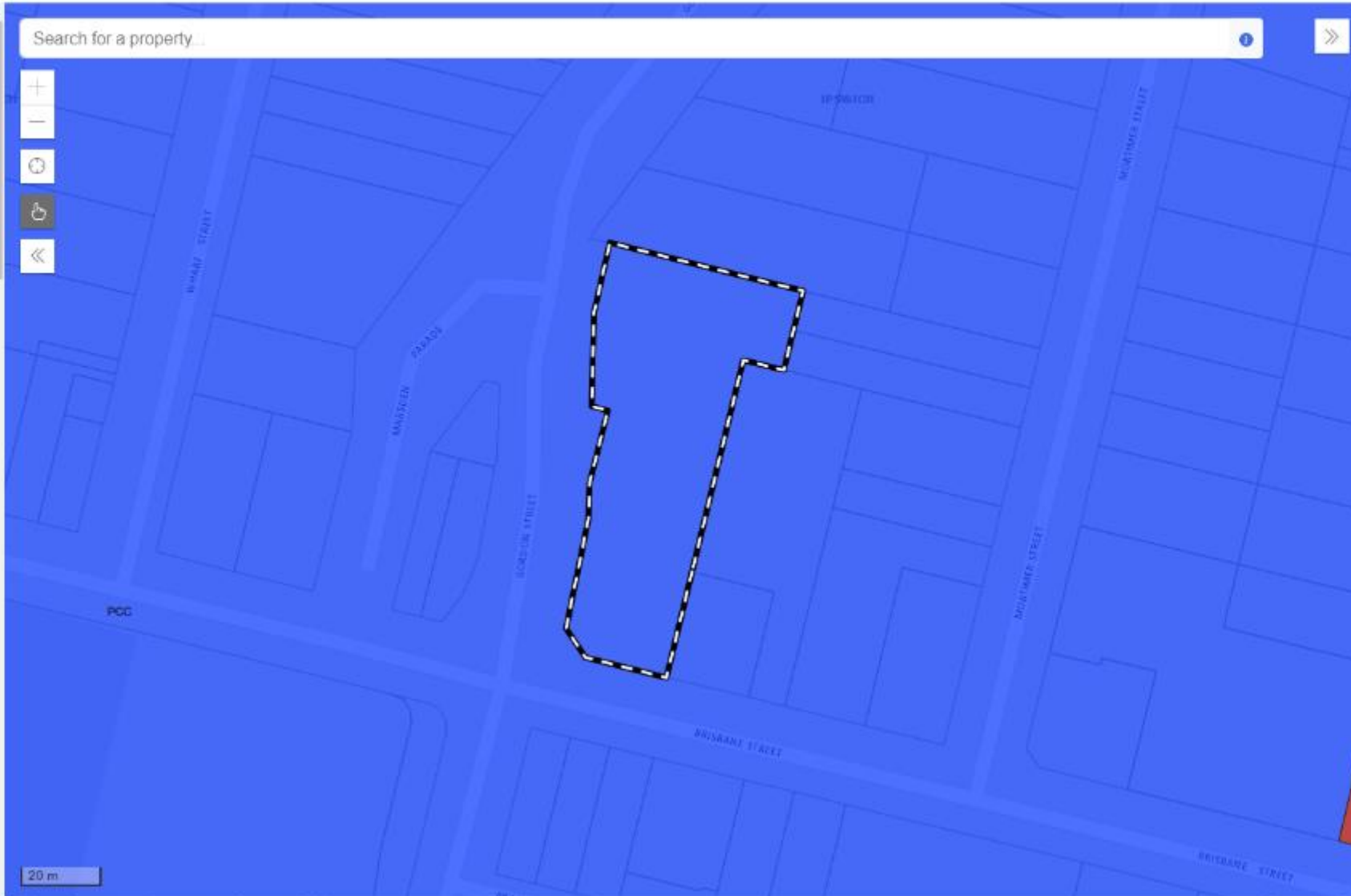
☒ Zone - Principal centre ▀

☒ Precincts - Principal centre;
Principal centre core ▀

Overlays, OV4 Active Frontage ↑

☐ OV4 Active Frontage - High ▀

Search for a property...



Map Tools ↑

Map Layers ↑

- ☒ Base Layers ▾
- ☐ Strategic Framework ▾
- ☒ Zones and Precincts ▾
- ☐ Overlays ▾
- ☐ Feasible Alternative Assessment Report (FAAR) ▾
- ☐ Part 10.3 Springfield Structure Plan ▾
- ☐ Schedule 8 ▾
- ☐ Planning Scheme Policy ▾

Transparency ↑



Basemaps ↑

- ☒ Grey
- ☐ Aerial Photos
- ☐ Street Map

Measure ▾

Draw ▾

Text ▾

Sun Angles ▾

 Print

Legend ▾

Help ▾

Interactive Planning Scheme

≡ Ipswich Plan 2024

Full Ipswich Plan 2024

Current

↻ Change

Version: Final for State Endorsement

Effective Date: 20 Apr 2023

GIS Version: Draft_Consultation

Select to view amendments on or post consultation

↻ Select

Sections marked with a blue dashed line are affected by a proposed amendment

Draft Ipswich Planning Scheme 2019

Part 1 About the Planning Scheme

1.1 Introduction

1.2 Interpretation

1.2.1 Definitions

1.2.2 Standard Drawings, Maps, Notes, Editor's Notes and Footnotes

1.2.3 Punctuation

1.2.4 Zones for Roads, Closed Roads, Waterways and Reclaimed Land

1.3 Categories of Development

1.4 Hierarchy of Assessment Benchmarks

1.5 Building Work Regulated under the Planning Scheme

1.6 Local Government Administrative Matters

1.6.1 Temporary Uses

Draft Ipswich Planning Scheme 2019 / Part 1 About the Planning Scheme

Download

Bookmark

Compare

Reading mode

Search for a keyword

Part 1 About the Planning Scheme

1.1 Introduction

- (1) Ipswich Plan 2024 (the planning scheme) has been prepared in accordance with the [Planning Act 2016](#) as a framework for managing development in a way that advances the purpose of [the Act](#).
- (2) In seeking to achieve this purpose, the planning scheme sets out [Ipswich City Council](#)'s intention for future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme seeks to advance state and regional policies, through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with [the Act](#) to ensure that it responds appropriately to the changes in the community at a local, regional and state level.
- (5) The planning scheme applies to the planning scheme area of [Ipswich City Council](#) including all [premises](#), roads, internal [waterways](#), local government tidal areas and interrelates with the surrounding local government areas illustrated in Figure 1.1.

Note:

- State legislation may state that the planning scheme does not apply to certain areas, eg priority development areas under the [Economic Development Act 2012](#).
- Where Overlays are identified in a priority development area, the related assessment benchmarks provide guidance on how to achieve the development scheme requirements in relation to s3.3.9 community safety and response to development constraints.
- For the purposes of s3.3.9 flooding in a priority development area, the planning scheme appropriately integrates the Natural Hazards [Risk](#) and Resilience State Interest of the State Planning Policy, 2017 (SPP) and the requirements of the Queensland Floods Commission of Inquiry recommendations in relation to local planning instruments. A local [flood risk](#) assessment has been undertaken which informs the local planning instruments in accordance with the SPP. The Ipswich Integrated Catchment Plan has been prepared as a Local [Floodplain](#) Management Plan (LFMP) in accordance with the Brisbane River Strategic [Floodplain](#) Management Plan (SFMP) and provides a detailed assessment of local catchments applying the regional understanding of [flood risk](#) identified in the SFMP to OV12 [Flood Risk](#) and Overland Flow Overlay Code which defines an [acceptable](#) level of flood immunity for the entire local government.
- Part 10 of the planning scheme identifies areas of the City of Ipswich that are affected by other planning legislation, e.g. the Springfield Development Control Plan under [the Act](#).



Core components to look out for

1. About the scheme
2. State Planning Provisions
3. Strategic Framework
4. Local Area Frameworks
5. Categorisation Tables
6. Zones
7. Valuable Features and Development Constraints
8. Development Codes
9. Other Plans (Springfield)
10. LGIP
11. Schedules and Maps

Local Frameworks – are not like local plans, but are short narratives that apply to 27 local areas. These match our Infrastructure planning for the LGIP sectors.

Standardised zones – which are intended be short and as simple as possible to convey what we intend, but also some highlights of what's acceptable and what's not.

Use and development codes – which have been entirely drafted from scratch and include codes specifically dealing with new aspects: including a contemporary way of dealing with dwelling and dual occupancies, Resource Recovery and Waste Activities and Tourism and Short Term Visitor Accommodation.

Zones

- Zones specific content, applicable across the city
 - Generally based upon Ministers Guidelines and Rules
 - Content reflects “Know Your Zone” sheets
 - Generally short and succinct (2-6 Pages)
 - Includes use expectations lists:
 - Development that is expected
 - Development that is not expected and unlikely to be approved in the zone
- Part 7 Zones
 - 7.1 Preliminary
 - 7.2 Centres Zones
 - 7.3 Residential Zones
 - 7.4 Recreation Zones
 - 7.5 Environmental Zones
 - 7.6 Rural Zones
 - 7.7 Industry Zones
 - 7.8 Tourism Zones
 - 7.9 Community Zones
 - 7.10 Other Zones
- 7.2.1.3 Expectations for Uses in the Principal Centre Zone
 - (1) Development that is expected in the Principal Centre Zone includes:
 - bar;
 - childcare centre;
 - food and drink outlet;
 - function facility;
 - health care service;
 - hospital;
 - hotel;
 - multiple dwelling (high density).
 - (2) Development that is not expected and is unlikely to be approved in the Principal Centre Zone includes:
 - bulk landscape supplies;
 - dwelling house;
 - extractive industry;
 - medium impact industry;
 - special industry.

Overlays

- **Biodiversity Overlay**
- **Waterway Corridors and Wetlands Overlay**
- Character Places and Areas Overlay
- **Active Frontages Overlay**
- **Growth Management Overlay**
- Strategic Airports and Defence Activities Overlay
- Mining Influence Areas Overlay
- Bushfire Prone Areas Overlay
- Difficult Topography and Landslide Overlay
- Flood Risk and Overland Flow Overlay
- Regional Infrastructure Overlay
- Extractive Resources Overlay
- Motorsport Activities Overlay
- **Water Resource Catchments Overlay**



Biodiversity Overlay Fact Sheet

The Biodiversity Overlay identifies areas of significant environmental value.

[Read the fact sheet >](#)



Bushfire Prone Areas Overlay Fact Sheet

The Bushfire Prone Areas Overlay Code purpose is to ensure that the risk to safety, property and the environment as a result of bushfire is either avoided in the first instance, or where the risk cannot be avoided, is mitigated to an acceptable or tolerable level

[Read the fact sheet >](#)

Flooding



+



+



=

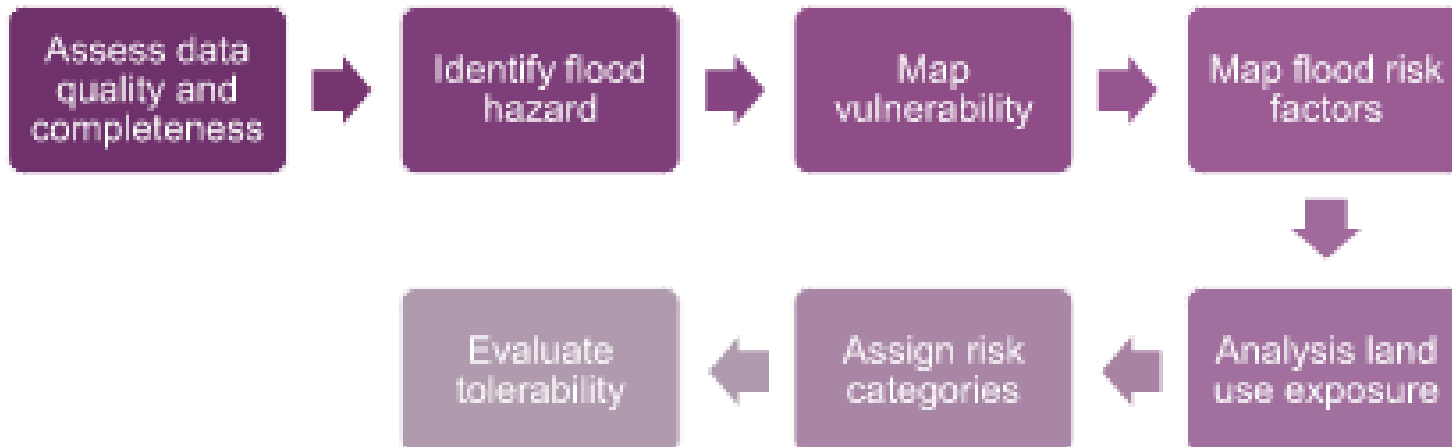


Assessment of likelihood of occurrence based on scenario modelling from the past 50 years of historical data

Derived from the assessment made throughout Process 1

Assessment of the projected or anticipated impact of the hazard occurring rated from 'Insignificant' to 'Catastrophic'

Assigning overall level of risk through the risk matrix (based on the outputs of the two processes) and construction of Risk Statement



	CURRENT AND FUTURE FLOOD RISK Objective 1: Define and reduce flood risk
	PHYSICAL MITIGATION Objective 2: Achieve sustainable flood mitigation through physical intervention
	LAND USE PLANNING Objective 3: Plan for development outcomes that are risk-informed
	PROPERTY SPECIFIC ACTIONS Objective 4: Promote flood-resilient built form
	COMMUNITY AWARENESS AND RESILIENCE Objective 5: Enable our community to anticipate, respond and adapt to floods and flooding
	EMERGENCY MANAGEMENT Objective 6: Deliver emergency response and recovery decisions that are intelligence based

Categories of Assessment

5.5.2 Category of Development and Level of Assessment for Uses in the Residential, Township and Emerging Community Zones

Table 5.5.2 — Category of Development and Level of Assessment for Uses in the Residential, Township and Emerging Community Zones

Activity Group	Defined Use	Low-medium Density Residential Zone Medium Density Residential Zone High Density Residential Zone	Low Density Zone	Character Residential Zone	Township Zone	Emerging Community Zone
Accommodation uses in residential, township and emerging community zones	Caretaker's accommodation	ADSR	ADSR	ADSR	ADSR	ADSR
	Dual occupancy	ADSR	ADSR	Code	ADSR	ADSR
	Dwelling house	ADSR	ADSR	Code	ADSR	ADSR

Table 8.2.3.3.1 — Benchmarks for [Accepted Development Subject to Requirements](#)

1 Outbuildings, including Garages and Carports for all sites located in Character Areas	RO1.1 The design, location and materials for any Class 10 structure – carports, garages, pools and outbuildings on all sites located in character areas meets the accepted outcomes set out in AO20.1, Table 8.2.3.3.2 — Benchmarks for Assessable Development .
2 Minor Development Work	RO2.1 Development is limited to the following: a. maintenance work, including replacing stumps ; b. raising or lowering a building by 750mm or less; c. repair work which restores a building to its: i. previous condition, prior to the occurrence of damage; or ii. original condition; d. internal building works, unless the interior part of the building on which the works are being undertaken is specifically listed in Schedule 7 — Local Character Places and Areas ; e. an unroofed pergola or an ornamental garden structure; or f. a sunhood over a window or door.

What's next



Webinar - What is a Planning Scheme?

Hear about the key parts of the planning scheme, what it does, why we need one and how to complete a property report.

25 May



Talk to a Planner at the Rosewood Library

Talk to a Planner about how the planning scheme impacts your property, neighbourhood or the city.

Rosewood Library

Friday 12 May

3pm - 8pm



Talk to a Planner at Tulumur Place

Talk to a Planner about how the planning scheme impacts your property, neighbourhood or the city.

Tulumur Place

Saturday 13 May

9am - 1pm



Talk to a Planner at Redbank Plains Library

Talk to a Planner about how the planning scheme impacts your property, neighbourhood or the city.

Redbank Plains Library

Tuesday 16 May

2pm - 7pm



[View the draft planning scheme and mapping](#)



[Read the fact sheets to help understand the planning scheme and how to make a submission](#)



[Find out more about the Zones in the planning scheme by reading the Know your Zone cards.](#)

Economic Development Strategy Overview

Dan Heenan



Economic Development Strategy



Our Competitive Advantages



Industry Landscape



Future Opportunities



Thank you



City of
Ipswich