

## FACT SHEET

# Planning Scheme User Guide



**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.**

## Purpose of the user guide

This user guide is designed to help you understand how to use and interpret the draft planning scheme. It provides an overview of:

- the key parts of the draft planning scheme;
- the types of development that are regulated;
- how to determine the categories of development and categories of assessment for development;
- the criteria (benchmarks) used as part of the development assessment process; and
- the structure and application of planning scheme codes.

## How to navigate the electronic planning scheme and mapping

Learn how to navigate the electronic planning scheme and mapping and how to undertake a 'Property Report' at [shapeyouripswich.com.au](https://shapeyouripswich.com.au).

## What are the parts of the draft planning scheme?

The draft planning scheme is made up of many parts.

The order of the different parts is important to how the planning scheme is read and applied. This is known as the "hierarchy" of the planning scheme. The hierarchy establishes "rules" that identify which parts apply over others and when.

The planning scheme also includes mapping that spatially represents the above parts, like local area, zone and overlay mapping.

### Strategic Framework



The overarching strategy and policy direction for future development in Ipswich. Acts as a guide for other parts of the draft planning scheme.



### Local Frameworks



Considers the unique needs and characteristics of our communities by dividing Ipswich into 28 distinct local areas.



### Categorisation tables



Identifies which developments require a development application and how these applications are assessed (codes and benchmarks).



### Overlay codes



Outlines (maps) the land values or constraints that developments need to respond to. For example:

- Flood Risk and Overland Flow Overlay Code
- Schedule 7 Character Places



### Zone codes



Outlines (maps) how different land can be used and the types of buildings or activities that can occur. For example:

- Residential zones
- Centre zones



### Development codes



Apply to specific uses (e.g., dwelling houses) or types of activity (e.g., earthworks, subdivision)



### LGIP



The Local Government Infrastructure Plan (LGIP) forms part of the planning scheme and identifies the priority trunk infrastructure needed to meet future growth and development.



### Other plans



Plans that overrule and sit outside the planning scheme, such as the Springfield Structure Plan.

## The parts of the draft planning scheme in more detail

The parts of the draft planning scheme are summarised further below:

### Strategic Framework

Council has consistently taken a long-term planning approach to sustainable planning in the city. The draft planning scheme continues this approach and has adopted a 20-year plus planning horizon. However, the draft planning scheme itself (as a statutory document) is likely to have an operational life of around 10 years.

The strategic framework provides the overarching policy direction for future development in the planning scheme area. It provides a vision aligned with **iFuture** and other corporate documents. These are then translated into the balance of the scheme.

The draft planning scheme has adopted a '**place-based**' approach, with areas having been divided using a set of easily identifiable urban and rural typologies composed of:

- generalised use (how a site or building can be used);
- density (the number of dwellings, or homes, in a given area); and
- built forms (the shape or configuration of buildings).

This allows residents to easily identify the type of area they live in and how that area might be developed in the future. These are translated to **Local Frameworks** which provide a good starting point to understand an area, including what is anticipated to change and what is to be protected.

### Local Frameworks

Planning instruments are hard to visualise at a local level. **Local Frameworks** provide an opportunity for an expression of the city-wide settlement pattern contained in the Strategic Framework at a finer level of detail at the local area scale. The frameworks allow for the consideration of the distinctive characteristics and needs of these areas in a regional and local context when planning for future land uses and for the outcomes of development.

The planning scheme area has been divided into local areas chosen for their relative unity, providing a description of the place-types that form that locality, and describing expectations for development and future consolidation of community in that locality. The Local Frameworks make a link between the themes of the Strategic Framework and what is intended to occur in an area. It is intended to communicate a place-based settlement pattern for the local area, contextualise the application of zone and overlay requirements and communicate the intent for an area, including how much it is likely to change in the future.

The Local Frameworks include assessment benchmarks, which are generally focussed on issues of importance to an area.

### Categorisation Tables

The **categorisation tables** identify where a development application is necessary for each type of development. Where an application is required, the categories of development and assessment also specify the codes and benchmarks the development may be assessed against.

### Local Government Infrastructure Plan (LGIP)

A **Local Government Infrastructure Plan (LGIP)** has its own part of the planning scheme that plans for infrastructure networks (e.g. roads, parks and land for community facilities) to service areas in line with future development.

Council is in the process of preparing a new draft LGIP that is anticipated to be available for public consultation and submission in the first half of 2023.

### Zones

The draft planning scheme divides the plan area into **zones** which identify land for particular uses (e.g. residential, industrial, rural). Zoning maps and codes are included that comprise the benchmarks for assessment of new development to meet the outcomes of the zone and any zone precinct which provides more specific planning considerations for a specific area.

### Overlays

**Overlays** identify parts of the city that have characteristics, or things that might impact the way we use and develop land. These generally require further planning consideration with a development proposal and may be of interest when buying land or homes. These characteristics may relate to natural hazards such as bushfire, flooding or difficult topography or landslides, contain a value such as biodiversity or heritage, or a human made constraint such as former mining, or proximity to regional infrastructure. Codes are also included which outline the assessment requirements for each overlay.

Overlays affecting a property may mean that specific technical reporting may be required to address the characteristics or things that might impact the way we use land.

### Development Codes

Development is assessed against a range of requirements for uses to be developed. This may include requirements for things like parking, building shape and size or other technical standards for road construction.

### Springfield and Ripley

**Part 10** of the draft planning scheme identifies areas of the City of Ipswich that are affected by other types of planning and land use controls that apply to areas of Springfield and Ripley. The Springfield Structure Plan is included in the scheme, however Ripley is the subject of a separate instrument.

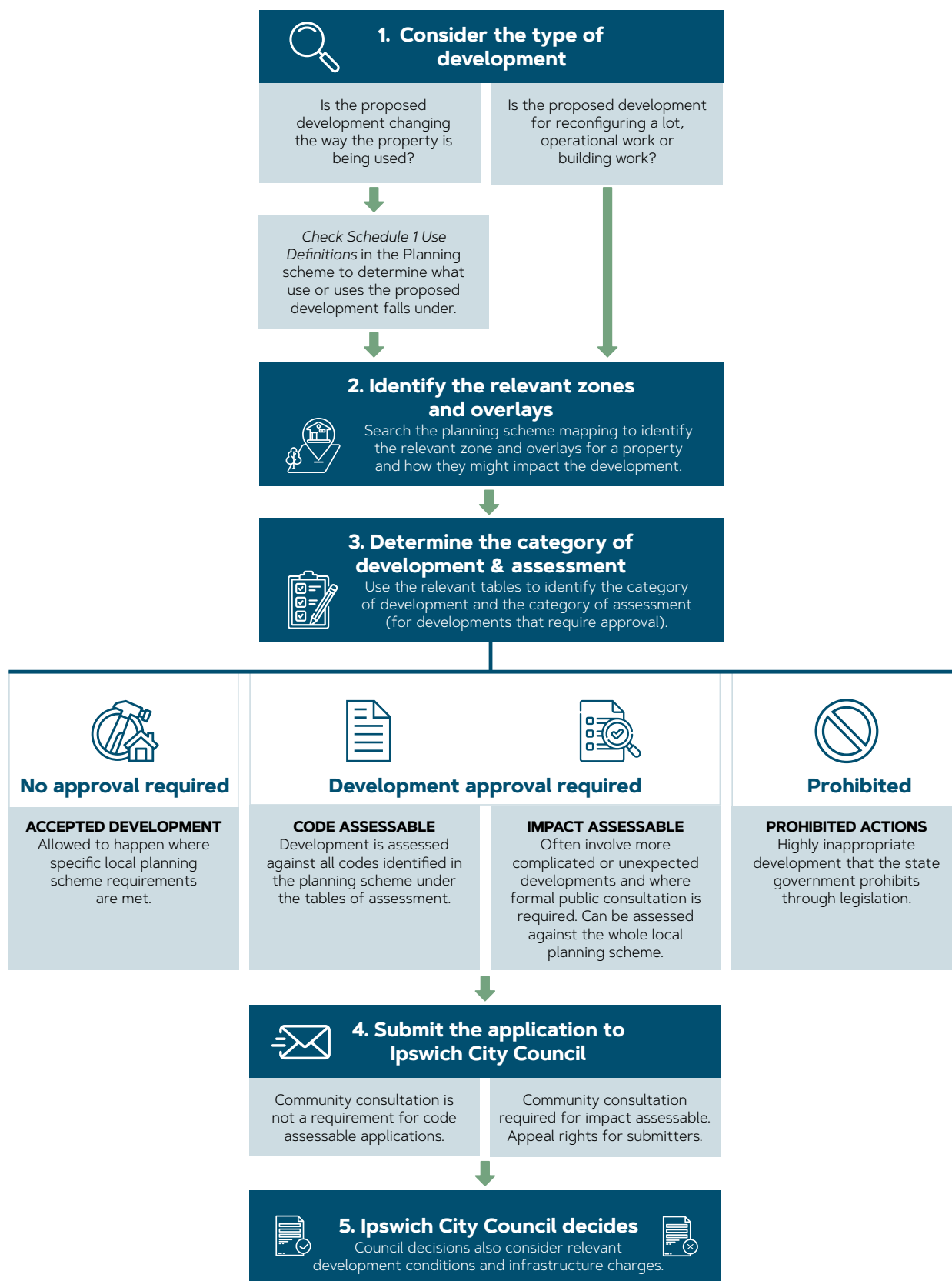
## Schedules

The **schedules** contain a range of information such as mapping, definitions, local character places and place making features. Planning Scheme Policies (PSPs) are also included that support code requirements and provide further information for how to meet the benchmarks in the related codes.

## Appendices

The **appendices** include abbreviations and acronyms and a list for amendments made to the planning scheme.

## Determining if a development application to council is required

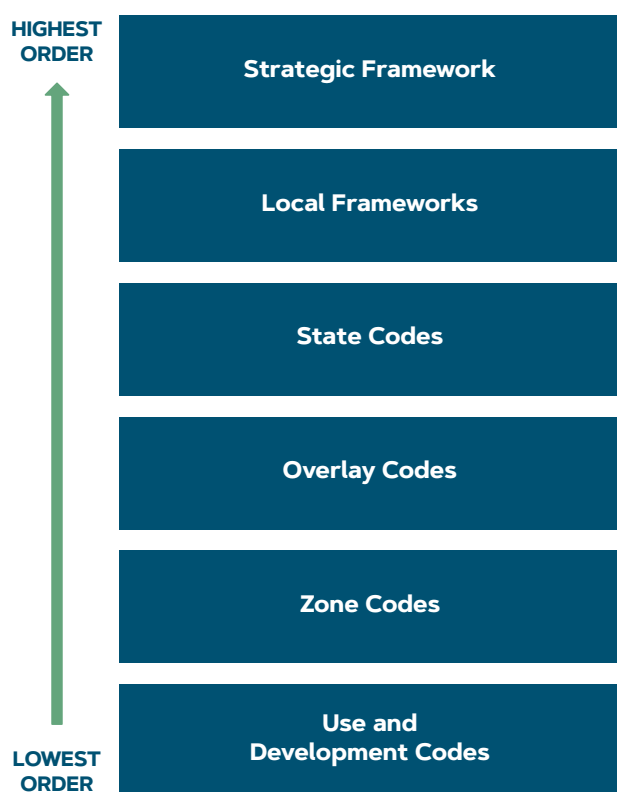


## How do you find the relevant assessment benchmarks?

The draft planning scheme contains 'assessment benchmarks', found in each of the above parts. Assessment benchmarks are essentially a set of rules that guide the preparation and assessment of a development. These requirements identify what is expected of development and are used by council to assess developments. Assessment benchmarks work together to ensure development achieves the desired outcomes. They are typically presented in a table format within "codes".

Zone, use and development codes may rely on planning scheme policies containing technical requirements, specifications and accepted standards. These provide further detail and expand on the intent of a benchmark.

Assessment benchmarks have a hierarchy to how they are read and applied, as shown in the graphic below.



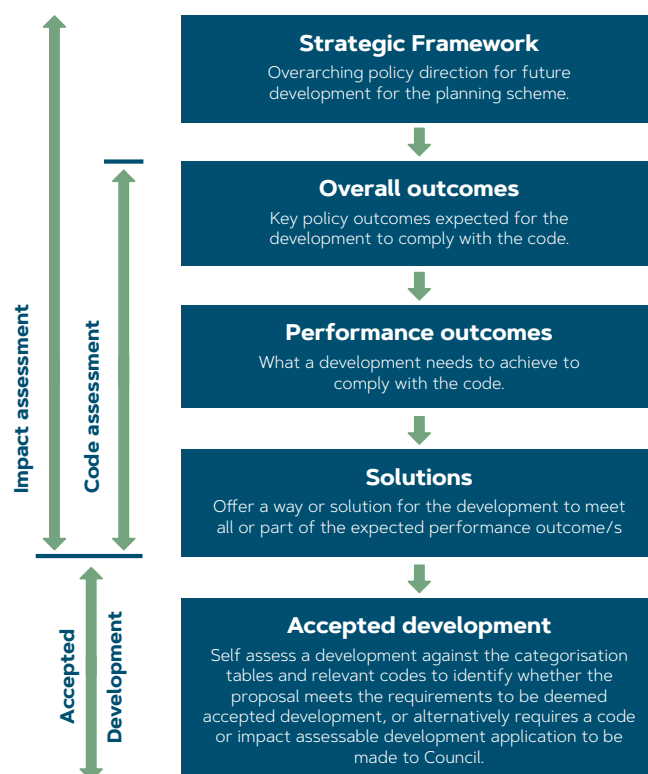
## How do assessment benchmarks apply?

**Part 5** of the draft planning scheme uses categorisation tables to identify which assessment benchmarks apply to the type of development proposed.

Assessment benchmarks are identified for:

- Accepted development & Accepted development subject to requirements: A planning approval is not required for development that is categorised as being "accepted development". However, there may be specific requirements that must be complied with for the development to be "accepted". If the proposal does not comply with the requirements, it will become assessable, with that assessment focusing on the area(s) of non-compliance. Other approvals may still be required (such as a building approval issued under the Building Act 1975).
- Assessable development: Assessable development requires a planning approval. The assessable development category has two categories of assessments: code assessable development or impact assessable development.

Code assessable development is assessed against the identified assessment benchmarks. Impact assessable development is assessed against the whole planning scheme. Impact assessable development applications require public notification, which provides opportunities for the public to make a submission on planning matters associated with the development. Any person who lodged a properly made submission has a legal right to appeal the council's decision to the Planning and Environment Court.



## Make a submission

Council encourages you to make a submission on the draft new planning scheme. A submission can be made in support or to raise concerns about any aspect of the draft planning scheme and mapping.

Share your thoughts on how the draft planning scheme relates to your street, your suburb and city including:

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

The easiest way to make a **'properly made submission'** is online at [shapeyouripswich.com.au](https://shapeyouripswich.com.au).

To make it count, **council must receive your submission by Sunday 16 July 2023**. For more information about how to have your say, visit [shapeyouripswich.com.au](https://shapeyouripswich.com.au).