



Ipswich City Council

A guide to using Ipswich Plan 2024 Online

Ipswich Plan 2024 online is a mobile friendly web-based system that contains the text and mapping for Ipswich Plan 2024. You can view what zoning, overlays, local area frameworks, infrastructure and other planning legislation may affect your property or development.

It provides the entire planning scheme in an easy-to-use online format suitable for all devices.

The home page for Ipswich Plan 2024 online provides users with options about how to search for and view Ipswich Plan 2024 (Ipswich Plan) content including planning scheme text and interactive mapping.

The portal includes:

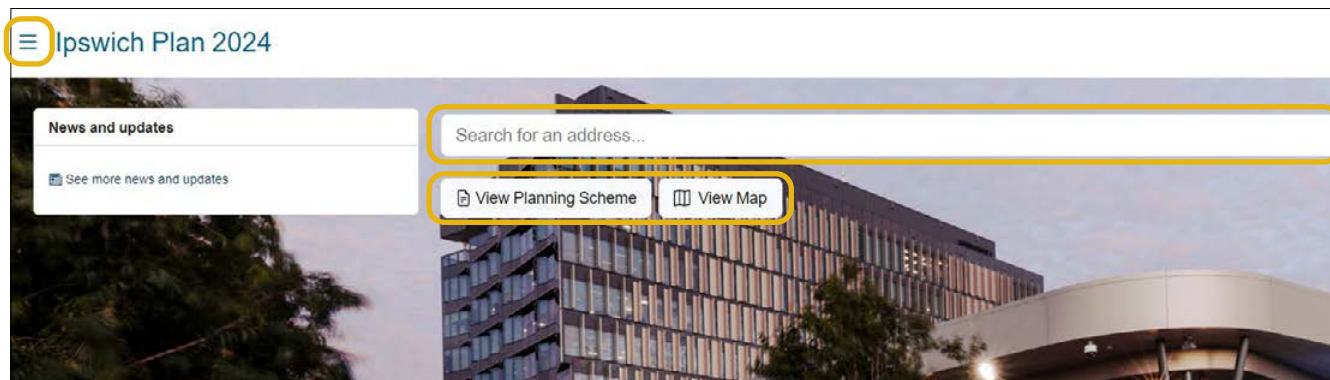
- an interactive viewer - to view the Ipswich Planning scheme (IPS) content (text, tables, figures, maps) and facilitate easy navigation, searching, book marking, etc
- downloadable, printable parts of the entire scheme
- a mapping interface that allows you to view filtered scheme content relevant to a selected property.

A Property Specific enquiry option that produces a property report including the lot details, Local Area Framework, overlays and zoning applicable to the property.

The current release of the portal is for the draft scheme. Ultimately, and upon finalisation of the draft scheme, the portal will include additional features, such as:

- an online portal, where you can lodge feedback and make suggestions for improvements to the current version of the scheme (and/or specific provisions), to be considered for future amendments
- an interactive viewing and comparison feature (to easily identify changes) for different versions of the scheme, and for future amendments any proposed amendments on public consultation, with an online portal to lodge submissions
- compliance tables to assist in preparing assessments against the provisions of the planning scheme.

How to use the landing page functions



Menu

Click on the three short lines in the top left-hand corner of the home page to open a drop-down menu with useful links.

‘View the planning scheme’ and ‘View maps (with property search)’ provide the links to the text and mapping components that together make up Ipswich Plan 2024.

	Description	Highlight Features
View Planning Scheme	View the electronic version of the planning scheme document	View chapters Word Search Download parts of the Scheme Bookmark parts of the Scheme
View Map	View the planning scheme maps including the strategic framework, zones, overlay maps and the Feasible Alternative Assessment Report (FAAR)	Map navigation Property search Control layer display Transparency (Zone Layer) Basemaps Measure, draw and add text to map

Ipswich Plan 2024 header

Click the ‘Ipswich Plan 2024’ text at the top header of each (any) page to return to the Ipswich Plan online home page from wherever you are in the system.

News and updates panel

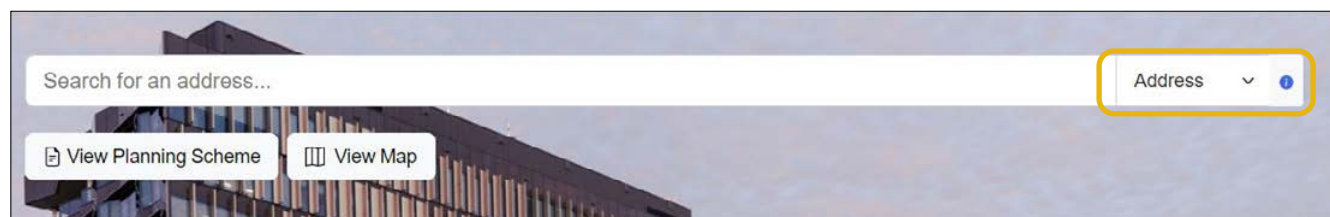
Click the news headline to display the full list of news items with summaries and any applicable links to further information.

Please note:

- This panel will display any current news regarding Ipswich Plan 2024, such as notifications that proposed amendments are open for community consultation, or that a new version of the Ipswich Plan 2024 is available
- The most recent news will always be located at the top of the panel. If there are no current news items, clicking here will open a pop-up box with previous items.

Search for address

Click the down arrow next to 'Address' on the right hand side of the search bar to select the type of information you wish to search by, then type in your search details (property address or section of the planning scheme).



Search for a property in Ipswich Plan online mapping by: <ul style="list-style-type: none">▪ Address▪ Lot and Plan▪ Street▪ Suburb	Search for text in the Ipswich Plan planning scheme by: <ul style="list-style-type: none">▪ Section▪ Word (e.g. multiple dwelling, house)
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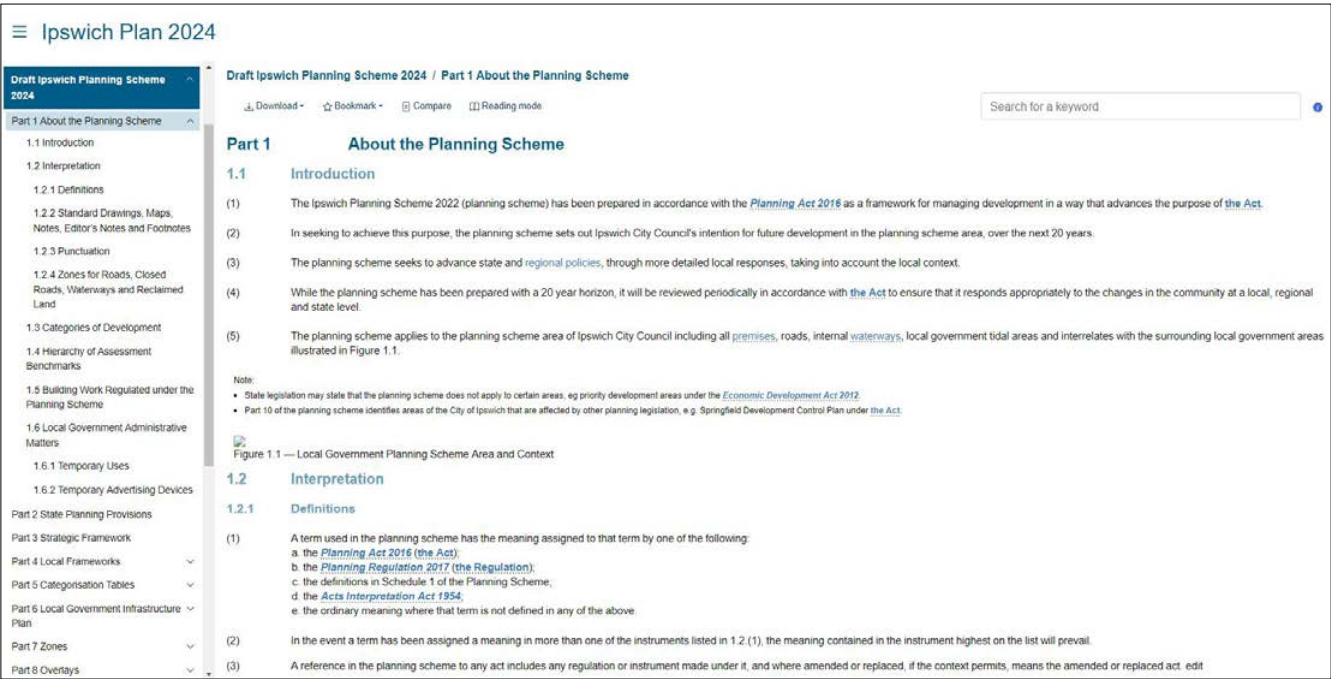
- You must select the corresponding search option from the drop down list before typing your search item. For example, if you type a Lot on Plan number while you have 'Address' selected rather than 'Lot on Plan', you will receive an incorrect search result
- A drop-down list of options will appear as you type for all search options, except when searching the planning scheme by 'Word' or text
- Select the relevant search result to view the relevant part of the planning scheme text or go to your selected property address
- When searching for a specific property by 'Address' or 'Lot on Plan', the interactive map will only display the mapping layers and parts of the planning scheme applicable to that property.

Please note commas are not used in the street address (e.g. before suburb), however spaces, hyphens and slashes are used as appropriate.

Viewing and Navigating the Planning Scheme

View Planning Scheme

Click ‘View Planning Scheme’ on the homepage (under the search bar) to go directly to the interactive planning scheme text viewer. Click the sidebar to navigate to specific parts of the scheme.



Whilst reading parts of the planning scheme in the right hand side of the window, click ‘words in blue’ to access links to:

- definitions
- another section of the planning scheme
- external documents.

Example	Function
assemble development	Links to a definition in a pop up.
Part 5.2 Reading the Tables	Links to another part of the planning scheme. To navigate back to the part of the scheme you were reviewing, press the ‘back’ button in your web browser.
Planning Act 2016	Links to an external document.

Officers are continuing to update links to make the scheme as user friendly as possible.

Viewing modes

There are also viewing options for the scheme including the following options located above the planning scheme text.

Example	Function
Download	Download a part of all of the planning scheme. The output is a PDF which is printer friendly.
Bookmark	Place a bookmark in the scheme for future reference. This is not seen by other users. You can also share a bookmark via email.
Compare	This will allow you to compare versions of the scheme. At present, there will only be one version.
Reading Mode	This toggles between the reading modes of the scheme, from a web version to a page version. The page version will look similar to a printed version of the scheme.

Viewing and navigating the planning scheme maps

Property based search

One of the best ways to get access to information is to do a property search using an address. This will focus the mapping screen onto the property.

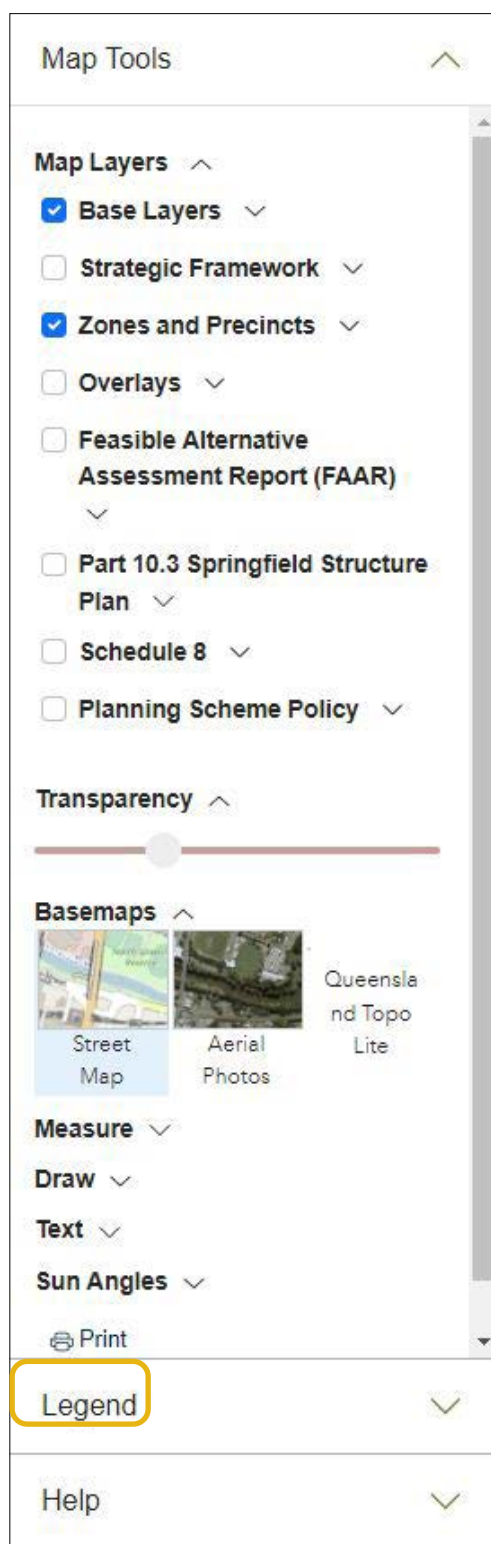


On the left there is a navigation window that lists out the property details and the details of the planning scheme mapping features that apply to the property, which can also be selected on and off in the viewer.

Please note:

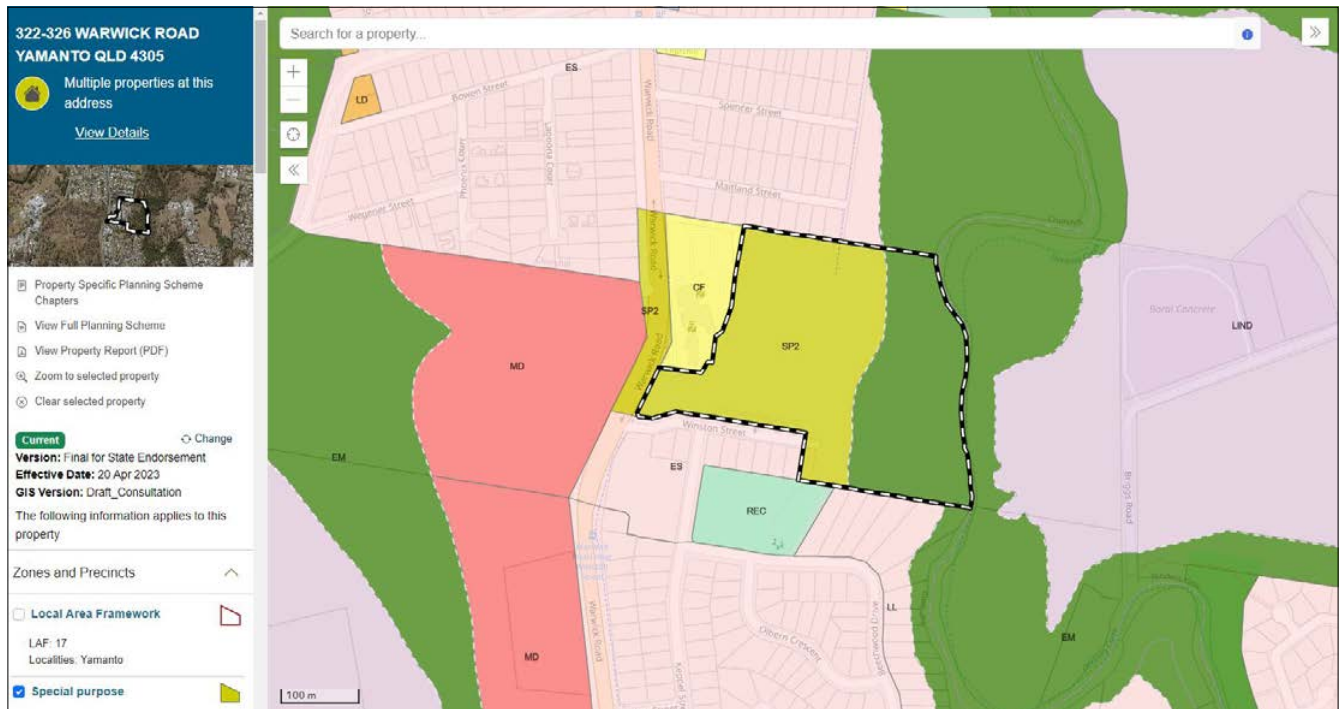
- the text matching takes a second or two to catch up with your typing (depending on how fast you type), so start typing and then pause and wait for the system to display the list of potential matches. Either select from the list of matches or type further characters to narrow the search further
- search results may take some time to appear on the map for the first property (as it is loading the data), but subsequent searches will be faster
- it may take some time for newly created properties to become available in the tool, as the planning scheme data needs to be amended to incorporate updated property boundaries
- as an alternative to the text search, you can use the map to select a property by panning (dragging the centre of the map to re-position it) to find the right area, and then zooming in to locate and click on the property.

There is also a help function at the bottom right of the map screen.



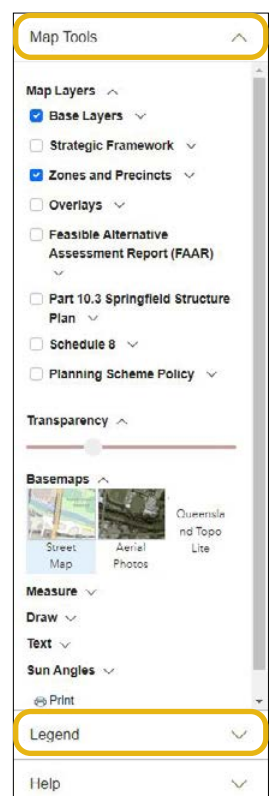
At the top of the panel there is information about the property along with links to:

- view the planning scheme chapters applicable to the property, based on the zone and precinct, and Local Area Framework it is in, and the overlays which apply to it [Property Specific Planning Scheme Chapters]
- go to the full planning scheme [Read the full Planning Scheme]
- go to the Planning Scheme Property Report (for the selected property). The Property Report will display summary information about the property, along with the applicable zone, precinct, Local Area Framework, overlays (with proportion of coverage – i.e. how much of the property's area is covered by that constraint), and once on public display, any applicable trunk infrastructure considerations from the Local Government Infrastructure Plan (e.g. major road, park or other infrastructure). [Planning Scheme Property Report]
- zoom to the selected property – this is helpful if you have moved around to other areas on the map and want to quickly get back to the property.



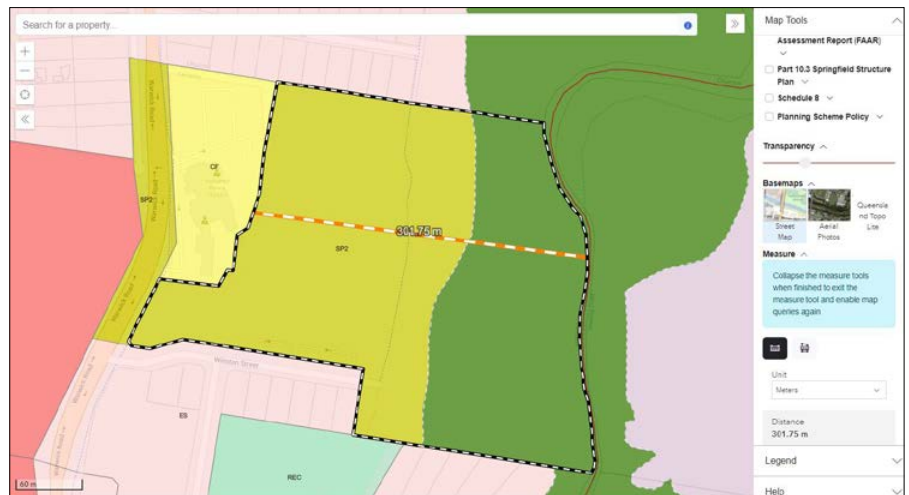
After navigating to the maps, on the right hand side of the page is the map navigator. There are a series of map tools that can be selected (ticked) on and off. Some of these have further detailed options.

Using the 'Map Tools' box on the right side of the page, you are able to view all the available mapping layers (such as planning scheme zoning, constraints, overlays (e.g. flooding, landslide, biodiversity), Local Area Frameworks, and other base layers like contours or divisions) and turn them on or off by using the checkboxes (P). If you have ticked the box against a particular layer and it is not appearing on the map, it may be that you need to zoom in or out to view it.



The Map Tools pane also provides other functions to help you use the map, including:

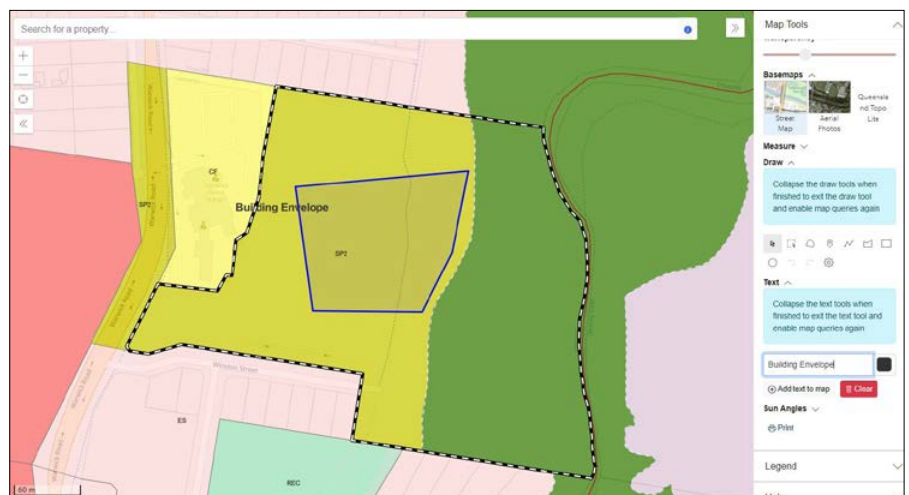
- measurement tools for measuring distance (by drawing a line on the map) or area (by drawing a polygon (multi-sided shape) on the map). Click on the map to start drawing, and double-click to finish



- drawing tools to allow you to place points, lines and shapes on the map. With some shapes, you can rotate, move or edit them as required. There is also a delete option available




- text tools so that you can enter some text and click on the map to place it in the position you want. The coloured box beneath the text entry field allows you to change the colour and shading of the text.








Under the property information and links, the map layers applicable for the selected property will be listed:

- Use the headings (e.g. Overlays (Part 8)) to expand and collapse the map groups
- Click on the check/tick box next to the map layer name to display that layer on the map. You may need to zoom in or out if the layer does not display when you tick the box, some layers will automatically adjust the map to the appropriate zoom scale. The symbology for the layer (e.g. what colour and shading it uses, which you would normally see on the Map Legend) will be displayed in the left hand panel underneath the layer name; you may need to click on the '+' button on the left of the layer name to expand it to show the symbology
- Clicking on the layer name will display the relevant part of the planning scheme document (e.g. the overlay code) in the map viewing pane. To return to the map, click on the 'View map' underneath the property details, at the top of the left-hand panel, as illustrated below.

View Details



-  **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

☒ **Local Area Framework**

LAF: 17
Localities: Yamanto

☒ **Special purpose**

Where to find more information

If you are not able to navigate our web site or the planning scheme portal, please contact us via [New Ipswich Planning Scheme | Shape Your Ipswich](#).