

Fact Sheet

Multiple Residential Units, North Ipswich

Learn about the development at 48 W M Hughes Street, North Ipswich

File numbers:

- (a) 9445/2026/SPSR - Superseded planning scheme request (approved)
- (b) 9466/2026/SPSR - Superseded planning scheme request (approved)
- (c) 11625/2023/MCU - Residential development of up to 472 units, subdivision of site into three lots, earthworks and vegetation clearing.

<https://developmenti.ipswich.qld.gov.au/>



1. Has Council approved any of these developments?

No. Council has not approved a new residential development under the applications discussed above.

2. Will the community have an opportunity to have their say?

Yes. Any future development application lodged under the superseded planning scheme requests will require public notification. Community members can make submissions and eligible submitters may have appeal rights.

3. What is a superseded planning scheme request?

A superseded planning scheme request allows a future development application to be assessed under a previous

planning scheme rather than the current planning scheme, where permitted under the *Planning Act 2016*.

4. Does agreeing to a superseded planning scheme request mean the development will be approved?

No. It only determines which planning scheme applies. Any future development application must still be assessed on its merits and may be approved, approved with conditions, or refused.

5. Given the high level of community interest, who will decide Application 11625/2023/MCU?

The application has been identified as a Sensitive Development Matter. An Independent Decision Review Panel will review Council officers' recommendation before the matter is

considered by the Infrastructure, Planning and Assets Committee and then determined by Full Council.

6. What happens next?

2023 Development Application

1. Council officers finalise their assessment.
2. Independent panel review.
3. Committee consideration by Mayor and Councillors.
4. Full Council determination by Mayor and Councillors.
5. Appeal rights available to eligible parties.

Superseded Planning Scheme Requests

6. Applicant lodge a development application within six months.
7. Public notification occurs.
8. Community submissions received.
9. Council assesses and determines the application.

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