

How to use Overlay OV10 and OV12

1. **Visit** ipswich.qld.gov.au/cityplan
2. **Enter** your property address at the bottom of the page
3. **Mobile version:** On the bottom panel click the **two squares**  then click **Overlays**
Desktop version: In the right-hand map tools, click **Overlays**
4. Tick **OV10 Bushfire Prone Areas** and/or **OV12 Flood Risk and Overland Flow**
5. **Mobile version:** On the bottom panel click the **world**  to view any overlays on your property
Desktop version: overlays will show immediately on the map
6. **Scroll** to the Legend to determine which overlays are shown.

If you have questions, contact the Planning and Regulatory Services Department via:

- **phone:** (07) 3810 6888
- **email:** plandev@ipswich.qld.gov.au
- **visit** us at Ground Floor,
1 Nicholas Street, Ipswich
(Monday – Friday 8.00 am – 4.30 pm).

Frequently asked questions

What is a property report?

You can access a property report to see the proposed zoning and any overlays affecting your property. Overlays highlight specific features, such as areas at risk of bushfires (bushfire hazard layer). To understand what can be built on your land, review the Table of Assessment, your Zone Code, and any relevant Overlay Codes. These will explain the intended land uses, building rules, any constraints and when you'll need to lodge a development application.

Why is my property mapped as flood prone when I cannot remember it flooding?

Floods larger than those we've seen are inevitable. Australia has less than 200 years of formal flood records, so even if there's no record or memory of flooding on your property, it may have flooded in the past and could flood again in the future.

Will the mapping be updated?

Council is committed to keeping its planning controls up to date to manage the impact of natural hazards. As new flood data becomes available, flood maps in the Ipswich City Plan 2025 will be updated accordingly.

Will council flood maps increase my insurance?

Insurers assess your property's flood risk using various factors to decide your insurance coverage and premiums. Because severe storms and floods are happening more often, insurance costs are rising. Council's flood maps don't increase your property's risk—they just help you understand the flood risk that already exists.

What is a Feasible Alternatives Assessment Report (FAAR)?

FAAR outlines the steps taken to reduce and manage the potential impacts from natural hazards on the properties mapped within the Ipswich City Plan 2025 flood risk, overland flow and bushfire risk areas overlays.

Ipswich CITY PLAN 2025

*Building the
city's resilience to
natural hazards*



The shift to risk-based planning

The Ipswich City Plan 2025 takes a risk-based approach to natural hazards to help protect lives, reduce pressure on emergency services and lower recovery costs. This means carefully considering where it's safe to build – and avoiding high-risk areas when necessary.

Exhausting all feasible alternatives

Council has prepared a Feasible Alternatives Assessment Report (FAAR) under the *Planning Act 2016* and Minister's Guidelines and Rules. The report outlines actions to reduce flood and bushfire risks, including proposed zoning changes. These changes may affect what you can build on your property and limit future development in high-risk areas.

The planning changes in the FAAR include new aspects in the Ipswich City Plan 2025 such as new overlay categories and assessment provisions for **Overlay OV10** (bushfire) and **Overlay OV12** (flooding), as well as changes to property zoning.

How to check your property's zoning

To check the final zoning of your property and to see if any overlays apply, scan the below QR code and enter your address.



Managing flood risk

The Ipswich City Plan 2025 includes updated flood mapping in **Overlay OV12** based on five risk categories. Flood risk varies by location and may come from rivers, creeks, overland flow or a mix of these.

Flood risk is assessed by:

- **flood likelihood** – how often flooding might happen
- **flood hazard** – how dangerous the water is, based on its depth and speed.

The table below shows each flood risk category and how the Ipswich City Plan 2025 responds through zoning, development controls and land use changes.

Flood risk category descriptions			
Flood risk category	Zones	Development and land use	Response
Very low risk / Probable Maximum Flood (PMF)	No change to zones	 Hazard vulnerable uses to avoid flood risk	 Vulnerable uses avoid flood risk: Awareness only
Low risk	No change to zones	 Suggested improvement in immunity	 Tolerable risk: Awareness, consider resilience steps
Medium risk	'Split' Zones:  Recreation  Environmental Management	 Avoid growth  Improve flood resilience	 Tolerable risk: Avoid uses which increase people living in flood risk areas
High risk	'Split' Zones, may be a combination of:  Limited Development  Recreation  Environmental Management	 These areas can be dangerous  Avoid residential uses  Avoid growth and intensification of residential uses	 Tolerable risk: Dangerous to people Damaging to buildings and infrastructure Avoid uses which increase people living in flood risk areas
Extreme risk	Zone may change:  Limited Development  Recreation  Environmental Management	 Avoid residential uses  Transition away from residential uses over time	 Unacceptable risk: Extremely dangerous to people Avoid growth Move away from residential uses

Managing bushfire risk

The Ipswich City Plan 2025 uses bushfire prone area mapping in **Overlay OV10** based on State Government data. The mapping shows three levels of hazards – very high, high and medium. There is also a 100-metre 'potential impact buffer' around these areas.

Hazard levels are based on three key factors:

- **weather conditions** – how hot and dry it gets
- **land slope** – fire burns more intensely uphill
- **fuel load** – how much vegetation is present.