

FACT SHEET

Zones

What is a zone?

'Zones' assist in regulating development for specific lots and areas in the planning scheme area.

Almost all land within the planning scheme area is included in a zone. A zone essentially identifies the intended use of a piece of land, or a part of a city to help identify its future potential.

There may be multiple zones that affect an individual property. Within zones there are also instances where specific areas have been included in zone precincts that provide more detailed planning intent for specific lots.

Zones are required to be consistent across councils to make planning schemes more user friendly.

To make sure the right buildings and services end up in the right places, almost all land within the draft planning scheme is included in what's called a 'zone'. There are different types of zones for different areas. For example, 'residential zones' are for different types of housing where people live supported by local parks and services, while 'centre zones' can be for a mix of activities including businesses where people work and shop.

Zones help council regulate development for different lots and areas by:

- Identifying how the land can be used and developed
- Making sure properties and services are built to match their surroundings
- Considering the potential of different pieces of land and how they could be used to meet future needs

By knowing the zone your property is in, you can not only understand how you can use your own land, but how your local area might change and the kinds of development you can expect.

What can zones do?

Each zone has a set of rules guiding how properties can be used and what types of buildings, services and activities can occur.

A zone can help identify the uses that are suitable in an area and also provides some guidance on what might not be suitable. They are also a way to help identify what assessment process development needs to go through. For example, residential uses in a residential zone will often be far less complicated in comparison to an industrial use in a residential zone.

What can't zones do?

Zones don't change how land is used now, or how land has been used historically. They don't take away existing, lawfully established uses.

Do we have zones now?

Yes, zones are included in the current Ipswich Planning Scheme 2006. The draft planning scheme aims to make these easier to understand. It includes changes to the zones allocated across the city with:

- new zone names and descriptions;
- fewer zones; and
- less complex zone codes.

In addition to zones, planning schemes include overlays to further guide how land is used and developed. Overlay maps show factors that can impact your property, like flooding, bushfire, heritage and environmental values, and other elements. To find out more about Overlays, please see the [Overlays Fact Sheet](#).

What zones are included in the draft planning scheme?

The following table lists the zones in the draft planning scheme:

	Centres Principal Centres Zone Major Centre Zone District Centre Zone Local Centre Zone Neighbourhood Centre Zone
	Residential Low Density Residential Zone Character Residential Zone Low-Medium Density Residential Zone Medium Density Residential Zone High Density Residential Zone
	Recreation and open zone Recreation and Open Space Zone
	Environmental Conservation Zone Environmental Management Zone
	Rural Rural Zone Township Zone
	Industry Low Impact Industry Zone Medium Impact Industry Zone Industry Investigation Zone
	Tourism Tourism Zone Tourism Accommodation Zone
	Community Community Facilities Zone Special Purpose Zone Specialised Centre Zone
	Other Emerging Community Zone Limited Development Zone

Guidance information on the purpose and expected/not expected (and unlikely to be approved) uses in each zone is provided in the **Know Your Zone Cards**.

What about 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 for Springfield and Ripley.

How do I find out what zone my property is in?

The online interactive mapping tool for the draft planning scheme is available at shapeyouripswich.com.au.

You can search a property address to get a '**Property Report**'. The report will illustrate the planning scheme zoning and overlays affecting a property. You can view the chapters of the new planning scheme that apply.

Full documents are also available at shapeyouripswich.com.au.

How can you find out what can be developed in each zone?

Guidance information is provided on the purpose and expected/not expected (and unlikely to be approved) uses in each zone in the **Know Your Zone Cards**.

The zoning maps are used in conjunction with the **Categorisation Tables in Part 5** of the planning scheme to determine the categories of development and assessment and the assessment benchmarks for assessable development. Overlays may change the level of assessment for new development.

What happens if a proposed development is not consistent with an applicable zone?

Where assessed as not complying with an applicable zone, council may consider refusing a development or imposing conditions to ensure compliance with the requirements of the planning scheme.

Council or a planning scheme cannot prevent someone from making an application that is inconsistent with the planning scheme, and these will go through the highest level of assessment.

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.