RESIDENTIAL

High Density Residential Zone

The purpose of the **High Density Residential Zone Code** is to provide for:

a. high density multiple dwellings; and

b. community uses, small-scale services, facilities and infrastructure to support local residents.

Note: The purpose of the zone is regulated by the Planning Act 2016.

DEVELOPMENT THAT IS ENCOURAGED AND EXPECTED (Examples)


Home-based business


Multiple dwellings (medium rise apartments)


Multiple dwellings (high rise apartments)


Community care centre



Food and drink outlet


Bar


Entertainment use


Residential care facility


Retirement facility


Shop


Childcare centre

DEVELOPMENT THAT IS UNLIKELY TO BE APPROVED (Examples)


Shopping centre


Transport depot


Warehouse


Medium impact industry


High impact industry

WHAT COUNCIL MIGHT CONSIDER IN ASSESSING A DEVELOPMENT APPLICATION:


Overlays


Development form and architectural design


Health, amenity and privacy


Connectivity



Access and parking


Development density


Landscaping

For more information

To find out more about what the Ipswich Plan 2024 (draft) says about the property you own, your local area and our city:

- Visit the new Ipswich Planning Scheme page at **shapeyouripswich.com.au** to view the entire draft new planning scheme.
- Search a property address and get a '**Property Report**' on **shapeyouripswich.com.au** to determine the proposed planning scheme zoning and any overlays affecting the property and view the relevant chapters of the draft new planning scheme.
- Talk to a planning officer by:
  - phoning (07) 3810 6666
  - emailing planningscheme@ipswich.qld.gov.au
  - visiting the Council Customer Service Counter, Ground Floor, 1 Nicholas Street, Ipswich during office hours.
- If you don't have computer or smartphone access, you can view the entire draft planning scheme and mapping electronically at any of council's libraries.

What is an Overlay?

An **overlay** shows unique characteristics of a property, such as particular local circumstances relevant to development. For example, flooding, bushfire hazards and heritage values.

Overlays need to be considered alongside the zoning of the property to determine the appropriate use of land.

Ipswich's overlay mapping tool enables Council and land holders to understand and see the full range of planning matters specific to their property. An overlay map may apply to all or part of your property and your property can be affected by more than one overlay.

The type of and category of development assessment under the planning scheme can be affected by overlays on a property.

Overlays have associated planning scheme codes which outline specific requirements for development if triggered.

Categorisation Tables

The **Categorisation Tables** in Part 5 of the draft planning scheme 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.

Use definition

The Categorisation Tables in Part 5 of the draft planning scheme provide additional matters that council will assess included in a range of development and use codes.

Local Frameworks

Local Frameworks provide an opportunity for an expression of the city-wide settlement pattern contained in the **Strategic Framework** of the draft planning scheme at a finer level of detail at the local area scale and 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. Part 4 of the drafting planning scheme provides the local frameworks including 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 (Part 3 of the draft planning scheme), its place-based settlement pattern and the local area and contextualise the application of zone and overlay requirements.

Use and 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. These codes are contained in **Part 9** of the draft planning scheme.

Planning Scheme Policies (PSPs)

Planning Scheme Policies in Schedule 6 of the draft planning scheme support code requirements and provide further information for how to meet the benchmarks in the related codes.