FACT SHEET

Planning Scheme Overview

What is a planning scheme?

Each local government prepares and maintains its own planning scheme as the main 'rule-book' for determining what new developments should occur in their local government area and how. The planning scheme sets a future vision for the city and can directly influence the way our city grows and changes, while also helping to protect the things that matter most. The planning scheme achieves this by planning for and regulating what development should occur where and when, how development should occur and what assessment processes are required.

Essentially, the planning scheme is the legal set of documents and maps that guides the way land, buildings and structures are used and developed in the Ipswich local government area and forms council's legal framework for assessing development applications.

Planning schemes help shape our neighbourhoods, towns and cities. The draft new planning scheme for Ipswich, Ipswich Plan 2024 (draft) sets out the future vision for our council area over the next 20 years in line with the following themes. The draft new planning scheme aims to identify areas to protect, areas to build on, places to set up businesses, shops and services, types of housing for people to live in and transport options to move around the city.

Why plan?

Great places
Create great places by strengthening our communities and protecting what we love about Ipswich - our lifestyle, our activity centres, and our rural areas.

Infrastructure
Plan for the right Infrastructure to support our people, the economy and jobs, such as transport, open space, parks and community facilities.

Housing
Facilitate housing choices for where and how we live.

Resilient communities
Strengthen the resilience of our communities to the changing climate, natural hazards such as flood and bushfires and human-made constraints such as former mining and pipelines.

Open space and environment
Conserve our natural environment, open and green spaces, natural resources and heritage.

Transport and movement
Keep us connected through transport and movement.

Economy and employment
Support the growth of our economic development and jobs.

Heritage and cultural values
Protect the things we value, such as our heritage and cultural values.

Why is a new planning scheme needed?

Our City of Ipswich is a key regional growth area in South-East Queensland that is growing and changing at a fast pace. The current population of our local government area is approximately 240,000 people and is expected to grow to 533,000 by 2046. Council is preparing a new planning scheme, *Ipswich Plan 2024*, that will replace the current 2006 Ipswich Planning Scheme. A new planning scheme will help us plan for our growing city over the next 20 years.

Learn more **here**.

How to find the zoning and overlays affecting a property

The online interactive mapping tool for the draft planning scheme is available at **shapeyouripswich.com.au.** You can toggle between the draft planning scheme maps on the left-hand side search bar.

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

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

Key parts of the draft planning scheme

- **Strategic Framework**
- **Local Area Frameworks**
- **Zones**
- **Overlays**
- **Categorisation Tables**
- **Development Codes**
- **Mapping**
- **Definitions and Planning Scheme Policies**

Fact Sheet – Draft Planning Scheme User Guide provides more information. A Local Government Infrastructure Plan (LGIP) is also under preparation that will be subject to a separate public consultation process.

How does the planning scheme affect you?

The preparation of the new planning scheme has included a review of the current **2006 Ipswich Planning Scheme** including some substantial policy matters such as the management of natural hazards including (flood and bushfire), protection of the natural environment, major infrastructure, building heights and changes to density, and zoning changes.

A planning scheme does not change the current existing lawful use of a property, however, it can affect changes that you might want to make in the future.

The planning scheme can influence what you, your neighbours or others can and can't do or build on a property.

It also sets out the provisions for the protection of certain types of land and buildings.

The planning scheme also sets out the rules for how things can be developed such as building heights, boundary setbacks and car parking requirements.

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.