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21 May 2019

Dear ratepayer / resident of Ipswich

Re: Your next Ipswich City planning scheme – an opportunity to share your thoughts

I write to share some important news about the future of planning and development in Ipswich. Ipswich City Council has decided to share a very early draft of a new Ipswich planning scheme with the community, seeking your thoughts, concerns and suggestions. This draft will be available for public viewing and input until Friday 28 June 2019.

Consultation at this early stage is not required under the state's land use planning laws; there will be further public consultation on a formal draft planning scheme next year. However, council has made this decision to seek your views on the initial draft 'statement of proposals' as a demonstration of your council's new approach to transparency and to help council officers prepare a better planning scheme.

I urge you to make the most of this opportunity and have your say on what you would like to see in your street, suburb and city. Your advice will help shape the strategies and policies that will feed into the city's new planning scheme.

What is a planning scheme and why do we need a new one?

A 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. It sets out the policies and provisions for the use, development and in some instances the protection of land and buildings, and is your council's legal framework for assessing all development applications.

The current Ipswich planning scheme came into effect in 2006. In 2017, the Queensland government introduced new Queensland planning legislation (the *Planning Act 2016* and *Planning Regulation 2017*), a new *State Planning Policy* and the new *South East Queensland Regional Plan 2017 (ShapingSEQ)*. The various policies and strategies of these documents are required under law to be incorporated into the new Ipswich planning scheme.

Whilst the current planning scheme has provided strong guidance during the greatest growth phase in the history of the Ipswich local government area, it is timely to prepare a new planning scheme with additional input from the community, state agencies and other key stakeholders.

South East Queensland's unprecedented population growth is forecast to continue strongly into the next 25 years and beyond, with Ipswich's growth at 5 percent per annum (with 10,000 new residents in the last year). The new *ShapingSEQ* expects the region to grow by an additional 1.9 million people (from 3.4 million to 5.3 million) by the year 2041. The population of the Ipswich local government area is expected to grow by almost 140 percent (with an extra 300,000 residents) to 520,000 people by 2041 (from the current population of 220,000). To manage this growth, the City of Ipswich will need to generate at least 61,000 extra jobs and provide for an extra 112,000 dwellings. A new planning scheme is definitely required.

#### Your feedback is essential

Council is seeking your thoughts, concerns and suggestions on the proposed land use strategies and approaches outlined in the draft strategic framework. Your advice will guide the preparation of the detailed zoning and development code components of the new planning scheme across three broad levels:

- Your city: Your views about how the draft strategic framework applies to the whole of the local government area.
- Your local area: Your views about how the framework applies to each of the 30 local area planning units, in particular the overall community preferences for the development options described for some local areas.
- Your land: Your views about the proposed designations for individual land parcels, including likely future zonings and development constraints (such as flooding and underground mining) that may apply.

You can view council's statement of proposals and draft strategic framework documents at [ipswich.qld.gov.au/newplanningscheme](http://ipswich.qld.gov.au/newplanningscheme). This website features a 'browser' that will allow you to view all 30 local area frameworks and associated mapping.

Throughout the public display and consultation period, professional town planning staff will be available to assist with your enquiries via the website, by phoning 3810 7990, emailing [strategic@ipswich.qld.gov.au](mailto:strategic@ipswich.qld.gov.au), or visiting the counter in the main administration building during office hours.

Written submissions can be sent to [strategic@ipswich.qld.gov.au](mailto:strategic@ipswich.qld.gov.au), submitted through the website, posted to Ipswich City Council (PO Box 191, Ipswich QLD 4305), or can be dropped at the main council administration building. Please include your name and address, indicate the section of the draft strategic framework, issue or land parcel to which the submission relates, and set out the reasons for the submission and suggested changes. All submissions must be formally received by council no later than 4:30pm on Friday 28 June 2019.

#### What happens to my submission?

All submissions will be reviewed and included in a report to be presented to council for consideration in preparing the formal draft of the new planning scheme. Council's responses will also be made available for public viewing on council's website. Feedback from the community, state agencies and other stakeholders will be used to guide the preparation of the final strategic framework and the rest of the planning scheme, including detailed zoning and development code components.

I encourage you to take advantage of this important opportunity to have your say about the future of our city.

Yours sincerely



Greg Chemello  
INTERIM ADMINISTRATOR