

1 ABOUT THE NEW IPSWICH PLANNING SCHEME

1.1 What is a planning scheme?

A planning scheme is a living and evolving document that guides the way land, buildings and structures are used and developed in the Ipswich Local Government Area to make sure the right development happens in the right locations.

It sets out the policies and provisions for the use, development and in some instances the protection of land and buildings, and is council's statutory planning framework for the assessment of development applications.

Prepared under the Queensland planning legislation, a planning scheme also helps to identify the necessary infrastructure to support growth and create a more diversified economy while continuing to protect our area's values and way of life.

1.2 Why do we need a new planning scheme?

An opportunity for change

The current Ipswich planning scheme was prepared under the now repealed *Integrated Planning Act 1997* and came into force and effect in 2006. Under the Queensland planning legislation, local planning schemes are required to be reviewed every 10 years.

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)*. These documents are required 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 Ipswich planning scheme in accordance with the Queensland planning legislation and incorporate the new policies and plans that were released in 2017, with additional input from the community, state agencies and other key stakeholders.

We cannot effectively review and revise the Ipswich planning scheme without your help.

This is your opportunity to have a say on what you would like to see in your street, suburb or city. Never has there been a more exciting time to help to shape the future of Ipswich by providing input into the strategies and policies that will feed into the city's new planning scheme.

Unprecedented growth

In recent decades, South East Queensland has experienced unprecedented population growth. This growth is forecast to continue strongly into the next 25 years and beyond, with Ipswich's growth currently sitting at a staggering 5 per cent per annum.

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 136 per cent (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.