



# New Ipswich Planning Scheme

Statement of Proposals, including Draft Strategic Framework

Key Stakeholders Briefing 6 June 2019

Join us online on:



# Why do we need a New Planning Scheme

- The current planning scheme came into effect in 2006
- In 2017 the Queensland Government introduced:
  - new Planning Legislation
  - new State Planning Policy
  - new Regional Plan (*ShapingSEQ*)
- Planning schemes are required to be reviewed every 10 years
- The Ipswich LGA is currently experiencing its greatest growth phase and new dwelling, population and jobs targets need to be achieved under *ShapingSEQ*
- Its time to update the Ipswich planning scheme with new input from the community, state agencies and other key stakeholders



Join us online on:



# New Ipswich Planning Scheme

## What is the purpose of the 'Statement of Proposals and Draft Strategic Framework'?

- Unique opportunity during Administration period
- A great opportunity to **engage early** with the Community, State Agencies and other key stakeholders about:
  - overall strategic direction for planning and development issues across the entire local government area (**our city**)
  - development opportunities (including options) within 30 local area strategic planning units (**your local area**)
  - likely zoning and development constraint outcomes for individual land parcels (**your land**)
- Subject to engagement feedback, sets the direction for detailed codes and planning scheme policies

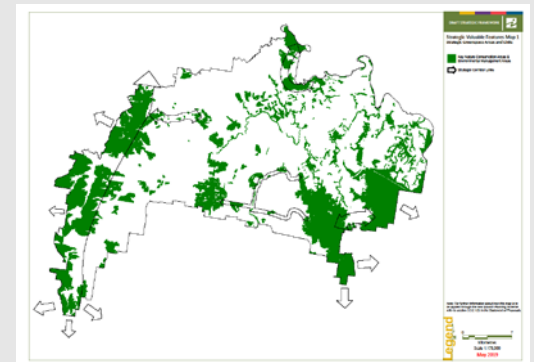
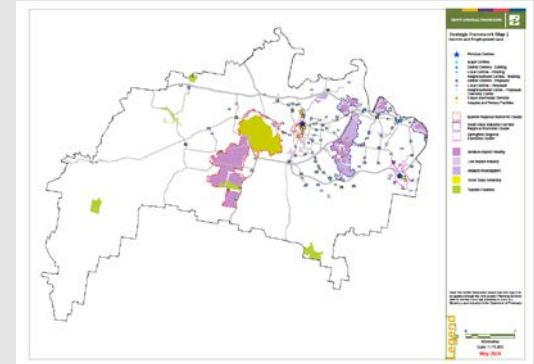


Join us online on:



# Draft Strategic Framework – Overview

- Sections 3.1 to 3.6 = overarching policy framework for Whole of LGA
- Section 3.7 = Local Area Frameworks (including alternate development options) for 30 local area strategic planning units
- Seeks to:
  - Balance competing interests affecting land use and development
  - Protect key valuable features
  - Effectively deal with development constraints
  - Establish an ecologically sustainable growth management framework
  - Identify key infrastructure to service existing and new communities
  - Demonstrate alignment with SPP, *ShapingSEQ* and key ICC Corporate strategies.



Join us online on:



# Draft Strategic Framework – Section 3.1 Preliminary

- Table 3.1 – SPP and SEQRP integration

- Reference to DSF elements and codes/PSPs yet to be prepared
- Focus on land use and development outcomes that can be addressed through the planning scheme

- SPP Integration

- Planning for liveable communities and housing
- Planning for economic growth
- Planning for the environment and heritage
- Planning for the safety and resilience to hazards
- Planning for infrastructure

Table 3.1 – State Planning Policy and Regional Plan Integration

State Planning Policy	Strategic Framework – Key Elements	Scheme Provisions (to be prepared)
<p><b>Planning for Liveable Communities and Housing</b></p> <p>Housing Supply and Diversity</p> <p>Diverse, accessible and well-served housing, and land for housing, is provided and supports sustainable housing outcomes</p>	<p>3.2.1 Vision Statement (1), (6), (26), (27), (28), (29)</p> <p>3.5.3 Sustainable Land Use</p> <p>3.5.3.1 Land Use Framework</p> <p>3.5.5 Housing (1), (2), (3), (4), (5), (6), Figure 4 – Missing Middle Housing Typologies, (7), (8), (9) and Table 3.4 – Residential Typologies and Details</p> <p>3.5.6 Transport</p> <p>Strategic Framework Map (SFM) – Housing</p> <p>Local Area Framework Precinct Map (particularly Residential Precinct)</p>	<p>Zone Maps and Codes, particularly for Residential Zones</p> <p>Residential Uses Code and Reconfiguring a Lot Code</p> <p>Housing design and siting to be addressed in Residential Uses Code and Reconfiguring a Lot Code</p> <p>'Incentives' (e.g. minimising assessment levels and standards for car parking for spontaneously designed and located development) consistent with the zone to be considered in preparing Zone Codes, Residential Uses Code and Refuse, Servicing, Access and Refuse Collection Code</p> <p>Local Government Infrastructure Plan (through separate statutory process)</p>
<p><b>Liveable Communities</b></p> <p>Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.</p>	<p>3.2.1 Vision Statement (1), (6), (7), (10), (11), (12), (13), (14), (20), (26), (27), (28), (29), (30)</p> <p>3.2.3.1 Natural Features and Systems (particularly sections (5), (6), (7), (8) and (9))</p> <p>3.3.3 Cultural Heritage</p> <p>3.3.4 Scenic Amenity (particularly (3), (4) and (5))</p> <p>3.5.1 Land Use Transit (particularly (6))</p> <p>3.5.4 City of Centres (particularly section (8))</p> <p>3.5.5 Housing (particularly (4), (5), (6), Figure 4 – Missing Middle Housing Typologies, (7), (8), (9) and Table 3.4 – Residential Typologies and Details)</p> <p>3.6 Infrastructure Introduction (particularly section (2))</p> <p>3.6.2 Transport (particularly (4), (7), (9) and (10))</p> <p>3.6.3 Parks and Recreation Facilities (particularly sections (1), (3), (4) and (7))</p> <p>3.6.4 Social Infrastructure and Community Facilities</p> <p>3.6.5 Digital Infrastructure and Telecommunications</p> <p>Strategic Valuable Features Maps (particularly SVFM 1 – Strategic Greenpace and Linnis, SVFM 2 – Water Courses and Designated Wetlands and SVFM 3 – Scenic and Visual Amenity)</p>	<p>Zone Maps and Codes, particularly for Centres Zones, Residential Zones and Open Space Zones</p> <p>Overlay Maps (Biodiversity and Water Courses and Designated Wetlands) and Codes</p> <p>Relevant Development and Use Codes (e.g. Residential Uses Code, Reconfiguring a Lot Code, Retail and Commercial Uses Code, Industrial Uses Code and Parks, Servicing, Access and Refuse Collection Code)</p> <p>Community facilities and services to be addressed in Recreation, Entertainment and Community Uses Code</p> <p>Good neighbourhood planning to be addressed in Reconfiguring a Lot Code</p> <p>Housing design and siting to be addressed in Residential Uses Code and Reconfiguring</p>

Join us online on:



# Shaping SEQ Integration

## *ShapingSEQ* Integration

- Theme 1 Grow – Elements 1 to 5
- Theme 2 Prosper – Elements 1 to 8
- Theme 3 Connect – Elements 1 to 3 & 6
- Theme 4 Sustain – Elements 1 to 11
- Theme 5 Live – Elements 1 to 6

## Key Shaping SEQ ‘Metrics’

- Growth targets = 520,000 population, 241,300 dwellings, 128,600 jobs
- Current planning scheme = 512,000 capacity = ‘evolution not revolution’
- DSF = 602,000 to 712,000+ population, 232,000 to 273,000 + dwellings, 498,000 jobs



Join us online on:



# Key ICC Corporate Strategies – delivery

## Table 3.2 Ipswich City Council Key Plans and Strategies Delivery

- Advance Ipswich
- iGO
- Nature Conservation Strategy
- Economic & Workforce Development Plan
- Focus on land use and development outcomes that can be addressed through the planning scheme



Join us online on:



# Section 3.2 – Vision

Repeats vision statement from Advance Ipswich



Join us online on:





# Section 3.3 – Valuable Features

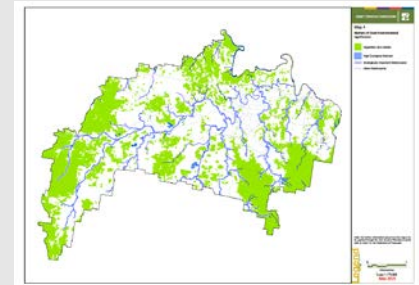
## Natural Environment

Matters of State Environmental Significance (MSES) require:–

- Reconciliation of 19 State data sets across 8 State Acts and regulations
- Mapped at Statewide level/scale
- Local ‘refinement’ through deletion of cleared areas and approvals and refinement relative to vegetation extents

ICC synthesis of MSES:–

- Map 1 State mapped water features
- Map 2 State mapped habitat
- Map 3 State mapped vegetation
- Map 4 ICC “MSES” Map (Local refinement of cleared areas, approvals and extents)

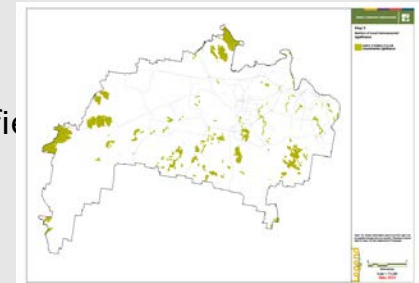


ICC MLES:–

- Map 5 – Matters of Local Environmental significance

Strategic Valuable Features Map 1 – Strategic Greenspace Areas and Links identified

- Areas of MSES to be protected
- Other areas of key environmental significance (Highly Significant areas)
- Strategic Corridor Links



Join us online on:



## Section 3.3 – Valuable Features, continued

Summary data (best of the best) used to inform:-

- Conservation and Environmental Management Zones (Protected/Receival Area)
- Biodiversity Overlay (Potential Offset Areas)



Strategic Valuable Features Map 2 – Watercourses and Designated Wetlands:- (New)

- Major watercourses, stream orders 8 to 5 + 50 metre buffers
- Medium watercourses, stream orders 4 and 3 + 25 metre buffers
- Minor watercourses, stream orders 1 and 2 + 10 metre buffers – (to be retained in natural state where prudent and feasible)
- Designated Wetlands, 100 metre buffers

Koala Habitat Management – to be protected or offset in accordance with Commonwealth Legislation, State Policy and Ipswich Koala Conservation and Habitat Plan

Above information also used to ‘inform’ [Strategic Framework Map 6 – Strategic Green Infrastructure](#), being an overall green infrastructure network comprised of natural areas and constructed assets (New)

Join us online on:



# Section 3.3 – Valuable Features, continued

## Cultural Heritage

Places of Indigenous and European cultural heritage significance to be protected through:-

- State and local listings
- Individual places (including indigenous sites)
- Character zones
- Places of Identified Interest
- Indigenous cultural landscapes (New)



## Scenic and Visual Amenity

Strategic Valuable Features Map 3 – Scenic and Visual Amenity shows regional and local (New):-

- Significant topographic features – prominent ranges, mountains, hills and ridgelines
- Significant water courses
- Major open space areas and inter urban breaks

Further details regarding urban view corridors, approach routes and gateways to be provided in schedules or zone codes and precincts.

Join us online on:



# Section 3.3 – Valuable Features, continued

## Natural Resources

- Importance of agricultural production to rural economy
- Reliance on State Mapping of GQAL – Class A and B land

## Key Resources

- Focus on hard rock, clay and aggregates and associated key resource areas and haul routes as per State mapping.
- New coal mining or coal seam gas operations not supported, based on identification of SEQ as a Priority Living Area under the *Regional Planning Interest Act* (New).



Join us online on:



# Section 3.4 – Development Constraints

## Preliminary

- Challenging complexity of multiple constraints above, on and below ground, with sometimes overlapping and cumulative impacts
- Focus on managing constraints and avoiding inappropriate development

## Defence Facilities and Activities

### RAAF Base Amberley:–

- Integration of latest ANEF contour mapping – had impact on some planned residential areas (particularly Walloon) (New)
- Utilise existing planning scheme mapping and provisions for:
  - Height and building restrictions
  - Public safety areas
  - Lighting and wildlife restrictions and buffers



### Purga Rifle Range:–

- Utilise existing planning scheme buffer areas and mapping provisions

Join us online on:



# Section 3.4 – Development Constraints, continued

## Unexploded Ordnance (UXO Areas):–

- Utilise existing planning scheme UXO mapping and provisions

## Mining and Key Resources:–

- Updated existing planning scheme mapping for mining influence areas (Some New)
- Utilise existing scheme provisions, including site specific geotechnical assessments
- Utilise state mapping to protect Key Resource Areas & haul routes

## Natural Hazards

### Bushfire Risk Areas:–

- Local refinement of State mapping (New) to remove existing cleared areas
- Retain ‘transitional bushfire risk areas’ provisions for land to be cleared for planned urban development
- New State provisions will impact on management of ‘edge effects’ (heat radiance and ember attack).

### Difficult Topography

- Utilise highly accurate ‘lidar’ (New) for mapping steep slopes
- Retain existing planning scheme provisions

Join us online on:



## Section 3.4 – Development Constraints, continued

**Flooding and Major Urban Catchment Flowpaths** – utilise latest available data (**New**) from:

- Brisbane River Catchment Flood Study and Strategic Floodplain Management Plan;
- Ipswich Rivers Flood Study Update; and
- Local Creeks flooding and drainage studies.

**Risk based approach** (**New**)

- High Flood Risk (Major Flood Conveyance) – limited new development , preferably open space/rural, no filling/earthworks
- Moderate Flood Risk / Defined Flood Event (Major Flood Storage), 1% AEP + climate change – no intensification of residential use (unless within a Special Flood Resilient Precinct), sensitive and vulnerable uses (eg childcare centres) avoided, only balanced cut and fill earthworks allowed (no net increase/importation of fill)
- Low to Very Low Risk (Balance Flood Plain), for Brisbane and Bremer Rivers and based on Probable Maximum Flood (1 in 100,000 AEP)
  - Avoid new highly vulnerable and sensitive uses (eg hospitals and nursing homes) and critical infrastructure (eg emergency services and evacuation centres)

**Include major urban catchment flow paths as an additional trigger for detailed local drainage assessments outside flood affected areas.**

Join us online on:



# Section 3.4 – Development Constraints, continued

## Other Development Constraints

### Major Transport Infrastructure

- Utilise State mapping for state highway and rail transport corridors (noise)
- Insufficient information available to warrant expansion onto ICC arterial road network

### Motorsport Facilities:–

- Utilise existing planning scheme mapping and provisions for Willowbank Motorsports and buffers (and which also buffer noise from events)
- Strategic intent to relocate Tivoli Raceway, but retain buffer in interim

### Other Infrastructure, soils and contamination:

Wastewater Treatment Buffers

Water Resource Catchments

High Pressure Pipelines

High Voltage Electricity Transmission Lines

Dispersive Soils

Contamination



Join us online on:





# Section 3.5 – Growth Management

## Preliminary

Refer [Figure 1 – Historical Timeline](#) (New)

## South East Queensland Regional Plan

### Reference to *ShapingSEQ*

- Population, dwelling and jobs growth targets
- Land use categories (Urban Footprint and RLRPA)
- Activity centres and regional economic clusters
- Potential Future Growth Areas (Lanefield/Grandchester and Marburg/Glamorganvale) – not required/no development at this stage
- Some proposed expansion of Urban Footprint at Rosewood and Thagoona (New)

## Sustainable Land Use

- Sets the scene through overall balancing of valuable features, constraints and opportunities
- Includes [Strategic Framework Map 1 – Settlement Pattern](#)



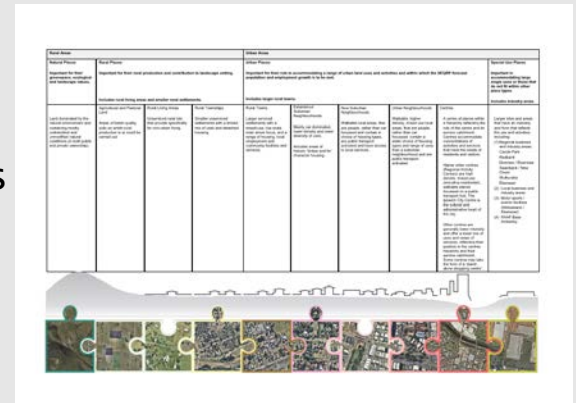
Join us online on:



# Section 3.5 – Growth Management, continued

## Land Use Transect

- Based on ‘Next Generation Planning’ approach
- Use as framework for allocating densities, typologies and mixed use
- Refer [Figure 2 – Ipswich Transect](#)



## Centres and Employment

### City of Centres

- Principal Centres x 2 = Ipswich and Springfield (*Shaping SEQ*)
- Major Centres x 2 = Goodna and Ripley (*Shaping SEQ*)
- District Centres x 12 = Booval, Brassall, Brookwater, Karalee, Redbank Plains, Redbank Plaza, Rosewood, Springfield Fair, Yamanto, Ripley East, Ripley West, Walloon
- Local centres (2,000 to 6,000m<sup>2</sup> gfa) = refer network Map and Local Area Frameworks – existing and proposed
- Rural Centres = Marburg and Grandchester
- Opportunity for some Neighbourhood Centres to expand into Local Centres

Join us online on:



# Section 3.5 – Growth Management, continued

## Employment

- Alignment with ICC Economic and Workforce Development Plan and *ShapingSEQ*
- Ipswich LGA locational and competitive advantages
- Focus on Business and Industry and Specialist Activity Node (e.g. Amberley), tourism, rural economy and centres



## Business and Industry Areas and Specialist Activity Nodes

- Regional business and industry areas x 6 at Carole Park, Redbank, Dinmore/Riverview, Swanbank/New Chum, Wulkuraka/Karabin and Ebenezer/Willowbank = alignment with *ShapingSEQ* RECs (Ipswich and South West)
- Local business and industry areas – refer network map and Local Area Frameworks
- Specialist activity nodes at Amberley and motorsports/events precinct

## Waste Activities

- Reinforces key elements of both Minister's and ICC Waste Activities Temporary Local Planning Instruments (Swanbank/New Chum and Ebenezer)

Join us online on:



# Section 3.5 – Growth Management Continued

## Rural Economy

- Support for both traditional and new/emerging/boutique rural industries (including rural/eco/adventure tourism)

## Housing

### Key references to:–

- *ShapingSEQ* population and dwelling targets and land supply
- Housing diversity and affordable living
- ‘missing middle’ housing typology and ‘transect’

### Tailored outcomes for:–

- Suburban neighbourhoods (established and new)
- Urban neighbourhoods
- Centres

Focus on most new housing within large master planned communities and higher densities within and around centres and public transport nodes and reducing development pressures outside these (New).

Join us online on:



# Section 3.5 – Growth Management Continued

Wide range of low, medium and high density typologies with specified lot sizes, building heights and dwelling densities for urban areas

- Refer [Table 3.4 \(New\)](#)
- Allocated through Local Area Framework mapping (indicative of likely zoning)

Designated Rural Living Areas:-

- No net increase in rural lots
- Transferable dwelling opportunities

Designated Township Areas at Grandchester and Calvert



Join us online on:



# Section 3.6 – Infrastructure

## Preliminary

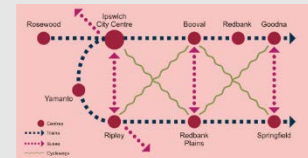
Importance of co-ordinated infrastructure delivery to support growth – with form and density of development aligned with necessary infrastructure (existing and future)

- Commonwealth, State and Local Governments;
- Water Distributor – Retailer (QUU); and
- Non-government organisations



## Transport:–

- *ShapingSEQ* and State Transport Infrastructure
- iGO and LGIP transport infrastructure with integration of transport and land use planning to support modal shift
- A multi modal approach, involving strategic roads, public, active and freight transport
- Includes Strategic Framework maps 5A – Strategic Transport Network and 5B – Strategic Active Transport Network (New)



Join us online on:



# Section 3.6 – Infrastructure, continued

## Parks and Recreation Facilities

### Key references to:-

- Strategic green infrastructure (**New**) – an integrated network of public parks, natural areas, linkages and other constructed assets
- Public parks (LGIP) and private recreation facilities



## Social Infrastructure and Community Facilities

### Preliminary

- ICC has a limited role in providing community facilities via the LGIP (LAND ONLY) and an important advocacy role for other government and non government agencies
- Consistent with *ShapingSEQ*, higher education (university) facilities and major hospitals are to be focussed on Ipswich City Centre and Springfield Town Centre (RECs)
- Focus on centres as key locations for delivery of social infrastructure and community facilities.

Join us online on:



# Section 3.6 – Infrastructure Continued

## Other Physical Infrastructure

- Stormwater Drainage
- Water Supply and Sewerage (Bulk Water/Water Distributor – Retailer)
- Power and Energy
- Digital Infrastructure and Telecommunications (focus on supporting other strategies such as the RECs)



Join us online on:





## Section 3.7 – Local Area Frameworks

- There are 30 Local Areas – (Strategic Planning Units) **(New)**
- Each Local Area Framework follows a similar approach, based on:
  - a) Protecting key valuable features;
  - b) Dealing with major development constraints;
  - c) Identifying key growth management outcomes and **options**; and
  - d) Delivering key infrastructure
- Some land within a local area may have alternate land use options for different land uses or development intensities (eg building heights, lot sizes or dwelling densities).
- The Local Area Frameworks and associated land use designations and options create an important opportunity to:-
  - a) Demonstrate delivery of strategic outcomes (line of sight); and
  - b) Focus community and development industry feedback on likely development and zoning scenarios

Join us online on:



## Section 3.7 – Local Area Frameworks, continued

Area 1 – Goodna, Gales, Camira (part)

Area 2 – Carole Park

Area 3 – Camira (part)

Area 4 – Springfield Estate

Area 5 – Bellbird Park, Redbank Plains,  
Augustine Heights

Area 6 – Redbank, Collingwood Park

Area 7 – Swanbank, New Chum

Area 8 – Riverview

Area 9 – Bundamba, Blackstone, Ebbw Vale,  
Dinmore

Area 10 – Karalee, Barellan Point, Chuwar

Area 11 – North Ipswich

Area 12 – Brassall

Area 13 – Ipswich Central

Area 14 – Booval, East Ipswich, North Booval

Area 15 – Raceview, Flinders View

Area 16 – Churchill

Area 17 – Yamanto

Area 18 – Ripley Valley

Area 19 – Purga (part), Goolman, Peak  
Crossing

Area 20 – Amberley

Area 21 – One Mile, Leichhardt,  
Wulkuraka,

Area 22 – Karrabin, Blacksoil (part)

Area 23 – Pine Mountain, Muirlea,  
Blacksoil (part)

Area 24 – Walloon, Thagoona , Haigslea  
(part),

Area 25 – Marburg

Area 26 – Rosewood

Area 27 – Ebenezer, Willowbank,  
Jeebropilly, Mount Forbes

Area 28 – Tallegalla, Woolshed, The Bluff

Area 29 – Ashfield, Lanefield, Calvert,  
Grandchester

Area 30 – Mount Mort, Lower Mount  
Walker, Mount Walker West

Join us online on:



# Where to from here

- Information may be obtained via
  - Council's website ([ipswich.qld.gov.au/newplanningscheme](http://ipswich.qld.gov.au/newplanningscheme))
  - Email Address ([strategic@ipswich.qld.gov.au](mailto:strategic@ipswich.qld.gov.au))
  - Phone 3810 7990
  - Visit Council's Administration Building
- Submissions to be received by Council no later than 4.30pm Friday 28 June 2019
- All submissions will be
  - Reviewed and included in a report presented to Council for consideration
  - Summarised in a consultation report and made available for public viewing on Council's website
- A full draft planning scheme including Strategic Framework, zoning, overlays, codes and policies will be prepared and resubmitted for formal state interests review and another round of formal public consultation.

Join us online on:



Thank you

Join us online on:

