

City of
Ipswich

ATTACHMENTS UNDER SEPARATE COVER

ITEM ATTACHMENT DETAILS

1. **OFFICERS' REPORTS:**

16.3 New Ipswich Planning Scheme (Draft) - Stage 3 Public Consultation Report

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Department of State Development, Infrastructure, Local
Government and Planning

Chief Executive Notice

Amended Notice about the process for making a planning scheme under section 18(3)(b) of the *Planning Act 2016*

Proposed Ipswich City Council Planning Scheme

Part A – Preamble

In accordance with section 18(4) of the *Planning Act 2016* (the Planning Act), the delegate of the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning (the Chief Executive) has considered the matters stated within the Minister's Guidelines and Rules (MGR) when preparing this notice under section 18(3)(b) of the Planning Act. The summary matters relevant to this decision are:

1. The notice given by Ipswich City Council (the council) under section (18)(2) of the Planning Act dated 9 September 2021.
2. Parts B of this notice comprise the provisions and process that apply to the proposed making of this planning scheme in accordance with section 18(6) of the Planning Act.
3. Unless stated otherwise, the process described in Appendix 1 of this notice is to be undertaken in the order in which it is prescribed. This does not preclude the need for steps to be repeated should changes be made to the proposed planning scheme for example.
4. In accordance with section 18(5) of the Planning Act, a communications strategy that the council must implement about the instrument is described in this notice.

Part B – Operative Provisions

This part prescribes additional matters that are to be read in conjunction with the requirements set out in Appendix 1.

1. Requesting Information

- 1.1 The Minister for Planning (the Minister) or the Chief Executive, as relevant to the process, may, at any time, give the council a notice requesting further information.

2. Managing Timeframes

- 2.1 The Minister, the Chief Executive, or the council, may pause a timeframe (except for the public consultation timeframe) for an action for which they are responsible, by giving notice to any other party

in the relevant step of the process. This notice must state how long the timeframe will be paused and a date upon which the timeframe will restart.

- 2.2 If a notice to pause a timeframe is given, the process is paused from the day after the notice is given until the date stated in the notice, unless the notice is withdrawn by the party that gave the notice.
- 2.3 If a notice to pause a timeframe is withdrawn, the process restarts from the day after the withdrawal notice is given.
- 2.4 Despite section 2.1, if a notice to pause a timeframe is given with a request for further information as per section 1.1 above, the timeframe is paused until the request is satisfied.
- 2.5 The duration of a pause notice may be extended by the giving of another pause notice before the paused period ends.

3. Public Consultation

In addition to any steps relating to public consultation included in Appendix 1 of this notice and in accordance with section 18(5) of the Planning Act, the council is required to:

- 3.1 Publish at least one public notice about the proposal to make the planning scheme in a newspaper circulating in the council's local government area and on the council's website.
- 3.2 Keep the instrument available for inspection and purchase for a period (the consultation period) stated in the public notice of at least 40 business days after the day the public notice is published.
- 3.3 Give the Minister a notice containing a summary of the matters raised in the properly made submissions and stating how the council dealt with the matters as per Step 20.

4. Communications Strategy

The council is required to:

- 4.1 Comply with the minimum public consultation standards prescribed in the Planning Act.
- 4.2 Identify the relevant key stakeholders for the purposes of public consultation.
- 4.3 Undertake a range of consultation methods that can be considered 'best practice' and are fit-for-purpose, generally in accordance with the Communications Strategy (New Ipswich Planning Scheme (including New Local Government Infrastructure Plan)).
- 4.4 Prepare a report on public consultation for the Minister, to accompany the proposed planning scheme for adoption.
- 4.5 Undertake its engagement process detailed below in line with the principles detailed in part 1 of the Department of State Development, Infrastructure, Local Government and Planning's (the department) *Community Engagement Toolkit for Planning*.

5. Changing the Proposed Planning Scheme

- 5.1 The council may make changes to the proposed planning scheme to—
 - 5.1.1 address issues raised in submissions;
 - 5.1.2 amend a drafting error;
 - 5.1.3 address new or changed planning circumstances or information; or
 - 5.1.4 address a matter or the Minister's condition raised during state interest review to appropriately integrate a state interest.
- 5.2 The council must ensure any changes made to the proposed planning scheme continue to appropriately integrate and address relevant state interest/s, including those identified in a state interest review.
- 5.3 If the council changes the proposed planning scheme and the change results in the proposed planning scheme being significantly different (having regard to schedule 2 of the MGR) to the version released

for public consultation, and public consultation has started or been completed, the council must repeat the public consultation required for the proposed planning scheme.

5.4 If public consultation is required to be repeated as a result of changes which result in the proposed planning scheme being significantly different, the council may limit the public consultation to only those aspects of the proposed planning scheme that have changed.

5.5 If public consultation is required to be repeated, the timeframes established in Step 18 apply.

6. The Chief Executive Actions

6.1 For the Chief Executive actions given in this notice under section 18 of the Planning Act, the Chief Executive includes the Director-General, the Planning Group Deputy Director-General, Executive Director, Director, and Manager of the Planning Group in the department.

APPENDIX 1 - Tailored process – Ipswich City Council – Notice about the process for making a planning scheme under section 18(3) of the *Planning Act 2016*

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)
Step 1	Planning and preparation	Local government notifies the Chief Executive of preparation & requests confirmation of state interests and early state interest review	The local government must give notice to the department of the nature and details of the proposed planning scheme and requests confirmation of state interests and early state interest review.	It is proposed that the confirmation of state interests (early state interest review) will occur as part of the preparation and consultation on the draft Strategic Framework. (refer to Steps 2, 3 and 4). Step 1 completed when the Chief Executive provides a Notice under section 18(3) of the Planning Act and which sets out the process that Ipswich City Council must follow during the plan-making process.	Local Government	Completed
Step 2		Local government prepares draft planning scheme	The local government must prepare a draft planning scheme.	Preparing the draft planning scheme will be staged: 1. Initial focus on preparing and consulting on the draft Strategic Framework (Statement of Proposals)- 2. Finalisation of draft Strategic Framework and preparation of draft detailed zoning and operational provisions (draft of the balance of the planning scheme).	Local Government	12 months
Step 3		Local government consults with the department	The local government must consult with the department (who will coordinate state agency input) while preparing the draft planning scheme.	Engagement and consultation with the department will occur throughout preparation of the planning scheme (refer to the Communications Strategy for information on engagement with the department).	Local Government	None
Step 4		State comments on draft planning scheme	Whole of state agency comments provided to the council about the draft strategic framework.	A coordinated written response containing state agency comments will be provided the council.	Chief Executive	None
State interest review						
Step 5	State interest review	Local government provides notice to commence the state interest review process	The local government must give a notice to the Chief Executive to commence the state interest review that includes— 1. An electronic copy of the proposed planning scheme in the format identified by the department. 2. An electronic copy of the proposed planning scheme in the format identified by the department. 3. A written statement addressing the state interests in the relevant regional plan and SPP which includes— a. how the state interests are integrated in the planning scheme; b. reasons why any state interests have not been integrated in the planning scheme; and c. any state interests that are not relevant.	The state interest review will be substantially informed and addressed through the early state interest review undertaken during the preparation of the draft planning scheme.	Local; Government	None

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)
			<ol style="list-style-type: none"> 4. A written statement about how the key elements of a planning scheme mentioned in section 16(1) of the Planning Act have been addressed and if the planning scheme is consistent with the regulated requirements. 5. A proposed communications strategy if one has not been given with the notice under section 18(2) of the Planning Act. 6. Any background studies or reports that informed the preparation of the planning scheme, including any strategic study or report, or review required under section 25(1) of the Planning Act. 7. Any natural hazards, risk and resilience evaluation report prepared having regard to the SPP. 8. Any draft feasible alternatives report prepared for a planning change made to reduce the risk of natural hazards, including details of the potentially affected premises and any relevant supporting information. 9. Shapefiles of any mapping. 10. A summary of consultation with state agencies and the outcome of the consultation. 11. Any other information considered relevant by the local government. 			
Step 6		Chief Executive undertakes the state interest review	The Chief Executive must undertake a state interest review.		Chief Executive	To commence within 5 days of receiving the notice to commence the state interest review
Step 7		Chief Executive considers key Act & Regulation matters	<p>As part of the state interest review, the Chief Executive must consider if the proposed planning scheme—</p> <ol style="list-style-type: none"> a) advances the purpose of the Planning Act; b) is consistent with section 16(1) of the Planning Act; c) is consistent with the regulated requirements prescribed in the Planning Regulation; d) is well drafted and clearly articulated; and e) accords with the result of any strategic study or report, or review required under section 25(1) of the Planning Act. <p>The Chief Executive may also consider the information given with the notice to commence the state interest review.</p>		Chief Executive	Concurrent with state interest review, to commence within 5 days of receiving the notice to commence to state interest review
Step 8		Chief Executive advises of changes required	<p>The Chief Executive may give notice to the local government advising of any changes—</p> <ol style="list-style-type: none"> a) to the proposed planning scheme required to address state interests b) to the proposed communications strategy as a result of the state interest review. 		Chief Executive	During the state interest review period (60 business days from commencement of the state interest review)

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)
Step 9		Chief Executive provides outcomes of state interest review	The Chief Executive must give notice to the local government of the outcome of the state interest review.		Chief Executive	60 business days from commencement of the state interest review
Step 10		Chief Executive provides conditions of state interest review	The Chief Executive may include conditions that apply to the proposed planning scheme, including the timing on when the conditions must be complied with.		Chief Executive	Concurrent with the notice giving the outcome of the state interest review
Public consultation						
Step 11	Public consultation	Local government commences public notice as per the Planning Act, MGR, etc.	The local government must give public notice in accordance with: a) the public notice requirements prescribed in the Planning Act, Schedule 2, definition of public notice, paragraph (b); b) Schedule 4 of MGR; and c) the communications strategy, including any amended strategy requested by the Chief Executive.	Refer to the Communications Strategy for further information about the consultation.	Local Government	None
Step 12		Local government publishes a public notice - minimum 40 business days	The local government must publish a public notice about the proposal to make or amend the planning scheme. It must state that any person may make a submission about the instrument to the local government within the consultation period.	Refer to the Communications Strategy for further information about the consultation.	Local Government	The consultation period must be a minimum period of 40 business days, commencing after the day the public notice is published in a newspaper circulating in the local government area.
Step 13	Considering submissions	Local government considers all properly-made submissions	The local government must consider all properly made submissions about the proposed planning scheme.		Local Government	None
Step 14		Local government prepares written consultation report	The local government must prepare a written consultation report that is— • available to view and download on the local government’s website; and • available to inspect and purchase in each of the local government’s offices.		Local Government	Within 40 days of the close of the consultation period
Step 15		Local government notifies submitters about submissions consideration process	The local government must notify persons who made properly made submission about how the local government has dealt with the submissions.		Local Government	None
Step 16	Changing the proposed instrument	Local government makes changes as a result of submissions, changed circumstances, etc.	The local government may make changes to the proposed planning scheme to: • address issues raised in submissions; • amend a drafting error; or • address new or changed planning circumstances or information.		Local Government	None

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)
Step 17		Local government ensures changes made still meet relevant state interests	The local government must ensure any changes made to the proposed instrument continue to appropriately integrate and address relevant state interests, including those identified in a state interest review.		Local Government	None
Step 18		Local government restarts or repeats consultation due to scheme changes	If the local government changes the proposed planning scheme and the change results in the proposed scheme being significantly different (having regard to schedule 2 of the MGR) to the version released for public consultation, and public consultation has started or been completed, the local government must restart or repeat the public consultation required for the proposed scheme with the changes made.	If this step is required to be undertaken, then the starting and completing subsequent steps 20 to 25 will be changed by a corresponding time to that taken to complete steps 18 and 19.	Local Government	None
Step 19		Local government limits public consultation to only those aspects changed	If re-consultation is required as a result of changes which result in the instrument being significantly different, the local government may choose to limit the public consultation to only those aspects of the proposed planning scheme that have changed.	If this step is required to be undertaken, then the starting and completing subsequent Steps 20 to 25 will be changed by a corresponding amount of time to that taken to complete Steps 18 and 19.	Local Government	None
Minister's consideration						
Step 20	Minister's consideration	Local government requests adoption of scheme	The local government must give the Minister a notice to request adoption of the planning scheme that includes— a) an electronic copy of the planning scheme, clearly identifying any change that has been made to the proposed planning scheme since the state interest review b) a written consultation report c) the reasons why the local government doesn't consider the proposed planning scheme to be significantly different from the version for which public consultation has been undertaken.		Local Government	Within 40 days of the close of the consultation period
Step 21		Minister provides approval to adopt	The Minister must give the local government a notice stating— a) if the local government may adopt the proposed planning scheme; and b) the Minister's conditions, if any, that apply to the proposed planning scheme; or c) if the proposed planning scheme may not be adopted, the reasons why it may not be adopted.		Minister	Within 40 business days of receiving the notice from local government requesting adoption of the planning scheme
Step 22		Minister provides conditions of adoption	Any ministerial conditions stated on the notice given must be complied with before the local government may adopt the proposed planning scheme, unless stated otherwise in the notice.		Minister	None
Adoption						
Step 23	Adoption	Local government decides to adopt scheme	The local government must decide to adopt or not proceed with the proposed planning scheme.		Local Government	None

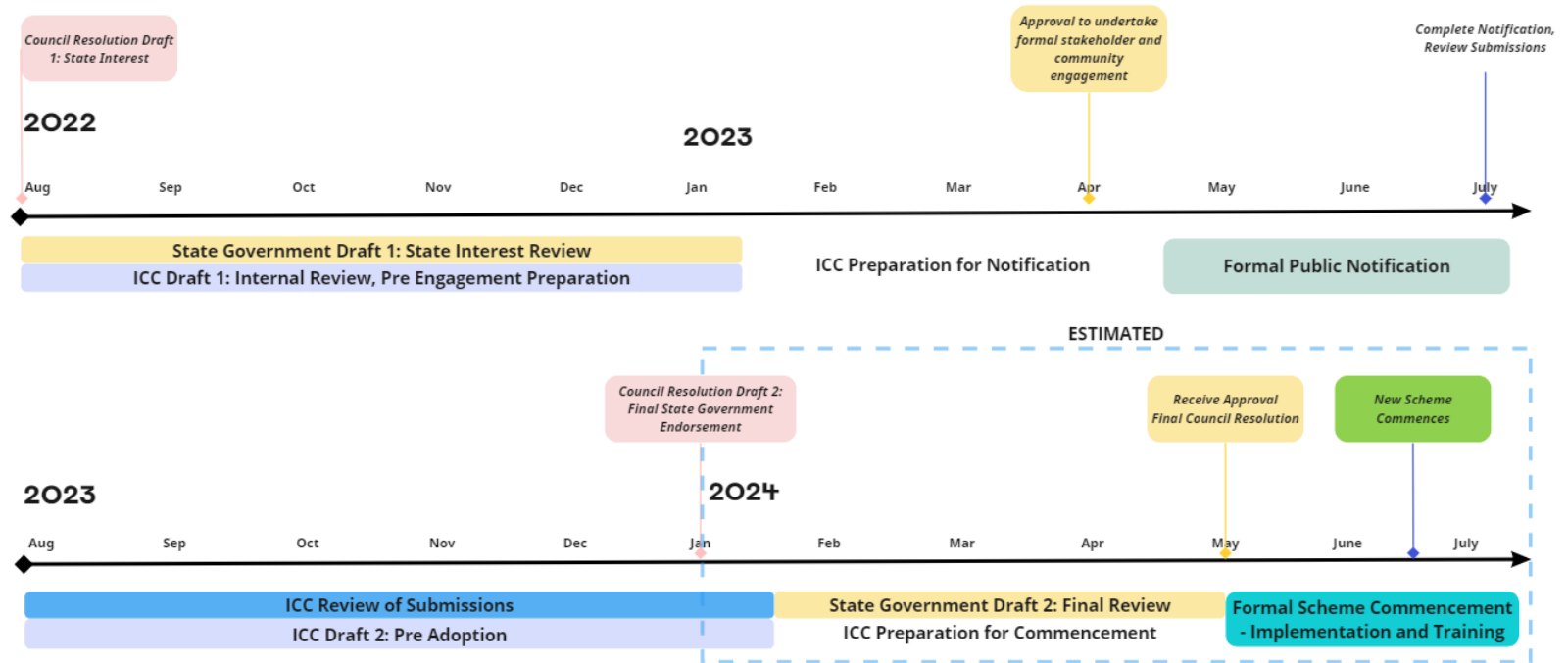
Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)
Step 24		Local government publicly notifies adoption	<p>If the local government decides to adopt the proposed planning scheme, the local government must publish a public notice in accordance with the requirements of the Planning Act, Schedule 2, definition of public notice, paragraph (c) that must state—</p> <ul style="list-style-type: none"> a) the name of the local government; b) the decision made by the local government about the planning scheme; c) the date the planning scheme was adopted; d) the commencement date for the planning scheme (if different to the adoption date); e) the title of the planning scheme; f) if the planning scheme only applies to part of the local government area, a description of the location of that area; g) the purpose and general effect of the planning scheme; and h) where a copy of the planning scheme may be inspected and purchased. 	Step also includes preparing the final version of the adopted Ipswich Planning Scheme, systems updates and publication.	Local Government	None
Step 25		Local government provides public notice and copy of scheme to the Chief Executive	The local government must give the Chief Executive a copy of the public notice; and if adopted, a copy of the planning scheme.		Local Government	Within 10 business days of publishing a public notice

Dated this 9th day of December 2021



Kerry Doss
State Planner
Department of State Development, Infrastructure,
Local Government and Planning

Ipswich Plan 2024 - Project Timeline



Ipswich PLAN 2024

Public Consultation Report – January 2024

Consideration of submissions received to the new draft Ipswich Plan 2024 public consultation (including Local Government Infrastructure Plan)



INTRODUCTION

This public consultation report has been prepared by Ipswich City Council in accordance with [the Chief Executive Notice \(Amended Notice about the process for making a planning scheme under section 18\(3\)\(b\) of the Planning Act 2016\)](#) and the [Minister's Guidelines and Rules for making and amending Planning Schemes July 2023](#). Its' purpose is to summarise the activities and outcomes of public consultation of the draft planning scheme (*Ipswich Plan 2024*) and Local Government Infrastructure Plan (LGIP), to outline the matters raised in submissions received, and how council has responded to the matters raised.

The overall purpose of the public consultation process was to engage with the Ipswich community and other key stakeholders regarding the draft planning scheme and draft LGIP and provide awareness and an opportunity for information, involvement and to make a properly made submission for council's consideration prior to the finalisation of the new planning scheme, including the LGIP. The formal public consultation process took place from 15 May to 16 July 2023, with a pre-consultation awareness and education phase preceding the commencement of the public consultation period. The LGIP formal public consultation process took place from 12 June 2023 to 25 July 2023. Council received 506 submissions to the draft planning scheme public consultation process. An additional 35 submissions were received to the draft LGIP public consultation process.

This consultation report outlines how council has considered and responded to the key matters raised in all submissions received, including those in relation to a proposed 'planning change' that may constitute an Adverse Planning Change as identified in the draft Feasible Alternatives Assessment Report (FAAR). The report also includes an overview summary of all changes to the draft planning scheme and the draft LGIP that have been proposed in response to submissions received. This report will be provided to the state government in accordance with the Chief Executive Notice for its consideration of how council has dealt with all submissions received, and to ensure any proposed changes continue to appropriately integrate and address relevant state interests.

In November 2023, Ipswich City Council was awarded a Planning Institute of Australia (Qld) Award for Excellence in the Stakeholder Engagement Category for the new draft Ipswich Planning Scheme, *Ipswich Plan 2024*. Council was also the winner of the Overall Award for Excellence for stakeholder engagement for the new draft planning scheme which will now also be entered for a 2024 National Planning Institute of Australia Award for Excellence.

Why a new planning scheme and local government infrastructure plan?

Our City of Ipswich is a key regional growth area in South-East Queensland that is growing and changing at a rapid pace. The current population of our local government area is approximately 247,000 people and is expected to grow to 535,000 by 2046, meaning accommodating an additional 288,000 residents. To manage this growth, we will need to generate at least 75,000 extra jobs and provide for an additional 106,000 homes, including facilitating diversity in lifestyle, housing choice, and affordability.

A new planning scheme is needed to meet these challenges, while protecting and maintaining the things our community love about life in Ipswich. Planning aims to manage how our city grows and changes in a way that benefits people, the environment, and the economy by reconciling a number of often competing private interests balanced against the wider public benefit. The draft new planning scheme will play an important role in setting out the future vision for the city and for each local area to plan for change by identifying where future growth and development should occur to achieve that vision. Good planning can improve our lifestyle by creating great places for people to live, work and visit. The new

planning scheme will also identify future infrastructure when and where it's needed to support sustainable growth.

Planning for our future includes providing the infrastructure to support our community. A new LGIP is needed to integrate and align infrastructure planning with the land use planning identified in the new *Ipswich Plan 2024*. Planning ensures we deliver infrastructure in an efficient and orderly manner, keeping pace with development. This provides certainty to the community and the development industry. The LGIP includes the infrastructure networks of roads, parks and land for community facilities. The LGIP will form part of the planning scheme and must be prepared in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules July 2023*. Major infrastructure, such as higher order roads and larger regional parks, are often delivered by a combination of the development industry, local government and state government. Having a plan of what is required to accommodate our growth helps us to identify the infrastructure our community needs, estimate the costs of the future infrastructure, and understand who should deliver the necessary infrastructure, including providing the basis for the conditioning of trunk infrastructure through development.

The combination of a new Planning Scheme and a new Local Government Infrastructure Plan helps to plan the community of the future, and to understand the challenges associated with rapid growth and the future of Ipswich.

Statutory Framework

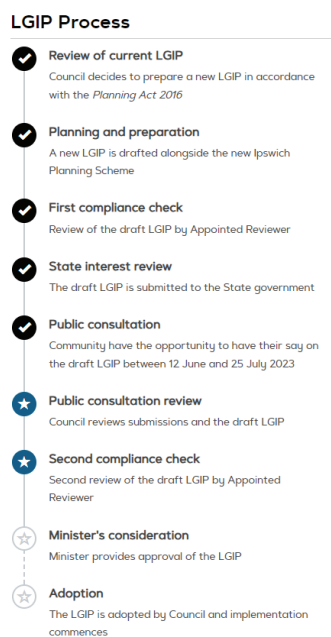
New Planning Scheme (Ipswich Plan 2024)

Preparing a planning scheme is a lengthy process involving multiple steps and follows a process set out by state legislation. The new planning scheme is being prepared in accordance with an agreed tailored plan making process following the statutory framework outlined in the state government [Chief Executive Notice \(Amended Notice about the process for making a planning scheme under section 18\(3\)\(b\) of the Planning Act 2016\)](#) and the requirements of the [Ministers Guidelines and Rules for making and amending planning schemes July 2023](#). For more information on the plan making timeline for *Ipswich Plan 2024* refer to the timeline below.



New Local Government Infrastructure Plan (LGIP)

A new LGIP is being prepared in parallel to the new planning scheme however follows a different and separate statutory process to the draft planning scheme which is set out in the *Minister's Guidelines and Rules for making and amending planning schemes July 2023*. For more information on the plan making timeline for *the LGIP* refer to the timeline below.



PUBLIC CONSULTATION

Ipswich City Council made a commitment to exceed the statutory requirements for public consultation of a new planning scheme.

In 2019, council undertook early engagement on a [Statement of Proposals \(including a draft Strategic Framework\)](#) to gain the communities views and aspirations to inform the drafting direction of the new planning scheme. The Statement of Proposals (including a draft Strategic Framework) expressed numerous policy ideas and options and was used for early engagement with stakeholders, the community, and the development industry to guide the policy direction for the new planning scheme. Engagement was also undertaken with state agencies.

The introduction of the single State Planning Policy (SPP) in 2017 introduced a range of new policy challenges for the City that had not before been components of the 2006 planning scheme. The Statement of Proposals not only provided an opportunity to prepare a strategic vision and direction for the new planning scheme but also introduced the community to the challenges of the new policy setting and proposed some policy intent and options for development on which the community could have a say. Outcomes of this engagement can be found [here](#). Feedback received from the community and key stakeholders to this early engagement were considered in drafting the new planning scheme.

Council identified two main desired outcomes for engagement on the draft new planning scheme, which were addressed in two phases:

1. Phase 1 (pre formal public consultation):

Raise awareness and educate the Ipswich community on what a planning scheme and LGIP is, the importance of having a draft new planning scheme and LGIP, how the new planning scheme may affect their property or lifestyle and how to make meaningful contributions during the future formal public consultation phase of the draft planning scheme and LGIP. A suite of communications de-coded difficult planning language and concepts for the general public to build planning awareness, knowledge and understanding of planning in the Ipswich community.

Phase 1 began in December 2022 with the launch of the 'New Ipswich Planning Scheme' website on council's Shape Your Ipswich. This provided accessible, user-friendly content on key planning topics and the draft new planning scheme and the draft new LGIP. More than 50 unique education materials were developed for both current and future use, including fact sheets, videos and infographics. Through the delivery of the community education campaign, council facilitated greater opportunities for the community to strengthen their understanding of the purpose and value of planning and their ability to make meaningful contributions to the preparation of the new planning scheme and LGIP, including through informed submissions, and to future planning processes.

This provided a launch pad for improved community understanding of planning, its importance and the upcoming planning scheme engagement.

2. Phase 2 (formal statutory public consultation of the draft new planning scheme, Ipswich Plan 2024 and formal public consultation of the draft new LGIP):

Following completion of the state government review of the draft planning scheme and its approval for council to commence public consultation, the formal statutory public consultation period for the draft new planning scheme was undertaken between 15 May 2023

to 16 July 2023. The intent was to consult the Ipswich community on the draft new planning scheme to identify concerns, opportunities and gather feedback on the draft new planning scheme, both informally and as formal 'properly made' submissions. Communications during this phase were aimed at encouraging Ipswich residents and key stakeholders to have their say on the draft new planning scheme by making a formal submission and raising awareness of the various consultation activities being run by council. The draft FAAR was also made available online during the public consultation period with letters sent to all property owners affected by a proposed 'planning change'.

Complete details of the consultation activities and outcomes are available in the full [Engagement Outcomes Report](#).

The formal public consultation of the draft LGIP took place from 12 June 2023 to 25 July 2023 in parallel to the public consultation of the draft planning scheme.

In November 2023, Ipswich City Council was awarded a Planning Institute of Australia (Qld) Award for Excellence in the Stakeholder Engagement Category for the new draft Ipswich Planning Scheme, *Ipswich Plan 2024*. Council was also the winner of the Overall Award for Excellence for stakeholder engagement for the new draft planning scheme which will now also be entered for a National Planning Institute of Australia Award for Excellence in 2024.

Consultation Activities and Outcomes – *What we did*

Figure 1 provides a summary of the key activities and outcomes from the community education and public consultation phases for the draft planning scheme. Complete details of the consultation activities and outcomes are available in the full [Engagement Outcomes Report](#).

Figure 1: Summary of key activities and outcomes of community education and public consultation phases



Consideration of Submissions – What you said and how we responded

Council received 506 submissions to the public consultation of the draft *Ipswich Plan 2024* from the community and key stakeholders. This was an increase of 250% on the submissions that were received for the 2006 planning scheme when it undertook its formal statutory public consultation period.

In addition, council received 35 submissions in response to the public consultation of the draft LGIP.

Submission Themes – Draft Ipswich Plan 2024

Figure 2 provides a depiction of the distribution of submissions by theme.

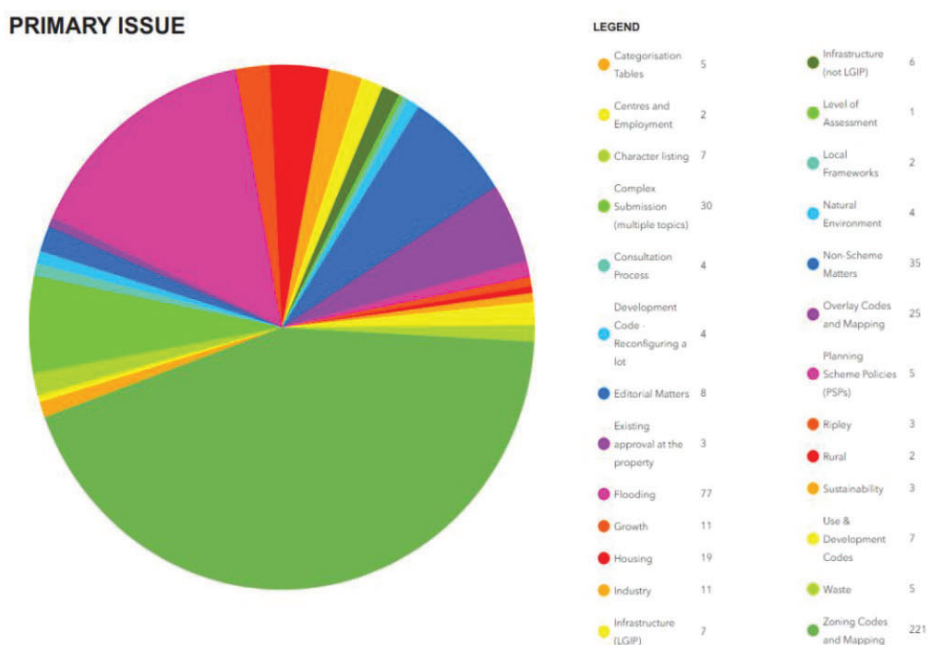


Figure 2 – Distribution of submissions based on theme – *Draft Ipswich Plan 2024*

Note that any submission may include multiple key matters spread across various themes. In some instances, this may appear to inflate the total number of submissions artificially.

Making a Planning Change to Reduce Risk of Serious Harm to Persons or Property on Premises from Natural Events or Processes

Chapter 4 of the *Minister's Guidelines and Rules July 2023* provides rules for making a planning change to reduce risk of serious harm to persons or property on premises from natural events or processes. The part prescribes the actions that must be undertaken if a council proposes to make a planning scheme under section 18 of the Act, and council proposes that it be a 'planning change' under section 30(4)(e) of the Act. Council prepared a draft feasible alternatives assessment report (FAAR) in accordance with the MGR. In accordance with section 18 of the Act, council gave the draft FAAR, together with the details of every property affected by the planning change, to the Minister prior to commencement of the public consultation for the draft planning scheme. Council also gave notice by way of correspondence to every property owner affected by the proposed planning change in accordance with the MGR. Following the conclusion of the public consultation period council must consider every properly made submission about the proposed planning change and include the consideration of every properly made submission about the proposed planning change in a consultation report. [Table 1 – Public Submissions Summary – Draft Ipswich Plan 2024](#) and the [Final FAAR Report](#) provide the listing of all submissions received including submissions relating to the proposed 'planning change' and draft FAAR and council's consideration of matters raised and response.

Submission Review Process

After the public consultation period of the draft *Ipswich Plan 2024* and draft LGIP closed, council reviewed and considered the matters raised in all submissions.

The submission review process undertaken by council is outlined below:

- Step 1 - Submission received and recorded** 1. Council received the submission via post, in person, email or using the online Shape Your Ipswich submission form and portal. 2. Each submission was allocated a unique submission number. 3. Each submission was checked to: i. Determine if it was 'properly made'. Note: For submissions to be 'properly made' the submission must have met the requirements of the *Planning Act*. Notwithstanding, all submissions received were considered with responses recorded in this report. 4. Each submission was recorded in council's database.
- Step 2 – Each submission was summarised and themed** 1. Each submission was reviewed in detail and a high-level summary of the matters raised prepared. 2. Each submission was then allocated a 'theme' or number of 'themes' depending on the matters raised. (Note: The allocation of theme/s is a way of categorising submission matters so that like issues or concerns can be considered together).
- Step 3 - Submission issue/s identification** Each submission identified for each theme was then reviewed again to determine the specific submission issue or matter related to that theme. This process ensured all matters raised were captured, as a submitter may raise multiple items relating to one theme. Similarly, multiple submitters may raise the same issue or concern. Each submission was then summarised for consideration.
- Step 4 - Submission issue/s consideration** Each submission issue was then considered to determine if a change was needed or improvement could be made to the draft planning scheme or draft LGIP. Not all submission issues resulted in a change or improvement. Responses to each issue raised were categorised as follows: • No change proposed (ie. no change required to draft planning scheme); Change - Planning Scheme Clause or Table Amendment Proposed; Change

– Draft Planning Scheme Mapping Amendment Proposed; Change – Mix of Actions Required. To ensure appropriate community consultation and transparency around changes to the planning scheme, the state government’s *Minister’s Guidelines and Rules July 2023* includes limits around the matters council can change post public consultation. Some submissions were not supported due to technical, policy or legislative reasons, or because they were outside the scope of a being a planning scheme matter. Any changes proposed were considered to ensure they continued to integrate all relevant state interests and did not result in the proposed changes being ‘significantly different’ to the proposed draft planning scheme or draft LGIP as advertised.

Step 5 - Responses A response to each submission was then prepared.

Review and Response to Submissions

[Table 1 – Public Submissions Summary: Draft Ipswich Plan 2024](#) provides a list of all submissions received to the draft *Ipswich Plan 2024* (including submissions received in response to the draft [FAAR](#)) by unique identifier, a summary of the issues raised in the submissions and council’s response comments, including if it is proposed to make a resulting change to the draft planning scheme. All changes in response to submissions received have also been reviewed to ensure consistency with state government state interest matters.

[Table 2 – Public Submissions Summary: Draft LGIP 2024](#) provides a list of all submissions received to the draft LGIP by unique identifier, a summary of the issues raised in the submissions and council’s response comments, including if it is proposed to make a resulting change to the draft LGIP

1. Draft Ipswich Plan: Summation of Submissions

Of the 506 submissions received, 26 submissions were considered ‘not properly made’. However, as committed, these submissions were still considered where they raised relevant planning matters.

Outlined below are the key policy issues arising from the review of submissions, which are grouped by themes of zoning, overlay, use/development codes and other plans, in no order of significance:

Zoning – Centres Zone

The translation from the current scheme hierarchy of centres to the new hierarchy of centres consistent with the Act has created some confusion and consternation amongst owners of centres, with a theme of submitters seeking to elevate the significance of their own centres, while deflating the significance of nearby centres.

The Ipswich Centres Strategy was commissioned (in part) to determine the appropriate classifications within the new hierarchy for each of the centres, using a range of factors, including considering existing and ultimate developed scenarios.

Additionally, some centres are within the Special Opportunity Zone in the current scheme, meaning a centre hierarchy classification is entirely new to these centres.

There are several instances requiring changes to zones of existing centres to align with the findings of the Ipswich Centres Strategy Report, as summarised below.

Include: Booval, Redbank Plains, Redbank Plaza, and Yamanto into the Major Centre Zone to reflect the current state and the functional offerings in each centre.

Modify: Goodna to a District Centre.

Zoning – Character Residential Zone

The loss of the Character Mixed Use Zone from the current scheme as it does not exist in the state government regulated suite of zones, has resulted in the proposed change of zoning of these areas to the Character Residential Zone, which offers a differing level of non-residential reuse. It is acknowledged that some areas identified as Character Residential Zone in the draft scheme offer little residential amenity and are likely more suited for a mix of commercial and residential activity, while protecting the character of the place.

While most of the land currently zoned Character Mixed Use will revert to Character Residential Zone in the draft scheme, a select few areas have been included into the Centres zones permitting more intensive residential and / or commercial purposes, while retaining the Character Places and Areas Overlay (OV3) where appropriate to protect local character and heritage. This approach was taken in recognition of long-established non-residential uses and with the view towards the consideration of other zoning choices in future amendments, such as the possibility of including the Mixed-Use Zone. This inclusion would be considered a major amendment in the future.

Zoning – Recreation and Open Space Zone

Submissions were received in relation to the decision to zone privately held land as Recreation Zone, where there is no clear plan to establish a public or recreational use. These submissions were largely focussed on land in North Ipswich, Walloon, and Swanbank.

The concerns raised in the submissions were considered, with some changes being made, particularly in the Swanbank and Walloon areas to reduce the land zoned for recreation, due to the extensive constraints. However, land at North Ipswich is recommended to remain within the Recreation Zone as a reflection of advanced recreation planning and current development decisions.

Zoning – Environmental Management Zone

Submitters have raised concern with the volume of land included in the Environmental Management Zone, and the subsequent loss of value of the land and ability to undertake development in these areas.

The Environmental Management Zone fulfils many roles in the draft Ipswich Plan 2024. Specifically, the zone:

- protects natural environment and ecological processes;
- provides for the continuation of existing extractive industries;
- provides a buffer between incompatible land uses;
- supports water way corridors;
- protects overland flow and drainage functions;
- incorporates detention basins; and

- acts as wildlife corridors.

Despite the multifunctional role of the zone, less than 7% of the total area of the LGA is zoned Environmental Management.

Of note, where the Environmental Management Zone interfaces with areas identified for future growth, either industrial or residential, the zone boundary is depicted by a dashed line, which allows for modification of the zone extent subject to further detailed reporting.

In response to some concerns raised in the submissions, the expected land uses within the Environmental Management Zone have been expanded to include extractive industries where supported elsewhere in the scheme. This change is directly in line with the purpose statement for the zone contained within the *Planning Regulation 2017*. Further modifications of the zone extent have also been made in areas such as Swanbank, to reflect existing ground conditions.

Zoning – Rural Zone

The primary theme of submissions relating to the rural area was the concept of rural residential subdivision or further land development in areas zoned Rural in the *draft Ipswich Plan 2024*. The Rural Zone is the primary zone chosen for land located outside of the Urban Footprint, the area of land identified for further urban development, as identified in the South East Queensland Regional Plan (ShapingSEQ). The extent of area remaining is known as the Regional Landscape and Rural Production Area (RLRPA), for which a primary intent of ShapingSEQ is to protect this area from further land fragmentation and urban encroachment, prohibiting subdivision of land below 100ha.

The consideration of rural residential type development in this area is a technical possibility through a process known as a Rural Subdivision Precinct, which is a Council led process, though ultimately at the prerogative of the State (in ShapingSEQ). This option has not been progressed through the drafting of the *draft Ipswich Plan 2024*, however it does prompt consideration for further rural subdivision for inclusion in a future amendment subject to more detailed analysis.

It is also noteworthy that the longstanding concept of ‘Transferrable Dwelling Entitlements’ which permits the amalgamation of high value or constrained land in the Rural Zone and transfer of this lot entitlement to a more suitable location is continued in the *draft Ipswich Plan 2024*.

Zoning – Industry Zones

Two (2) themes of submissions were raised in relation to industry zoning proposed under the *draft Ipswich Plan 2024*.

Foremost was a series of submissions related to perceived impacts on residents in the nearby Brisbane City Council area to the north, arising from the uses occurring at the Redbank Motorway Estate, and in particular the ongoing support of industry use in this location.

The identified Redbank industrial area is a well-established, regionally significant, and historic industrial area which has industrial uses dating back to the 1940's. The continued use of this area for industrial purposes is a state interest with this area identified as part of the South-West Industrial corridor under ShapingSEQ (Redbank M16). ShapingSEQ recognises this corridor as the most significant industrial cluster in South-East Queensland.

Both the current and draft Ipswich planning schemes include code provisions, including specific assessment benchmarks relating to noise, lighting and air pollution in the draft planning scheme. In addition, the *draft Ipswich Plan 2024* includes specific provisions regarding the protection of sensitive receiving uses which will enhance the protection of planned and existing areas from unacceptable impacts. In addition, the draft Noise Impact Assessment Planning Scheme Policy identifies the criteria for the night-time use of reverse alarms which can present significant nuisance noise impacts and states that where 24 hour operations involve the use of mobile plant or vehicles fitted with reverse alarms, a specific strategy is required to address potential issues and protect sensitive receiving uses.

The second theme of submissions related to industry zoning was concern with the *draft Ipswich Plan 2024* not including a High Impact industry Zone. Most of these submissions were founded on existing operations (largely concerning concrete batching plants) that were highlighting the lack of support in the scheme for their ongoing use and future expansion.

These concerns were investigated and validated, identifying that the initial *draft Ipswich Plan 2024* identified concrete batching plants as High Impact Industry uses. The concept of introducing a High Impact Industry Zone to areas of the city was contemplated, this came with considerable challenges, such as the inadvertent support for uses, such as metal foundries and hazardous chemical facilities. This option would not have been able to be applied to all existing concrete batching plants, given some are in close proximity to residential areas. Instead, a realignment of concrete batching plants as a Medium Impact Industry use has been undertaken. This aligns with similar classifications in neighbouring LGA's and responds to the concerns raised in the submissions without the introduction of an additional high impact zone, which was not considered in the public interest.

Zoning – Limited Development Zone

Numerous submissions were received objecting to being included in the Limited Development Zone, instead, requesting these areas be returned to the Low Density Residential Zone and leaving the flood risk and overland flow overlay to manage flooding concerns in these areas.

The fundamental principal of the *draft Ipswich Plan 2024*, and in alignment with state drafting guidance is the concept of transparency in zoning. This is where any absolute or known impacts and expectations for development opportunity are made clear through an appropriate choice of zone. Areas in the Limited Development Zone generally represent land with the highest level of constraint for future development, worst impacted of the city, as evidenced by both the frequency of past flood events and the damage sustained in these events. Some of these areas may qualify for the current Queensland Reconstruction Authority (QRA) voluntary buyback program.

The proposed change in zoning to the Limited Development Zone recognises that developing the land can create a risk to people and property and seeks to limit development to manage that risk. These areas are not suitable for further development (i.e creation of new lots/subdivision or additional dwellings).

Importantly, a change to a planning scheme cannot remove existing lawful rights to use and occupy land. This is protected by State Legislation under section 260 of the Act. This includes re-establishing a residential dwelling where one has lawfully existed. However, the structure would need to meet contemporary building standards, which will include flood immunity provisions (or requirements).

Overlays – Waterway Corridors and Wetlands Overlay (OV2)

A number of submissions were received in relation to the proposed introduction of the new Waterway Corridors and Wetlands Overlay (OV2). In particular, the concerns raised relate to the following matters:

- It is not practical to maintain lower order streams (the code should be modified to preserve only higher order streams)
- Allow for the possibility of providing water quality solutions within a waterway
- Overzealous measures for the protection of water quality

The waterways and wetlands mapping within development areas have been modified, by removing lower order streams in these growth areas, to allow for an optimal development pattern, while ensuring the critical waterways are sufficiently protected. Although the mapping has been modified, there are also typically additional layers of protection offered by the draft scheme, such as the application of the Environmental Management Zone or the presence of the Growth Management Overlay (OV5). These additional measures, combined with the code provisions enabling appropriate environmental reporting to occur as part of the development process to achieve a balance between the natural environment and development.

Overlays – Building Height and Density Overlay (OV6)

A significant planning and community issue has evolved in the city and in the wider South-East Queensland region regarding the standards that apply to infill development, including small scale subdivision, secondary dwellings or auxiliary units, and where these can occur. The intent for the preparation of the new planning scheme has been to reduce confusion associated with these provisions, and to ensure that sympathetic infill development occurs in the most appropriate locations, and not in large concentrations.

There is a general industry view that maintaining minimum lot sizes in the Established Suburban areas is detrimental to increasing housing supply, which is balanced by a general resident view that the minimum lot sizes proposed go some way to protecting the character of their neighbourhoods.

In response to these submissions, a review of the mapping associated with the overlay was undertaken, and other than some minor clarity changes, this mapping has remained largely unchanged.

The planned growth outlined in the *draft Ipswich Plan 2024* continues to support growth consistent with the ShapingSEQ targets, while effectively ensuring development in established regions is sensitive to the fabric of the local communities.

Overlays – Flood Risk and Overland Flow Overlay (OV12)

The desire to strengthen the resilience of Ipswich’s communities to natural hazards and the changing climate was a core theme for the development of the draft Ipswich Plan. Evidenced by the community response to the 2019 Statement of Proposals and the community feedback in the 2022 Flood Review, land use planning controls in response to flooding is of high importance to the community.

Council is required to address flood risk within the draft Ipswich Plan in accordance with the Natural hazards, risk and resilience state interest policies pursuant to the State Planning Policy (SPP). The SPP sets out the requirements for Councils to address flood risk through their planning schemes, including via flood risk mapping, zoning, and development controls.

The draft Ipswich Plan is an important implementation tool in Council’s broader flood risk management program, underpinned by the recently adopted Ipswich Integrated Catchment Plan (IICP).

A risk-based approach has been adopted in the preparation of the draft Flood Risk and Overland Flow Overlay, zoning, and broader development controls related to flood, consistent with the requirements of the SPP. The approach is consistent with the findings of the 2012 Flood Commission of Inquiry, the Brisbane River Strategic Floodplain Management Plan, and the land use planning recommendations from the IICP.

The dominant issues raised within the flood-related submissions related to three core concerns:

- **Accuracy of mapping** – both in terms of how the mapped areas related to lived experience, and the revised extents used in the draft mapping suite to that included in the current Ipswich City Planning Scheme;
- **Concern for property value loss** – this was particularly raised by property owners who may not have been mapped within the flood overlay of the current Ipswich City Planning Scheme; and
- **Concern for increased insurance premiums** – again, particularly for those property owners who may not have been mapped within the flood overlay of the current Ipswich City Planning Scheme.

Geographic spread of submissions:

- The majority of submissions were received in relation to properties in central Ipswich, including suburbs such as Newtown, Woodend, Sadliers Crossing, and the Ipswich CBD. Goodna was another location from which multiple submissions were received.
- Other locations from which submissions were received included Amberley, Borallen Point, Bellbird Park, Booval, Brassall, Camira, Coalfalls, Karalee, Raceview, Redbank, Ripley, Rosewood, and Tivoli.

The table below provides a summary of the top 10 themes raised by submitters.

Top 10	Themes	No. (n)	Perc. (%)
1	Concern with the accuracy of the Flood risk and overland flow mapping	32	74%
2	Concern for loss of property value as a result of the identification of the property in the flood risk and overland flow overlay mapping or rezoning of the land	21	49%
3	Concern for the increase in insurance premiums as a result of the identification of the property in the flood risk and overland flow overlay mapping	15	35%
4	Concern with regulating development in the Low flood risk categories	9	21%
5	Comments on a specific code provisions	7	16%
6	Concern that development approvals and site works to mitigate flood risk have not been considered in the flood mapping data	7	16%
7	Concern with strict and inflexible requirements, limiting opportunity for future improvements to a dwelling	6	14%
8	Social injustice as a result of the identification of the property in the flood risk and overland flow overlay mapping or rezoning of the land	6	14%
9	Plain English information needs to be provided to the community on what the terminology means	6	14%
10	It is ambiguous and there is not enough information for residents to fully comprehend all the impacts of the change	6	14%

Summary of policy considerations in response to flood-based submissions

The core concerns raised by submitters related heavily to the revised risk-based flood mapping approach used in the draft Ipswich Plan, and potential or perceived financial implications of this mapping change. Considerations for council in relation to this in finalising the draft Ipswich Plan include:

1. The commitment to / process for refining the creek flooding mapping approach drawn from Rain on Grid (RoG) models and the overland flow path mapping approach more generally – both city-wide and in specific locations (such as Rosewood and Newtown); and
2. The manner in which lower risk categories (particularly the Very Low Risk category) are visualised and described in the mapping suite – to better articulate the limited role they play in development control for uses other than hazard vulnerable uses.

A summary of other policy and practice changes include:

1. Addressing minor provision drafting updates for better clarity and consistency with Council's adopted policy approach;
2. Refinements to the workability and triggering of development to ensure development regulation is reasonable relative to risk;
3. Further examining the role of evacuation capability in known areas of evacuation limitation in development regulation; and
4. Possible revisions to zoning for specific sites based on existing approvals and development intents.

Use Code – Resource Recovery and Waste Activity Code

Several submissions raised objections and concerns with regard to both existing and potential future waste industries and uses, including in established areas (often generally based on current issues being experienced and concerns about non-compliance).

Conversely, a level of support was received from the waste industry along with a request to protect areas for continued waste purposes but also raised concerns over the Temporary Local Planning Instruments (TLPI) on the basis that they are too restrictive.

The Waste and Circular Economy Transformation Directive seeks to unify Council's policy positions in the waste space, which was incorporated into the draft Ipswich Plan 2024 and contains similar provisions to those found in the TLPI.

The draft Resource Recovery and Waste Activity Code has undergone significant review and drafting in line with recent Court learnings and has been reviewed by a series of experts in both planning and legal fields to ensure the code is able to guide development of this type into the future.

Changes to the code as a result of these reviews include:

- Clarifying the waste activity definition that where waste disposal includes any form of incineration, the waste activity is considered a Special Industry (the 'heaviest' industry definition)
- Reinforcing that high impact or special industry waste activities are to be located an appropriate distance (at least 5km away) from residential uses (sensitive uses)
- Reinforcing that a medium impact industry activity is not to be changed in a manner that would make it a high impact or special industry, where this would result in a risk of unacceptable amenity impacts
- Requiring *all* high impact or special industry waste activities to be a minimum of 5km away from sensitive uses (so this would include unenclosed composting and waste incineration)
- Allowing resource recovery facilities in any industrial areas (providing they meet all the amenity requirements of the code) to allow for an efficient servicing of local disposal needs.

As required by the State, waste activities applications will need to establish that they meet a community need (not a *local* community need).

These changes to the Resource Recovery and Waste Activity Code are considered minor and do not include substantial policy shifts from the version of the code published as part of the public notification phase.

Development Code – Reconfiguring a Lot Code

The Reconfiguring a Lot Code received a notable volume of submissions, from both industry and residents. The submissions focussed on three (3) main themes, which are summarised as:

- Lot size, slope and lot apportionment
- Managing diversity, restrictions on housing types; and
- Rural lot sizes

Lot size, slope and lot apportionment

Resident support was expressed for the approach to the distribution of density including increasing minimum lot sizes (i.e. generally maintaining current lower density character) in some established suburban areas and focussing higher density residential development in the new suburban areas and around railway stations and centres.

Industry objections were received to the proposal to restrict lot sizes, regulation of lot size in areas of sloped topography and stated lot mix percentages in new estates.

In response, an analysis of the overall capacity to accommodate the forecast growth of the city indicates that it is not necessary to heavily densify established suburbs in order to meet the city's growth expectations under the regional plan. It is also anticipated that whilst there has been resistance in the past to certain residential lot sizes and products, this is mostly when those products are delivered in existing areas and not as part of new, planned communities. A substantial proportion of the community is confused regarding the expectations of growth across the city, its translation at a local level and the rationale for such growth. This challenge is not unique to Ipswich and is being experienced in other local governments.

The policy direction for residential growth for the *draft Ipswich Plan 2024* includes:

- increased density accommodated in the right locations (in proximity to public transport, centres and urban services);
- increased density is not required everywhere; and
- the need for the new planning scheme to clearly communicate the expectations for an area at a local level.

Changes have been made to the minimum lot sizes, regarding the concentration of smaller lot types, and to include locational requirements with respect to development of land within new growth areas and areas identified for higher densities. It is noted that restriction of lot sizes remains applicable for land with topography greater than 10% slope; but as a non exclusive part of a suite of solutions to address difficult topography.

Managing diversity, restrictions on housing types

Issue was raised with the apportionment of a percentage of lot types within an estate (for example a maximum of 10% lots in a new estate could be between 300m² and 450m²). Industry groups raised concern that such limitations were onerous and did not allow for the achievement of the expressed density outcomes in these growth areas.

Furthermore, concerns were expressed with the concept of limiting of small lots (lots less than 300m²) to one side of a street only.

A review of the concerns raised in the submissions suggested a series of changes would be beneficial to balance neighbourhood design principles with the achievement of intended densities. In summary, the changes include the removal of the requirement for smaller lots to be on one side of a road only, and an increase in the percentage of smaller lots within a new estate (which brings attainable lot density in line with the prescribed density in the zone code and Local Area Frameworks).

Rural lot sizes

The matter of rural subdivision was raised more broadly by residents as opposed to the development industry. The common theme was that in the midst of a housing crisis, all avenues of additional housing should be considered, particularly when large parcels of rural land are in relatively close proximity to urban areas. While the sentiment is noted, the legislative framework generally prohibits subdivision of land located outside of the urban footprint (see earlier discussion on Zoning – Rural Zone). However, in review of the provisions of the Reconfiguring a Lot Code, it was apparent some changes to the provisions relating to boundary realignments, farm management and the implementation of transferrable dwelling entitlements (TDE's) would be beneficial. As a result, an additional table has been included within the code mandating minimum lot sizes commensurate with the rural setting, while protecting these rural areas from further unnecessary fragmentation which may compromise the intended purpose of rural land.

Development Code – Earthworks Code

A policy theme from previous engagement activities, and anecdotal evidence from internal development assessment functions, and some early engagement with the development industry indicated that dwelling size, earthworks and setbacks were an aspect of the current planning scheme that required a review for the new Ipswich Planning Scheme. This informed the *draft Ipswich Plan 2024* prior to public notification.

Several submissions were received during the statutory notification that expressed concerns with the limitation on the height and form of retaining walls within the *draft Ipswich Plan 2024*. While some changes to slope and lot design provisions have been included in response to submissions, largely the matter of retaining wall heights and stepping requirements have been retained to secure more considered built form outcomes, particularly in new suburban areas with typically smaller allotments. It should be noted that the relevant provisions of the scheme apply to development in a number of contexts, including infill and established areas as well as greenfield areas.

It is further expected that the planned height and density for an area will translate to a built form outcome, which will also include a translation to an earthworks outcome to achieve the necessary density. This means that in circumstances where there is difficult or challenging topography, a tailored solution balancing engineering standards for retaining walls, road grades and the like will be necessary to produce a balance outcome. The code provisions have not been drafted to offer an acceptable solution for all possible contexts.

Other Plans - Springfield Structure Plan

Submissions on the topic of Springfield were largely in objection to perceived restrictions on commercial and retail, the application of overlays and additional requirements in the form of the Local Framework. The other element of concern is the application of new codes and overlays that have not previously been part of the assessment framework for the structure plan area.

The principal objection appears to be concerning commentary about retail and commercial floorspace in Springfield, found within supporting documents to the planning scheme, particularly the Ipswich Retail Strategy Update dated June 2021 and prepared by SGS Economics & Planning and a consideration that the draft LGIP 2024 is intended to limit commercial growth in Springfield.

These concerns are largely misplaced, with the referenced retail strategy being an informing document only that benchmarks existing and projected retail and commercial growth and does not have a statutory function. This commentary does not translate to policy restriction in the *draft Ipswich Plan 2024*.

Further objections were expressed with respect to the inclusion of the Springfield Structure Plan area with the Local Area Frameworks (LAF) proposed under the draft Ipswich Plan 2024. The assertion is that the LAF changes the assessment process and increases uncertainty with respect to assessing development within the structure plan area.

As a result of the concerns raised in the submission, the LAF has been paired back to remove any potentially conflicting provisions and ensures clarity by ensuring that the spatial extent and the development expectations in the LAF is consistent with the Springfield Structure Plan.

Finally, concerns were raised regarding the general translation of the Structure Plan into a Planning Act Instrument, and the potential implications of revised overlays on the assessment processes for the area of the Structure Plan. In response to these issues:

- Amendments have been made to clarify the role of the structure plan and its legacy status as a structure plan;
- Amendments have been made to ensure that overlays apply as an informing tool for assessment purposes, and may be addressed in prior approvals issued pursuant to the Structure Plan to resolve the relevant constraint, including through physical works;
- Additional amendments have been included to deal with the alignment between use definitions of the Planning Act, *draft Ipswich Plan 2024* and the Structure Plan to ensure operational clarity.

Other Plans - Ripley Valley Priority Development Area

Several submissions raised questions about how the Ripley Valley Priority Development Area (PDA) would be integrated and operate relative to development in the rest of the city. Council has no plan making powers with respect to the Ripley Priority Development Area. The draft Ipswich Plan 2024 simply points to the Ripley Development Scheme as the primary planning instrument for the Ripley PDA. In addition, technical information, including overlays prepared for the draft Ipswich Plan 2024 extend across the area of the PDA to provide consistent levels of information across the LGA, even if this information is not used and does not change the planning framework for the Ripley area.

The finalisation of the Ipswich Plan 2024 and its implementation may necessitate changes to the Ripley Development Scheme to assist with providing clear connectivity between the instruments for the purposes of assessing application within the Priority Development Area.

2. Draft LGIP: Summation of Submissions

Of the 35 submissions received to the draft LGIP consultation, eight submissions directly raised concerns regarding impacts arising from industrial uses emanating from the Redbank industrial area opposite Moggill, being a planning scheme matter. Some of the submissions also raised non-LGIP matters, including in relation to nontrunk roads and State controlled roads. Zoning and development controls are planning scheme matters and these matters were considered as part of the review of the submissions received to the draft *Ipswich Plan 2024*. The remainder of the submissions related to specific sites or localities, with a small number of generalised submissions received. The submissions covered a wide range of matters, including the planning assumptions, the western growth corridor, Springfield, Swanbank, Ebenezer and other specific sites, and were received from individual landowners, some peak bodies and developers.

Minor and administrative amendments are proposed to be made to the draft LGIP documentation and mapping in response to the review of the submissions, with these amendments primarily relating to clarification improvements, minor updates, and minor corrections.

The primary matters raised in the submissions in relation the planning assumptions are identified below:

- suggested the draft Ipswich Plan 2024 and LGIP 2024 does not adequately reflect existing approvals and current use rights, including infrastructure agreements;
- suggested inadequate structure planning was undertaken and included to facilitate

- growth and inform infrastructure planning and delivery, including for the Western
- growth corridor, Ebenezer and Swanbank;
- concerns raised with the Priority Infrastructure Area (PIA) mapping, generally requesting expansion;
- suggesting the PIA does not cater for sufficient growth;
- concerns with the Developable Area mapping, also requesting expansion; and
- concerns with aspects of the planning assumption and methodology applied in preparing the LGIP, including:
 - o the rate of growth, particularly as applied to the Ripley Valley Priority Development Area;
 - o the occupancy rates;
 - o the growth applied to the eastern corridor including for Springfield;
 - o the growth applied to the western growth corridor;
 - o concerns with the supporting documentation;
 - o the use of 2021 as the base date;
 - o data being inconsistent with the Census 2021; and
 - o that necessary consultation was not carried out with State agencies and Urban Utilities.

The draft LGIP was prepared using the best available information at the time, updating the base year from 2016 to 2021. This included using available Census and ABS data to 2020 and the projections prepared for Economic Development Queensland to inform the DCOP for the Ripley Valley PDA. The Census 2021 figures were not available.

The LGIP was reviewed and endorsed by the Appointed Reviewer and approved by the State to proceed to public consultation. Early engagement was held with State agencies and Urban Utilities prior to the formal State review. The State highlighted that the projections 'reflect the balancing of the 'bottom up' and 'top down' approach as required by the MGR' and Urban Utilities provided in principle support, stating 'the proposed residential growth projection is a realistic growth projection and resembles the in-house Urban Utilities projection for the ICC area.'

The more recent availability of the 2021 Census data and new QGSO 2023 projections will assist to inform future review, and it has been recommended that council continue to monitor growth across the Ipswich LGA to determine if amendments are required prior to the 5 year review, including to the PIA. This will include monitoring the actual growth in the Ripley Valley PDA area and any acceleration of growth in the western growth corridor.

It is noted that the PIA was expanded (particularly in the western growth corridor) to include additional areas based on recent development at the time of preparing the LGIP. The PIA was reviewed and accepted by Urban Utilities and will cater for and likely exceed nearly all of the forecast growth out to the LGIP planning horizon. To this end the reviewer checklist and Appointed reviewer statement took some time to discuss why the PIA remains appropriate even through it technically provides for more growth than required in the PIA (ie for at least 10 years but no more than 15 years).

A few submissions suggested that there were matters of non-compliance with the Act in the proposed LGIP. This has been reviewed and the matters raised were considered unwarranted noting the following:

- the LGIP has used the best available population and demographic data at the time of preparation;

- the projections using this data have a strong correlation with observed population growth and QGSO 2023 updated data, and provide a solid basis on which to make assumptions about future growth;
- the draft LGIP provides projections for detached and attached dwellings;
- the draft PIA provides for more than 15 years of growth, meaning that any overlapping between LGIP preparation and commencement are catered for within the excess capacity of the PIA;
- State agencies were involved in detailed discussions with council during the drafting of the LGIP, as well as through the formal State review period;
- the Appointed Reviewer undertook a review in accordance with the Act and the MGR and recommended approval of the LGIP; and
- the formal review by State agencies did not identify any matters of non-compliance nor impose conditions prior to being publicly notified.

POST CONSULTATION REVISED DRAFT PLANNING SCHEME AND DRAFT LGIP, AND FINALISATION OF THE FEASIBLE ALTERNATIVES ASSESSMENT REPORT

1. Draft Ipswich Plan 2024 and draft Feasible Alternatives Assessment Report (FAAR)

Changes are proposed to the draft planning scheme in response to matters raised in identified submissions, to amend a drafting anomaly or to address new or changed planning circumstances or information whilst ensuring state interests continue to be reflected as required by the *Planning Act*.

[Table 1 - Public Submission Summary: Draft Ipswich Plan 2024](#) identifies the responses to submissions that have led to a proposed change in the draft planning scheme that will be provided to the state government in the form of a post public consultation revised draft planning scheme for their consideration of state interest matters in accordance with the Chief Executive Notice (Amended Notice about the process for making a planning scheme under section 18(3)(b) of the *Planning Act 2016*. The draft planning scheme and supporting mapping has been amended in response to the detailed review of the submissions, with these amendments primarily relating to clarification improvements, minor updates, and minor corrections.

The proposed changes to the draft planning scheme are not considered to result in the proposed draft planning scheme being significantly different (having regard to schedule 2 of the *Minister's Guidelines and Rules July 2023*) to the version released for public consultation.

Council has also considered [submissions received from property owners affected by the proposed 'planning change'](#) and any changed circumstances, including advances in technology and scientific knowledge that occur prior to finalising the feasible alternatives report.

2. Draft LGIP

Changes are proposed to the draft LGIP in response to matters raised in identified submissions, to amend a drafting anomaly or to address new or changed planning circumstances or information whilst ensuring state interests continue to be reflected as required by the *Planning Act*.

[Table 2](#) identifies the responses to submissions that have led to a proposed change in the draft LGIP that will be provided to the state government in the form of a post public consultation revised draft LGIP for their consideration of state interest matters in accordance with the *Minister's Guidelines and Rules July 2023*.

A summary of the key components of the draft LGIP that are proposed to change in the post public consultation draft LGIP revision are listed below:

Transport Network

Minor amendments are proposed to update the LGIP Extrinsic Material Report 2 - Transport Network, to update the cover page and to include a table reference that was missed.

A minor correction (cost reduction) is proposed to be made to the SOW model to update the project value for LGIP ID FUT_RC_045 to align with updated costing.

Public Parks Network

The LGIP Extrinsic Material Report 3 - Public Parks Network has been updated to correct minor language, reference, and formatting inconsistencies.

The Desired Standards of Service tables in Part 6 of the Ipswich Plan 2024 have been updated to clarify references to associated documents and landscaping embellishment types.

The Plans for Trunk Infrastructure (PFTI) have been updated to correct minor drafting errors, and to change how future citywide sports parks, regional sports parks and one district recreation park are represented. These parks have been amended from irregular property-based polygons to circle/nodes representing the preferred locations of future parks noting that many require more detailed, site-specific analysis before land acquisition is pursued.

The Schedule of Works model has been updated to correct minor drafting errors, which includes updates to some area values and land cost valuations based on the PFTI corrections.

The Parks Planning Scheme Policy has been updated to correct minor language and formatting inconsistencies. These changes generally relate to providing improved clarification regarding existing requirements in effect or in use, are minor in nature and do not deviate from the original policy position.

Land for Community Facilities Network

Minor correction to amend LGIP Extrinsic Material Report 4 - Land for Community Facilities Network to reflect that the actual delivery of land for community facilities through development or by land acquisition is subject to detailed site review, and that alternative locations to those identified may be considered.

The mapping for future district LGIP ID 6 in Yamanto was amended to be displayed as a circle and minor changes to LGIP Extrinsic Material Report 4 were made to note the potential suitability to co-locate LGIP ID 6 with the future park LGIP ID 926.

Corrections were also made to the SOW model and LGIP schedule to correct the order and name references for LGIP ID 7 and LGIP ID 29.

Planning Assumption and other Administrative Amendments

Minor corrections were made to LGIP Map 3 - Priority Infrastructure Area Map - Zoning and Precincts, to reflect the final zoning contained in the Ipswich Plan 2024. The PIA map was also updated to include the final zoning mapping as updated for the Ipswich Plan 2024 to improve alignment. This includes a minor contraction in Chuwar where land was retained in the rural zoning.

LGIP Map 2 - Developable Area Map, has also been amended to reflect the changes made to the PIA.

Based on this change to LGIP Map 3, a new map has been included, being LGIP Map 8 - Land Valuation and LGIP Zoning Map, along with a note under section SC3.2(1) and in LGIP Extrinsic Material Report 1 - Planning Assumptions to reference this new map and to clearly identify that the zoning in this map was used for land valuation purposes and in the preparation of the LGIP and SOW model.

Corrections to specific infrastructure agreement references were made in LGIP Extrinsic Material Reports 1 and 4.

Administrative amendments have also been made, including:

1. updating the LGIP map legends to change the date to November 2023 and to remove the text 'Draft for State Interest Review';
2. amending the date to November 2023 and cover pages of all extrinsic material documents;
3. updating the mapping in the extrinsic material documents to include amended mapping; and
4. updating Part 6 in the Ipswich Plan 2024 to include the updated extrinsic material and mapping as amended.

The proposed changes to the draft LGIP are not considered to result in the proposed draft LGIP being significantly different (having regard to the *Minister's Guidelines and Rules July 2023*) to the version that has undertaken formal public consultation.

NEXT STEPS – *Where to from here*

Council has reviewed and responded to submissions received and has adopted proposed changes to the draft planning scheme and draft LGIP to form post public consultation revisions of the draft planning scheme and draft LGIP, and in order to finalise the Feasible Alternatives Assessment Report.

Letters to each submitter

Any person that has lodged a submission to the draft planning scheme, draft LGIP or in response to a proposed 'planning change' in the draft FAAR will receive written notification directing them as to how they can access information on how council has addressed the key matters raised in their submission. A summary of the key issues raised in all submissions and a summary of proposed changes made to the draft planning scheme and draft LGIP as a result of the submissions will be accessible to the public to view and download on [council's Shape Your Ipswich project page](#) and available to inspect and purchase in the council Concierge Reception area at 1 Nicholas Street, Ipswich.

Notice to Minister requesting adoption of the planning scheme and reconsideration of state interest matters

Council must give Notice to the Minister for Department of Housing, Local Government, Planning and Public Works requesting approval to adopt the proposed post consultation revision of the draft planning scheme as the new Ipswich planning scheme following the Minister's reconsideration of state interest matters. This report will accompany the proposed post consultation revision of the draft planning scheme provided to the Minister.

Council will also give the Minister the feasible alternatives assessment report along with changes made as a result of submissions in the form of a [final FAAR report](#). This will include details of the affected premises and any relevant supporting information, including sufficient information to demonstrate that the requirements of section 30(5) of the Act have been met. The [final FAAR Report](#) will be given to the Minister as part of the process for adopting the new planning scheme prescribed in the notice about the process given by the chief executive under section 18(a) of the Act.

Request to Minister for Adoption of the LGIP

In accordance with the *Minister's Guidelines and Rules* council engaged an Appointed Reviewer who conducted a second compliance check of the proposed LGIP which included a summary of matters raised in the properly made submissions and how council has responded to the matters. Council will now write to the Minister seeking approval to adopt the proposed LGIP.

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FURTHER ADVICE AS TO ANY CHANGES RESULTING FROM STATE GOVERNMENT REVIEW

Ipswich Plan 2024

Following the state government's consideration of the proposed post consultation revision of the draft planning scheme and reconsideration of state interests, council will be advised if it may adopt the proposed planning scheme and of any Ministerial Conditions, if any, that apply to the proposed planning scheme which must be complied with before council may adopt the proposed planning scheme, unless stated otherwise, or if the proposed planning scheme may not be adopted, the reasons why it may not be adopted.

Council must then decide to adopt or not proceed with the proposed planning scheme.

After council has decided to adopt or not proceed with the proposed planning scheme, council will give notice about the planning scheme to every property owner who received notice under section 3.4 of the Act regarding the proposed 'planning change' detailed in the FAAR.

Further information following the above notice from the Minister will be made available on [council's Shape Your Ipswich planning scheme project page](#). Register to receive project updates on the Shape Your Ipswich project page.

LGIP

Council will write to the Minister seeking approval to adopt the proposed LGIP. The Minister may advise council it can adopt the proposed LGIP, adopt the proposed LGIP subject to conditions, or not adopt the proposed LGIP, subject to the requirements of the *Minister's Guidelines and Rules*.

Council must then decide to adopt or not proceed with the proposed LGIP. If council decides to adopt the LGIP the necessary actions will be undertaken to implement the LGIP as part of the *Ipswich Plan 2024*.

Further information following the above notice from the Minister will be made available on council's [Shape Your Ipswich planning scheme and LGIP project pages](#). Register to receive project updates on the [Shape Your Ipswich project page](#).