



25 August 2023

Ipswich City Council  
Via Email: [planningscheme@ipswich.qld.gov.au](mailto:planningscheme@ipswich.qld.gov.au)

Dear Planning Team,

RE: Draft Ipswich Plan 2024

The Queensland Chapter of the Australian Institute of Landscape Architects (AILA) appreciates the opportunity to review and comment on the Draft Ipswich Plan 2024.

The Australian Institute of Landscape Architecture (AILA) is the peak national body for Landscape Architecture. AILA champions quality design for public open spaces, stronger communities, and greater environmental stewardship. With our members, we anticipate and develop a leading position on issues of concern in the industry.

The Ipswich Plan 2024 clearly includes a complete vision for the future, and it represents the dedication to ensure a long-term positive impact for Ipswich and the community. It effectively tackles emerging trends such as population growth, extreme weather, the pandemic, global connectedness and technology. It is very evident that Council has clearly adopted learnings from the recent impacts of bushfire and flooding and taken action accordingly. The plan responds well to its role in building on the SEQ Regional Plan and how it will support projections for population through affordable living, land requirements and jobs growth. We also welcome the inclusion of information on key views and gateways that promote regional character and community identity.

A key area of interest is how the region will sustainably achieve 165,000 additional dwellings, without negatively impacting climate change issues mentioned above and significant loss of biodiversity and landscape values. As part of the further studies mentioned, we recommend the following:

- Leveraging housing density wherever possible at key centres, while maintaining quality public open space for the community;
- Reviewing street typologies to enable large canopy trees to be incorporated, through re-evaluating service alignments and setbacks;
- Focus on local biodiversity to influence species selection in street trees and the wider developments;
- Challenging the standard approaches to parkland through looking for opportunities to combine multiple parks with arguably limited value, into larger parks that can have a stronger impact and value for the community and environment; and
- Development and inclusion of a scenic amenity overlay supported by a landscape character assessment that evolves the Shaping SEQ Regional Landscape and Rural Production Area at a local scale and identifies key aspects of character across the LGA that should be respected in all forms of future development (noting, for example, that current Queensland government policy (e.g. State Code 23 for Wind Farm development) will not trigger the need for any landscape and visual assessment unless areas of high scenic amenity have been identified by the relevant LGA).

A key observation to the current approach of slab on ground houses in small lots has resulted in large communities where there is no opportunity for tree retention or the introduction of new trees on private lots. We understand that this approach is guided by many factors, but the dominating driver appears to

be focused on cost effective density which unfortunately comes at the expense of the environment. We see this as a huge opportunity to look at ways to improve these outcomes. We strongly encourage this be looked at as part of the further studies being undertaken. An example worth exploring would be if housing typologies were changed to be raised off the ground, whereby creating greater opportunity to follow the natural topography, have more impervious surfaces for water penetration, have a lower carbon footprint through less use of concrete and other carbon heavy construction material, maintain natural processes, preserve existing soil profiles, protect existing vegetation by working around root zones and also creating more opportunities to introduce new vegetation.

We note that further studies have already been flagged in addressing First Nations interests by directly engaging with Aboriginal groups to build relationships and trust. We applaud this and emphasise the importance of having robust framework within the Ipswich Plan to support, guide and set expectations around the processes that are to be adopted and undertaken.

In conclusion, the Ipswich Plan 2024 proposed by Ipswich City Council demonstrates a robust framework that will ensure a long-term positive impact for Ipswich and the community. With further consideration of the issues noted above we consider the strategy towards sustainable population growth and responding to extreme weather implications provides confidence that we are headed towards a healthy and well-designed urban development. We look forward to witnessing the positive impacts of the plan and its contribution to creating vibrant, resilient, and liveable spaces for the people of Ipswich.

We would welcome any further opportunities to discuss this project with Ipswich Council. Please contact Melanie West, AILA Queensland Chapter Manager on 0417 666 622 or [melanie.west@aila.org.au](mailto:melanie.west@aila.org.au)

Yours sincerely,



Tessa Leggo  
Queensland Chapter President  
Australian Institute of Landscape Architects