

Planning for Ipswich's Housing Needs

Housing diversity, choice and affordability in the right locations close to jobs, transport, centres, services and the places that make an area a community.

Meeting the needs of everyone at each stage of life.

The housing challenge

Ipswich is one of Queensland's fastest growing local government areas, currently home to 260,000 people and expected to more than double to a population of approximately 534,000 by 2046.

Ipswich is experiencing a housing affordability, availability and diversity challenge combined with anticipated further sustained high growth rates.

About us

257,000
people in 2024

533,800
people in 2046





33
median age in 2021

38
median age in SEQ

▲ 277,000; compounding growth rate in order of 3.3% p.a (or over 8,300 new residents p.a)

Source: Ipswich Population Modeller and Draft LGIP (2024)

Our homes now

	2021	SEQ
 Detached	88%	69%
 Low-rise attached	12%	22%
 Medium-rise attached	0%	4%
 High-rise attached	0%	5%

Source: ShapingSEQ 2023







Our next 20 years

Jobs	People	Homes
80,800 in 2021	256,800 in 2024	92,700 in 2021
153,900 in 2046	533,800 in 2046	192,400 in 2046
▲ 73,000	▲ 277,000	▲ 99,700

Source: ShapingSEQ2023 & Draft LGIP (2024) & Ipswich Population Modeller

Ipswich.qld.gov.au

Our biggest household compositions

	2021	2046
 Couples with kids	20,423	46,201
 Couples without kids	20,806	44,942
 One parent families	12,096	31,604
 Lone person	21,511	45,877
 Other family	2,047	8,049
 Multiple family household	3,100	11,462

Source: profile.id

Approximately 50 homes are needed per week. The need is to be building greater than 90 homes a week to meet the ShapingSEQ 2023 dwelling targets at 2026. Ipswich City Council has prepared a new draft planning scheme, Ipswich Plan 2024, to guide growth over the next 20 years.

The draft Ipswich Plan 2024 forms a key component of council's City of Ipswich Local Housing Action Plan (LHAP) prepared in response to the state government's Queensland Housing and Homelessness Action Plan 2021-2025.

The draft Ipswich Plan 2024 and its draft Local Government Infrastructure Plan (LGIP) provide major land use policy reforms to support the delivery of local housing outcomes – housing supply, diversity, choice and affordability.

Ipswich
PLAN 2024



The Draft Ipswich Plan 2024 policies provide for greater housing diversity, particularly medium-rise and high-rise, than anticipated by ShapingSEQ 2023:

- 12,867 lots approved (6.8 years land supply) in 2021 (currently 11,793 lots, March 2024)
- 1,706 multiple dwelling approvals (18 years supply) in 2023, with currently 4,291 units approved in March 2024
- 25,000 lots potentially suitable for accepted development subject to requirements (ADSR) for secondary dwelling/dual occupancy in 2024
- Exceeds the adequate land required to accommodate the ShapingSEQ 2023 dwelling benchmarks out to 2046.

City of Ipswich Local Housing Action Plan

- **Identifies factors impacting on housing** in the Ipswich LGA and current and future housing needs
- **Identifies priority actions** in response to immediate, emerging and longer-term housing challenges and needs
- **Assists to coordinate responses** by local and state government, private and not-for-profit organisations
- **Supports housing for changing lifespan:** housing that meets Ipswich's current and future household sizes and types
- **Supports affordable housing:** housing to meet the requirements of different socio-economic circumstances
- **Supports accessible housing:** housing that can be adapted across a household's changing life stages and personal circumstances
- **Promotes planning for housing in well serviced areas:** considering the social infrastructure and other infrastructure network available against the housing needs required in local areas and the opportunity to maximise housing in proximity to well serviced areas.



Draft Ipswich Plan 2024

- **Addresses the key policy matters** of ShapingSEQ 2023
- **Local Area Frameworks** identifying areas suitable for a range of housing forms, styles and density – managing community expectations
- **Reduction in level of assessment** and clear objectives for a greater range of housing diversity and choice
- **Use of zoning to facilitate increased densities and direct appropriate form** into infill and well located and serviced locations ('high amenity areas')
- **Plan to deliver more homes faster** through the lowering of regulation of dual occupancy and secondary dwellings (to ADSR) in most residential zones supporting an increase in housing stock through 'gentle density' across established suburbs and new greenfield communities (20,000 lots ADSR available)
- **Promotion of 'gentle density'** – contemporary Multiple Dwelling and Accommodation Code and Dwelling and Dual Occupancy Code. Form-based policy controls through compatible building form typology in each zone facilitating housing choice in right locations:
 - Townhouse (low rise 1–2 storeys)
 - Low-rise (up to 3 storeys)
 - Medium-rise (3–5 storeys)
 - High-rise (6 or more storeys).
- **Building Height and Density Overlay (OV6)** – clear benchmarks for residential density and expectations for height and residential typologies
- **Typologies and planned densities aligned with and the basis of the draft LGIP** aimed at improving the delivery of Medium-rise housing product
- **Sets a local government policy objective for medium and high-rise attached product which exceeds the targets set by ShapingSEQ 2023**
- **Modernised Reconfiguring a Lot Code** to promote good subdivision design, lot design and distribution
- **Newly added Urban Footprint land at Thagoona – Urban Growth Management Overlay (OV5)** facilitating development of the Ipswich western growth corridor and structure planning process
- **Reductions in car parking requirements** in the High Density Residential and Centres zones as well as additional reductions for demonstrated advancement of active transport and green travel
- **Other incentives and promotional activities to support the community's embrace of the new provisions**
- **Business improvement practices** of internal teams to streamline development assessment.