

## STATEMENT OF REASONS

(Notice about the decision given under section 63(4) of the *Planning Act 2016*)

### APPLICANT DETAILS

Applicant name: Ipswich City Council

### APPLICATION DETAILS

Application number: 15770/2021/MCU

Application type: Material Change of Use

Approval sought: Development Permit

Description of proposed development: Recreation Use (Indoor Recreation -Gymnasium)

Level of Assessment: Code

### SITE DETAILS

Street address: 11, 19-25 & 27 Nicholas Street, IPSWICH QLD 4305

Real property description: Lot 1 SP307972, Lot 3, RP212242, Lot 2 RP 209886

### DECISION

Date of decision: [TBC]

Decision: Approved in full with conditions

Decision Authority: Full Council

### 1. Reasons for the Decision

The reasons for this decision are:

- The application was properly made and followed the Development Assessment Rules in effect.
- The application was assessed against the applicable Assessment Benchmarks.
- The assessment manager, after carrying out the assessment, found that the development complied with the relevant Assessment Benchmarks applicable to the development, or resolved a conflict between the benchmarks, or resolved a conflict between the benchmarks and a referral agency's response.
- The development was not prohibited development under a categorising instrument or local categorising instrument.

### 2. Assessment Benchmarks

The following are the assessment benchmarks applying for this development:

| Categorising Instrument                 | Assessment Benchmarks                                                                                                                                                                                  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| State Planning Policy July 2017, Part E | Planning for liveable communities and housing<br>Planning for economic growth<br>Planning for environment and heritage<br>Planning for safety and resilience to hazards<br>Planning for infrastructure |
| Ipswich Planning Scheme 2006            | City Centre Code (Part 5)<br>Development Constraints Overlays Code (Part 11, division 4)<br>Parking Code (Part 12, division 9)<br>Recreation and Entertainment Code (Part 12, division 11)             |

### 3. Compliance with Benchmarks

The application was found to comply with the assessment benchmarks applying to the development.

### 4. Relevant matters

The application was given regard to, the following matters:

| Relevant matter                     | Assessed against or had regard to                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Regulation 2017, s27(1)(d) | (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and<br>(ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; |
| Planning Regulation 2017, s27(1)(f) | any development approval for, and any lawful use of, the premises or adjacent premises; and                                                                                                                                                                                                                                                              |
| Planning Regulation 2017, s27(1)(g) | the common material.                                                                                                                                                                                                                                                                                                                                     |

### 5. Other Relevant Matters for development subject to impact assessment

Not applicable.

### 6. Matters raised in submissions for development subject to impact assessment

Not applicable.