

STATEMENT OF REASONS

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

APPLICANT DETAILS

Applicant name: Ipswich City Council C/- Sinclair Planning Pty Ltd

APPLICATION DETAILS

Application number: 16204/2021/MCU
Application type: Material Change of Use
Approval sought: Development Permit
Description of proposed development: Business Use (Extension to Hotel)
Level of Assessment: Code

SITE DETAILS

Street address: 5 Union Place & 8 Bell Street, IPSWICH QLD 4305
Real property description: Lot 1 RP 2677 & Lot 3 SP 307972

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
Planning Regulation 2017, Schedule 10	Part 8, division 1, subdivision 2 – Local heritage places
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	City Centre Code (Part 5) Character Places Overlays Code (Part 11, division 3) Development Constraints Overlays Code (Part 11, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)

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, Schedule 10	Part 8, division 1, subdivision 2 – Local heritage places
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 (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.