#### ASSESSMENT - CHANGE APPLICATION ASSESSMENT REPORT

# **Condition (from original Decision Notice):**

# 3. Approved Plans, Specifications and Supporting Material

The approved plans, specifications and supporting material for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents);
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents; and
- (c) The approved plans are attached to this decision notice.

**Table 1: Approved Plans/Specifications/Supporting Materials** 

	APPROVED PLANS					
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required		
A-DD-0001	Location Plan Issue 4	The Buchan Group	23 August 2017	N/A		
A-DA-0002	Site Plan / Subdivision Plan Issue 4	The Buchan Group	23 August 2017	N/A		
A-DA-0003	Building Areas and Parking Schedule Issue 4	The Buchan Group	23 August 2017	N/A		
A-CD-1000	Basement Level 3 Floor Plan Revision P	The Buchan Group	18 July 2018	N/A		
A-CD-1001	Basement Level 2 Floor Plan Revision N	The Buchan Group	18 July 2018	N/A		
A-CD-1002	Basement Level 1 Floor Plan Revision P	The Buchan Group	18 July 2018	<ul> <li>Shared Zone pavement marking to be provided in accordance with condition 24(e) Access, Parking and Manoeuvring Areas</li> </ul>		
A-DD-1003	Ground Level Floor Plan Issue 6	The Buchan Group	23 August 2017	<ul> <li>Public Accessibility to be provided in accordance with Condition 4.</li> </ul>		
A-DD-1004	Level 1 Floor Plan Issue 6	The Buchan Group	23 August 2017	N/A		
A-DD-1005	Level 2 Floor Plan	The Buchan Group	23 August 2017	N/A		

	Issue 5			
A-DD-1006	Level 3 Floor Plan Issue 5	The Buchan Group	23 August 2017	N/A
A-DD-1007	Level 4 Floor Plan Issue 5	The Buchan Group	23 August 2017	N/A
A-DD-1008	Level 5 Floor Plan Issue 6	The Buchan Group	23 August 2017	N/A
A-DD-1009	Level 6 Floor Plan Issue 5	The Buchan Group	23 August 2017	N/A
A-DD-1010	Level 7 Floor Plan Issue 5	The Buchan Group	23 August 2017	N/A
A-DD-1011	Level 8 Floor Plan Issue 6	The Buchan Group	23 August 2017	N/A
A-DD-1012	Level 9 - Plant / Services Floor Plan Issue 6	The Buchan Group	23 August 2017	N/A
A-DD-1013	Roof Plan Issue 4	The Buchan Group	23 August 2017	N/A
A-DD-2000	Building Sections  – Sheet 1 Issue 4	The Buchan Group	23 August 2017	N/A
A-DD-2001	Building Sections – Sheet 2 Issue 4	The Buchan Group	23 August 2017	N/A
A-DD-2002	Building Sections – Sheet 3 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-3000	Elevations – Sheet 1 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-3001	Elevation – Sheet 2 Issue 4	The Buchan Group	23 August 2017	<ul> <li>Further articulation to the basement level 1 and 2 elevation to be provided in the form of variation to colours and materials.</li> </ul>
A-DA-3002	Elevation – Sheet 3 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-4000	Façade Details – Sheet 1 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-4001	Façade Details – Sheet 2	The Buchan Group	23 August 2017	N/A

	Issue 4			
A-DA-4002	Façade Details – Sheet 3 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-4003	Façade Details – Sheet 4 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-9000	Perspective South - West Issue 4	The Buchan Group	23 August 2017	N/A
A-DD-9001	Perspective North - West Issue 3	The Buchan Group	10 August 2017	N/A
A-DD-9002	Perspective South - West Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-9003	Perspective North - East Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-9004	Perspective North Issue 3	The Buchan Group	23 August 2017	Further articulation to the basement level 1 and 2 elevation to be provided in the form of variation to colours and materials.
A-DD-9005	Perspectives North Issue 3	The Buchan Group	23 August 2017	N/A
	SPECIFIC	CATIONS/SUPP	ORTING MATE	RIALS
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
J000258	Ipswich Administration Building Concept Landscape Plans Issue C	Vee Design	26 June 2017	N/A
Rp170620m 0022	Acoustic Services - Development Approval Revision 1.0	Norman Disney & Young	27 June 2017	N/A
17-267	Traffic Engineering Assessment – Ipswich City Council Administration Building Revision A	PTT	28 June 2017	N/A
18-048	Ipswich City Council	PTT	17 August 2017	N/A

	Administration Building Response to Information Request			
16181C	Site Services Report and Stormwater Quality Management Plan Issue C	Robert Bird Group	26 June 2017	N/A
16181C	Information Request Response for Proposed Business Use and Community Use Development	Robert Bird Group	4 August 2017	N/A

Note: Amended plans or documents must be submitted for endorsement by the Assessment Manager prior to the submission of a building works application.

### **Applicant's Requested Change:**

The applicant submitted amended plans for the development incorporating minor changes to the built form and the internal layout in order to meet end user requirements. The changes result in an increase in the overall height of the building from 67.7m AHD to 69.43m AHD and include a children's library on the ground floor and the relocation of the Council Chambers from level 1 to level 8. Other notable changes to the internal layout include an extension to the outdoor terrace and the introduction of function and meeting rooms to replace the relocated Council Chambers on the first floor.

### **Evaluation of Change:**

Upon review it is considered that the changes to external façade of the building remain generally consistent with the original approval and relevant assessment benchmarks. The internal layout changes and introduction of library on the ground floor do not impact the ability for the proposed development to operate how it was originally intended. Accordingly, it is recommended that the amended plans be approved.

### **Condition (to appear in Change Decision Notice):**

# 3. Approved Plans, Specifications and Supporting Material

The approved plans, specifications and supporting material for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents);
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents; and
- (c) The approved plans are attached to this decision notice.

**Table 1: Approved Plans/Specifications/Supporting Materials** 

	APPROVED PLANS				
Plan No	Description &	Prepared By	Date	Amendments Required	
	Revision No.				
A-DD-0001	Location Plan	The Buchan	27 June	N/A	
	Revision 6	Group	2019		
	Issue 4		23 August		
			<del>2017</del>		
A-DA-0002	Site Plan /	The Buchan	27 June	N/A	
	Subdivision Plan	Group	2019		
	Revision 6		23 August		
	Issue 4		<del>2017</del>		
A-DA-0003	Building Areas	The Buchan	27 June	N/A	
	and Parking	Group	2019		
	Schedule		23 August		
	Revision 6		<del>2017</del>		
	Issue 4				
A-DA-1000	Basement Level	The Buchan	27 June	N/A	
A-CD-1000	3 Floor Plan	Group	2019		
	Revision 6 P		<del>18 July 2018</del>		
A-DA-1001	Basement Level	The Buchan	27 June	N/A	
A-CD-1001	2 Floor Plan	Group	2019		
	Revision 6 N		18 July 2018		
A-DA-1002	Basement Level	The Buchan	26 July 2019	Shared Zone pavement	
A-CD-1002	1 Floor Plan	Group	<del>18 July 2018</del>	marking to be provided in	

	T	I	I	
	Revision 7 P			accordance with condition
				24(e) Access, Parking and
				Manoeuvring Areas
A-DA-1003	Ground Level	The Buchan	27 June	Public Accessibility to be
A DD 1003	Floor Plan	Group	2019	provided in accordance
	Revision 6		<del>23 August</del>	with Condition 4.
	<del>Issue 6</del>		<del>2017</del>	
A-DA-1004	Level 1 Floor	The Buchan	27 June	N/A
A-DD-1004	Plan	Group	2019	
	Revision 6		23 August	
	<del>Issue 6</del>		<del>2017</del>	
A-DA-1005	Level 2 Floor	The Buchan	27 June	N/A
A DD 1005	Plan	Group	2019	
	Revision 6		23 August	
	<del>Issue 5</del>		<del>2017</del>	
A-DA-1006	Level 3 Floor	The Buchan	27 June	N/A
A-DD-1006	Plan	Group	2019	
	Revision 6		23 August	
	<del>Issue 5</del>		<del>2017</del>	
A-DA-1007	Level 4 Floor	The Buchan	27 June	N/A
A-DD-1007	Plan	Group	2019	
	Revision 6	·	23 August	
	<del>Issue 5</del>		<del>2017</del>	
A-DA-1008	Level 5 Floor	The Buchan	27 June	N/A
A DD 1008	Plan	Group	2019	1.4,7.1
	Revision 6	0.00.6	23 August	
	Issue 6		<del>2017</del>	
A-DA-1009	Level 6 Floor	The Buchan	27 June	N/A
A-DD-1009	Plan	Group	2019	,
	Revision 6		23 August	
	Issue 5		<del>2017</del>	
A-DA-1010	Level 7 Floor	The Buchan	27 June	N/A
A DD 1010	Plan	Group	2019	
	Revision 6		23 August	
	Issue 5		<del>2017</del>	
A-DA-1011	Level 8 Floor	The Buchan	27 June	N/A
A-DD-1011	Plan	Group	2019	.,,,
	Revision 6		23 August	
	Issue 6		<del>2017</del>	
A-DA-1012	Level 9 - Plant /	The Buchan	27 June	N/A
A-DD-1012	Services Floor	Group	2019	
	Plan	2.236	23 August	
	Revision 6		2017	
	Issue 6			
A-DA-1013	Roof Plan	The Buchan	27 June	N/A
A-DA-1013 A-DD-1013	Revision 6	Group	2019	1.77
7 0 <del>0 1013</del>	Issue 4	Group	23 August	
	1334C T		<del>23 /\ugust</del> <del>2017</del>	
A-DA-2000	Building Sections	The Buchan	27 June	N/A
A-DA-2000 A-DD-2000	- Sheet 1		27 June 2019	IV/A
<del>^ DD 2000</del>	– Sheet I	Group	7013	

		 I		
	Revision 6		<del>23 August</del>	
	Issue 4		<del>2017</del>	
A-DA-2001	Building Sections	The Buchan	27 June	N/A
A-DD-2001	– Sheet 2	Group	2019	
	Revision 6		<del>23 August</del>	
	<del>Issue 4</del>		<del>2017</del>	
A-DA-2002	<b>Building Sections</b>	The Buchan	27 June	N/A
A-DD-2002	– Sheet 3	Group	2019	
	Revision 6		23 August	
	Issue 4		<del>2017</del>	
A-DA-3000	Elevations –	The Buchan	27 June	N/A
A-DA-3000	Sheet 1	Group	2019	
	Revision 6	-	23 August	
	Issue 4		<del>2017</del>	
A-DA-3001	Elevation –	The Buchan	27 June	Further articulation to the
A-DA-3001	Sheet 2	Group	2019	basement level 1 and 2
	Revision 6		23 August	elevation to be provided
	Issue 4		<del>2017</del>	in the form of variation to
				colours and materials.
A-DA-3002	Elevation –	The Buchan	27 June	N/A
A DA 3002	Sheet 3	Group	2019	
7. 27. 0002	Revision 6	G. G. P	23 August	
	Issue 4		<del>2017</del>	
A-DA-4000	Façade Details –	The Buchan	27 June	N/A
A-DA-4000	Sheet 1	Group	2019	1,7,7
7. 27. 1000	Revision 6	G. G. P	23 August	
	Issue 4		<del>2017</del>	
A-DA-4001	Façade Details –	The Buchan	27 June	N/A
A-DA-4001	Sheet 2	Group	2019	1,7,1
	Revision 6		23 August	
	Issue 4		<del>2017</del>	
A-DA-4002	Façade Details –	The Buchan	27 June	N/A
A-DA-4002	Sheet 3	Group	2019	1,7,7
7. 57. 1002	Revision 6	G. Gap	23 August	
	Issue 4		<del>2017</del>	
A-DA-4003	Façade Details –	The Buchan	27 June	N/A
A-DA-4003	Sheet 4	Group	2019	.,,,
1.27. 1000	Revision 6	2.236	23 August	
	Issue 4		2017	
A-DA-9000	Perspective	The Buchan	27 June	N/A
A-DA-9000	South - West	Group	2019	.,,,
	Revision 6	J. 54P	23 August	
	Issue 4		2017	
A-DA-9001	Perspective	The Buchan	27 June	N/A
A-DD-9001	North - West	Group	2019	1.77
7 DD 3001	Issue 3	Jioup	23 August	
	13300 3		2017	
A-DA-9002	Perspective	The Buchan	27 June	N/A
A-DA-9002 A-DD-9002	South - West	Group	27 June 2019	19/7
<del>71 00-3002</del>	Revision 6	Joup		
	VEAI2IOU Q		23 August	

	Issue 4		<del>2017</del>	
A-DA-9003	Perspective	The Buchan	27 June	N/A
A-DA-9003	North - East	Group	2019	.,
	Revision 6	J. 5 a.p	23 August	
	Issue 4		<del>2017</del>	
A-DA-9004	Perspective	The Buchan	27 June	Further articulation to the
A-DA-9004	North	Group	2019	basement level 1 and 2
7 57 3004	Issue 3	Group	23 August	elevation to be provided
	13346 3		2017	in the form of variation to
			2017	colours and materials.
A-DA-9005	Perspectives	The Buchan	27 June	N/A
A-DD-9005	North	Group	2019	IN/A
<del>A DD 3003</del>	Issue 3	Group	23 August	
	issue 5		<del>25 August</del> <del>2017</del>	
	SDECIEIO	ATIONS /SLIDD		DIALS
Plan No	Description &	Prepared By	Date	Amendments Required
Piali NO	Revision No.	Prepared by	Date	Amendments Required
J000258	Ipswich	Vee Design	26 June	N/A
	Administration		2017	
	Building Concept			
	Landscape Plans			
	Issue C			
Rp170620m	Acoustic	Norman	27 June	N/A
0022	Services -	Disney &	2017	
	Development	Young		
	Approval	_		
	Revision 1.0			
17-267	Traffic	PTT	28 June	N/A
	Engineering		2017	
	Assessment –			
	Ipswich City			
	Council			
	Administration			
	Building			
	Revision A			
18-048	Ipswich City	PTT	17 August	N/A
	Council		2017	
	Administration			
	Building			
	Response to			
	Information			
	Request			
16181C	Site Services	Robert Bird	26 June	N/A
	Report and	Group	2017	
	Stormwater			
	Quality			
	Management			
	Plan			
	Issue C			
16181C	Information	Robert Bird	4 August	N/A
	1			

Request	Group	2017	
Response for			
Proposed			
Business Use			
and Community			
Use			
Development			

Note: Amended plans or documents must be submitted for endorsement by the Assessment Manager prior to the submission of a building works application.

### **Condition (from original Decision Notice):**

7.	Particular Use	
	Unless otherwise approved in writing by the	From the commencement of the
	assessment manager, the applicant must ensure that	use and at all times thereafter.
	the community use component of the proposed	
	development only incorporates uses commonly	
	associated with administrative functions of the Ipswich	
	City Council including but not limited to community	
	centre, community hall, information centre and	
	meeting rooms.	

### **Applicant's Requested Change:**

A children's library is now proposed to be located on the ground floor of the building. The applicant has requested that the condition be amended include reference to 'library' as the community use component is currently restricted and does not include library functions.

### **Evaluation of Change:**

The library is considered complimentary to the development as a whole and fits within the wider definition of community use. Further, the library use is proposed to be undertaken completely above the adopted floor regulation line. It is recommended that the condition be amended accordingly.

# **Condition (to appear in Change Decision Notice):**

7.	Particular Use	
	Unless otherwise approved in writing by the assessment manager, the applicant must ensure that the community use component of the proposed development only incorporates uses commonly associated with administrative functions of the Ipswich City Council including but not limited to community centre, community hall, information centre, and meeting rooms and library.	From the commencement of the use and at all times thereafter.