

**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**

<b>APPROVED PLANS</b>				
<b>Plan No</b>	<b>Description &amp; Revision No.</b>	<b>Prepared By</b>	<b>Date</b>	<b>Amendments Required</b>
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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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	<ul style="list-style-type: none"> <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-DD-9005	Perspectives North Issue 3	The Buchan Group	23 August 2017	N/A
<b>SPECIFICATIONS/SUPPORTING MATERIALS</b>				
<b>Plan No</b>	<b>Description &amp; Revision No.</b>	<b>Prepared By</b>	<b>Date</b>	<b>Amendments Required</b>
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:

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- (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 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
A-DA-0002	Site Plan / Subdivision Plan <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
A-DA-0003	Building Areas and Parking Schedule <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1000</b> <del>A-CD-1000</del>	Basement Level 3 Floor Plan <b>Revision 6 P</b>	The Buchan Group	<b>27 June 2019</b> <del>18 July 2018</del>	N/A
<b>A-DA-1001</b> <del>A-CD-1001</del>	Basement Level 2 Floor Plan <b>Revision 6 N</b>	The Buchan Group	<b>27 June 2019</b> <del>18 July 2018</del>	N/A
<b>A-DA-1002</b> <del>A-CD-1002</del>	Basement Level 1 Floor Plan	The Buchan Group	<b>26 July 2019</b> <del>18 July 2018</del>	<ul style="list-style-type: none"> <li>Shared Zone pavement marking to be provided in</li> </ul>

	Revision 7 <del>P</del>			accordance with condition 24(e) Access, Parking and Manoeuvring Areas
<b>A-DA-1003</b> <del>A-DD-1003</del>	Ground Level Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	<ul style="list-style-type: none"> <li>Public Accessibility to be provided in accordance with Condition 4.</li> </ul>
<b>A-DA-1004</b> <del>A-DD-1004</del>	Level 1 Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1005</b> <del>A-DD-1005</del>	Level 2 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1006</b> <del>A-DD-1006</del>	Level 3 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1007</b> <del>A-DD-1007</del>	Level 4 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1008</b> <del>A-DD-1008</del>	Level 5 Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1009</b> <del>A-DD-1009</del>	Level 6 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1010</b> <del>A-DD-1010</del>	Level 7 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1011</b> <del>A-DD-1011</del>	Level 8 Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1012</b> <del>A-DD-1012</del>	Level 9 - Plant / Services Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1013</b> <del>A-DD-1013</del>	Roof Plan <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-2000</b> <del>A-DD-2000</del>	Building Sections – Sheet 1	The Buchan Group	<b>27 June 2019</b>	N/A

	<b>Revision 6</b> <del>Issue 4</del>		<del>23 August 2017</del>	
<b>A-DA-2001</b> <del>A-DD-2001</del>	Building Sections – Sheet 2 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-2002</b> <del>A-DD-2002</del>	Building Sections – Sheet 3 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-3000</b> <del>A-DA-3000</del>	Elevations – Sheet 1 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-3001</b> <del>A-DA-3001</del>	Elevation – Sheet 2 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	<ul style="list-style-type: none"> <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>
<b>A-DA-3002</b> <del>A-DA-3002</del>	Elevation – Sheet 3 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-4000</b> <del>A-DA-4000</del>	Façade Details – Sheet 1 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-4001</b> <del>A-DA-4001</del>	Façade Details – Sheet 2 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-4002</b> <del>A-DA-4002</del>	Façade Details – Sheet 3 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-4003</b> <del>A-DA-4003</del>	Façade Details – Sheet 4 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-9000</b> <del>A-DA-9000</del>	Perspective South - West <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-9001</b> <del>A-DD-9001</del>	Perspective North - West Issue 3	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-9002</b> <del>A-DD-9002</del>	Perspective South - West <b>Revision 6</b>	The Buchan Group	<b>27 June 2019</b> <del>23 August</del>	N/A

	<del>Issue 4</del>		<del>2017</del>	
<b>A-DA-9003</b> <del>A-DA-9003</del>	Perspective North - East <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-9004</b> <del>A-DA-9004</del>	Perspective North Issue 3	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	<ul style="list-style-type: none"> <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>
<b>A-DA-9005</b> <del>A-DD-9005</del>	Perspectives North Issue 3	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>SPECIFICATIONS/SUPPORTING MATERIALS</b>				
<b>Plan No</b>	<b>Description &amp; Revision No.</b>	<b>Prepared By</b>	<b>Date</b>	<b>Amendments Required</b>
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 Administration Building Response to Information Request	PTT	17 August 2017	N/A
16181C	Site Services Report and Stormwater Quality Management Plan Issue C	Robert Bird Group	26 June 2017	N/A
16181C	Information	Robert Bird	4 August	N/A



	Request Response for Proposed Business Use and Community Use Development	Group	2017	
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**Note:** Amended plans or documents must be submitted for endorsement by the Assessment Manager prior to the submission of a building works application.

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

<b>7.</b>	<b>Particular Use</b>	
	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.	From the commencement of the use and at all times thereafter.

**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):**

<b>7.</b>	<b>Particular Use</b>	
	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, <del>and</del> meeting rooms <b>and library</b> .	From the commencement of the use and at all times thereafter.

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