

DRAFT DECISION DETAILS AND CONDITIONS PACKAGE**1. Decision Details:**

Development	Approval Type	Decision	Currency Period
Material Change of Use - Community Use (Library and Visitor Information Centre)	Development Permit	Approved in full subject to the conditions set out in Attachment A	6 years
Material Change of Use - Business Use (Café, Restaurant and/or Hotel)	Development Permit	Approved in full subject to the conditions set out in Attachment A	6 years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings 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); and
- (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.

The plans referenced below are included as Attachment B of this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: material change of use				
1.2	Master Plan	BVN	20 October 2017 June 2019	<ul style="list-style-type: none"> • Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application. • Detailed floor plans and elevations of buildings within urban park to be submitted prior to the

				commencement of works.
1.3	Site Precinct	BVN	20 October 2017 June 2019	<ul style="list-style-type: none"> • Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application. • Detailed floor plans and elevations of buildings within urban park to be submitted prior to the commencement of works.
1.4	Civic Precinct	BVN	20 October 2017 June 2019	<ul style="list-style-type: none"> • Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application. • Detailed floor plans and elevations of buildings within urban park to be submitted prior to the commencement of works.
1.5	Food and Beverage Precinct	BVN	20 October 2017 June 2019	<ul style="list-style-type: none"> • Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application. • Existing loading and servicing area to be modified to improve sitelines within Bottle Alley to and from Ellenborough Street.

				Detailed design for all widening works within Bottle Alley to be submitted to the assessment manager for approval prior to the commencement of works.
1.6	Library – Community Use	BVN	20 October 2017 June 2019	N/A
1.6	Library – Community Use	BVN	20 October 2017 June 2019	N/A
1.7	Food and Beverage Business Use	BVN	20 October 2017 June 2019	<ul style="list-style-type: none"> Detailed floor plans and elevations of business use building 1 and 2 to be submitted prior to commencement of works.
	Super Structure / Bar	BVN	June 2019	N/A
1.7	Food and Beverage Business Use	BVN	20 October 2017 June 2019	N/A
1.9	Refuse & Service Strategy	BVN	20 October 2017 June 2019	N/A
1.10	Basement Carpark & Refuse Level 01-02	BVN	20 October 2017 June 2019	N/A
1.10	Basement Carpark & Refuse Level 03-04	BVN	20 October 2017 June 2019	N/A
1.10	Basement Carpark & Refuse Level 05-06	BVN	20 October 2017 June 2019	N/A
	Civic Precinct Perspective	BVN	20 October 2017 June 2019	N/A
	Civic Precinct Perspective	BVN	20 October 2017 June 2019	N/A
	Library Perspective	BVN	20 October 2017 June 2019	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.

4. **Referral Agencies**

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence	<ul style="list-style-type: none"> - State Transport Corridors and Future State Transport Corridors - Queensland Heritage Place (on or near a Queensland Heritage Place) 	Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: ipswichSARA@dsdm ip.qld.gov.au Ph: 07 3432 2413

Refer to Attachment C for Referral Agency conditions.

5. **Variation Approval**

Not applicable to this decision.

6. **Further Development Permits**

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any building works and plumbing works in relation to this approval prior to the commencement of works pursuant to the *Planning Act 2016*.

7. **Environmental Authority**

Not applicable to this decision.

8. **Properly Made Submissions**

Not applicable to this decision.

9. **Currency period for the approval (section 85 of the *Planning Act 2016*)**

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

10. **When approval lapses if development started but not completed— variation approval**

Not applicable to this decision.

11. **Other requirements under section 43 of the *Planning Regulation 2017***

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) No infrastructure charges have been levied by Council for the proposed development.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

In accordance with section 75 of the Planning Act 2016, the applicant may submit change representations to request a negotiated decision notice, during the applicant's appeal period, about changing a matter in the development approval (other than a matter stated because of a referral agency response or a development condition imposed under a direction by the Minister).

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the Planning Act 2016) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

Ipswich City Council does not charge an application fee for the submission of change representations.

For more information, please refer to the State Government's fact sheet on Change Representations: <https://dilgpprd.blob.core.windows.net/general/factsheet-change-representations.pdf>.

15. Appeal Rights**Applicant's appeal rights**

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- the refusal of part of the development application; or
- a provision of the development approval; or
- if a development permit was applied for, the decision to give a preliminary approval.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

An extract from the *Planning Act 2016* about appeal rights is attached to this decision notice.

Attachment A
Assessment Manager's Conditions
File No: 995/2018/MCU

Location: 23, 25 & 27 Ipswich City Mall, IPSWICH QLD 4305

Proposal: Material Change of Use - Community Use (Library & Visitor Information Centre)

Assessment Manager (Ipswich City Council) Conditions
Conditions applicable to this approval under the Planning Act 2016

No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 24 – Dictionary of the <i>Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	<p>From the commencement of the construction of the development and at all times thereafter.</p>
2.	Minor Alterations	
	<p>Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.</p>	<p>At all times after the approval is granted.</p>
3.	Development Plans	
	<p>The applicant must undertake the development generally in accordance with the approved plans outlined in part 3 of this development permit.</p>	<p>From the commencement of the construction of the development and at all times thereafter.</p>
4.	Locality References	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <p>(i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name;</p>	<p>At all times after the approval is granted.</p>

	<p>(ii) be in lettering at least 50% of the size of the place/estate/development name;</p> <p>(iii) be in the same orientation as the place/estate/development name; and</p> <p>(iv) be in either title case or all in upper case.</p>	
(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).	At all times after the approval is granted.

5.	Requirements Before the Development May Start	
(a)	Union Place & Nicholas Street must be accessible and open to the public from Brisbane Street to Bell Street as indicated on the approved plans outlined in Part 3 of this development permit.	Prior to the commencement of the use.
(b)	The civic area precinct as indicated on the approved plans outlined in Part 3 of this development permit must be completed and open to the public.	Prior to the commencement of the use.
(c)	The ramps within Bremer Street must be removed and the road pavement in Bremer Street be remediated in order to facilitate appropriate access for the development.	Unless otherwise approved in writing by the assessment manager, prior to the commencement of the use.

6.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.</i>	At all times during construction of the development.

7.	Hours of Operation	
	The applicant must not conduct work or business from the premises outside the hours of 6:00am to midnight daily.	From the commencement of the use and at all times thereafter.

8.	Bottle Alley	
	The applicant must submit to the assessment manager for approval, detailed design for works within Bottle Alley. The works must be undertaken generally in accordance with the approved plans including mark-ups outlined in Part 3 of this development permit and must be completed and open to the public.	Prior to the commencement of the use.

9.	Activation of Buildings	
(a)	The library and visitor information centre must	Prior to the commencement of

	maintain an active frontage to the civic area precinct	the use and at all times thereafter.
(c)	All windows and building entries fronting the civic area precinct are to remain visually permeable at all times during the operation of the development. To this end, all windows and entry points are to remain transparent and must not be covered with advertising, screening or opaque tinting of any kind.	Prior to the commencement of the use and at all times thereafter.
(d)	Advertising Signage is not permitted to be located on windows and entry doors of the buildings.	From the commencement of the use and at all times thereafter.

10.	Visual Treatment of Plant and Equipment	
(a)	The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation and the like): <div style="margin-left: 40px;"> (i) is not located between any building and the dedicated road/railway reserve/adjoining premises including the civic area precinct; or (ii) is appropriately screened (and ventilated) from view from the dedicated road, railway reserve and the adjoining premises including the civic area precinct. </div>	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must, where screening is required pursuant to (a), submit for written approval by the assessment manager details of the screening method or device. All screening must be of materials similar in appearance and specification to those used in the construction of buildings on the premises and adjacent premises.	Prior to the lodgement of the application for building work.
(c)	The applicant must construct and maintain all screening in accordance with the approval issued by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
(d)	Rooftop areas must be designed to conceal and disguise rooftop machinery and service equipment. Any additional screening must be strictly in accordance with the approved plans outlined in Part 3 of this development permit unless otherwise approved in writing by the assessment manager.	Prior to the commencement of the use and at all times thereafter.

11.	Building Finishes	
(a)	The external features of the building must be painted/finished in the colour or colours as identified on the approved plans outlined in part 3 of this approval.	Prior to the commencement of the use and at all times thereafter.
(b)	Should the applicant propose changes to the colour scheme or materials schedule from those identified on the approved plans, the applicant must receive prior written approval for the final colour scheme and	Prior to the commencement of the use and at all times thereafter.

	materials schedule from the assessment manager.	
12.	Lighting	
	Lighting used to illuminate any areas of the premises (ie security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.
13.	Acoustic Management	
(a)	The library/visitor information centre must be constructed to ensure the indoor acoustic quality objectives are achieved for the building type and activity as specified in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> are achieved.	From the commencement of the use and at all times thereafter.
(d)	In the event acoustic enclosures are required for external mechanical plant and equipment (including but not limited to air conditioning units, compressors, generators and the like) the applicant must ensure the enclosure is suitably ventilated and visually screened.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must submit to the assessment manager certification from a suitably qualified acoustic consultant demonstrating that condition (a) has been complied with.	Prior to the commencement of the use.
14.	Access for People with a Disability	
	The applicant must provide adequate access for people in wheelchairs by means of an unimpeded continuous path of travel from any adjacent roadway, other public lands and from any car parking bay allocated for use by people with a disability, to all parts of the development which are normally open to the public.	Prior to the commencement of the use and at all times thereafter.
15.	Loading and Unloading	
	The applicant must undertake all loading and unloading at the approved locations detailed on the approved plans outlined in part 3 of this development permit.	From the commencement of the use and at all times thereafter.
16.	Trade Materials, Products and Plant	
	The applicant must store all trade materials, products and plant within the confines of the building and/or approved storage areas.	From the commencement of the use and at all times thereafter.
17.	Waste Storage and Collection	
(a)	The applicant must locate waste storage at the approved location detailed on the approved plans	From the commencement of the use and at all times thereafter.

	outlined in Part 3 of this development permit.	
(b)	The applicant must ensure all wash down waters from bin cleansing performed on the site is either: <ul style="list-style-type: none"> (i) Appropriately treated and discharged to sewer subject to a Trade Waste approval; or (ii) The services of a refuse bin cleaning company are engaged. 	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure waste bins are collected on the site and there is no road-side collection.	From the commencement of the use and at all times thereafter.

18.	Car Parking – Use and Maintenance	
(a)	The applicant must maintain a minimum of 993 1,035 car parking spaces within the existing car parking area.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all parking areas are: <ul style="list-style-type: none"> (i) Kept exclusively for parking for the development; (ii) Used exclusively for parking for the development; (iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans); (iv) Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742; and (v) Maintained in perpetuity. 	Prior to the commencement of the use and at all times thereafter.
(c)	Provision must be made for parking spaces for persons with a disability in accordance with the Parking Code (Part 12, division 9) of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must provide bicycle parking and end-of-trip facilities in accordance with Austroads Guide to Traffic Management Part 11: Parking (Table C2 6). These facilities should be designed and constructed in accordance with AS2890.3-1993 Bicycle parking facilities.	Prior to the commencement of the use and at all times thereafter.

19.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	Prior to the commencement of the use and at all times thereafter.

(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must provide all movements access to and from Bremer Street from the existing car park. access on basement level 05-06.	Prior to the commencement of the use and at all times thereafter.
(e)	Unless otherwise required to be closed for the purposes of construction, the applicant must provide pedestrian access to the Bradfield Bridge.	Prior to the commencement of the use and at all times thereafter.
(f)	The applicant must appropriately mark and signpost all pedestrian pathways throughout the car parking areas using different colour pavements, line marking or an object recessed into the pavement where they cross internal driveways to ensure a clear legible path of travel for a pedestrian.	Prior to the commencement of the use and at all times thereafter.

20.	Utility Services	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities.	Prior to commencement of the use.
(b)	The applicant must provide to the assessment manager written evidence (e.g. connection certificate) from each particular service provider stating that the development has been connected to applicable utility service or has a current supply agreement.	Prior to commencement of the use.
(c)	The applicant must provide telecommunications to the building, lead-in conduits and equipment space in a suitable location within the building, to suit carrier of choice.	Prior to commencement of the use.

21.	Customer Toilets	
(a)	The applicant must provide public toilet facilities in accordance with the provisions of the Standard Building Regulation, which must remain open for access at all times during the operation of the development.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(b)	Where wall hung urinals are provided, the applicant must provide at least one such urinal for use by young children and installed in accordance with the manufacturer's specifications.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(c)	The applicant must provide at least one wash basin, with a rim height not exceeding 600mm, per room for use by young children.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(d)	The applicant must provide a separate parents' room with chairs and a table for use for feeding and changing of infants.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(e)	The applicant must provide a drinking fountain in an accessible location for use of the general public at all	From the commencement of the use and at all times during the

	times during the operation of the development.	approved hours of operation thereafter.
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22.	Stormwater Quantity Management	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level V.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to existing stormwater system.	Prior to the commencement of the use and at all times thereafter.

23.	Stormwater Quality	
(a)	<p>(i) The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the Ipswich Planning Scheme prior to stormwater runoff discharging from the site.</p> <p>Or</p> <p>(ii) The applicant must pay a monetary offset contribution to the assessment manager in lieu of the provision of stormwater quality treatment infrastructure for the development in accordance with section 3.2.3 of Implementation Guideline 24 Stormwater Management of the Ipswich Planning Scheme.</p>	Prior to the commencement of the use and at all times thereafter.
(b)	Should the applicant choose to comply with (a)(i), the applicant implement stormwater infrastructure in accordance with the Site Services report and Stormwater Quality Management Plan prepared by Robert Bird Group dated 26 June 2017.	Prior to the commencement of the use and at all times thereafter.

24.	Flooding	
(a)	Unless otherwise approved in writing by the assessment manager, the proposed development must comply with the requirements of the <i>Ipswich Planning Scheme 2006</i> , Part 11, division 4, section 11.4.7 (1)(d) & (g) and the State Planning Policy insofar as it relates to Natural Hazards, Risk and Resilience.	Prior to the commencement of the use and at all times thereafter
(b)	The applicant must submit to the assessment manager for approval a flood evacuation and management plan.	Prior to the commencement of the use.
(c)	The applicant must implement the approved flood evacuation and management plan as required by (b) above.	From the commencement of the use and at all times thereafter.

25.	Emergency Generator Bulk Storage Tank	
(a)	The applicant must ensure that any bulk fuel storage tank for an emergency generator is located on or below the lowest floor level of the building as is required in	Prior to the commencement of the use and at all times thereafter.

	<i>Australian Standard AS1940, 2017 - The Storage and Handling of Flammable and Combustible Liquids.</i>	
(b)	The applicant must ensure that the termination point & location of any vent pipe for the bulk fuel storage tank is designed so that it is located six (6) metres above any plaza surface & two (2) metres laterally from the opening into a building.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must ensure that the fill point for any bulk fuel tank is located outside the building, two (2) metres from any doorway, window or other opening into the building. The fill point must be readily accessible and protected from accidental damage and tampering.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must ensure that any pipework passing through floors is protected by being housed in fire-rated risers. Fuel transfer lines passing between building levels must be installed within fire rated risers	Prior to the commencement of the use and at all times thereafter.
(e)	The applicant must ensure that any aboveground day service tank installed within the building must not exceed 1000 Litres capacity. More than one tank may be installed provided that the tanks are not interconnected and are separated from each other by at least 3 metres.	Prior to the commencement of the use and at all times thereafter.

26.	Sediment & Erosion Management - Construction & Operational Phases	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	Prior to commencement of the use and during the period that the approved use is being carried out on the development site.

27.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to commencement of use.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to commencement of use.

Proposal: Material Change of Use - Business Use (Cafe, Restaurant and/or Hotel)

Assessment Manager (Ipswich City Council) Conditions
Conditions applicable to this approval under the Planning Act 2016

No.	Condition	The time by which the condition must be met, implemented or complied with
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1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 24 – Dictionary of the <i>Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Development Plans	
	The applicant must undertake the development generally in accordance with the approved plans outlined in part 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.
4.	Locality References	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <ul style="list-style-type: none"> (i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name; (ii) be in lettering at least 50% of the size of the place/estate/development name; 	At all times after the approval is granted.

	<p>(iii) be in the same orientation as the place/estate/development name; and</p> <p>(iv) be in either title case or all in upper case.</p>	
(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).	At all times after the approval is granted.

5.	Requirements Before the Development May Start	
(a)	Union Place & Nicholas Street must be accessible and open to the public from Brisbane Street to Bell Street as indicated on the approved plans outlined in Part 3 of this development permit.	Prior to the commencement of the use.
(b)	The civic area precinct as indicated on the approved plans outlined in Part 3 of this development permit must be completed and open to the public.	Prior to the commencement of the use.
(c)	The applicant must submit, for written approval by the assessment manager, detailed plans for business use buildings 1, 2, 3, 4, 5 and Bar 1 and 2 . The detailed plans must comply with all conditions of this approval and the relevant provisions in the Ipswich Planning Scheme.	Prior to the lodgement of the associated building works application.
(d)	The ramps within Bremer Street must be removed and the road pavement in Bremer Street be remediated in order to facilitate appropriate access for the development.	Unless otherwise approved in writing by the assessment manager, prior to the commencement of the use.

6.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i> .	At all times during construction of the development.

7.	Hours of Operation	
	The applicant is permitted to conduct work or business from the premises Monday to Sunday (24 hours a day).	From the commencement of the use and at all times thereafter.

8.	Limits to Approval	
	The hours of operation in this approval are limited to within the confines of the food and beverage precinct, business use buildings 1, 2, 3, 4, 5, Bar 1 and 2 and any associated outdoor areas as detailed in the approved plans outlined in part 3 of this development permit.	From the commencement of the use and at all times thereafter.

9.	Separate Agreements (Sale Agreements, Tenancy Agreements, Lease Agreements,	
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	Community Management Statements, Developer Covenants etc.)	
(a)	The applicant must ensure any separate agreements (including but not limited to sale agreements, tenancy agreements; lease agreements; community management statements; developer covenants etc.) require the development to be conducted/operated in accordance with: (i) this development approval (and any subsequent amendments/changes to this approval) (ii) any related or consequential approvals (e.g. material change of use, reconfiguring a lot, operational works or building works)	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure a copy of all approvals referred to in (a) above are: (i) appropriately referenced in such agreements (ii) provided to all parties of such agreements	At the time an agreement is presented to the relevant parties.

10.	Bottle Alley	
	The applicant must submit to the assessment manager for approval, detailed design for works within Bottle Alley. The works must be undertaken generally in accordance with the approved plans including mark-ups outlined in Part 3 of this development permit and must be completed and open to the public.	Prior to the commencement of the use.

11.	Activation of Buildings	
(a)	The food and beverage precinct building must maintain an active shop frontage to the Ipswich City Mall (Nicholas Street) and Bottle Alley.	Prior to the commencement of the use and at all times thereafter.
(c)	All windows and building entries fronting the Ipswich City Mall (Nicholas Street) and Bottle Alley are to remain visually permeable at all times during the operation of the development. To this end, all windows and entry points are to remain transparent and must not be covered with advertising, screening or opaque tinting of any kind.	Prior to the commencement of the use and at all times thereafter.
(d)	Advertising Signage is not permitted to be located on windows and entry doors of the buildings.	From the commencement of the use and at all times thereafter.

12.	Visual Treatment of Plant and Equipment	
(a)	The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation and the like): (i) is not located between any building and the dedicated road/railway reserve/adjoining	Prior to the commencement of the use and at all times thereafter.

	premises including the civic area precinct; or (ii) is appropriately screened (and ventilated) from view from the dedicated road, railway reserve and the adjoining premises including the civic area precinct.	
(b)	The applicant must, where screening is required pursuant to (a), submit for written approval by the assessment manager details of the screening method or device. All screening must be of materials similar in appearance and specification to those used in the construction of buildings on the premises and adjacent premises.	Prior to the lodgement of the application for building work.
(c)	The applicant must construct and maintain all screening in accordance with the approval issued by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
(d)	Rooftop areas must be designed to conceal and disguise rooftop machinery and service equipment. Any additional screening must be strictly in accordance with the approved plans outlined in Part 3 of this development permit unless otherwise approved in writing by the assessment manager.	Prior to the commencement of the use and at all times thereafter.

13.	Building Finishes	
	The applicant must obtain written approval from the assessment manager for a schedule of colour(s) and external finishes for the building.	Prior to the commencement of the use and at all times thereafter.

14.	Lighting	
	Lighting used to illuminate any areas of the premises (ie security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.

15.	Acoustic Management	
(a)	Acoustic noise between 7:00am to 10:00pm, must not exceed 105dB(C) L_{eq} (1hr), when measured 3m from the source of the noise.	From the commencement of the use and at all times thereafter.
(b)	Acoustic noise between 10:00pm to 7:00am, must not exceed 100dB(C) L_{eq} (1hr), when measured 3m from the source of the noise.	From the commencement of the use and at all times thereafter.
(c)	Acoustic Noise emanating from music in outdoor areas associated with the business use, must not exceed 75dB(C) L_{eq} (1hr), when measured 3m from the source of the noise.	From the commencement of the use and at all times thereafter.

(d)	In the event acoustic enclosures are required for external mechanical plant and equipment (including but not limited to air conditioning units, compressors, generators and the like) the applicant must ensure the enclosure is suitably ventilated and visually screened.	Prior to the commencement of the use and at all times thereafter.
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16.	Access for People with a Disability	
	The applicant must provide adequate access for people in wheelchairs by means of an unimpeded continuous path of travel from any adjacent roadway, other public lands and from any car parking bay allocated for use by people with a disability, to all parts of the development which are normally open to the public.	Prior to the commencement of the use and at all times thereafter.

17.	Loading and Unloading	
	The applicant must undertake all loading and unloading at the approved locations detailed on the approved plans outlined in part 3 of this development permit or within existing loading areas within the Ipswich Mall.	From the commencement of the use and at all times thereafter.

18.	Trade Materials, Products and Plant	
	The applicant must store all trade materials, products and plant within the confines of the building and/or approved storage areas.	From the commencement of the use and at all times thereafter.

19.	Waste Storage and Collection	
(a)	The applicant must locate waste storage at the approved location detailed on the approved plans outlined in Part 3 of this development permit.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all wash down waters from bin cleansing performed on the site is either: <ul style="list-style-type: none"> (i) Appropriately treated and discharged to sewer subject to a Trade Waste approval; or (ii) The services of a refuse bin cleaning company are engaged. 	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure waste bins are collected on the site and there is no road-side collection.	From the commencement of the use and at all times thereafter.

20.	Car Parking – Use and Maintenance	
(a)	The applicant must maintain a minimum of 993 1,035 car parking spaces within the existing car parking area.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all parking areas are: <ul style="list-style-type: none"> (i) Kept exclusively for parking for the development; (ii) Used exclusively for parking for the 	Prior to the commencement of the use and at all times thereafter.

	<p>development;</p> <p>(iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans);</p> <p>(iv) Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742; and</p> <p>(v) Maintained in perpetuity.</p>	
(c)	Provision must be made for parking spaces for persons with a disability in accordance with the Parking Code (Part 12, division 9) of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use and at all times thereafter.
(d)	Provision must be made for bicycle parking spaces throughout the development.	Prior to the commencement of the use and at all times thereafter.
(e)	Provision must be made for bicycle parking spaces throughout the development.	Prior to the commencement of the use and at all times thereafter.

21.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must provide all movements access to and from Bremer Street from the existing car park. access on basement level 05-06.	Prior to the commencement of the use and at all times thereafter.
(e)	Unless otherwise required to be closed for the purposes of construction, the applicant must provide pedestrian access to the Bradfield Bridge.	Prior to the commencement of the use and at all times thereafter.
(f)	The applicant must appropriately mark and signpost all pedestrian pathways throughout the car parking areas using different colour pavements, line marking or an object recessed into the pavement where they cross internal driveways to ensure a clear legible path of travel for a pedestrian.	Prior to the commencement of the use and at all times thereafter.
(g)	The applicant must ensure a minimum two (2) metre wide passageway is at all times left clear and unobstructed between the building and any outdoor dining areas to enable pedestrian mobility.	From the commencement of the use and at all times thereafter.

22.	Utility Services	
(a)	The applicant must connect the development to	Prior to commencement of the

	reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities.	use.
(b)	The applicant must provide to the assessment manager written evidence (e.g. connection certificate) from each particular service provider stating that the development has been connected to applicable utility service or has a current supply agreement.	Prior to commencement of the use.
(c)	The applicant must provide telecommunications to the building, lead-in conduits and equipment space in a suitable location within the building, to suit carrier of choice.	Prior to commencement of the use.

23.	Public Toilet and Utilities	
(a)	The applicant must provide public toilet facilities in accordance with the provisions of the Standard Building Regulation, which must remain open for access at all times during the operation of the development.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(b)	Where wall hung urinals are provided, the applicant must provide at least one such urinal for use by young children and installed in accordance with the manufacturer's specifications.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(c)	The applicant must provide at least one wash basin, with a rim height not exceeding 600mm, per room for use by young children.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(d)	The applicant must provide a separate parents' room with chairs and a table for use for feeding and changing of infants.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(e)	The applicant must provide a drinking fountain in an accessible location for use of the general public at all times during the operation of the development.	From the commencement of the use and at all times during the approved hours of operation thereafter.

24.	Stormwater Quantity Management	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level V.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to existing stormwater system.	Prior to the commencement of the use and at all times thereafter.

25.	Stormwater Quality	
(a)	(i) The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the Ipswich Planning Scheme prior to stormwater runoff discharging from the site.	Prior to the commencement of the use and at all times thereafter.

	Or (ii) The applicant must pay a monetary offset contribution to the assessment manager in lieu of the provision of stormwater quality treatment infrastructure for the development in accordance with section 3.2.3 of Implementation Guideline 24 Stormwater Management of the Ipswich Planning Scheme.	
(b)	Should the applicant choose to comply with (a)(i), the applicant implement stormwater infrastructure in accordance with the Site Services report and Stormwater Quality Management Plan prepared by Robert Bird Group dated 26 June 2017.	Prior to the commencement of the use and at all times thereafter.

26.	Flooding	
(a)	Unless otherwise approved in writing by the assessment manager, the proposed development must comply with the requirements of the <i>Ipswich Planning Scheme 2006</i> , Part 11, division 4, section 11.4.7 (1)(d) & (g) and the State Planning Policy insofar as it relates to Natural Hazards, Risk and Resilience.	Prior to the commencement of the use and at all times thereafter
(b)	The applicant must submit to the assessment manager for approval a flood evacuation and management plan.	Prior to the commencement of the use.
(c)	The applicant must implement the approved flood evacuation and management plan as required by (b) above.	From the commencement of the use and at all times thereafter.

27.	Emergency Generator Bulk Storage Tank	
(a)	The applicant must ensure that any bulk fuel storage tank for an emergency generator is located on or below the lowest floor level of the building as is required in <i>Australian Standard AS1940, 2017 - The Storage and Handling of Flammable and Combustible Liquids</i> .	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure that the termination point & location of any vent pipe for the bulk fuel storage tank is designed so that it is located six (6) metres above any plaza surface & two (2) metres laterally from the opening into a building.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must ensure that the fill point for any bulk fuel tank is located outside the building, two (2) metres from any doorway, window or other opening into the building. The fill point must be readily accessible and protected from accidental damage and tampering.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must ensure that any pipework passing through floors is protected by being housed in fire-rated risers. Fuel transfer lines passing between building levels must be installed within fire rated risers	Prior to the commencement of the use and at all times thereafter.
(e)	The applicant must ensure that any aboveground day	Prior to the commencement of

	service tank installed within the building must not exceed 1000 Litres capacity. More than one tank may be installed provided that the tanks are not interconnected and are separated from each other by at least 3 metres.	the use and at all times thereafter.
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28.	Sediment & Erosion Management - Construction & Operational Phases	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	Prior to commencement of the use and during the period that the approved use is being carried out on the development site.

29.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to commencement of use.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to commencement of use.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Advertising Signage
	Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the <i>Ipswich Planning Scheme 2006</i> , such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. For further information please contact the Planning and Development Department on (07) 3810 6888.

2.	Fire Ants
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.

3.	Portable Long Service Leave
	<p>Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i>.</p> <p>If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.</p>
4.	Local Government Regulation 2012
	<p>This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i>. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.</p>
5.	Section 73 of the Planning Act 2016
	<p>Pursuant to section 73 of the <i>Planning Act 2016</i>, a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.</p>
6.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUU - Queensland Urban Utilities - trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
(c)	DSMP - Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(d)	E&SCP - Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(e)	PSP 3 - Council Planning Scheme Policy 3
(f)	QUDM - The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(g)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(h)	DTMR - Department of Transport and Main Roads
(i)	DEHP - Department of Environment and Heritage Protection
(j)	DNRM - Department of Natural Resources and Mines
(k)	DSDIP - Department of State Development, Infrastructure and Planning
(l)	AEP - Annual Exceedance Probability - used to define flood frequency and severity
(m)	AHD - Australian Height Datum (m)
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned

	by the applicant.
7.	Bonds
	<p>Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i>.</p> <p>The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information. Council's preference is for bonds to be submitted by way of a Bank Guarantee.</p>
8.	Telecommunication Conduit Infrastructure
	<p>The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011) or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.</p>
9.	Hazardous Substances
	<p>Where dangerous goods are stored on site, compliance with the Queensland <i>Work Health and Safety (WHS) Act 2011</i> is required. Enquiries regarding the storage of dangerous goods can be made by contacting Workplace Health and Safety Queensland on 1300 369 915.</p>
10.	Trade Waste
	<p>Waste water directed to sewer must only be carried out in compliance with an approved Trade Waste Permit for the site. All associated water treatment equipment (if any) must be covered by the permit, where released to sewer. Enquiries regarding Trade Waste requirements can be made by contacting Queensland Urban Utilities on telephone number 13 26 57.</p>
11.	Food Licence
	<p>Where food is sold, served and or produced on the site there may be a need to hold a licence to do so under the <i>Food Act 2006</i>. Please contact the Health Security and Regulatory Services Department of Ipswich City Council for advice regarding this matter by ringing 3810 6666.</p>