



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/- Cardno

APPLICATION DETAILS

Application number: 10301/2019/MCU

Application type: Material Change of Use

Approval sought: Development Permit

Description of proposed development: Business Use, Entertainment Use, Recreation Use & Shopping Centre

Level of Assessment: Code

SITE DETAILS

Street address: 143, 143A & 163 Brisbane Street, 23 & 24 Ipswich City Mall, 2 Bell Street, IPSWICH QLD 4305

Real property description: Lot 1 & 2 RP 50109, Lot 2 SP 246525, Lot 1 RP 209886, Lot 1 SP300605, L1 RP157021

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 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) Development Constraints Overlays Code (Part 11, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Recreation and Entertainment Code (Part 12, division 11)

3. Compliance with Benchmarks

The following are the reasons why the application was approved despite the development not complying with the following assessment benchmarks:

Categorising Instrument, Assessment benchmark	Reasons for approval despite non-compliance
Ipswich Planning Scheme – Commercial and Industrial Code – 12.7.4(3)	Each of the identified precincts are wholly located within an individual title. All proposed uses involves the re-use of existing buildings, which are under various titles across the wider precinct. Some of the current titling arrangements are in place due to the existing railway infrastructure underneath the mall with one (1) title under the ownership of Queensland Rail. Accordingly, it is not considered reasonable to require the amalgamation of these lots given the historic arrangements.

4. Relevant matters for development subject to impact assessment

Not applicable.

5. Matters raised in submissions for development subject to impact assessment

Not applicable.