

Subject: Jerrabomberra Vikings Club Social Impact Assessment Update

This letter accompanies an update to the Social Impact Assessment (SIA) prepared for a proposed registered club at 37 Tomsitt Drive, Jerrabomberra, in the Queanbeyan-Palerang Local Government Area. The purpose of this letter is to identify how the updated SIA responds to recommendations made in the *SIA Peer Review* prepared by Barr Planning for Queanbeyan-Palerang Regional Council, dated 1 May 2025.

Objective

Following a review of the Barr Planning *SIA Peer Review*, the HillPDA SIA report for the proposed club has been updated to respond to *SIA Peer Review* recommendations. The updated SIA also incorporates outcomes from the additional community engagement undertaken by the proponent since the most recent update of the HillPDA SIA (February 2025).

Response

The recommendations of the *SIA Peer Review* and the response and additions included in the report are outlined below:

Peer review recommendation	Updated SIA response
<p>1 Methodology for consultation with Tier 1 Stakeholders and outcomes of consultation should be included in the SIA</p>	<ul style="list-style-type: none"> The methodology for consultation with Tier 1 Stakeholder is outlined in section 5.2.1 Outcomes of consultation with Tier 1 Stakeholders are outlined in section 5.3.1 Evaluation of social impacts (Chapter 6-7) and mitigation measures (Chapter 8) resulting from the engagement have been updated to reflect any new matters arising from Tier 1 consultation (refer recommendation 2).
<p>2 Evaluation of Impacts should be informed from the Stakeholder Consultation and further analysis and justification as to the way their feedback has been considered in the development be provided.</p>	<ul style="list-style-type: none"> The outcomes of consultation with Tier 1 Stakeholders are outlined in section 5.3.1 The assessment of social impacts has been updated to incorporate matters raised in Tier 1 stakeholder feedback (additional feedback regarding pedestrian access is considered in 6.3.2 and 6.3.3; the acoustic barrier is considered in sections 6.6.2 and 6.6.3)
<p>3 Mitigation and enhancement measures should be further considered where the unmitigated impact significance remains the same as the mitigated impact significance.</p>	<ul style="list-style-type: none"> Further consideration has been given to matters where the risk rating was similar between the mitigation and unmitigated measures. With further work, some have been adjusted to reflect additional mitigations proposed.

Peer review recommendation		Updated SIA response
		<ul style="list-style-type: none"> The remaining impact with an unchanged mitigated rating relates to the risks associated with increased exposure to gambling for persons who may be predisposed to risky gambling behaviours. There are multiple mitigations in place, which do reduce the likelihood that this would occur. However, the severity of the outcome remains high, thus the rating is unchanged.
4	Consideration of whether tailored alcohol and gambling harm minimisation methods are required for the indigenous community given the higher risk to harm.	The evidence identified a relatively small proportion of Aboriginal and Torres Strait Islander residents compared to the wide LGA and regional NSW (refer Appendix A.5). Notwithstanding, additional mitigations around ensuring that access to dedicated management and support services have been included in Chapter 8, for inclusion into broader risk mitigation protocols.
5	Consider the cumulative impacts on the community resulting from an additional alcohol and gambling outlet within the community and whether the opening hours are appropriate with respect to other outlets in the locality.	Cumulative impacts are considered in Chapter 7.2. The cumulative effects of an accumulation of venues providing access to alcohol and gaming are considered with mitigations proposed.
6	Consider whether a Social Impact Management Plan (SIMP) is required to manage the ongoing social impacts of the proposal on the community and whether a trigger is required for assessment prior to the construction and operation of Stage 2	Further social impact management, with additional measures are proposed in Chapter 8. For practicality, it is proposed the SIMP elements be incorporated into the substantive operational management plans and procedures for the venue (noting that construction phase management measures form part of construction management plans) as this is the most effective way to ensure management, monitoring and review. .

The recommendations made by the *SIA Peer Review* have now been addressed with comprehensive inclusions to manage and mitigate social impacts that may result from the proposed construction and operation of the proposed club.

I trust the above and attached updated SIA report is suitable, and confirm that it complies with requirements of SIA Guidelines.

Sincerely



Date: 22 May 2025

Alex Peck
Associate
BSci BSocSci MPlan MPA
alexander.peck@hillpda.com

HillPDA Consulting
Level 3, 234 George Street,
Sydney NSW 2000, Australia
GPO Box 2748, Sydney NSW 2001
T | +61 2 9252 8777
W | hillpda.com