

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 April 2024, 14:30-14:50
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-340 – QUEANBEYAN-PALERANG – DA.2023.0635 - 37 Tomsitt Drive JERRABOMBERRA 2619 - Construction of a registered club premises.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson, Juliet Grant, Grant Christmas
APOLOGIES	John Preston, Bryce Wilson
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jacinta Tonner
DPHI	Amanda Moylan

KEY ISSUES DISCUSSED

Council assessment staff provided the panel with a preliminary briefing and the following matters were discussed:

- Public exhibition to close on 19 April 2024, with a large number of submissions received to date.
- Development to cater for maximum of 1,320 persons.
- Proposed hours of operation of the facilities at the registered club to be Monday to Sunday – 10.00am to 3.00am.
- NSW Police have objected to the proposed hours of operation.
- Loading dock is not to be used between 10.00pm and 7:00am.
- QPRLEP 2022 – Height Control - Clause 4.6 request – 12m control (height non-compliance up to 13.25m at highest point)
- Consistency with SJDCP.
- Internal and external traffic management, carparking and pedestrian access arrangements.
- Preliminary assessment currently being undertaken by Council assessment staff.
- Internal and external referrals.

The Panel acknowledged the assessment of the application is in its preliminary stages and requested Council consider the following matters in the RFI:

- The need for a social impact assessment (SIA).
- Amenity considerations relating to open gaming rooms and related extraction fans and their distance to and impact on residential properties.
- Potential impacts of proposed operating hours on adjoining residential properties and access by patrons through residential streets.

The Panel indicated it would arrange to inspect the site and undertake a further briefing with Council and the applicant once the exhibition period is complete and the RFI had been considered by the applicant.

TENTATIVE DETERMINATION DATE TO BE ADVISED

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels