

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 July 2024, 2:45pm – 3:45pm Site inspection undertaken before briefing.
LOCATION	Briefing (Hybrid): In-person at QPRC Office: 257 Crawford St, Queanbeyan & by videoconference (MS Teams) Site Visit: on-site at 37 Tomsitt Drive JERRABOMBERRA 2619

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	Briefing: Chris Wilson (Chair), Juliet Grant, Grant Christmas, John Preston Site Visit: Chris Wilson (Chair), Juliet Grant, Grant Christmas, John Preston
APOLOGIES	None
DECLARATIONS OF INTEREST	Bryce Wilson declared a non pecuniary conflict of interest.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Luceille Yeomans, Kylie Coe Site Visit: Luceille Yeomans, Kylie Coe
APPLICANT REPRESENTATIVES	Briefing: Sean Richards (Construction Consultants), Waleed Memon (Construction Consultants), Nicholas Cavallo (Knight Frank), Ron Kent (Vikings Group), Glenn McCormack (Benson McCormack Architecture), Arne Heeres (Benson McCormack Architecture)
DPHI	Briefing: Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

Council assessment staff provided the Panel with a status update of the assessment of the application with the following matters being discussed:

- Community benefit.
- Site suitability.
- Land use conflict with adjoining residential properties (noise).
- Staging.
- Internal and external referrals.
- Objection from NSW Police.
- Emergency access and egress (NSW RFS).
- Odour impact assessment and location of receivers.
- Timing for registration of subdivision.
- Exhibition process, including re-exhibition to clarify site location. 48 submissions received.

Planning Panels Secretariat

- Council advised that a comprehensive request for further information (RFI) had been provided to the applicant. Key items covered in the RFI include:
 - Social, odour and visual impact assessments.
 - Further details regarding the public benefit in relation to the cl 4.6 departure for the height of building.
 - Plan of management, including measures to manage patron behaviour.
 - Lighting plan, including the open alfresco area.
 - Assessment of signage against SEPP 64.
 - Stormwater management and easement provision.
 - Proposed acoustic fencing and acoustic responses within the proposed design.
 - Comprehensive waste management and trade waste management plan.
 - Clarification of the hours of operation including restricted hours for loading and unloading, alfresco dining area and the function room.

The applicant provided the Panel with a presentation outlining the proposal. Key matters discussed included;

- Timing of social impact assessment (SIA).
- Justification and triggers for staging (economic imperatives, demand, viability).
- Plan of Management details including arrangements for minimising noise impacts by limiting access to verandah areas after 10pm and steps to ensure no music is audible outside.

The Panel asked questions of the applicant regarding the following:

- Explanation of the link between sport, hospitality and the local community. The applicant advised that just under 10k of club members reside in Jerrabomberra, Queanbeyan and the broader locality.
- Community benefit. The applicant sees the club as a hub for social inclusion, which provides financial support to community groups. Further details are to be included in the SIA which is currently being completed by Hill PDA.
- Onsite operational management of management structure.
- NSW Police consultation. The applicant indicated that it had discussions with NSW Police in relation to security and management arrangements. The Applicant advised that it is proposed to cease operations at 2am (no alcohol to be served after 1am and closing on 2am).
- A key concern of NSW Police relates to resourcing.
- Conflict between community requests for access/no pedestrian access and representations of the Jerrabomberra Residents Assoc (JRA).
- Consistency with any development consent and liquor licence in hours of operation. The applicant clarified that the liquor licence will be sought until the venue close time, however, the licence can have a recommendation that liquor not be served after a certain time.
- Site selection, permissibility and Tender/EOI process for a club.
- Alignment of permissibility of club on the site with community expectations in terms of how the site may be used into the future.
- Development anticipated by the DCP and community expectation of a neighbourhood centre type development for the site.
- Location of biodiversity/ecologically sensitive zone within site and compatibility with foot traffic.