

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 17 December 2024, 12:30pm – 2pm
<b>LOCATION</b>	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**

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Juliet Grant, Grant Christmas, John Preston, Morgan Broadbent
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Bryce Wilson

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Luceille Yeomans, Kylie Coe, Ruth Ormella
<b>COUNCIL ACOUSTIC EXPERT</b>	Stephen Gauld (Day Design)
<b>APPLICANT REPRESENTATIVES</b>	Nicholas Cavallo (Knight Frank Town Planning), Mark Grayson (Knight Frank Town Planning), Sean Richards (Construction Consultants), Waleed Memon (Construction Consultants), Anthony Hill (Vikings Group), Ron Kent (Vikings Group), Glenn McCormack (Benson McCormack Architecture), Arne Heeres (Benson McCormack Architecture), David Maxwell (Riverview Group), David Harper (Le Hunter Properties P/L), Alexander Peck (Hill PDA), Tony Johnston (Pigott Stinson Lawyers), Nic Heinecke (Pigott Stinson Lawyers)
<b>DPHI</b>	George Dojas, Nikita Lange

**KEY ISSUES DISCUSSED**

Council's assessment representatives provided the panel with an update of the assessment of the application including the following key concerns:

- Site context and suitability
- Non-compliance with statutory controls and non-statutory guidelines
- Building height and clause 4.6 request
- Operational impacts including hours of operation, acoustic impacts, anti-social behaviour, and traffic impacts on local roads.

- Confirmed the application had received 66 submissions, 44 of those being unique submissions.

The Applicant acknowledged Council's assessment update, independent acoustic review and correspondence from the NSW Police and requested additional time to address these documents. The Applicant also spoke to the site selection process:

- The subject land was rezoned B1 Neighbourhood Centre in 2013 as part of Masterplan. A further review of the land in 2020 retained the B1 zoning.
- The development typology was based on responses received from an EOI process. Noting 4 commercial like companies responded to the EOI.
- The location of the development is primarily driven by the zoning and aesthetics of the club, including a grassland and environmental area (in stewardship).

## **PANEL CONSIDERATIONS**

The panel raised the following key concerns with the application:

- Site suitability with particular reference to the Neighbourhood Centre Zoning, and the nature and size of the development and its integration within the local and broader community.
- Traffic Impacts.
- Acoustic impacts.
- Social Impacts.
- Height of building departure.

Based on its current understanding of the proposal, the panel is generally of the view that the benefits of the proposal at this stage do not outweigh the disbenefits.

The panel acknowledged the Applicant's request for the opportunity to address Council's assessment to date including the independent acoustic peer review and the concerns of NSW Police.

In this respect the panel advised that it had set a date for a public meeting (and subsequent determination of the DA shortly thereafter) for 4 March 2025 and that any response would need to be provided by late January to enable proper consideration by Council.

## **NEXT STEPS**

- Applicant to discuss its intentions in terms of a response with Council before Christmas and inform the Panel Secretariat accordingly.
- Applicant to provide a response to the issues outlined in Council's Briefing Report, Council's independent acoustic report and the NSW Police submission.
- Council to finalise its assessment report and recommendations for the panel's consideration.

The panel requested Council work towards finalising the outstanding matters and prepare an assessment report to inform the panel and a public meeting scheduled for the 4 March 2025. Council's assessment report is to be published 2 weeks prior to the meeting.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 4 MARCH 2025.**

## **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](http://www.planningportal.nsw.gov.au/planningpanels)