

QPRC



Proposed Registered Club Premises

Council assessment summary Planning Panel Determination Meeting

37 Tomsitt Drive Jerrabomberra

qprc.nsw.gov.au

Overview

- DA.2023.0635 for a Registered Club Premises
- An assessment report has been provided to the Planning Panel to assist with the determination
- Council officers completed the assessment with advice from State Agencies, and Peer Reviews on Acoustics and Social Impact Assessment

- Registered Club Premises =

means a club that holds a club licence under the Liquor Act 2007.

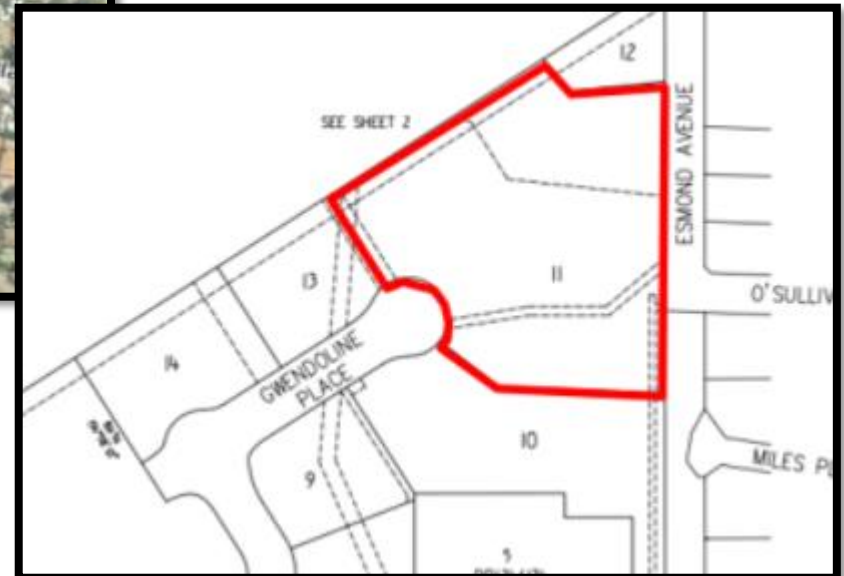
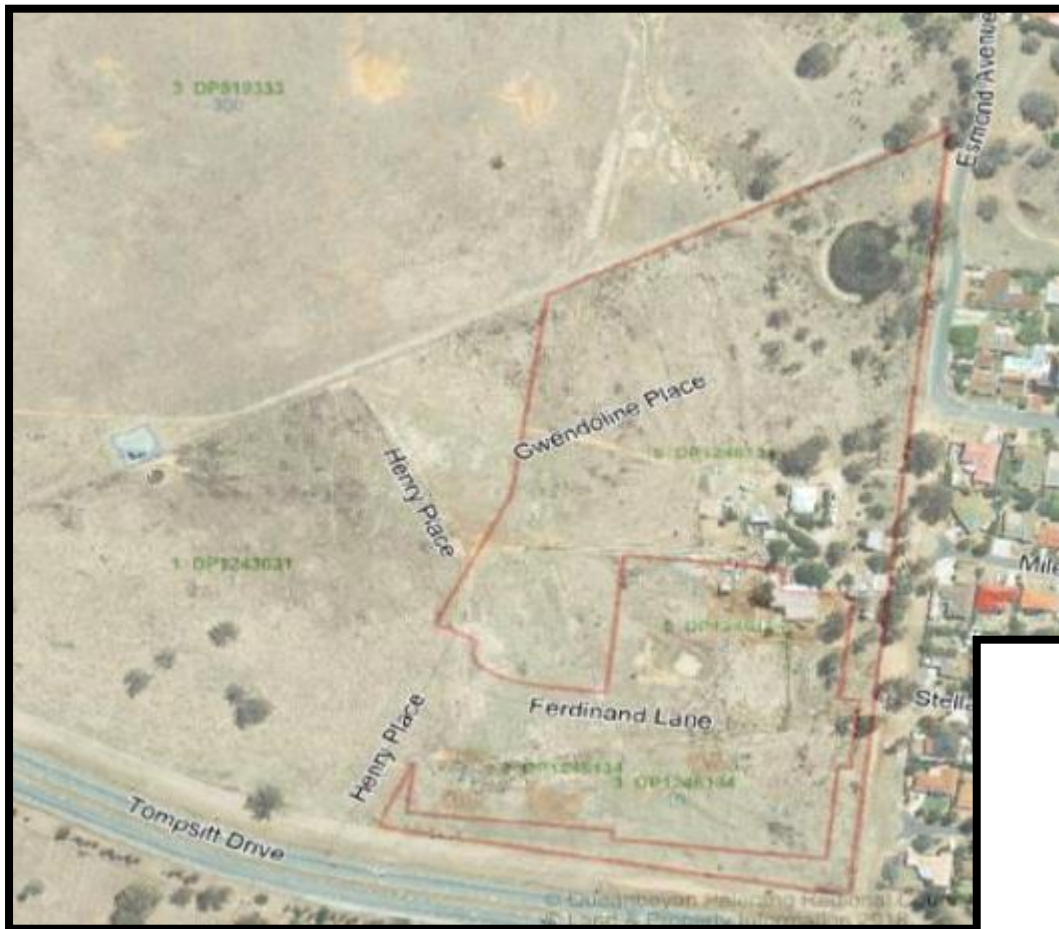
Assessment Team

- Council's assessment team included:
 - Town Planners
 - Development Engineers
 - Environmental Health
 - Waste Officers
 - Building Control
 - External Acoustic Expert
 - External Social Impact Expert

Government agencies included:

- Transport for NSW
- Essential Energy
- NSW Police
- Crown Lands
- Canberra Airport Group
- NSW Rural Fire Service

Site



37 Tomsitt Drive Jerrabomberra
(proposed Lot 11)

Proposal

Stage 1

- Pavilion building with reception, lounge & office area
- Main building with restaurant, bar areas & gaming areas
- Mezzanine for plant & equipment
- Landscaping, paths and pond area
- 153 car parks



Stage 2

- Amend Pavilion for office & meeting rooms, level 1 function room & reception
- Alter main building including demolition for Level 1 function rooms, bar, amenities and plant & equipment
- Alfresco Dining
- Additional 119 car parks

A club is a permissible use

Public Notification

Public notification was conducted to seek submissions from adjoining owners and the community

66 unique submissions received & 186 emails of support

The Panel has copies of the submissions

- *Hours of operation*
- *Scale*
- *Site suitability*
- *Social impacts associated with alcohol and gambling*
- *Lack of consultation*
- *Address and actual location*
- *Parking and traffic issues*
- *Safety concerns*
- *Residential amenity impacts eg overlooking*
- *Operational impacts including waste, servicing and noise*
- *Compliance with planning controls*

Zoning

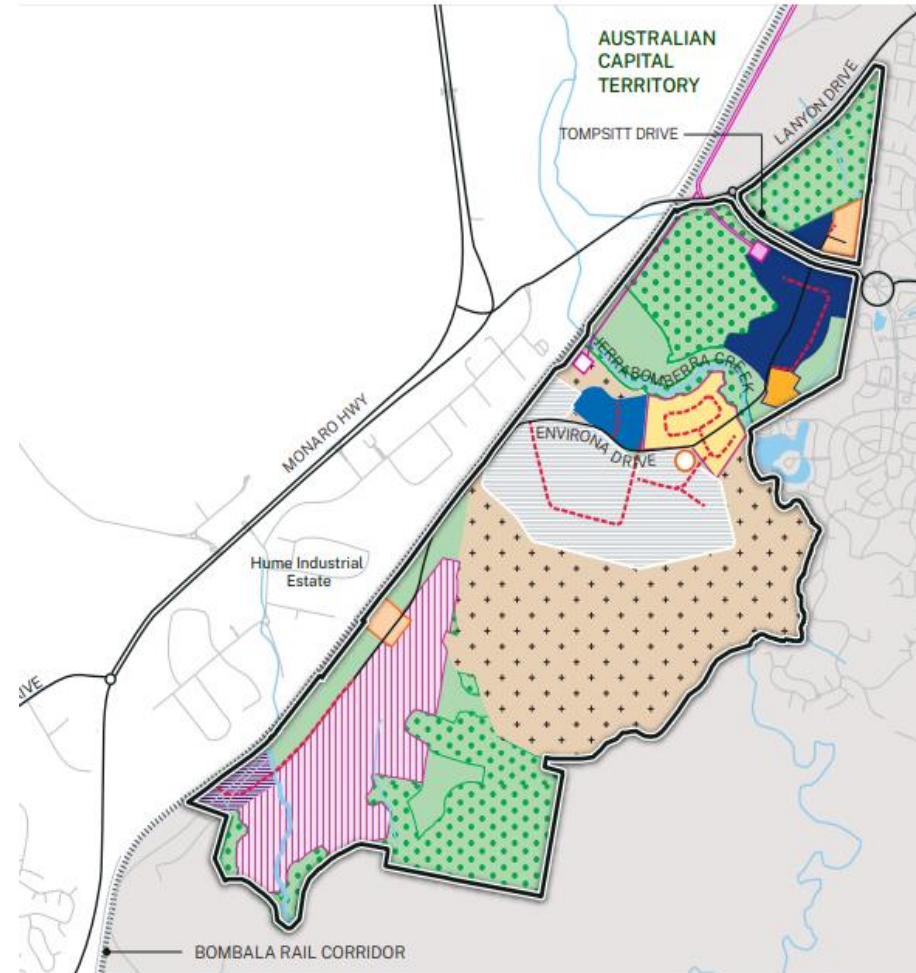
- Site zoned B1 at the time of lodgement. Clarifying there is a typo on Page 19
- Across the state zoning changed in April 2023 when the State Government introduced Employment Zones
- That zone change was delayed for the Reginal Jobs Precinct area located at South Jerrabomberra
- On 26 April 2025 all E zones came into effect in the Regional Jobs Precinct
- The legislation did not include a savings provision
- DAs lodged but not determined are to be assessed using the E1 zoning from April 2023
- DA.2023.0635 has been assessed using relevant E1 controls



South Jerrabomberra Regional Jobs Precinct

- South Jerrabomberra Regional Jobs Precinct
- Strategic vision for a 950ha area
- State Government led to seek 1,500 new dwellings, local centre, green spaces, high school, Regional Sports Complex and an Innovation sub precinct

The precinct has a strong focus on amenity and liveability to ensure the South Jerrabomberra precinct will be a place where business will want to establish, and people will want to live and work.



Planning Controls

State Environmental Planning Policies

- Compliance with Signage and Solar Works remain

Queanbeyan Palerang Region Local Environmental Plan

- Zone objective *‘encourage development that is consistent with the character & amenity of the locality’*

South Jerrabomberra Development Control Plan

- *‘Neighbourhood Centre activities orderly, high amenity and attractive’*
- *‘development is to be sensitive to the character of the local area & enhance local residential & environmental amenity’*

Unresolved Issues

- Acoustics Impact – noise from the operation of the club
- Social Impact Assessment – questions on the adequacy of the community consultation and how it shaped the design of the proposal
- Hours of operation
- Inconsistencies in plans
- Inconsistency with development standards

= Assessment found the outstanding issues for a large club at the interface with existing residential development have not been satisfactorily addressed

= On balance, the assessment found that the site is not considered suitable & therefore the proposal is not in the public interest.

= Assessment report recommends refusal.

Summary

- The application has been assessed in accordance with the EP&A Act 1979
- The application was notified three times
- Planning Panel undertook a site inspection July 2024
- Public Briefing held by the Panel in July 2024
- Council staff attended meetings with the Panel in April & December 2024
- Council's technical assessment team have concluded their assessment