



Poplars Developments

SRPP Meeting

27 May 2025

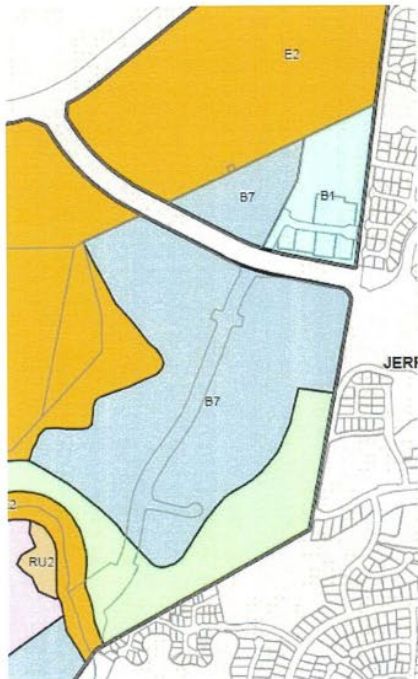
Poplars Planning



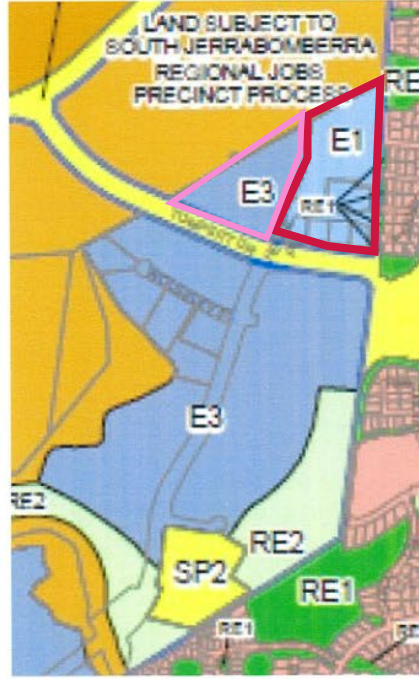
2013 Poplars LEP



2020 West Jerra LEP & 2022 QP LEP



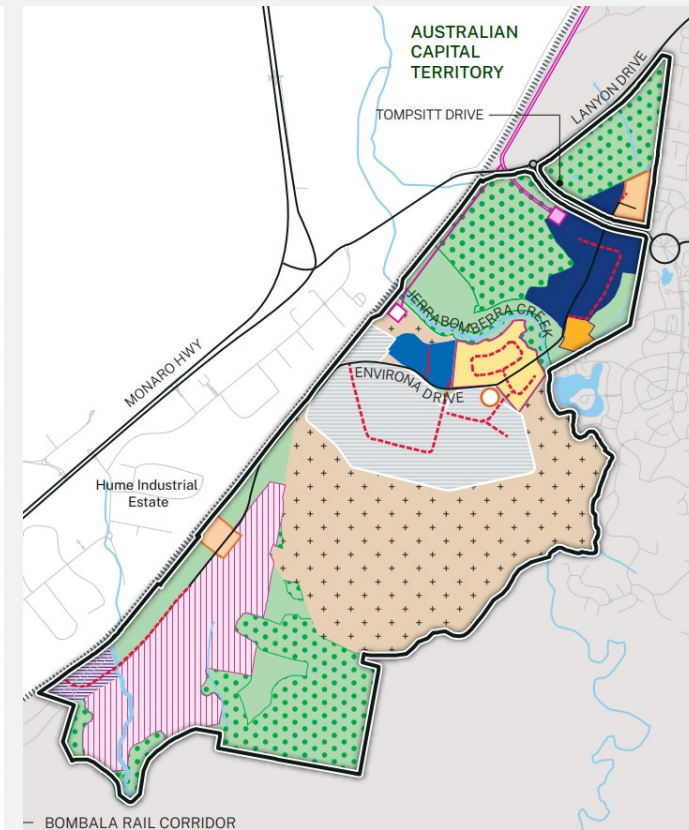
2023 RJP Discussion Paper



2023 RJP Draft Masterplan



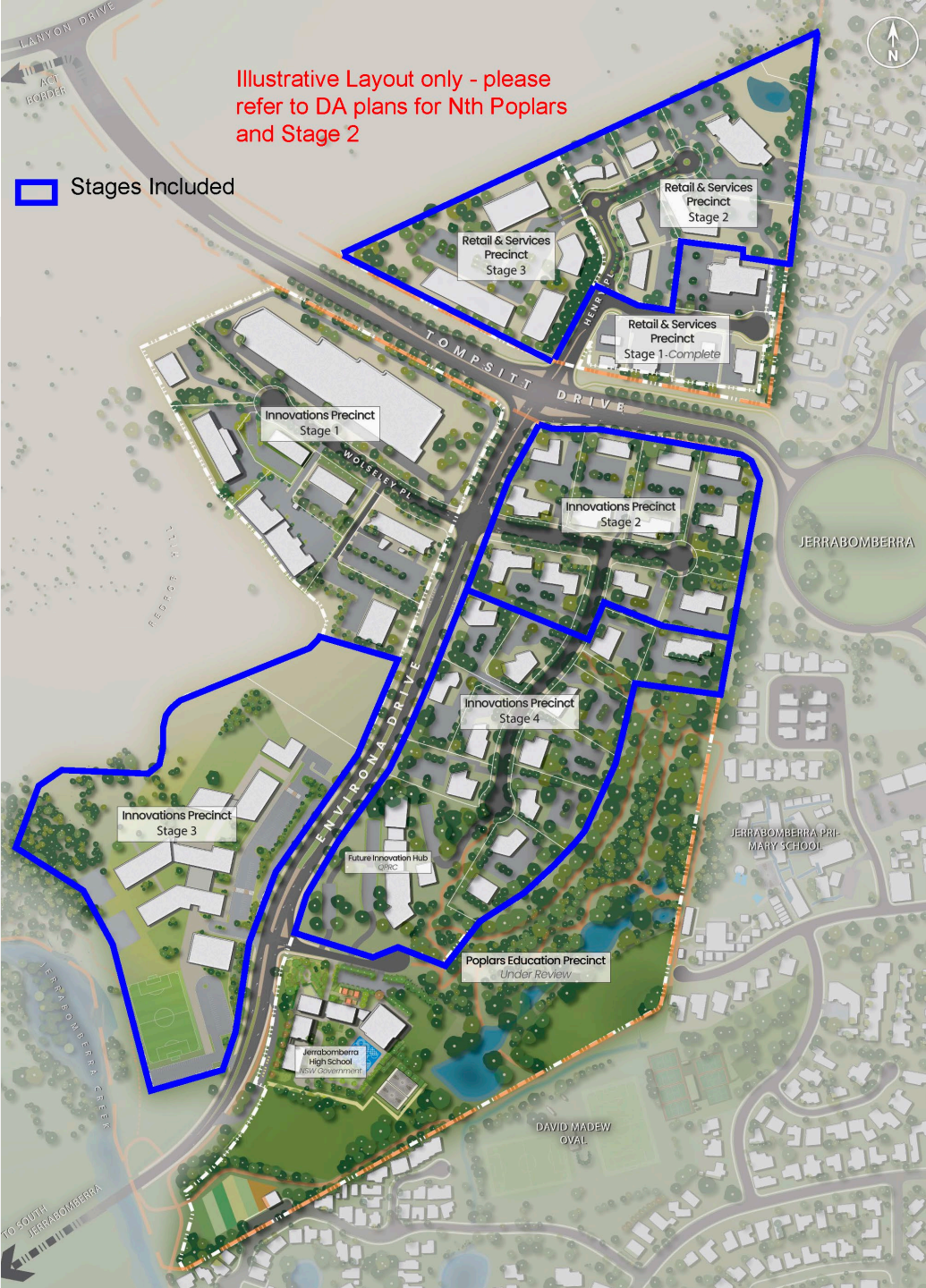
Local business and industry sub precinct



RJP adopted Master Plan
Master Plan is a public interest consideration for this DA

Concept Masterplan

Development Completion ~2033



Site Suitability

Permissibility & Planning Context

- Land is zoned E1 Local Centre
 - Registered club is **permissible**
- The development complies with the development standards under the LEP:
 - Consistent with the relevant objectives, including the character and amenity
 - Proposal within 12m height limit
 - A modest building footprint of 0.18:1 FSR (only 20% of the 1:1 allowed)
 - Surrounding development supports a mixed-use precinct (retail, food, supermarket) which establishes a commercial context at this interface.



Site Suitability



Permissibility & Planning Context

- **Zone Objectives: Registered Clubs are permissible** – there is a presumption that this use is consistent with the zone objectives.
- **Consistency with character and amenity** – if Council desires to have a different interface with the existing residential development, that should have been reflected in the strategic planning process. It has not been.
- **Permissibility of development in urban areas** – Council’s comments are unclear, as this use is permissible in an urban release area zone and is not logical based on its timing relative to other development.
- **Previous zoning attempts** – in the absence of a willingness to rezone other land to accommodate a Registered club, and given the proposed site's zoning history and compliance with development standards, the Council’s strategic planners must therefore consider it suitable.