

# Vikings Club Determination Briefing Southern Regional Planning Panel



# Project Summary

- Registered Club Premises constructed in stages
- **Stage 1 to commence operating circa 2027.** Construction of the registered club premises for the Pavilion building including reception, lounge and office area.
- Construction of the main building including;
  - Ground level with restaurant, bar area, gaming area, function room, and amenities
  - Mezzanine level containing building plant equipment for main buildings
  - Construction of car parking 153 spaces
  - **Circa 60-100 Electronic Gaming Machines** – actual number dependent on separate regulatory approval
- **Stage 2 to commence operating circa 2032-2034.** Expansion of main building to provide additional level containing two (2) function rooms, bar, amenities and plant equipment. Alteration to Pavilion building to provide office, meeting room and function room. Introduction of pondside dining structure.





EXTENT OF STAGE 2  
BUILDING ENVELOPE



# STAGE 1





# STAGE 2



## Key Threshold Matters

1. Vikings and its association with the local community
2. Social impacts and engagement with the community
3. Amenity and acoustic concerns
4. Site suitability considered in the context of those preceding matters

# 1. Vikings and the Local Community

## Established Operator

- Operates 5 Licensed Clubs across the ACT and NSW with 350 staff
- Membership exceeds 55,000 with over 20% of those members unique to the **Campbell & George – over 2,000** members of which **reside in Jerrabomberra**
- Provided \$725,000 in support to the local Queanbeyan community (since 2014)
- Provided more than \$40 million in ongoing support to the community since its inception in 1978
- Strong focus on sustainable and responsible gaming, harm minimisation
- Established programs as providers of gaming and alcohol
  - Don't waste Tomorrow;
  - Play within your limits
- When operating the premises would **generate 70+ jobs**

## 2. Early Engagement with the Community

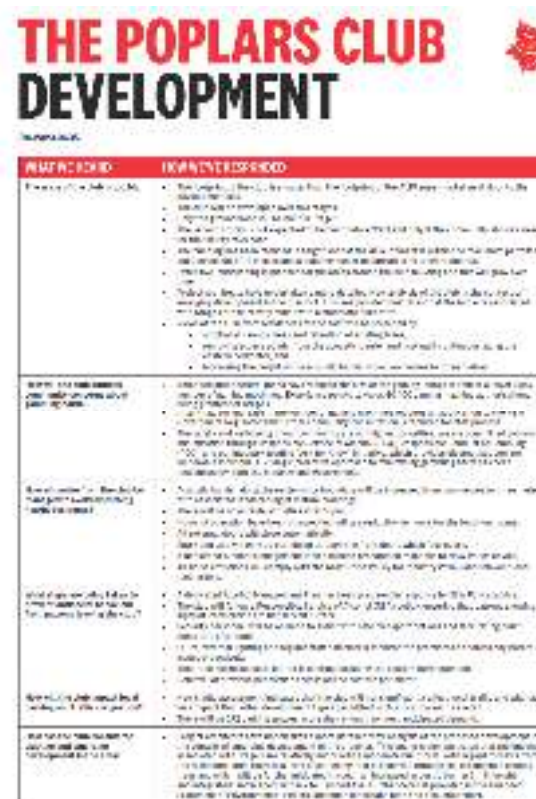
- Proponent led engagement undertaken before the submission of the DA
  - Vikings presentation to the JRA on April 2023 (refer to images)
  - Distributed presentation slides regarding the proposal to JRA ahead of the group's March 2024 meeting
  - Vikings CEO met with JRA





## 2. Engagement with the Community

- Vikings held a drop-in session at the Jerrabomberra Village Shopping Centre on 21 September 2024
- Acknowledged the need to engage more directly with nearest residents



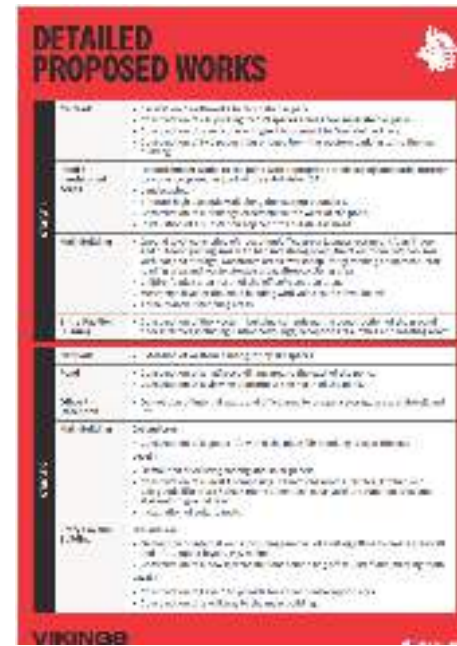
## 2. Engagement with the Community

- Proponent led engagement undertaken between **10<sup>th</sup> February 2025 & 16<sup>th</sup> March 2025**
  - Letterbox drop with 165 invitations
  - Promotion of exhibition on social media and facebook (including QPRC page)
  - Exclusive drop-in sessions - nearest sensitive receivers invited on 20<sup>th</sup> February 2025
  - Pop-up exhibition open daily to community at Campbell & George Club in Queanbeyan from 21<sup>st</sup> February to 16<sup>th</sup> March 2025
  - Project members available to guide session and answer questions
  - Vikings offer to meet 1 on 1 with residents



## 2. Proponent Led Engagement Outcomes

- **Total of 61 attendees who registered** at the exhibition (not compulsory to register)
- **Total of 186 submissions received in support** (136 with unique reasons) of the development
- **Total of 3 submissions objecting** to the development
- Social Impact Assessment amended to address findings and independent peer review (May 2025)
- Alcohol Plan of Management submitted February 2025

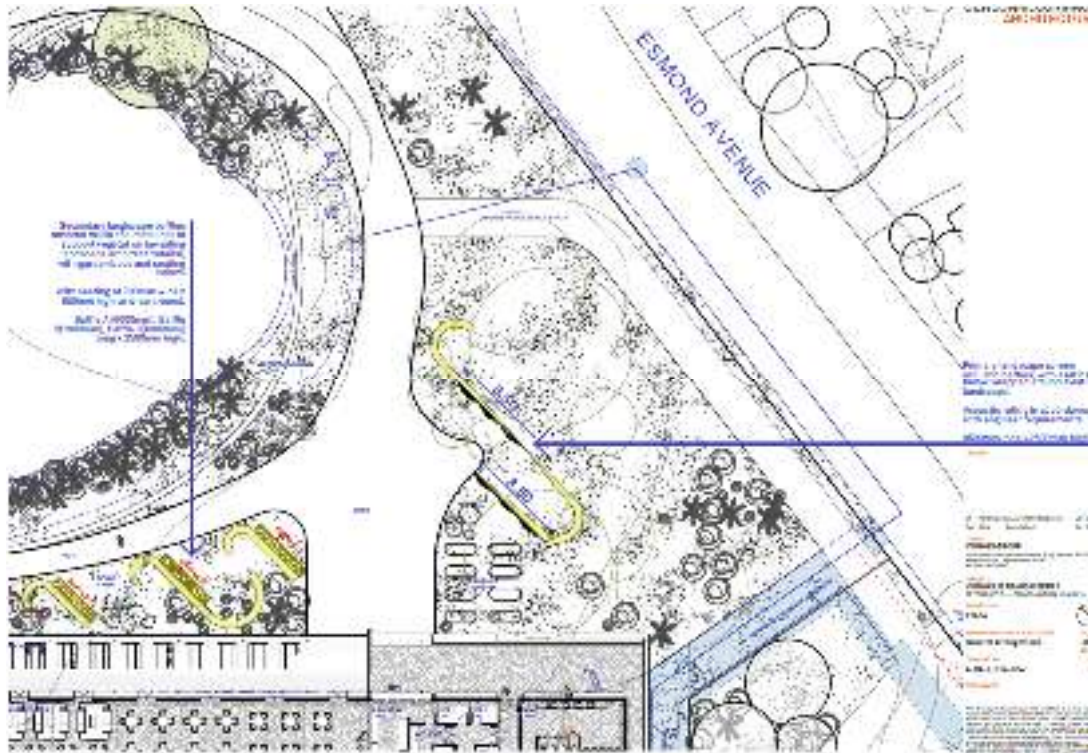




### 3. Amenity & Acoustic Concerns

- Acknowledge the outcomes of Council's peer review
- Acoustic Dynamics were engaged to provide further expert assessment (May 2025)
- Acoustic Dynamics predict acoustic compliance at all neighbouring receivers during the day, evening and night time periods for worst case operations
- Assessment is highly conservative noting background noise levels across the precinct are likely to increase over time
- Key additional mitigation measures include:
  - Acoustic baffles integrated within the landscaping;
  - Airlocks within first floor level between function rooms and terrace;
  - Acoustic screening to the outdoor dining area adjoining the pond;
  - Set capacity for people within outdoor dining, alfresco and first floor terrace;

### 3. Amenity & Acoustic Concerns



## 4. Site Suitability

Key aspects to establishing site suitability in the context of the proposed registered club are:

- Site Context
- Purpose/objectives of zone
- Relevant strategic guidance (Master plan and DCP)
- Desired future character
- Amenity – acoustic and visual impact





SOUTH JERRABOMBERRA  
RETAIL AND SERVICES PRECINCT

PARKING

PARKING

CLUB

RECREATION

ECOLOGICAL  
AREA

DIXON PLACE

O'SULLIVAN ROAD

PEDESTRIAN MOVEMENT

MILES PLACE

STELLA PLACE

FRANKLIN COURT

FERDINAND LANE

HENRY PLACE

TOMPSITT DRIVE

E1 Zone

Woolworths and  
other local services

Jerrabomberra hotel

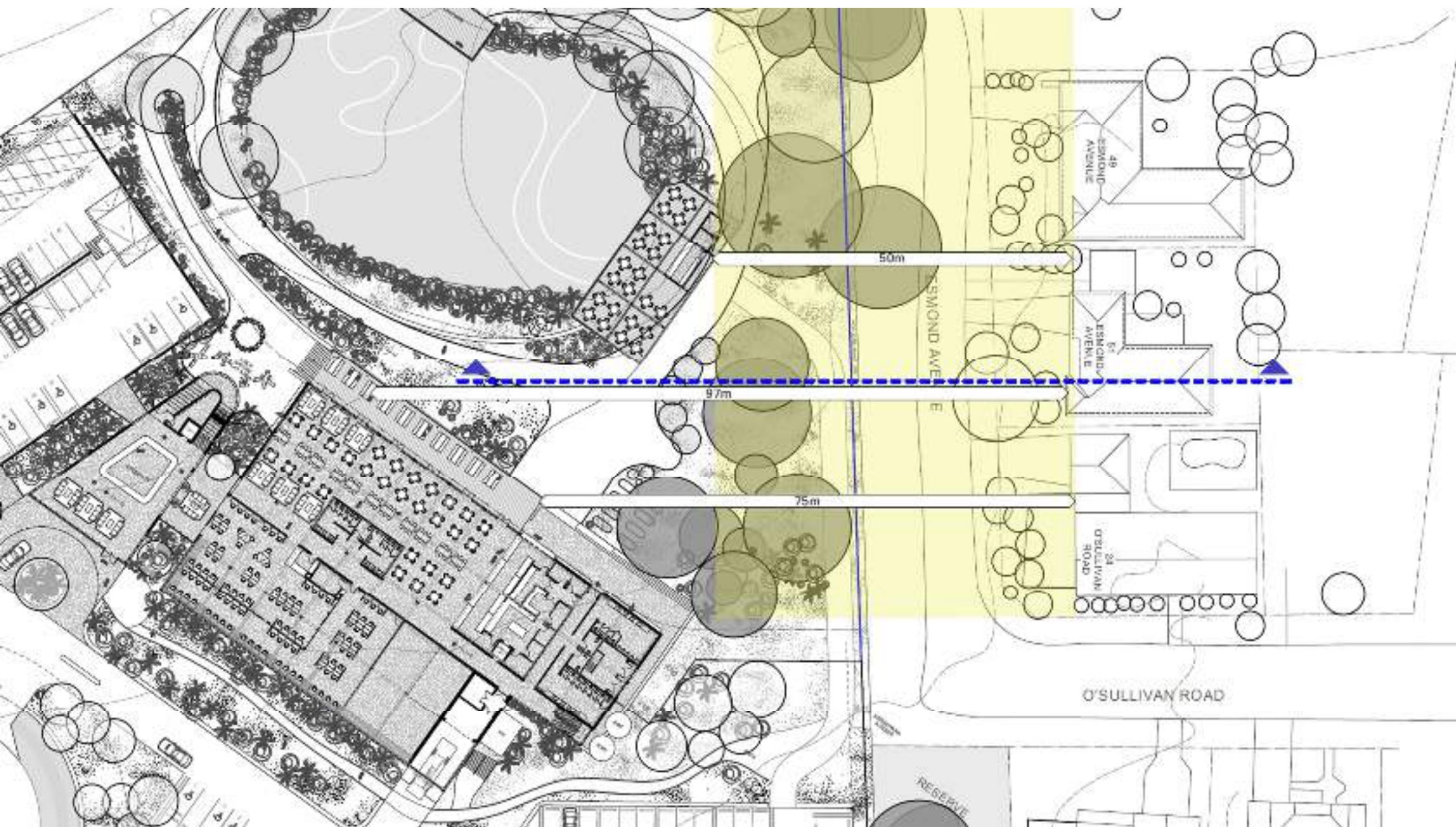
Map 2: North Poplars Neighbourhood Structure Plan



Indicative Future Layout of Precinct

- |                                                                                       |                                  |                                                                                       |                                                                        |
|---------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------|
|  | Precinct Boundary                |  | Village Square / Green (Indicative location)                           |
|  | Existing Roads                   |  | Public Open Space with Pond / Water Quality Pond (Indicative location) |
|  | Internal Vehicle Access          |  | Noise Wall                                                             |
|  | Potential Service Access         |  | Existing Building Footprints                                           |
|  | Main Pedestrian Spine            |  | Development Area (Indicative extent only)                              |
|  | Secondary Pedestrian Connections |  | Interface Treatments / Landscape Buffers                               |
|  | Potential Informal Connections   |                                                                                       |                                                                        |







## Conclusion

- All threshold matters have been appropriately resolved
- Council's recommended reasons for refusal are not supportable
- For the stated reasons, that consent can be granted by the Panel for the development

# Questions?