

DATE OF DEFERRAL	4 June 2025
DATE OF PANEL MEETING	27 May 2025
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant, John Preston, Morgan Broadbent
APOLOGIES	Grant Christmas
DECLARATIONS OF INTEREST	Bryce Wilson declared non-pecuniary conflict of Interest

Public meeting held by teleconference on 27 May 2025, opened at 3pm and closed at 5:22pm.
Papers circulated electronically on 15 May 2025.

MATTER DETERMINED

PPSSTH-340 – QUEANBEYAN-PALERANG REGIONAL – DA.2023.0635 at 37 TOMPSITT DRIVE
JERRABOMBERRA 2619 – Construction of a Registered Club Premises (as described in Schedule 1).

PUBLIC MEETING

At the public meeting Council presented its reasons for its recommendation that the application be refused, whilst members of the public who spoke primarily objected to the application on the potential amenity and social impacts associated with the proposal. A number of speakers supported the application for economic reasons. The Applicant presented its reasons why the application should be supported which included additional information as discussed below.

Several presenters used visual aids in their presentations. The Panel has requested that this information be uploaded to the Planning Portal.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings and observed at the site inspection listed at item 8 in Schedule 1.

As mentioned above, the applicant submitted late information following the completion and upload of Council’s assessment report to the portal on 13 May 2025. This included the following:

1. Letter Knight Frank Town Planning titled “*Town Planning Response to Panel – 37 Tompsitt Dr Jerrabomberra – 22 May 2025*” – uploaded to planning portal 22 May 2025.
2. **Attachment A:** *Summary of the community engagement undertaken by the proponent between 10 February and 16 March 2025* - uploaded to the planning portal 16 May 2025.
3. **Attachment B:** *Operational Noise Emission Assessment* prepared by Acoustic Dynamics dated 16 May 2025 – uploaded to planning portal 16 May 2025.
4. **Attachment C:** *Amended Plans – May 2025* - design amendments in response recommendations from the Operational Noise Emission Assessment - uploaded to the planning portal 16 May 2025.
5. **Attachment D** - amended Social Impact Assessment (*Jerrabomberra Vikings Club Social Impact Assessment Update 2* prepared by Hill PDA May 2025) – uploaded to planning portal 22 May 2025;
6. **Attachment E** - cover letter prepared by Hill PDA dated 22 May 2025 addressing the peer review undertaken by Barr Planning – uploaded to planning portal 22 May 2025;
7. **Attachment F** - Legal advice prepared by Lindsay Taylor Lawyers dated 22 May 2025 – uploaded to planning portal 22 May 2025.
8. **Attachment G** - Amended Waste Management Plan memorandum prepared by INDESCO dated 15 April 2025 - uploaded to planning portal 22 May 2025.

The Panel agreed to defer the determination of the matter until 24 June 2025 to allow Council to consider not only the late information from the applicant, but also the presentations to the Panel from the community and the applicant. The consideration of this information is to be articulated in an addendum report by Council.

The decision to defer the matter was **unanimous**.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. Council provides an addendum assessment report as set out above. The addendum report is to be uploaded to the planning portal by 20 June 2025.
2. When the addendum assessment report is received it will be published on the Sydney and Regional Planning Panels website and the Panel will finalise its determination.
3. The Panels Determination and Statement of Reasons will be published on the Sydney and Regional Planning Panels website once finalised.

PANEL MEMBERS	
 Chris Wilson (Chair)	 Juliet Grant
 John Preston	 Morgan Broadbent

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-340 – QUEANBEYAN-PALERANG REGIONAL – DA.2023.0635
2	PROPOSED DEVELOPMENT	Construction of a Registered Club Premises
3	STREET ADDRESS	Lot 6 DP 1246134 - 37 Tompsitt Drive Jerrabomberra
4	APPLICANT/OWNER	Knight Frank Town Planning for Tuggeranong Valley Rugby Union & Sports Club Ltd / Poplars Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) ○ State Environmental Planning Policy (Biodiversity & Conservation) 2021 ○ State Environmental Planning Policy (Resilience & Hazards) 2021 ○ State Environmental Planning Policy (Transport & Infrastructure) 2021 ○ State Environmental Planning Policy (Industry & Employment) 2021 ○ State Environmental Planning Policy Amendment (Land Use Zones) (No 6) 2022 (Land Uses SEPP No. 6) ○ Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ South Jerrabomberra Development Control Plan 2015 ○ Queanbeyan Development Control Plan 2015 • Planning agreements: Jerrabomberra Innovation Precinct Infrastructure Planning Agreement (Innovation Precinct Planning Agreement) • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 13 May 2025 • Written submissions during public exhibition: 123 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Margot Sachse (Jerrabomberra Residents Assoc.), Antje Wilson, Gerry Coy, Julie Elizabeth Manning, Robert Wilson, David Maxwell (Riverview Group), Robert French, Alaine Arton, Anna Murton, Amalijah Thompson, Garreth Wigg, Matthew Davis, Gabrielle Sutton, Amdrew Orman, Rebecca Ryan (QPRC). ○ Council assessment officer – Luceille Yeomans, ○ On behalf of the applicant – Mark Grayson (Knight Frank Town Planning), Nicholas Cavallo (Knight Frank Town Planning) , Anthony Hill (Vikings Group) • Total number of unique submissions received by way of objection: 66

8 MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL

- Briefing: 17 April 2024
 - Panel members: Chris Wilson, Juliet Grant, Grant Christmas
 - Council assessment staff: Jacinta Tonner
 - DPHI: Amanda Moylan
- Site inspection: 17 July 2024
 - Panel members: Chris Wilson (Chair), Juliet Grant, Grant Christmas, John Preston
 - Council assessment staff: Luceille Yeomans, Kylie Coe
- Assessment Briefing: 17 July 2024
 - Panel members: Chris Wilson (Chair), Juliet Grant, Grant Christmas, John Preston
 - Council assessment staff: Luceille Yeomans, Kylie Coe
 - Applicant representatives: 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: Amanda Moylan, Tracey Gillett
- Public Briefing: 17 July 2024
 - Panel members: Chris Wilson (Chair), Juliet Grant, Grant Christmas, John Preston
 - Council Assessment staff: Luceille Yeomans
 - DPHI: Amanda Moylan, Tracey Gillett
 - Verbal submissions at the public briefing:
 - Margot Sachse – on behalf of Jerrabomberra Residents Association
 - Robert Wilson
 - Andrew Orman
 - Matthew and Jessica Davis
 - Antje Wilson
 - Gabrielle Sutton
 - Gerry Coy
 - Anna and Chris Murton
- Applicant Briefing: 17 December 2024
 - Panel members: Chris Wilson (Chair), Juliet Grant, Grant Christmas, John Preston, Morgan Broadbent
 - Council assessment staff: Luceille Yeomans, Kylie Coe, Ruth Ormella
 - Applicant representatives: 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)
 - DPHI: George Dojas, Nikita Lange
- Final briefing to discuss council's recommendation: 27 May 2025
 - Panel members: Chris Wilson (Chair), Juliet Grant, John Preston, Morgan Broadbent

		<ul style="list-style-type: none">○ <u>Council assessment staff</u>: Luceille Yeomans, Kylie Coe, Ruth Ormella, Tim Reich○ <u>DPHI</u>: Amanda Moylan, Nikita Lange, Tracey Gillett
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A