

QPRC



Proposed Registered Club Premises

Development Application status for Panel Briefing Meeting

37 Tomsitt Drive Jerrabomberra

qprc.nsw.gov.au

Welcome & Introduction

- Planning Panel role
- Council's role
- Development Application Process
- DA.2023.0635
- Fees paid 7 Feb 2024
- Development sought for a Registered Club Premises =

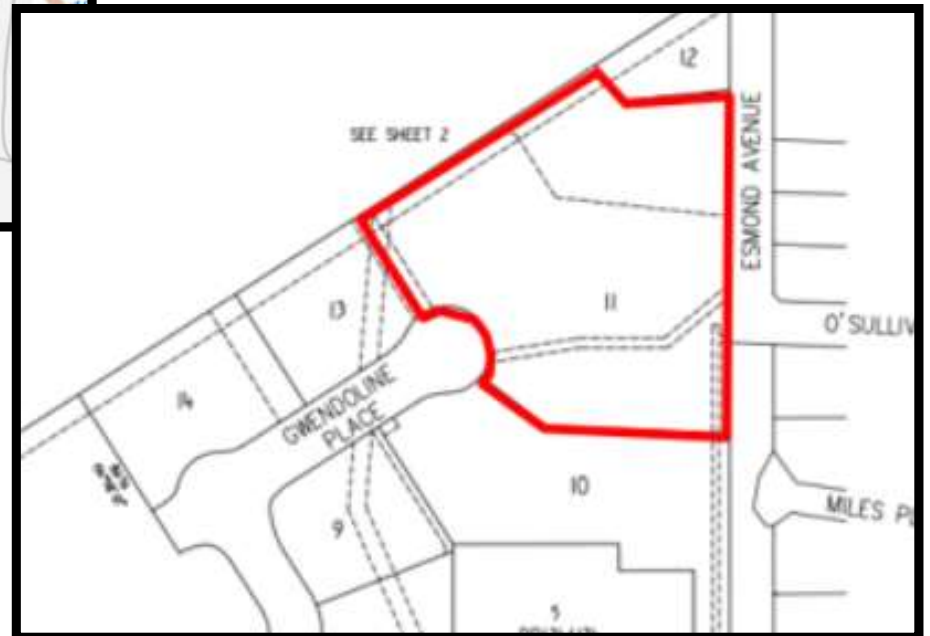
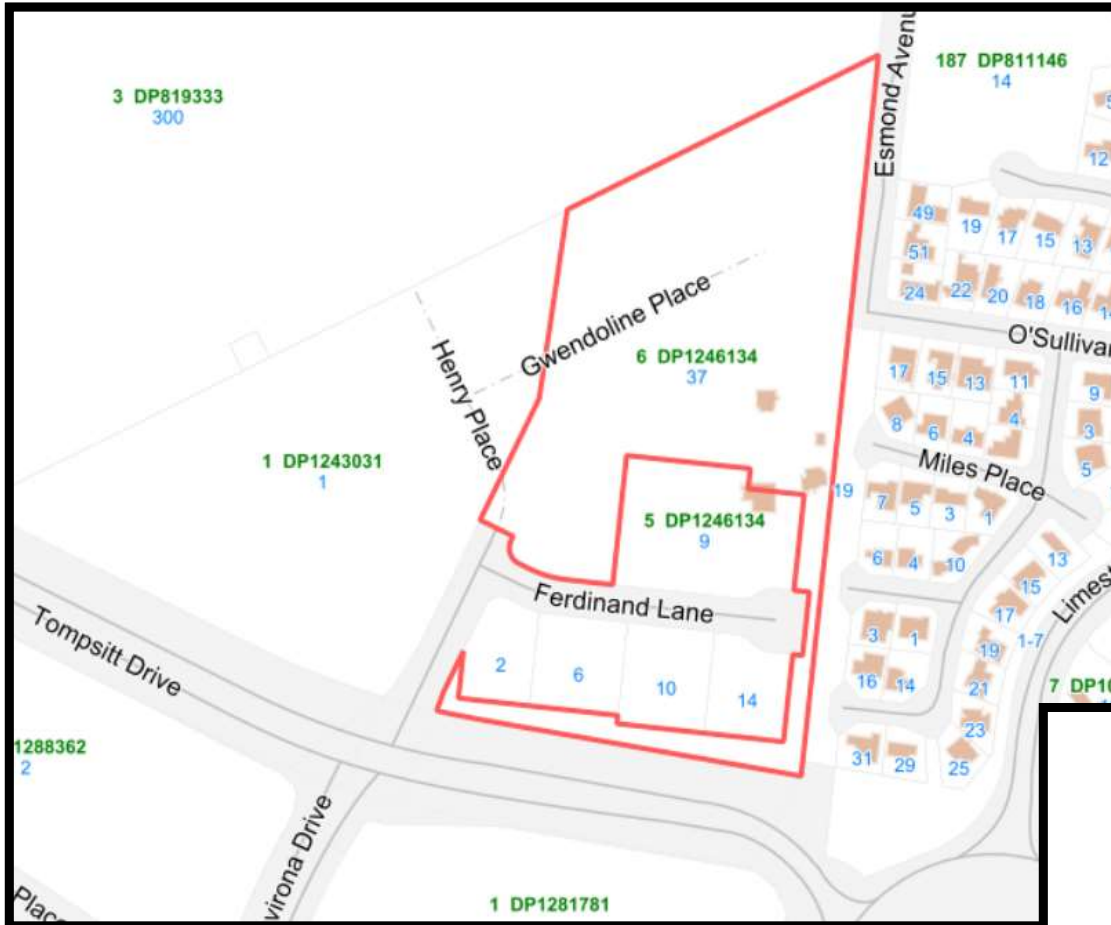
means a club that holds a club licence under the [Liquor Act 2007](#).

Proposal



- Local Centre E1 zone
- Development application has been made for a use that is permitted with consent

Site



Public Notification

Public notification from
6/03/2024 to 22/03/2024

re-notified

3/04/2024 to 19/04/2024

45 submissions received

Summary of key issues

- Hours of operation
- Maximum 1320 persons
- Height
- Social impacts associated with alcohol and gambling
- Parking and traffic issues
- Safety concerns
- Residential amenity
- Impacts on air quality
- Commercial impacts including waste, servicing and noise
- Compliance with aims, objectives and controls of QPLEP and DCP

Referral Agencies & Internal advice

Referral Agencies

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

Internal Advice

- Engineers
- Environmental Health
- Land Use Planning
- Building Certifiers
- Waste Officer
- Local Development Traffic Committee

Information Request issues

- Proposed height exceeds maximum sought – visual impact
- Hours of operation proposed to 3am
- Residential amenity / social impact
- Effectiveness of proposed acoustic fencing
- Lot has not yet been registered
- CPTED assessment sought
- How Plan of Management to manage patron behaviour.
- Lighting Plan
- Treatment to upper floor areas to limit overlooking.
- Timing for the development – commence & staging?
- Signage

Information Request Issues (continued)

- Stormwater management report and modelling
- Relationship of dam & proposed easement
- Additional survey data to support the proposed car parking numbers
- Ramps to be widened, swept paths required
- Soil and Water Management Plan to manage impacts including earthworks
- Trade Waste Application required.
- Waste Management Plan required.

Conclusion

- Council will await response from Applicant
- Amended information will be available on Council's website
- Assessment Report will be made available to the Planning Panel for Determination

1300 735 025

Development support



Current Development Applications (DAs) on Notification