



Ordinary Meeting of Council

SUPPLEMENTARY

AGENDA

26 March 2025

Presentations for items listed on the Agenda can be made in writing, via Zoom or in person. A live stream of the meeting can be viewed at: <http://webcast.qprc.nsw.gov.au/>

Statement of Ethical Obligations

The Mayor and Councillors are reminded that they remain bound by the Oath/Affirmation of Office made at the start of the council term to undertake their civic duties in the best interests of the people of Queanbeyan-Palerang Regional Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act, to the best of their skill and judgement.

The Mayor and Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with the Code of Conduct and Code of Meeting Practice.

SUPPLEMENTARY REPORTS

- 10.3 Site inspection - DA.2024.0064 - Additions and Alterations to Commercial Building and Demolition - 142 & 164 Monaro Street, Queanbeyan.....2

LIST OF ATTACHMENTS

Open Attachments

Nil

Closed Attachments

Nil

10.3 Site inspection - DA.2024.0064 - Additions and Alterations to Commercial Building and Demolition - 142 & 164 Monaro Street, Queanbeyan (Author: Ormella/Stakelum)

File Reference: DA.2024.0064

Recommendation

That the report be received for information.

Report

At the Council meeting to be held on 26 March 2025, Council will consider a report on DA.2024.0064. This application relates to a proposal for the Additions and Alterations to Commercial Building and Demolition (Heritage Listed Item) at 164 Monaro Street, Queanbeyan, being the Queanbeyan Leagues Club Limited.

It is recommended that the application be granted conditional consent subject to the imposition of the recommended conditions of consent.

A site inspection was arranged to allow the opportunity for Councillors to view the site prior to considering the report at the meeting. This took place at 5:30pm on Monday, 25 March 2025.

Meeting Start: 5:30pm

Present and Apologies:

Councillors and QPRC staff: Cr Katrina Willis, Cr John Preston, Ruth Ormella (Director, Development and Environment) and Jane Stakelum (Minutes Taker)

Applicant and representatives: Richard Nash (Spacelab) and Jeremy Wyatt Queanbeyan Leagues Club

Apologies: Esma Livermore (Deputy Mayor), Cr Ross Macdonald, Cr Steve Taskovski, Cr Bill Waterhouse, Cr Bryce Wilson, Cr Mark Schweikert, Cr Morgan Broadbent, Cr Mareeta Grundy, Kylie Coe (Manager, Development) and Belinda McManus (Assessing Officer)

Conflicts of Interest: Cr Kenrick Winchester (Mayor) declared a conflict of interest on this matter

Site Inspection Summary:

The meeting started on the Monaro Street frontage of the Queanbeyan Leagues Club. The Director chaired the site visit and drew attention to the following key points to be viewed on the site visit being:

- Monaro Street Frontage proposed changes and awnings.
- Collette Street Loading Bay improvements.
- Rear and main entry improvements including proposed demolition of part of the building.

The specific elements of the proposal which are detailed in the report are:

- Internal refurbishment and reconfiguration of the ground floor plan, including changes to the gaming areas, sports bar, bistro, café, and bar servery.
- Changes to level 1 and roof area including stairs and plant area.
- Demolition of club building, stairs and bridge connection to Level 1.

10.3 Site inspection - DA.2024.0064 - Additions and Alterations to Commercial Building and Demolition - 142 & 164 Monaro Street, Queanbeyan (Author: Ormella/Stakelum) (Continued)

- Reconfiguration and demolition of basement layout.
- Demolition of existing alfresco gaming area.
- Upgrades to car parking for 234 car parking spaces, including 5 accessible parking spaces (increased from 128 car spaces) with an internal roundabout in the middle of the site.
- Alterations to elevations on Collett Street including a new infill wall, garden planters, windows and widening of the loading dock.
- Alterations to elevations on Monaro Street, including brick cladding, a new awning, a glass balustrade, planters, high-level louvres, rooftop screening, and upper-level windows.
- Alterations to elevations on the driveway entry, including brick cladding, a new awning, a glass balustrade, planters, high-level louvres, rooftop screening, and upper-level windows.
- Existing office building and non-heritage awning to be demolished at 142 Monaro Street.
- Existing heritage awning to 146-152 Monaro Street to be demolished & rebuilt to match the original heritage format.
- Demolition of existing ground-floor non-heritage shopfront: 4 x level 1 windows to be demolished and replaced with new windows to reflect heritage format, and existing heritage awning to be demolished and rebuilt to match original heritage format (146-152 Monaro Street).
- Demolition of awnings, louvres, façade glazing (Monaro Street).
- Consolidation of Lots.

Councillors, QPRC staff and the applicant representatives then crossed Monaro Street to get a better vantage point to view the proposed development. The Director explained the following key points:

- The alterations, elevations and façade changes on Monaro Street, including the garden planters, cladding, awnings, and upper-level windows.
- Partial demolition of heritage item I461 Former Bradbury's Brewery site (locally listed) and an adjoining four-storey office building. Whilst not being heritage listed, the office building has been considered under this clause.
- The proposed main entryway will be located at the rear.

All present moved from Monaro Street to Collett Street to where the existing loading dock is located, where the following was discussed:

- An existing loading dock is proposed to be widened to allow a 6m delivery van with a head height of up to 2.8m.
- Changes to Collett Street are proposed to facilitate waste collection vehicles and larger delivery vehicles that may need to service the development.
- Due to the size of the delivery vehicles, seven deliveries per week of food and drinks are proposed to occur in a loading zone within Collett Street. The on-street loading zone will allow the vehicle to enter and exit in the forward direction.

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The Director led attendees to the car park at the rear of the building. The following points were discussed.

- The sections of building to be demolished.
- The elevations and the façade, specifically the plan for the heritage façade, and the use of the colour grey.
- The upgrades to the car parking area.
- The removal of any trees.

Questions that were raised at the site meeting were:

- What is the pedestrian's perspective when walking along Monaro Street to the first-floor windows?
- Will these windows be darkened, so pedestrians cannot see in?
- What will be located behind these windows?
- Have heritage painting colours of green and cream been considered?
- There was interest in the proposed building upgrading to energy efficiency measures and it was interesting to note the club exploring all options in this regard.

The Director concluded the site inspection at 6.05pm.

Attachments

Nil