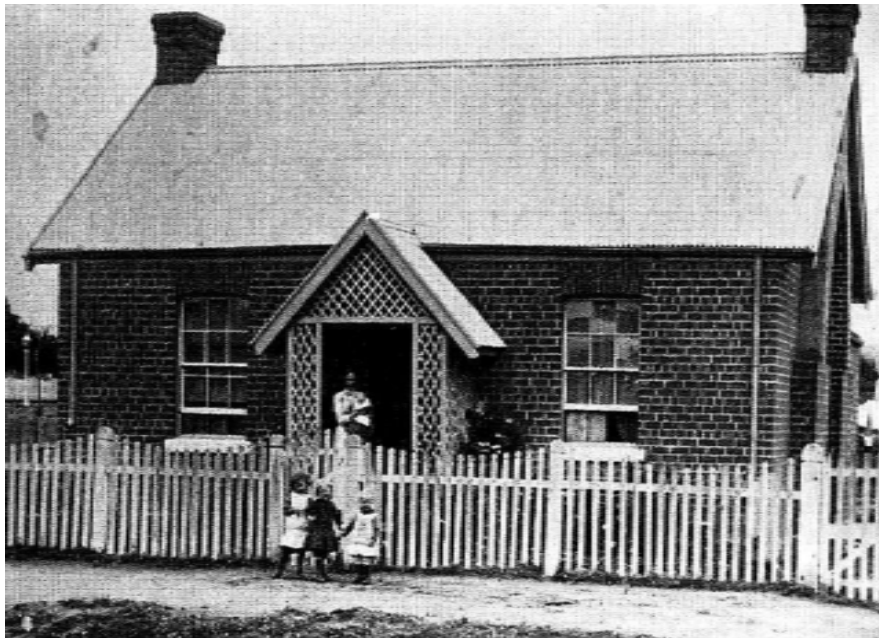


STATEMENT OF HERITAGE IMPACT

Rutledge Street Apartments, QUEANBEYAN



Prepared by

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For

Village Building Company

Issue C – Final

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Report Issue Register

Issue	Details	Date
A	Draft SoHI	22 September 2023
B	Final Draft SoHI	27 September 2023
C	Final SoHI	28 September 2023

Acknowledgement of Country

PLA respect and acknowledge past, present, and future traditional custodians and elders of the lands on which we live and work. We acknowledge and extend our respect to all Australia's Indigenous peoples.

1. Introduction

1.1 Background

This Statement of Heritage Impact (SoHI) has been prepared by Philip Leeson Architects (PLA) for the Village Building Company (VBC), to assess the heritage impact of a proposed development on the corner of Rutledge and Crawford Streets in Queanbeyan. PLA were engaged by VBC following the submission of a Development Application and an initial SoHI, (Eric Martin and Associates) to the Queanbeyan Palerang Regional Council. The design had reached an advanced stage by this time.

The site is located on the corner of Rutledge and Crawford Streets with the proposed new buildings to have primary access from Rutledge Street. The subject site is under a sale contract, not yet fully executed, between the Queanbeyan Palerang Regional Council and the Village Building Company.

The development proposal is documented on architectural drawings prepared by Kasperek Architects and dated 25 November 2022. The proposal is for the construction of a mixed residential and commercial development (referred to as shop-top housing). The proposal would involve the demolition of several small residential buildings and other buildings, including the former Queanbeyan Library. Two heritage-listed buildings fronting Crawford Street (Dutton's Cottage and the former Fire Station) would be retained.

1.2 Approach and Methodology

The methodology used in the preparation of this Statement of Heritage Impact (SoHI) is in accordance with the principles and definitions as set out in the guidelines to The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance and the Guidelines for Preparing a Statement of Heritage Impact (2023), produced by the NSW Department of Planning and Environment.

1.3 Site Identification

The subject site is located on the corner of Crawford and Rutledge Streets, Queanbeyan and is directly adjoining the Queanbeyan Civic and Cultural Precinct (the Cultural Precinct), which is currently under construction. The Cultural Precinct includes the new headquarters building of the Queanbeyan and Palerang Regional Council.

The lots under sale contract by Village Building Company for the proposed development include part **257 Crawford Street** (Lot 2, DP1179998), **12 Rutledge Street** (Lot 18, DP 548244), **10 Rutledge Street** (Lot 2, DP748338) and **6 Rutledge Street** (Lot 31, DP771673). It is understood that the future consolidation of these lots has already been approved.

Lot 2, 257 Crawford Street – the *Crawford Street frontage* of this lot currently includes:

- Two c1940 brick cottages (previously 265 & 267 Crawford Street, historically part of Allotment 10, Section 23)
- Dutton's Cottage (previously 263 Crawford Street, historically part of Allotment 10, Section 23)
- Former Fire Station (previously 261 Crawford Street, historically part of Allotment 10, Section 23)

Lot 2, 257 Crawford Street – the *Rutledge Street frontage* of this lot includes:

- A single-storey brick garage/store building.
- A single-storey brick cottage with detached garage.
- A council community centre building, which is located to the rear of the brick cottage.

Lot 18, 12 Rutledge Street includes a two-storey brick building used as the Queanbeyan Multilingual Centre with Council offices upstairs (and two outbuildings at the rear).

Lot 2, 10 Rutledge Street is empty, though contains the new basement entrance to the Cultural Precinct.

Lot 31, 6 Rutledge Street currently contains the Queanbeyan Library.



Lot plan showing the subject site (Source: Queanbeyan-Palerang Regional Council GIS)

1.4 Heritage Items and Status

The subject site includes two buildings (fronting Crawford Street) which are identified heritage items in Schedule 5, Items of Environmental Heritage, of the Queanbeyan-Palerang Local Environmental Plan 2022 (LEP). These items both have a current street address of 257 Crawford Street and are known as:

- Former Fire Station, Item no. I390
- Dutton's Cottage, Item no. I391

The site is also located in the vicinity of an additional three identified heritage items: two weatherboard cottages located at 274 and 276 Crawford Street (LEP item nos. I392 and I393), and the Parish Hall of the Anglican Parish of Queanbeyan (Item I477) which is located on the opposite corner of Crawford and Rutledge streets. The site is located opposite the northern end of the Queanbeyan Conservation Area which includes properties on the south-east side of Rutledge Street.

The Queanbeyan Development Control Plan 2015 (DCP) notes that many places in the Conservation Area have 'contributory value' meaning that they have some degree of significance but have not been assessed as reaching the threshold for individual listing. The Conservation Area also includes a small number of non-contributory places that have little or no heritage value.

1.5 Limitations

Inspections of the heritage listed buildings was limited to a visual assessment of the exteriors only at street level. The historical research completed for this report has relied on information contained in the existing heritage studies as well as readily available online and hardcopy sources. This includes published sources on the history of Queanbeyan, online newspapers available on Trove and images from Queanbeyan and Braidwood Museum Collections, the National Library of Australia, the Canberra and District Historical Society and the National Archives of Australia.

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2. Historical Summary

2.1 Context

The following summary focuses on the site context, including the wider block (formerly Section 23) which is bound by Monaro Street (north-west), Crawford Street (north-east), Rutledge Street (south-east) and Lowe Street to the (south-west). It also includes an overview of development on the subject site and a short history of the brick-lined well located on the site, as well as the two listed heritage places – Dutton's Cottage and the Fire Station.

2.2 A Snapshot of Queanbeyan's History

Archaeological evidence demonstrates that Ngambri and Ngunnawal people occupied the Queanbeyan area for over 20,000 years, with the major rivers and interfluvial country providing an abundance of rich food sources and sheltered camp areas.¹ Aboriginal people first encountered European settlers in this area from the 1820s and during this decade Robert Campbell and Joshua John Moore became the first landowners in what is now the district of Queanbeyan.² Convict Timothy Beard also established a pastoral property in the area in the 1820s. Beard's property was known as 'Queenbeeann or Quinbean', from which the town derives its name, and may have been an Aboriginal word for 'clear waters' or 'beautiful woman'.³

Signalling the growth of the population around the area, in 1836 a post office was established with JJ Wright as Postmaster (and later Mayor). In 1837 the Sheriff of Country Murray, Thomas Macquoid, appointed Alured Tasker Faunce as Police Magistrate of Queanbeyan and William Foxton Hayley as the first medical practitioner. In 1838, the area was gazetted as the 'Township of Queanbeyan, Parish of Queanbeyan, County of Murray'.⁴ In the same year, Government surveyor James Larmer mapped a grid pattern for the township of Queanbeyan within a square mile, overlaid across the river. The first land sales in the area occurred in 1839.⁵

In 1841, the area had a population of just 2,111, with 33% of the population listed as convicts. The town grew steadily and in the 1860s the electric telegraph was brought to Queanbeyan and in 1886, the railway line was extended from Goulburn to Queanbeyan. Queanbeyan was formally proclaimed a municipality in 1885.⁶ Large scale agricultural subdivisions began in the 1850s, and by the 1880s the first residential subdivisions were being advertised.⁷ Queanbeyan was finally recognised as a city in 1972. In 2023, Queanbeyan has a population of around 38,990 people.

2.3 Section 23, Crawford, and Rutledge Streets

An 1887 map of Queanbeyan (see image below) shows the grid pattern of the Queanbeyan township, with Crawford Street shown as a major thoroughfare, and Rutledge Street as one of the last streets running east/west to the southern extent of the township.⁸

Crawford Street was named after Robert Crawford, who arrived in the area as a free immigrant in 1821 and obtained land grant in 1828.⁹ Rutledge Street is presumed to be named after Thomas Rutledge (1819-1904) who was a local pastoralist and Member for Queanbeyan 1881-82.¹⁰

The subject site is located on the south-eastern corner of the town block known as 'Section 23' on the town plan.¹¹ Section 23 was originally divided into 20 equally sized allotments as shown on the map, each '2 roods' in size (half an acre).¹² The longest boundaries of each allotment measured 330ft, with the shortest 'ends' measuring 66ft (approximately 100m x 20m). Allotments could be sold in 'parts' if desired, and often had multiple owners or tenants. Allotments were also regularly combined and reclassified. The first recorded sale of the allotments on Section 23 was in 1855.¹³

2.4 Subject Site

The allotments which were formerly associated with the subject site include allotments 5, 6, 7, 8, 9 and 10 of Section 23. Allotment 10 had a significant frontage to Crawford Street (50% of the length of the block) and included the two heritage listed items now located within the subject site boundary, Dutton's Cottage, and the Fire Station. These allotments were bought and sold multiple times during

their history; the table at **Appendix 1** documents some of the key information located in historic newspaper articles about the occupation and ownership of these allotments. The 1887 map does not show the correct names of the site owners at that time, with the names listed primarily of the original site owners from the land sales in 1855.¹⁴ Many of the people whose names appear on the map had already passed away or sold their allotments by 1887.

Subject Site Development Overview

Whilst the historical development on the relevant allotments has not been exhaustively researched, a reasonable overview of the construction of past and current buildings is provided below and is based on both historical aerial photographs and information included in Appendix 1 (sources provided within Appendix).

Lot 2, 257 Crawford Street, this lot contains Dutton's Cottage and Fire Station (refer to Sections 2.5 and 2.6 below) as well as two Interwar brick houses addressing Crawford Street, an associated brick garage/store, and a single-storey, Interwar brick house with detached garage addressing Rutledge Street.

The sites were historically part of Allotments 9 & 10, Section 23. There were various residences noted on these sites from at least the 1880s. The current buildings are visible in a 1944 aerial of the town, demonstrating their construction prior to this time. The council community centre building, which is located to the rear of the Rutledge Street house cannot be seen in aerial images in 1990, demonstrating its construction after this time.

Lot 18, 12 Rutledge Street includes a two-storey brick building used as the Queanbeyan Multilingual Centre with Council offices upstairs (and two outbuildings at the rear). The site was advertised as a blank building site in 1878. In the 1944, 1955 and 1958 aerial images, a small gable roofed cottage can be seen to the front of this block. The current building was added after 1969 and is clearly visible in the 1977 aerial.

Lot 2, 10 Rutledge Street (and 8 Rutledge St) is currently empty and is partially incorporated into the new entrance to the Cultural Precinct. The 1944 aerial shows a rectangular gable roofed building which straddles the sites of 8 & 10 Rutledge St, it is likely to be the building associated with a cordial factory (see Section 2.7) which was established in 1874 and demolished in 1947.

After the demolition, on the site of 8 Rutledge Street, a rectangular warehouse building is constructed by Grace Bros, which remained on the site until the 1970s. At 10 Rutledge Street, a two-storey brick residence was constructed in the early 1950s and demolished in 2021 (see Section 2.7).

Lot 31, 6 Rutledge Street currently includes the Queanbeyan Library. A slab cottage was noted to be located on the site in 1878, and a small residential building can be seen in the 1944 aerial with a hipped roof, this is still visible in the 1977 aerial image. The current library had been constructed by 1990.

2.5 Dutton's Cottage

Dutton's Cottage is referred to by various street numbers including 261, 263 & 265/A Crawford Street. The building was constructed after 1883, when it was noted that Thomas Dutton purchased 66ft of land for on Crawford Street from WG O'Neill or the sum of £132.^{15,16} The architect or builder of the cottage is not known.

Thomas Dutton (1822-1891) was a British subject who became an employee of the Lanyon Estate under the ownership of the Cunningham family in 1872, first as a bookkeeper and then operating a school, store and post office at Lanyon from a cottage on that site (still extant) from 1875-1882, when the post office was transferred to Tharwa. Thomas married Margaret Lynch, a domestic servant at Lanyon, in 1876.¹⁷ No children to the couple are noted.

Thomas and Margaret moved to Queanbeyan in 1882. Thomas died in 1891, the cause of which was 'apoplexy'.^{18,19} Margaret died in 1902.²⁰ Very few references to the Dutton's are made when they are in Queanbeyan, though it is said that Dutton owned a store, was Town Clerk of Queanbeyan for a very short period in 1887.^{21,22}

According to an article by historian Brendan O'Keefe, while commissioning the cottage's construction, the Dutton's likely never lived on the site and were listed at an address in near Garryowen for the duration of their time in Queanbeyan.²³

A series of tenants occupied the cottage during the period between its construction and Margaret Dutton's death in 1902. Prominent tenants Henry Francis Downey (1857-1940) and his wife Mary Ann (nee Leach, 1867-1954) also lived in Dutton's Cottage and earned it a second name, Downey's Cottage, or 'Old Downey's Cottage'.²⁴ Downey was a Billiard Room Proprietor and Alderman of the Queanbeyan Council from 1894-98 and 1901-06.²⁵ After a series of owners, the longest and arguably most significant owners of the property were Alfred and Louisa Swan from 1913-1963. The Swan's renamed the property 'Zenda'.²⁶

From 1973, the property was used as premises for businesses and the Queanbeyan Council have occupied the site since the late 1984.²⁷

2.6 Former Fire Station

The Queanbeyan Fire Station was opened in 1925 and is said to have replaced the previous fire station which was in a 'tin hut' by the river.²⁸

The opening of the station made regional news, and the opening was a major ceremony with members from the NSW Board of Fire Commissioners - TJ Smith, EE Collins, JF Beswick and F Jackson hosted by mayor JG Harris. The construction of the station was accompanied by the provision of a new fire engine for the local brigade and even included a recreation room with a billiard table.²⁹ The brigade were primarily volunteers.

Plans were prepared in 1946 for additions to the south side of the Fire Station (mess room). A separate bathroom/utility building to the rear has been demolished. A plan for a proposed brick veneer cottage to the rear of the Fire Station was also located, but the date is not known.³⁰

The fire station was vacated by the brigade in 1982, when a new Fire Station opened on corner of Campbell and Albert Streets.³¹ The building suffered fire damage in 1988 and in 2010.³²

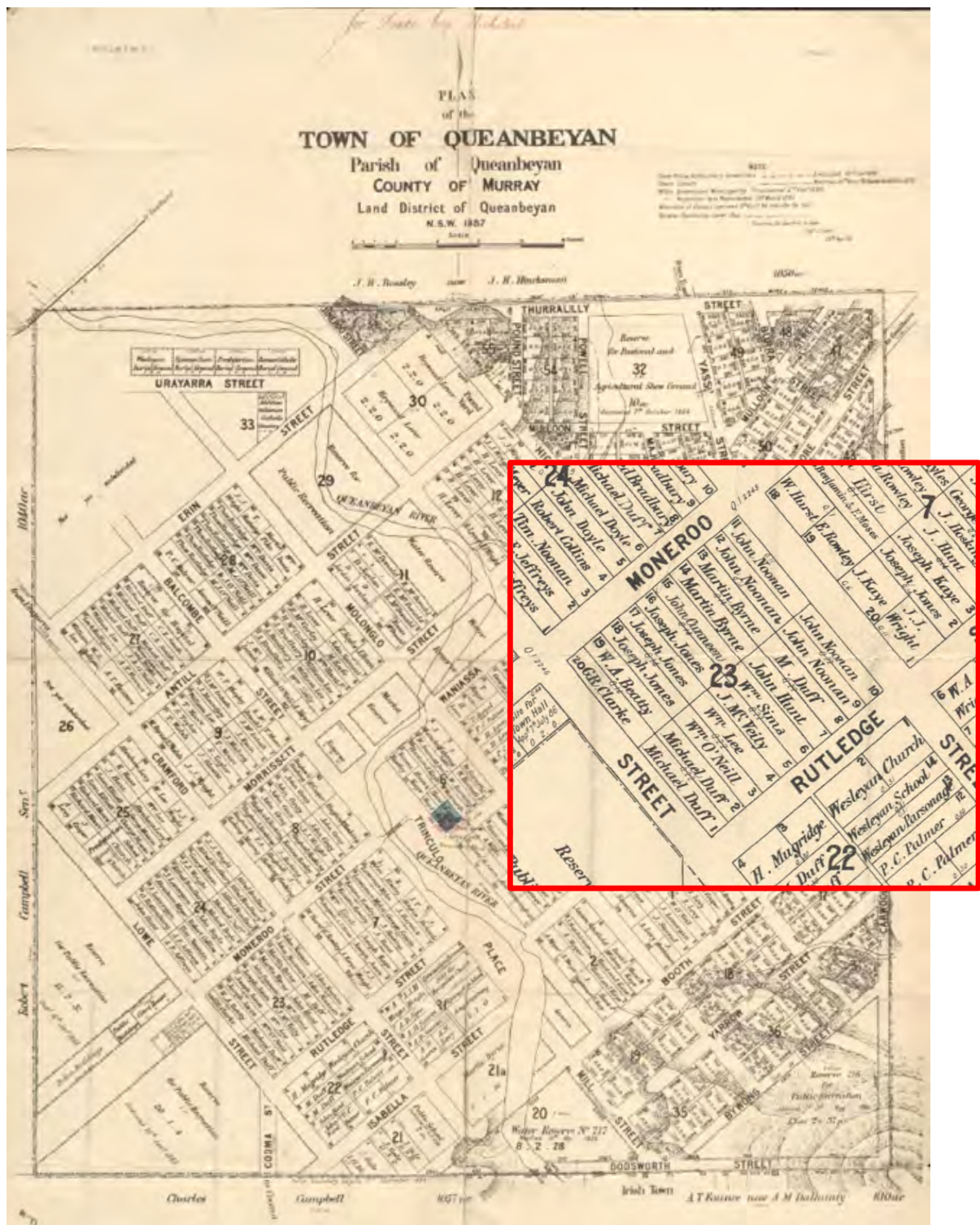
2.7 Brick Well

A brick-lined well was located following the demolition of a two-storey brick duplex at 10 Rutledge Street in 2021 (Allotments 6 & 7). There is evidence to suggest that this particular well was sunk as part of the development of the site as a Cordial and Aerated Waters Factory, initially operated by William Emley and Alexander Myers in 1874.³³ The duo had previously operated a similar factory in Gundagai.³⁴

A journalist undertook a tour of the factory in October 1874 and noted that a vast quantity of water was needed at the site for cleansing, rinsing, and creating the 'wholesome summer drinks' sold by the factory. The water was noted as being procured from a 'newly sunk well' – 'thus avoiding the animal and vegetable impurities inseparable from river or other surface water'.³⁵

While Emley and Myers dissolved their partnership in 1876, Myers continued the business.³⁶ The allotment on which the property sat was advertised for sale in November 1878, with the advertisement noting that the 'A. Myers Aerated Waters and Cordial Factory' stood on the site, describing a brick building with a slab building attached, and an 'excellent well of water'.³⁷ While it is not known when the factory closed, advertisements for the product continue after the 1878 sale of the land, indicating Myers held a lease from the owner.³⁸

The factory buildings on the site were demolished in 1947³⁹, and the two-storey brick duplex was built on the site around 1954 for William and Katherine Cranswick.⁴⁰ Wilfred was a local business owner and Council Alderman who died in 1962 (noted at this address⁴¹) and Katherine Cranswick died in 1987.⁴² The property was used as a block of flats and then purchased by the Council when it was advertised for sale in 1992.⁴³ The building remained in Council use until being demolished in 2021 when the well was discovered under its concrete slab.⁴⁴



1887 map of Queanbeyan with inset (red) showing an enlarged Section 23 (Source: National Library of Australia)



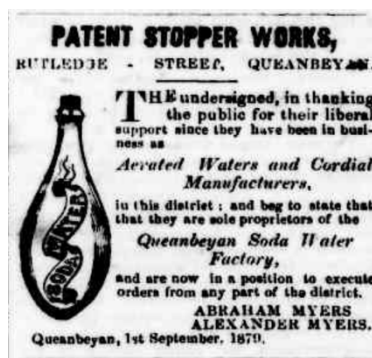
Queanbeyan Fire Brigade out the front of the Fire Station (1925) (Source: Queanbeyan Museum)



Fire Brigade (1926) (Source: Queanbeyan Museum)



Fire Brigade at Station prior to 1938 (Source: The Story of Queanbeyan 1838-1938)



Advertisement for Aerated Waters and Cordial by Myers (1879) (Source: Queanbeyan Age)



Rear of former Myers factory (c1947) (Source: Brigid Whitbread, Queanbeyan Library)



Well in 2021 (Source: Pip Giovannelli)

3. Physical Description

3.1 Listed Heritage Items on the Subject Site

Former Fire Station

The single-storey former Queanbeyan Fire Station is constructed of red face brick with decorative panels of dark brown brickwork to the front. The building was designed in the Interwar period (1918-1939), though displays features which are more typical of buildings from the Federation period (c1890-1915) such as the gambrel roof with scrolled finials. The roof has been reclad in slate (it may have originally had asbestos shingles) and the contrasting ridge cappings appear to be concrete. The gablets are now fitted with smooth sheeting whilst the eaves are lined with timber boards. The timber fascia has a beaded lower edge whilst the quad gutters and rectangular downpipes appear to have been replaced.

The building has an asymmetrical facade and the fire engine opening faces Crawford Street and contains timber doors with multi-paned glazing to the upper pars and now has a low brick ledge. This opening is flanked by projecting brick piers and is covered by a narrow, rendered hood supported on decorative console brackets. Above this opening, the façade features a rendered segmental parapet with metal 'Fire Station' lettering. Windows are timber-framed and have flat arches. There is a tripartite, multi-paned timber window to the front, whilst other windows are vertically oriented, double-hung types with four panes to the upper sashes and two panes to the lower sashes, all painted in white. A modern covered way links the former station to other buildings on the site.



Fire Station north-eastern façade



Fire Station south-east elevation



Fire Station rear



Fire station rear showing relationship to Dutton's Cottage and new Council Building

Dutton's Cottage

Dutton's Cottage is a single-storey brick cottage with a steeply pitched, transverse gable roof, clad in short lengths of galvanised, corrugated metal sheeting. The building displays characteristics of the earlier Georgian period, though was constructed in the Victorian period (after 1883).

The roof sheeting has been painted a maroon shade and the painted surface is in poor condition. The cottage features substantial rendered and brick corbelled chimneys at either end of the building, with moulded cappings and terracotta pots. The converging flues and chimney breasts to the two chimneys, to each end of the building, are expressed externally in an inverted 'wishbone' shape and are a distinctive aesthetic feature. The timber barge boards incorporate a quad moulding whilst the gutters are now a quad type and there are modern PVC downpipes.

The front of the building features a later bullnose verandah, which returns to the south-east side. This return is likely later again as it has a skillion roof form which suggests a different construction period. All sections have chamfered timber posts and beams with metal lace. The deck (presumably originally made of timber boards) is now constructed of concrete. The original face brick has been rendered (e.g. to the as to the north-west elevation) or overpainted. The front of the building has been bagged and subsequently poorly tuck pointed and overpainted as this section now appears to have a stretcher bond (the building was constructed using garden wall bond).

Original multi-paned timber double hung windows remain to the front of the building, though are currently obscured by modern security screens. The original central entry remains, though also contains a modern screen door.



Dutton's Cottage north-east façade



Dutton's Cottage east corner showing chimney detail



Dutton's Cottage, rear, the earlier part with the chimneys is indicated



Dutton's Cottage north-west elevation to driveway between cottage and Fire Station, now rendered

Parts of the rear of the building were constructed as additions, including the skillion sections with stretcher bond brick walls and the parts with weatherboard and fibre cement sheet cladding. The portion incorporating two substantial chimneys is however likely to be an early part of the former residence (see image above).

3.2 Other Buildings/Structures on the Subject Site

A brief description of each of the other extant structures located on the subject site is provided below.

Brick Well

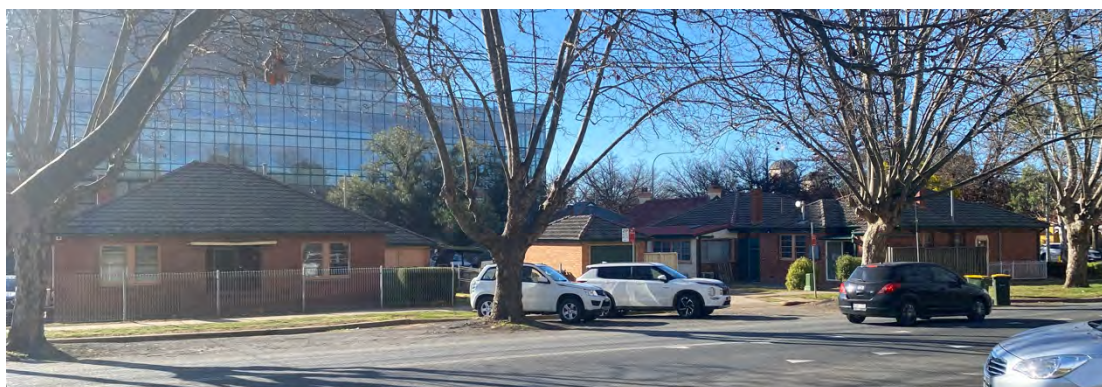
The brick-lined well on the former site of 10 Rutledge Street was discovered in 2021. Having been concealed since the 1950s, the well has not been subject to a formal heritage assessment and therefore does not currently have protection under the LEP. The well has been described as approximately one metre in diameter and about nine metres deep (approx. 30ft), with water visible at the base. It was described by Council as being in surprisingly good condition. The red bricks which line the structure bricks are likely to have been locally fired.

Preliminary research and comparative analysis were undertaken on the history of Queanbeyan's water supply and the commonality of wells in the local area. This included a review of sources citing the existence of wells in the town and surrounds. While not exhaustive, this research has indicated that the well on the subject site is likely to be a rare and intact example of a brick-lined well dating to the 1870s.

While references to a small number of wells in the local and regional area were located, it is not known if they remain extant under buildings, or if they were demolished or filled in the past. Historical sources also illustrate that wells were expensive and somewhat uncommon in Queanbeyan. More commonly, it seems that residents paid for river water to be carted to them or collected rainwater in above or underground tanks (cisterns), until an agreement for town water from Canberra was formalised in the early twentieth century. The demonstrated interest in the well, together with its links to the historical use of the subject site and its illustration of previous methods of obtaining water indicate that it may meet the threshold for future inclusion as a local heritage item in the LEP (following a formal assessment)- further detail is provided at **Appendix 2**.

Brick Houses

There are three brick Interwar-period houses with associated garages located on the corner of Crawford and Rutledge Streets. Both the houses and the garages had been erected by 1944 (they are evident on a 1944 aerial). Two of these houses face Crawford Street whilst the third faces Rutledge Street.



Rutledge Street cottage, and Crawford Street cottages from Rutledge Street

The residences have features that were typical of late Interwar and early post-war architecture, including use of red face brick with hipped roofs clad in glazed terracotta tiles. The use of timber-framed double hung windows with horizontal glazing bars and restrained brick chimneys with horizontal banding are also indicative of the period.

There are other examples of similar housing in Queanbeyan and many other rural towns in Australia. The cottages to Crawford Street are set back approximately five metres from the street boundary, with the cottage to Rutledge Street set back approximately six metres.

Crawford Street houses (previously 265 & 267 Crawford Street)

Two similar, mirrored, brick cottages are located at the Rutledge Street end of Crawford Street, with the side of one of the cottages facing Rutledge Street. The cottages were built as detached residences, however, have been connected via a modern metal and glass link (likely c1970s).

Both houses have a projecting front bay with a central feature window – tripartite, timber-framed units with a fixed central sash and two double-hung sashes with horizontal glazing bars (two-panes to each sash). Other windows on both cottages are a combination of sashes with horizontal glazing bars and simple, single-paned sashes.

The brick to the northernmost house (closest to Dutton's Cottage) is now painted. This house has a small skillion roofed addition to the rear constructed of a mix of brick and fibre cement sheeting. This house also has a modern access ramp to the front entrance from the footpath.

The southernmost house has a partially enclosed brick porch to the street. On the south-east side there is evidence of a previous door being enclosed to form a small window. There is a modern brown metal fence and low white palisade fence to this side. This cottage also has a detached brick garage in an L-shaped configuration to the rear which incorporates a small storeroom. The garage faces Rutledge Street and has a hipped and tiled roof.



Southernmost cottage eastern façade



Northernmost cottage eastern façade



Cottages from rear, note skillion extension to the left-hand cottage



Detached garage to Crawford Street cottage as seen from Rutledge Street

Rutledge Street house (formerly 14 Rutledge Street)

This Rutledge Street house is slightly larger than those to Crawford Street and has a symmetrical façade that is punctuated by a central recessed entrance with a cantilevered concrete awning and low brick wall. The façade has two sets of windows each with double-hung timber sashes with horizontal glazing bars (two-panes to each sash). This house also has a detached single car garage with a matching hipped and tiled roof. The cottage is surrounded by a modern metal fence.



Rutledge Street cottage, showing detached garage, looking north towards new Council Building



View to new Council Building, between cottage and two-storey brick residence on Rutledge Street

Two-Storey Brick Residence – 12 Rutledge Street

A two-storey brick residence is located at 12 Rutledge Street, it is in current use as the Queanbeyan Multi-Lingual Centre and houses Council staff offices. The building was added to the site after 1969 and is constructed of an orange toned brick. The building has large format with aluminium-framed sliding windows and a hipped roof clad in concrete tiles. The façade has a central, projecting decorative balcony with a decorative metal balustrade and a metal awning. The building has an entrance staircase to the second level located on the west elevation, with a matching white metal balustrade and metal awning. A low brick fence is located to the street boundary, and the building is set back approximately six metres from the street boundary.



View to new Council Building, between single Rutledge Street house and two-storey residence



Two-storey residence on Rutledge Street



View north from opposite side of Rutledge Street showing two-storey residence and former site of 10 Rutledge Street with new Council Building behind



View from Library across former site of 10 Rutledge Street to new Council Building, two-storey residence to right of image

Council Community Centre Building

This single-storey building is tucked within the subject site, with no street frontages. The late-twentieth century building is constructed of dark coloured bricks and has a large white panelled fascia. The building is L-shaped in plan with a central curved foyer infill. While the building is a single storey, the L-shaped portion of the building is enlarged and has clerestory windows. The building has a flat metal roof, concealed behind the parapet.



View west to Council Community Centre



View south-west to Council Community Centre

Queanbeyan-Palerang Council Library

Constructed in the 1980s, the Library is a multi-storey building which accounts for the sloped format of the site. Presenting as a large, but single-storey structure, to Rutledge Street, the brick building is two stories to the rear with an additional low, undercroft storey. The cuboid building has a prominent metal fascia that conceals the flat roof and incorporates a recessed entry to the side which has decorative Corten screens. The building has large format aluminium framed windows.



East corner of Library



Front elevation of Library



3.3 Streetscape and Context

The general character of the neighbourhood area is of low scale, primarily single-storey residential buildings and mostly commercial premises of two-storeys. The area is also characterised by on-street parking, low scale domestic gardens and established street trees.


A combination of late-nineteenth century buildings, Interwar buildings and late-twentieth century commercial structures provide variability to the streetscapes, with varied setbacks and architectural languages. The predominate local building material, in reading the streetscape wholistically, is brick, with a smaller number of weatherboard residences and some rendered/painted masonry buildings.

Crawford Street primarily contains the commercial buildings and some residences which are now in use as commercial premises. The opposite side of Rutledge Street is a largely residential zone, with a small number of low scale public and ecclesiastical buildings, including the Uniting Church complex located opposite the subject site.





The following table describes the contextual and streetscape elements surrounding the subject site. It also identifies the heritage status of nearby buildings.





Address, Heritage Status	Image	Description and Setback
<i>Crawford Street, South-west side</i>		
257 Crawford Street adjoins the subject site. No heritage listing		A modern commercial office building, currently under construction. Primarily constructed of concrete and clad in glass with a brick podium. At its highest point the building is around eight commercial storeys (the highest section is about 32.5 metres). The building has a varied setback to the street boundary, which at its closest point is around five metres.
251 Crawford Street, former School of Arts building <u>Individually listed item</u>		<p>A single-storey, red face brick building constructed in 1927. The symmetrical building incorporates classical elements including a central curved porch with steps, which is supported on Tuscan columns and located forward of a gable pediment. Other classical features include arched windows surrounded by rendered mouldings and projecting pilasters which support a restrained rendered frieze.</p> <p>The building has a hipped roof clad in Marseille pattern terracotta tiles. It is set back from the street boundary by approximately 1.5 metres.</p>

Address, Heritage Status	Image	Description and Setback
<i>Crawford Street, North-east side</i>		
276 Crawford Street, located opposite the subject site. <u>Individually listed item</u>		A single-storey timber cottage constructed c1910s. Has a hipped and gabled corrugated metal roof with bullnose verandah to front. Walls are clad in shiplap weatherboards painted blue and windows are vertically oriented, four-paned, timber-framed, double-hung sashes. The building retains decorative pressed metal window hoods and a timber vent to the gable end. It is set back about 3.5 metres from the boundary.
274 Crawford Street, located opposite the subject site. <u>Individually listed item</u>		A single-storey timber cottage c1910s with gambrel and gabled roof clad in corrugated metal sheeting with bullnose verandah to the front. Walls are clad in shiplap weatherboards painted yellow and the gable end incorporates roughcast metal sheeting painted to match. Original timber-framed, double-hung sash windows with vertical glazing bars and a four-panel timber door remain. Also extant are two brick chimneys and a pressed metal window hood to the gable end. The cottage is set back about 3.5 metres from the boundary.
272A Crawford Street, located opposite the subject site. No heritage listing		A two-storey brick building with earlier single-storey shop and later first floor addition. The ground floor part is constructed with a mix of brick and corrugated metal sheeting whilst the upper addition is clad in a mix of sheeting types. The building has an overall cuboid form with cantilevered awning over the footpath and is built to the street boundary.
266 Crawford Street, Macedonian Church, located opposite the subject site. No heritage listing		A substantial cream brick church with red brick detailing constructed in 1996 on the site of the former Protestant Hall (which was converted to a Macedonian Church in the 1960s and demolished in 1993). Height is equivalent to a two-storey building, with the front tower

Address, Heritage Status	Image	Description and Setback
		set back approximately one metre from the street boundary.
262 Crawford Street No heritage listing		A late 20 th century, single storey commercial building with paved area for car parking in front of the building. It is constructed of a mix of face brick and corrugated metal sheeting. The verandah to the front of the building is set back from the street boundary by approximately six metres.
260 Crawford Street <u>Individually listed item</u>		A single-storey Federation period brick house with projecting gable to the front. The roof is clad in Marseille pattern terracotta tiles with exposed rafter ends and is hipped to the main portion of the house. Corbelled brick chimneys are evident in several locations. The projecting front bay features decorative timber shingles and double-hung, timber-framed sash windows with four-panes to the upper sashes. The front porch has been unsympathetically enclosed. The front section of the house is set back about four metres from the street boundary.
258 Crawford Street, Masonic Temple <u>Individually listed item</u>		A substantial two-storey Masonic Temple, designed by JW Sproule and completed in 1925. Constructed in red face brick with decorative rendered detailing. The facade is divided vertically into three bays by rusticated pilasters and features rendered details including a central, curved parapet, ashlar plinth and a plain frieze. Windows are a variety of timber-framed, multi-paned types and have decorative brick bullnose sills to the façade. The gambrel roof is clad in corrugated metal sheeting and the eaves are lined with timber boards which have decorative modillion brackets to the front. It is set back approximately four metres from the street boundary.

Address, Heritage Status	Image	Description and Setback
1/256 Crawford Street No heritage listing		A late 20 th century brick building which is single-storey to the front and two-storey to the rear. Overall cuboid form with large cream coloured metal fascia and white awning over entrance. The building is built on the street boundary.
<i>Rutledge Street, North-west side</i>		
52 Lowe Street No heritage listing		A group of three-storey 1950s, multi-residential buildings which primarily address Lowe Street. Face brick with hipped roofs clad in corrugated metal sheeting. The building facing Rutledge Street is set back from the street boundary approximately three metres.
2-4 Rutledge Street, adjoins the subject site No heritage listing		A single-storey complex, c1960/1970s, with car parking area to the front. The buildings have an overall cuboid form and are rendered with prominent metal fascia and advertising signage. There are varied front setbacks ranging from a building on the street boundary to buildings with a setback of between nine and 20 metres to the street boundary.
18 Rutledge Street <u>Individually listed item</u>		A single-storey, Federation period cottage with painted brick walls. The cottage has a hipped and gabled roof, clad in corrugated metal sheeting with prominent corbelled chimneys. The façade features decorative timberwork to the gable end and a return verandah with turned timber posts. It has its original timber-framed, double-hung sash windows and panelled doors. The house is set back about seven metres from the street boundary and has a decorative, transparent front fence.

Address, Heritage Status	Image	Description and Setback
22 Rutledge Street No heritage listing		A painted brick house c1940s, with hipped roof clad in glazed terracotta tiles. The timber-framed, double-hung sash windows have horizontal glazing bars, with two panes to each sash. The cottage features a cantilevered porch. There is a low brick fence and metal gate, and the building is set back about five metres from the street boundary.
<i>Rutledge Street, south-east side</i>		
3 Rutledge Street Located in <u>Conservation Area</u>		A substantial, single-storey brick residence constructed c1950s. The residence has a prominent hipped roof with glazed terracotta tiles and a central brick chimney. Timber-framed, double-hung sash windows are grouped in horizontally expressed openings. The residence also features a flat concrete porch supported on piloti. With a prominent hedge and concrete driveway, the house is set back about 11 metres from the street boundary.
9 Rutledge Street, located opposite the subject site. Located in <u>Conservation Area</u>		A single-storey brick residence c1970s, with hipped roof clad in concrete tiles. The building is set back approximately 10 metres from the street.
269 Crawford Street (Uniting Church), located opposite the subject site. Located in <u>Conservation Area</u>		<p>The Uniting Church complex contains several buildings of a variety of ages.</p> <p>The most significant of these buildings is a rendered masonry church which dates in part from 1859 (with several eras of extension and modification) and has a steeply pitched gabled roof clad in corrugated metal and a belltower and spire.</p> <p>Other buildings include a 1920s era schoolhouse (seen from Rutledge St) with a corrugated metal, gable roof and timber casement windows.</p>

Address, Heritage Status	Image	Description and Setback
		<p>A collection of mid-late twentieth century ancillary buildings for community and administrative use are also scattered across the vast site, which occupies the opposite corner side of Rutledge Street.</p>
<p>19 Rutledge Street includes Parish Hall, Anglican Parish of Queanbeyan, located diagonally opposite the subject site.</p> <p>Located in <u>Conservation Area</u></p> <p>Parish Hall is an <u>individually listed item</u></p>	 	<p>A c1928 single-storey brick parish hall and a complex of modern two storey residences which occupy the corner of Crawford and Rutledge Streets diagonal to the subject site.</p> <p>The red brick hall has decorative rendered parapets with a restrained cornice. It has a curved roof with ventilating ridge and a lower, projecting entry to Crawford Street. Windows are small, eight-paned, steel-framed units located high on the walls and set within vertical bays created by projecting brickwork.</p> <p>The modern residences to the east of the Hall have an overall cuboid form with central rendered sections and curved metal awnings. They display a similar material palette to the Hall.</p> <p>The Hall is set back about 10 metres, and the residences are setback approximately nine metres from the Rutledge Street boundary.</p>
<p>27 Rutledge Street</p> <p>Located in <u>Conservation Area</u></p>		<p>A c1950s light coloured brick house with large terrace to the front, featuring a decorative metal balustrade and stone cladding to the terrace walls. The house has large format aluminium-framed corner windows and a hipped roof clad in variegated terracotta tiles. It also retains brick chimneys and features a prominent fascia that conceals the gutter. The house is set back approximately eight metres from the street boundary.</p>

4. Heritage Significance

The following section includes a brief overview of the heritage significance of the subject site and its surrounds.

4.1 Queanbeyan LEP and Heritage Study

The subject site includes two individual items (Dutton's Cottage and the former Queanbeyan Fire Station) included in Schedule 5: Items of Environmental Heritage of the LEP which are of local heritage significance. According to the LEP, local heritage items 'contribute to the individuality, streetscape, townscape, landscape or natural character of Queanbeyan'.

The two listed items were first identified in the 1988 heritage study of Queanbeyan, prepared by Peter Freeman and Associates. The information for both was subject to minor updates in a 2010 review of this study.

4.1.1 Statements of Significance

The statements of significance for the identified heritage items located both on the subject site and in the vicinity of the site are reproduced below. These are taken from the [NSW State Heritage Inventory](#) entry for each place.

Former Fire Station

Fine example of a Federation period style (c.1890 - c.1915) Fire Station. Part of the surviving early twentieth century building fabric of the town, that contributes to the town's historic character. Significant because of its intactness in form and detail. High aesthetic value.

Dutton's Cottage

Example of a Victorian Georgian style cottage. Makes an important contribution to the street. High aesthetic value.

Weatherboard Cottage - 274 Crawford Street

Example of an early 20th century worker's cottage. Rare for its highly intact interior which features fully metal tiled ceilings and walls.

Weatherboard Cottage - 276 Crawford Street

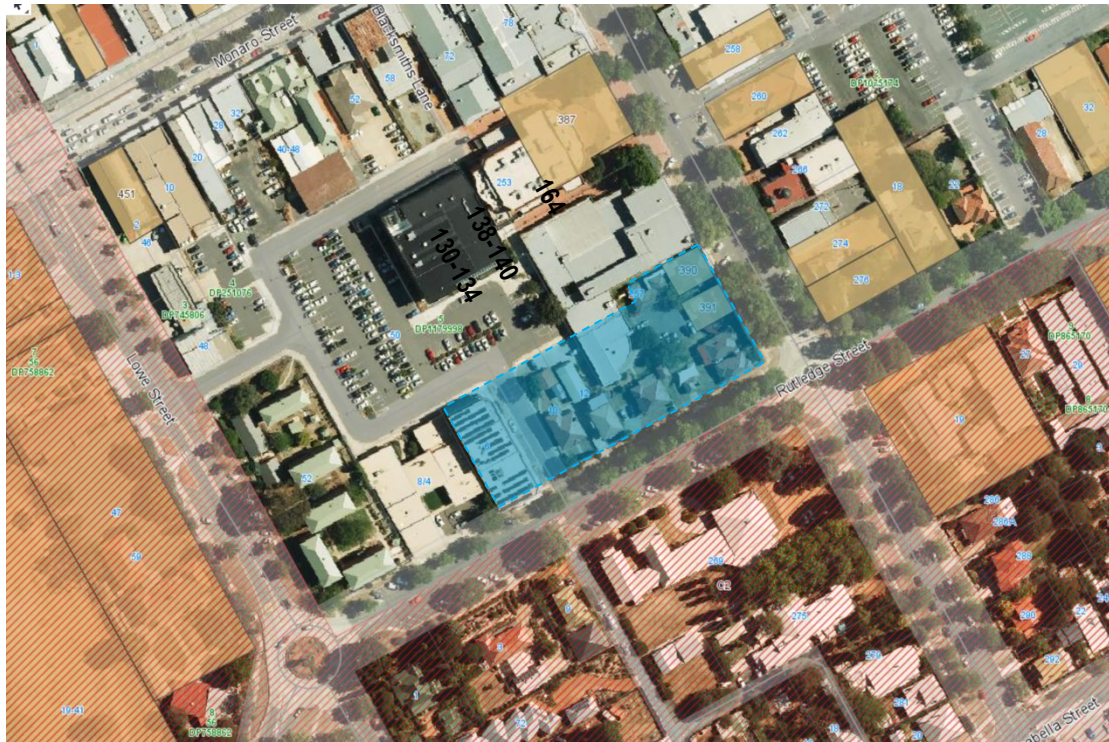
*An example of an early twentieth century cottage that gains added significance for its contribution to the strong historic character of this part of Crawford Street. It further strengthens the significance of the adjacent timber cottage at 274. It has aesthetic value for its scale, form, patina, character and traditional palette of **materials**.*

Parish Hall – Anglican Parish of Queanbeyan

The Parish Hall represents a consolidation of the city centre and of the Anglican faith in the region. The Hall is important for its contribution to the historic streetscape and the application of technical details such as cement render and locally (Canberra) made bricks. Its use as a community facility forms a basis for sentimental attachments to the building. (Branch Managers Report to the Heritage Council 26 September 1980).

Queanbeyan Heritage Conservation Area

The following information regarding the Queanbeyan Heritage Conservation Area is included in the DCP: *The conservation area predominantly contains low-density residential buildings from some of the key phases of Queanbeyan's development, notably the mid to late 19th century, the early 20th century and the Inter War period up to approximately 1945-50.*



Aerial of subject site (blue) prior to the construction of the Queanbeyan Civic and Cultural Precinct showing heritage places listed at Schedule 5 (Heritage Items) of the Queanbeyan-Palerang Regional LEP in orange and the Queanbeyan Heritage Conservation Area (red hatch) (Source: Queanbeyan-Palerang Regional Council GIS)

5. Development Proposal

5.1 Description of Proposed Works

The proposed 'shop-top housing' development would involve the construction of two new residential buildings with commercial premises at street level and a shared basement accessed from Rutledge Street. It is noted that the adaptive reuse of the two heritage listed buildings on the site has not been resolved in the current proposal (though VBC has committed to their reuse), with works to these two buildings proposed to be part of a later Development Application.

The development would involve the demolition of all existing buildings on the site, save for the two heritage listed items fronting Crawford Street, and the recently erected basement ramp which provides access from Rutledge Street to the car park of the adjoining Cultural Precinct. The brick-lined well uncovered during the construction of the Cultural Precinct is proposed to be partly retained *in-situ* (design and engineering yet to be resolved). All of the existing trees within the site, except for a Manchurian pear adjacent to the former Fire Station would be removed, with the existing trees to the street verge retained.

A two-storey basement would be constructed beneath most of the site, though would not extend to the northern corner where the two heritage buildings are located. The construction of the basement would involve demolition of the lower part of the well. An air supply riser would be located to the north of the site with an air relief tower to the corner of Rutledge and Crawford Streets. The service lane currently located adjacent to the library would be relocated to the south-west end of the site.

The new buildings would consist of nine levels of residential premises with the ground level to be developed as commercial premises that are largely encircled by a brick colonnade. The top two levels of residential development would have a smaller footprint due to the larger setbacks from the Rutledge Street boundary. A pedestrian lane would be located between the two buildings at ground level.

An outdoor communal area is proposed at the corner of Crawford and Rutledge Streets and would be surrounded by a colonnaded brick wall supporting an open pergola. Raised planters would be located in this area and a clock feature is also proposed to conceal the air relief tower. Other landscape works would include the introduction of plantings adjacent to the two heritage buildings and another raised planter to the rear of the former Fire Station.

5.2 Project Status

The proposal has been submitted as a Development Application (DA.2023.0044) and the Queanbeyan Palerang Regional Council has requested revisions to the design documentation in their July 2023 correspondence - Additional Information Required Before Determining Application. As part of the Development Application assessment process, advice was sought from both the Council Heritage Advisory Committee and the Council's Heritage Advisor. This request for additional information included the following commentary:

- Concerns about the height of the proposed development, and recommendations for revision of heights and for the gradual scaling up of building heights from the heritage buildings
- Concerns about the setbacks of the proposed development, and recommendations for the revision of setbacks and implementation of greater setbacks between the heritage buildings and the development
- Concerns about the overall bulk and massing of the development and its gross floor area. A proposal consisting of smaller, more numerous buildings was recommended.
- Concerns about the lack of response and relationship to the local character of the surrounding area and the impact of the proposal on views along Crawford and Rutledge Streets.
- Concerns about the loss of the well, and recommendations that the well should be retained *in-situ* with appropriate treatment to enable interpretation of its significance.
- Concerns about the dark colour palette and its visual impact.

5.3 Development of the Design

While the VBC response to the Council has not been reviewed by PLA, the proposal has been subject to some amendments including:

- Instead of full demolition of the well, it is proposed to retain the top portion *in-situ* (in its original location).
- Changes to the colour of the cladding of the residential buildings (to the recessed part of the north-east and south-east elevations) to help break down the mass of the building into smaller vertical parts and to accentuate the articulated form.
- It is understood that the primary grey colour of the residential buildings has been lightened to soften the appearance of the building, making them appear 'less dark'.

6. Assessment of Heritage Impact

6.1 Background

For heritage places identified as heritage items in the Queanbeyan-Palerang Local Environmental Plan 2022 (LEP) that have been assessed as being of local significance (i.e. not included on the State Heritage Register), both the LEP and Queanbeyan Development Control Plan 2015 (DCP) are relevant. An assessment of the proposed development against the relevant provisions of the LEP and DCP is provided in this section.

6.2 Queanbeyan-Palerang Local Environmental Plan 2022

Part 1.2 Aims of the Plan

Part 1.2 outlines the aims of the LEP in undertaking planning and development activities in Queanbeyan. Aims that are relevant to heritage include:

- (h) *to identify and protect the cultural heritage of the area, including the built heritage and the Aboriginal heritage,*
- (i) *to protect important scenic quality, views and vistas.*

Part 4.3 Height of Buildings

Part 4.3 of the LEP sets out objectives for the height of buildings and states that the “height of building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map”. The objectives of this clause are as follows:

- g) *To establish the height of building consistent with the character, amenity and landscape of the area in which the buildings will be located,*
- h) *To protect residential amenity and minimise overshadowing,*
- i) *To minimise the visual impact of buildings,*
- j) *To maintain the predominantly low-rise character of the area in which the buildings are located,*
- k) *To protect the heritage character of the Queanbeyan Palerang local government area and the significance of heritage buildings and heritage items,*
- l) *To establish the height of building consistent with the character, amenity and landscape of the area in which the buildings will be located;*
- m) *To provide appropriate height transitions between building, particularly at zone boundaries.*

Commentary

For the subject site, the maximum height of buildings allowed is 25 metres to Crawford and Rutledge Street to a depth of approximately 40 metres. Beyond this setback the permissible height increases to 30 metres.

Part 5.10 Heritage Conservation

Part 5.10 of the LEP covers Heritage Conservation and prescribes the following objectives:

- a) *To conserve the environmental heritage of the Queanbeyan-Palerang Regional local government area,*
- b) *To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- c) *To conserve archaeological sites,*
- d) *To conserve Aboriginal object and Aboriginal places of heritage significance.*

Commentary

The heritage significance of the listed buildings on the subject site as well as listed buildings in the vicinity of the site and the conservation area of the Queanbeyan Heritage Conservation Area have been considered in the assessment of heritage impact below.

This assessment has been prepared to comply with clause 5.10 (5) of the LEP. Under this clause, the consent authority may, before granting consent to any development that is on land on which a heritage item is located or in the vicinity of a heritage item/conservation area:

require a heritage management document to be prepared that assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

6.3 Queanbeyan DCP

There are two parts of the DCP which contain heritage provisions that are relevant to the subject site. Most of the heritage requirements are contained in Part 4 Heritage and Conservation which includes controls for new buildings (dwellings and commercial) at Section 4.6. Additional heritage provisions are contained within Part 6 which relates to the Central Business District and Other Business Zones.

Part 4

Part 4 of the DCP contains controls for new buildings (dwellings and commercial) in the vicinity of a heritage item or conservation area as well as controls for making changes to heritage places. In the DCP, a place is considered to be **in the vicinity** of a heritage item if it shares a common boundary with the heritage item or is located across the road from it.

The DCP also notes that where development involves excavation that has the potential to damage or destroy sub-surface material that may have significance, it may be necessary to undertake additional measures to protect the potential heritage values. This provision could be applied to the well which was discovered on the site following the recent demolition of the 1954 brick duplex.

An assessment against the relevant heritage requirements for new buildings in Part 4 of the DCP is provided in the table below. Some of these controls are challenging to apply to the subject site as they do not specifically respond to the height of development permitted by other parts of the DCP and the LEP.

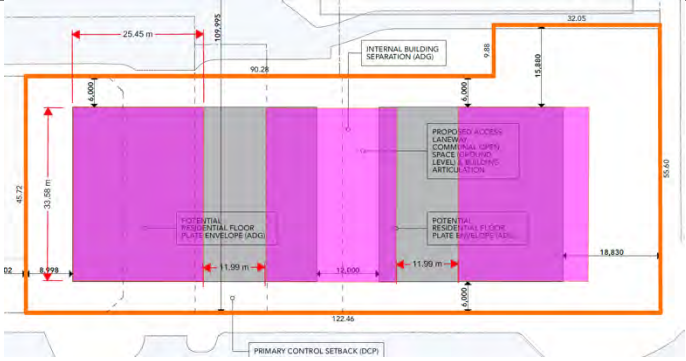
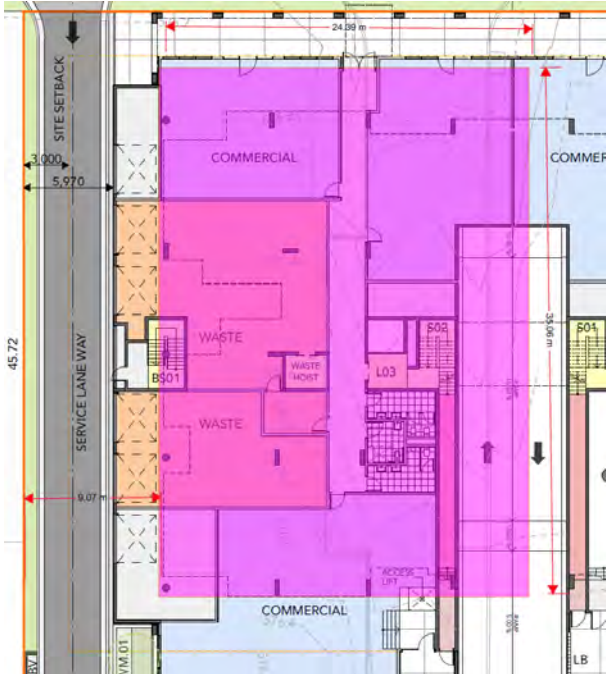
Development Controls	PLA Commentary
Controls on Commercial Heritage Buildings Objectives 1. To retain significant attributes of commercial buildings and streetscapes within the CBD.	
a) Significant elements of commercial facades shall be retained and conserved. Where relevant, this will include the awning and facade above the awning up to the top of the parapet. In some instances, the side elevations have retained their historic integrity and are also to be conserved.	<p>The proposal would include the retention of the heritage listed former Fire Station and Dutton's Cottage. Whilst the adaptive reuse of these buildings would form part of a future Development Application, the introduction of sensitive new uses that are commercially viable will be important for the long-term conservation of these buildings. Ideally, these uses would have a wider benefit to the community. A future uses study could inform this.</p> <p>Future works should be informed by a detailed understanding of both buildings from a detailed inspection and should include a program of conservation works to both repair and prevent further deterioration of significant fabric.</p> <p>Care will need to be taken to ensure that there is no physical impact on both of the heritage listed buildings during excavation and construction of the new development.</p> <p>To assist in mitigating impacts associated with the proposed development (as discussed further below), there would be an opportunity to develop and implement an Interpretation Strategy for the site (covering the history of the site, the well and the listed heritage buildings).</p>
New Buildings in the Vicinity of a Heritage Item and/or the Vicinity of a Conservation Area New buildings in the vicinity of listed items and/or in the vicinity of a Conservation Area may range in scale from single dwellings to commercial buildings to multi-residential unit blocks. Objectives 1. To ensure that new buildings are designed and sited so that they do not have an adverse impact on the heritage item and/or the Conservation Area.	

Development Controls	PLA Commentary
<p>a) Development in the vicinity of a heritage item and/or in the vicinity of a conservation area should be preceded by a detailed analysis demonstrating how character, scale, height, form, siting, materials, colour and detailing of the new building have been sympathetically addressed.</p>	<p>Section 3 of this report provides an overview of buildings located in the vicinity of the subject site, including places which are individually listed in the LEP, as well as those located in the Conservation Area. The scale, height, form and siting of the proposal is discussed under the relevant sections later in this table.</p> <p>Character</p> <p>The proposed modern shop-top housing development would contrast with the historic development of Crawford Street which contains a mix of late 19th and early 20th century residences and low scale public buildings which are interspersed amongst late 20th century commercial development. It would also contrast with the low scale residential and ecclesiastical development to the opposite side of Rutledge Street which is part of the Conservation Area.</p> <p>Materials and Colour</p> <p><i>Podium</i></p> <p>The colonnade and first floor balustrades would be the most visible parts of the ground level podium and are proposed to be constructed of brick in a mid-brown colour palette (the selected bricks have a variety of red-brown colours). This material would be sympathetic with both the brick heritage listed items on the subject site as well as several of the other heritage buildings to Crawford Street which are constructed of red face brick.</p> <p>VBC have confirmed that bricks from the residences which are proposed to be demolished would be reused within the development, noting that there would be insufficient bricks for the entire podium/colonnade. It is recommended that bricks from the existing houses be used for the walls surrounding the communal area on the corner of Crawford and Rutledge Streets (where the extant houses are located).</p> <p>The street facing shopfronts and those to the rear of the heritage listed buildings would largely be glazed with a contemporary appearance. These elements would be partially screened/softened by the brick colonnade.</p> <p><i>Upper Sections of Buildings</i></p> <p>The upper parts of the buildings are proposed to have a contemporary character with a modern material and colour palette, reflecting a similar approach adopted for the adjacent Cultural Precinct building.</p> <p>The upper part of the proposed buildings would be clad in aluminium sheeting, with a mix of grey tones proposed. The balustrades would be a mix of white painted concrete and grey tinted glass. The privacy walls separating balconies would be finished with a timber look aluminium cladding which would provide some richness and softness to the material palette.</p> <p>VBC state that the mix of grey cladding with white balustrades is proposed to highlight the soft curves of the balconies.</p>
<p>b) For multi-unit development a heritage impact statement must be undertaken before designing any buildings in the vicinity of heritage items and/or vicinity of a conservation area to ensure their significant attributes are</p>	<p>This Statement of Heritage Impact has been prepared following the Queanbeyan-Palerang Council issuing a request for additional information before determining the application.</p> <p>It is understood that Eric Martin and Associates were engaged throughout the Development Application design process and that this firm prepared an initial Statement of Heritage Impact.</p>

Development Controls	PLA Commentary
protected. The design and facade treatment should be informed by the heritage impact statement.	
c) New buildings may “borrow” architectural elements or design attributes from their historic neighbours, such as roof pitch and form, corrugated iron roofing and weatherboard walls may be of the time and architectural style in which it is designed and built.	<p>The borrowing of architectural elements is considered appropriate for the design of the podium which would be of comparable height to historic development and would be the element that pedestrians interact with the most.</p> <p>This approach is less suited to the design of the residential towers which by their nature and scale would generally have a different character to the modest one and two-storey heritage buildings.</p> <p>As noted previously, the use of brick to the single-storey podium would reference the nearby historic brick buildings.</p>
d) In some instances, it may be acceptable to interpret traditional design concepts in a modern way so that new development is of the time and architectural style in which it is designed and built.	<p>As allowed for by this policy, the podium would have a contemporary form with brick used to provide some consistency with the nearby heritage items. The residential towers are clearly modern in design.</p>
e) New buildings in commercial areas should extend primary design lines from the existing to the new development and/or incorporate a modern parapet where appropriate to maintain consistency in the streetscape.	<p>This requirement is more relevant to historic commercial areas such as Monaro Street where buildings are generally consistently built to the street boundary, and many have parapets of a similar scale.</p> <p>In contrast, the heritage buildings at the subject site have a residential character, though it is noted that there is some consistency in their low height/scale and setbacks.</p> <p>The proposed brick podium would have a height that is in between a single storey and two-storey building as it has been designed for commercial tenancies and would incorporate the balustrade for Level 1. Whilst this podium would be higher than the gutter line of the heritage buildings on the site, it would be lower than the ridges of both buildings and is therefore not considered to overwhelm the heritage items.</p>
<p>Scale, Proportion and Bulk of New Buildings</p> <p>The heights, scale and bulk of a new building has the potential to impact on a heritage item/Conservation Area within its vicinity. The impacts can apply not only to individual buildings but also to significant parks and open spaces.</p> <p>Objectives</p> <ol style="list-style-type: none"> To ensure that the scale and bulk of new buildings does not adversely impact on a heritage item, park, open space or Conservation Area. 	
a) A new building in the vicinity of a heritage item and/or Conservation Area must not dominate the heritage item by virtue of its height, scale, bulk or proximity and in general will be of a similar height or less the neighbouring heritage item.	<p>Both the LEP and DCP allow for more intensive development on the subject site when compared with the scale of the heritage buildings. This somewhat conflicts with the requirement for new development to be of a similar or lesser height than the neighbouring heritage item. Such a requirement is generally more applicable in residential areas where there is less of an imperative to increase density.</p> <p>The proposed VBC development is considerably larger than the heritage buildings on the subject site, the heritage items in the vicinity of the site, and the nearby historic buildings located in the Conservation Area. Like the substantial Queanbeyan Civic and Cultural Precinct building, the development is likely to be visible from</p>

Development Controls	PLA Commentary
	<p>afar and be prominent with the area given the scale of other existing development.</p> <p>Under the LEP the height of buildings allowed is 25 metres to Crawford and Rutledge Street to a depth of approximately 40 metres. Beyond this setback the permissible height increases to 30 metres. Under the DCP we note that the following height limitations apply:</p> <ul style="list-style-type: none"> • 25 metres (eight-storeys) to Crawford Street where built form above two-storeys is set back 20 metres from the street and six metres from the rear and side boundaries; • 12 metres (three-storeys) to Rutledge Street where built form above two-storeys is set back six metres from the street.¹ <p>The proposed residential buildings would consist of:</p> <ul style="list-style-type: none"> • Two, 10-storey buildings which are about 31.8 metres tall (to the structural roof level of level 9). • Excluding the podium, both buildings would be 34.8 metres wide (up to eight-stories) with a narrower two storey section to the top (this would be about 24.5 metres wide). • For the most part, these buildings would be set back 6.6 metres from the street boundary of Rutledge Street. • The north-eastern building would be about 38 metres long whilst the south-western building would be about 48.5 metres long. The former would be set back just over 18.8 metres from Crawford Street. <p>Massing</p> <p>It is acknowledged that the three-dimensional massing of the residential buildings would be significantly larger than that of nearby heritage listed buildings. It is also acknowledged that a series of smaller buildings would have less of a heritage impact as suggested by the Heritage Advisory Committee and Council's Heritage Advisor.</p> <p>It is noted, however, that VBC have agreed to the site purchase with an understanding of its potential yield, as advertised in the sale documentation. To achieve this yield, VBC have considered a number of alternatives that consist of a series of buildings with smaller footprints. Accommodating a series of three smaller buildings which met the required yield on the site was found to be infeasible due to the minimum setbacks required from each of the site boundaries and the minimum separation needed between the buildings (as per the Apartment Design Guidelines and SEPP 65).</p>

¹ VBC have cited legal advice received advising that the LEP takes precedence over the DCP

Development Controls	PLA Commentary
	 <p><i>Diagram showing a series of three buildings (purple) compared to the proposed buildings (grey)(Source: VBC)</i></p> <p>VBC have stated that a series of smaller buildings would also have an impacts on aspects of the development quality, including:</p> <ul style="list-style-type: none"> • The number of units benefiting from a northern aspect; • The number of units benefiting from views to the Brindabellas; • Increased costs dues to an increase in the façade area to floor space ratio (VBC studies indicate that this would almost double); • An approximately 30% increase in the number of apartments with an internal interface issue; • Creation of an awkward interface (potentially requiring a cantilevered structure) with the existing basement entry to the Cultural Precinct.  <p><i>Overlay showing challenges associated with bridging the existing basement entry to the Cultural Precinct (Source: VBC)</i></p> <p>Acknowledging that a series of smaller masses would provide a scheme with a scale that is more sympathetic to the nearby heritage buildings and the Conservation Area, the colour palette used in the recessed areas (providing light to the corridors) at either end of the</p>

Development Controls	PLA Commentary
	<p>buildings has been amended to differentiate this part from the adjoining sections in order to help visually break down the mass into smaller vertical components when viewed from Crawford Street.</p> <p>The stepped articulation and contrasting elements of the façade would also assist in breaking up some visual bulk of the proposal, with the recessed glazing to the corridor (which is set back about 8 metres from the façade and 9 metres from the balconies) allowing the building to read as two separate structures from oblique views on Crawford Street.</p> <p>Height Whilst the height of the proposed residential development would be considerably greater than that of the nearby heritage buildings and development within the Conservation Area, it is noted that the height would be comparable to the largest sections of the adjacent Cultural Precinct building, which incorporates a substantial roof plant area (it is understood that the roof of the VBC proposal would be slightly lower than the height of the services core of the Cultural Precinct building).</p> <p>The height of the proposal is discussed in further detail below.</p> <p>Setbacks The setbacks of the proposal are discussed under the specific setback controls below.</p>
<p>b) The height of new buildings that are within proximity of the boundary to the listed item should be scaled down to be approximately the same as the heritage item.</p>	<p>Rutledge Street Nearby buildings in the Conservation Area which are located adjacent to the subject site are single-storey, with the exception of the modern residential buildings located adjacent to the Parish Hall.</p> <p>Whilst these buildings are all set back from the street boundary, it is noted that the DCP allows for two-storey development to be constructed to the street boundary. Given that there are no heritage items fronting this side of Rutledge Street between Crawford and Lowe Streets, construction of the podium up to the street boundary would be reasonable from a heritage perspective.</p> <p>Levels 1 to 7 of the residential component would be set back from the Rutledge Street boundaries, with the walls set back about six metres from the boundary and balconies set back approximately four metres.</p> <p>Levels 8 and 9 would be set back further again, with walls mostly set back about 18 metres from the boundary. This would serve to reduce some visual impact of the new buildings when viewed from Rutledge Street.</p> <p>Crawford Street The height of the proposal relative to views from Crawford Street is discussed under the setback controls below.</p>
<p>c) New external brick walls shall show an appropriate change or banding at ground floor and first floor level, or alternatively at approximately windowsill height, to assist in reducing the apparent scale of a proposal. Similar changes may be necessary for other surface materials.</p>	<p>The proposed masonry podium would incorporate a soldier course separating the ground floor section from the first-floor balustrade.</p> <p>Whilst the podium is of a fairly modest height, the soldier course would provide a mechanism to break down the scale of this element.</p> <p>The height of the brick walls around the communal areas would be lower than the height of the podium and would incorporate a timber pergola of similar height to the eaves gutters of the adjacent Dutton's Cottage.</p>

Development Controls	PLA Commentary
d) Multi-unit development that is adjacent to a heritage item (i.e. where the boundaries are in common, as opposed to over the road) should be stepped back at first storey so that upper storeys do not dominate the heritage place.	<p>This control is likely intended for development that shares a side boundary with a heritage item, rather than a site where the new works are located to the rear of the heritage item.</p> <p>The separation between the proposed new development and the heritage items on the subject site is discussed below.</p>
e) Vegetation screens are not to be used as an excuse to permit poor or unsympathetic development within close proximity of a heritage boundary.	<p>Whilst new vegetation is not proposed as a mitigation strategy, the retention of the existing established trees to Rutledge and Crawford Streets would serve to partially screen the visual bulk of the proposal.</p>
<p>Setbacks of New Buildings</p> <p>In managing streetscape, it is generally acknowledged that the heritage item should remain the dominant item in the streetscape and that in most instances new buildings should have a greater set back to achieve this goal.</p> <p>Objectives</p> <ol style="list-style-type: none"> 1. Ensure the heritage item/s remain the prominent building in the streetscape. 2. Ensure the height, scale or bulk of new buildings does not dominate a heritage item. 3. Retain historic and consistent setback patterns where relevant, such as in certain commercial areas. 	
a) New buildings shall not obstruct important views or vistas to buildings and places of historic and aesthetic significance.	<p>The location of the proposed residential buildings would mean that they would not obstruct views of the heritage listed buildings on the site or heritage places in the vicinity.</p> <p>The provision of an outdoor communal area at the corner of Crawford and Rutledge Streets would also allow for continued views of both the former Fire Station and Dutton's Cottage when viewed from the south along Crawford Street.</p> <p>Whilst the proposed brick walls surrounding the communal area would be located slightly forward of the walls of the extant c.1940 houses, the provision of large openings in the wall would mean that views to the side of Dutton's Cottage would still be attainable. Further, the proposed use of this space as a communal/public area will allow pedestrians greater access to the heritage buildings.</p>
b) In residential areas the front setback of the new building should be greater than the adjacent heritage building so that the heritage building remains prominent within the streetscape.	<p>The proposed residential buildings would be set back behind the heritage listed buildings located on the subject site.</p>
c) Side, front and rear setbacks of new buildings shall be increased where new development is higher than the heritage place or likely to have an adverse impact on its character, amenity or setting by virtue of its height, scale or bulk.	<p>The proposed podium and residential development above would be set back about 18.8 metres from the Crawford Street boundary with balconies located about 17.6 metres from this boundary.</p> <p>This setback would allow for the full retention of the heritage listed buildings on the site and would be more substantial than the approximately five metre setback of the adjacent, four-storey section</p>

Development Controls	PLA Commentary
	<p>of the Cultural Precinct building, which is also taller than the heritage buildings.</p> <p>Whilst it would be preferable from a heritage perspective to have a greater separation between the rear of the heritage buildings and the new development, it is noted that the proposed scheme would allow the public to view these buildings 'in the round' with pedestrian access provided on each side of the retained buildings.</p> <p>The height of the proposal combined with the consistent setback from Crawford Street would mean that the proposed eastern building would form a sizable and contrasting backdrop to the retained buildings, particularly Dutton's Cottage when viewed from the opposite side of Crawford Street and from further to the south.</p> <p>Whilst the size of the buildings would mean that they would be prominent elements in the area, their location behind the heritage buildings would allow them to read as separate elements.</p> <p>It is acknowledged that the proposed size of the buildings responds to the LEP provisions, the developers brief, and the development potential and yield indicated in the advertisement for the sale of the land. Ait is acknowledged that a reduction in yield would result if the portion of the proposed building in the vicinity of the heritage buildings was to have either a marked reduction in height or a greater setback.</p>

Part 6

The heritage objective and controls contained in Part 6 are listed below and are generally consistent with the requirements of Part 4 and the LEP.

Objectives

1. *To conserve the environmental heritage of Queanbeyan.*
2. *To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*
3. *To conserve archaeological sites.*
4. *To conserve Aboriginal objects and Aboriginal places of heritage significance.*
5. *The heritage of Queanbeyan is celebrated and recognised.*
6. *Buildings of heritage value are preserved and conversions utilise earlier elements.*
7. *Infill development adjacent to a heritage building to be sympathetic to the significance of the item in both scale and design.*

Controls

- a) *Compliance with the requirements of clause 5.10 – Heritage conservation of the Queanbeyan-Palerang Regional LEP 2022.*
- b) *Buildings that are listed as items of environmental heritage are to be protected.*
- c) *New architecture should be of good quality contemporary design, but should reflect old elements where possible such as scale, parapet and roof shapes or detail.*
- d) *In the case of redevelopment, the significant fabric (e.g. façade, window awnings) should be retained and sympathetically incorporated into the new development.*
- e) *Important landscapes should also be protected.*
- g) *Heritage Assessment to be submitted with a Development Application for demolition or partial demolition where buildings are built prior to 1960.*

- h) *New development should respect the scale and architectural themes of nearby or adjacent heritage buildings, while still being modern and contemporary.*
- i) *The traditional grid pattern of Queanbeyan streets is to be maintained in the urban pattern and maintained for connectivity, whether vehicular, pedestrian, or combined.*

Commentary

The requirement for a Heritage Assessment to be submitted with a Development Application for demolition of pre-1960 buildings is discussed below (refer to *Demolition of c1940 houses*).

With regards to the requirement for the traditional grid pattern of Queanbeyan to be maintained, the proposed development would reinforce this grid as the rectilinear podium would be constructed to the Rutledge Street boundary providing definition to this frontage.

Additional pedestrian circulation routes are to be provided through the site to connect to the new Queanbeyan Civic and Cultural Precinct as encouraged by the Queanbeyan CBD Spatial Master Plan.

Demolition of c1940 houses

There are three former residences on the subject site which were constructed prior to 1944 and are proposed to be demolished. These buildings are not identified heritage items in the LEP and are located outside the Conservation Area. Their replacement has been anticipated in the Queanbeyan CBD Spatial Master Plan which identifies the corner of Crawford and Rutledge streets as a potential apartment development site. Externally, the houses appear to be largely intact with minor changes including:

- The brick walls to one of the Crawford Street residences has been painted and the front door has been replaced. There is a modest skillion addition to the rear of this building and a ramp has been introduced to the front porch. A covered way connects the building to Dutton's Cottage.
- An enclosed link structure has been erected to connect the two residences fronting Crawford Street.
- The unpainted brick cottage fronting Crawford Street now has a small, enclosed porch to the rear. Metal security grilles have been installed to the front porch.

The c1940 houses provide evidence of the residential development that occurred at this end of Crawford Street during the early-mid twentieth century, demonstrating the historic use of this area. Whilst they make a contribution to the historic character of the area, forming a group of a low scale residential buildings, they are relatively modest examples with no particularly distinctive features.

A comprehensive review of similar houses in Queanbeyan has not been undertaken as part of this project, though it appears that this type/period of house is not uncommon within the local context. A brief review of other heritage items listed in the LEP indicates that there are other similar houses which are located within the Conservation Area and are also identified as heritage items. This includes:

- 37, 39 and 41 White Street
- 41, 43 and 45 Stornaway Road.

Both groups of houses are identified as an "example of a group of post-war houses" that are part of the surviving twentieth-century building fabric of the town that contributes to the town's historic character. Whilst these statements also apply to the c1940 houses on the subject site, there are examples of similar houses in Queanbeyan (including in the Conservation Area) that are similarly not identified as heritage items.

Though the houses are not identified heritage items, it is recommended that a photographic archival recording of these buildings be undertaken prior to their demolition, and that the reuse of the extant building materials is prioritised within the new development.

7. Conclusions and Recommendations

7.1 Heritage Impact Statement

A new development of this scale and aesthetic would be a significant change in this area of Queanbeyan and would be in considerable contrast to the existing low scale commercial and residential character of the local area.

The existing Cultural Precinct building (the new Council Building) is the first building in the area to illustrate the general scale of development that is permissible under the LEP and DCP provisions, a precedent which is continued with the VBC proposal. This scale contrasts markedly with the residential heritage buildings located on the subject site as well as those located in the vicinity and the Rutledge Street streetscape which is part of the Queanbeyan Conservation Area.

Whilst the proposal will have a significantly larger scale and more modern character in comparison to other buildings in the vicinity, these impacts would generally apply to any development on this site which aims to meet the site yield advertised in the site sale documentation.

Though a lower scale, lower yield proposal, made up of smaller and more numerous buildings would better reflect the historic development of the area and result in a less of a marked change on the area's character, it is acknowledged that the proposed VBC development is largely consistent with the LEP provisions and the highest part of the Cultural Precinct building, noting key differences in its materiality, articulation and massing.

As development of this general scale is permissible under the LEP, it is considered that the LEP provisions are a primary source of potential heritage impacts to the extant heritage buildings, the Conservation Area and the general character of the locality. Additionally, the heritage controls contained within the DCP do not include provisions that specifically address this scale of development, making it difficult to apply them to this type of proposal.

It is acknowledged the VBC proposal would form a sizable backdrop to the heritage buildings on the subject site, however, the proposal would see the listed buildings fully retained, with key views to these buildings also maintained. The proposed public realm at ground level, combined with the activation and use of the historic buildings (subject to a future DA process) would also provide enhanced public access and support the ongoing conservation of these buildings.

Some visual and physical impacts of the proposal have been mitigated by design considerations within the development, the retention of street trees and the consideration of ground plane materiality in referencing the neighbourhood character. Further mitigation measures are proposed to minimise remaining impacts as outlined in Section 7.2 below.

With ongoing collaboration, heritage advice and implementation of these mitigation measures during the detailed design and construction phases, the physical impacts of the proposal on the heritage values of former Fire Station and Dutton's Cottage could be appropriately managed. There is also scope to successfully realise the adaptive reuse of these buildings and undertake a scope of works that facilitates their long-term conservation.

7.2 Mitigation Measures

The following mitigation measures are recommended to manage identified impacts of the proposed shop-top housing development, some of which are usual construction best practice whilst others are project specific.

- Protection of the heritage buildings during construction, fencing, boundaries, regular inspection and monitoring, especially where ground works for the basement occur nearby. Stabilisation or bracing may be required.
- Provision of public access to activate the site, including a pedestrian laneway, access around the heritage listed buildings and a communal area.

- Development and implementation of a professionally prepared Heritage Interpretation Strategy including expanding historical research regarding the history of the Fire Station and well in addition to providing publicly accessible material for the interpretation of the well.
- Development of a condition report and resulting scope of conservation works for the retained heritage buildings.
- Future uses analysis for the adaptive reuse of the heritage buildings to determine a sympathetic and economically viable use.
- Archaeological assessment for the well which was uncovered during construction of the Cultural Precinct.
- Archival recording of the residences that are to be demolished to maintain a historic record of the development of this area of Queanbeyan.
- Recycling and reuse of bricks from demolished residences in the walls to the communal area and landscaping treatments as appropriate.

8. Endnotes

- ¹ Navin Officer, 2013, *Oaks Estate Cultural Heritage Assessment*, report to Environment and Sustainable Development Directorate.
- ² Navin Officer, 2013, *Oaks Estate Cultural Heritage Assessment*, report to Environment and Sustainable Development Directorate.
- ³ Aboriginal Housing Office, 2023, *Queanbeyan*, accessed August 2023, <https://www.aho.nsw.gov.au/applicants/era/about/chapters/locations/queanbeyan>
- ⁴ Navin Officer, 2013, *Oaks Estate Cultural Heritage Assessment*, report to Environment and Sustainable Development Directorate.
- ⁵ Peter Freeman and Associates, 1988, *Queanbeyan Heritage Study*, report to the Queanbeyan Municipal Council.
- ⁶ Navin Officer, 2013, *Oaks Estate Cultural Heritage Assessment*, report to Environment and Sustainable Development Directorate.
- ⁷ Peter Freeman and Associates, 1988, *Queanbeyan Heritage Study*, report to the Queanbeyan Municipal Council.
- ⁸ Lewis, G. (George) & New South Wales. Surveyor-General, 1887, *Plan of the town of Queanbeyan: Parish of Queanbeyan, County of Murray, Land District of Queanbeyan N.S.W.* Surveyor General's Office, Sydney, accessed from the National Library of Australia.
- ⁹ Peter Freeman and Associates, 1988, *Queanbeyan Heritage Study*, report to the Queanbeyan Municipal Council.
- ¹⁰ Queanbeyan Age, 25 November 1904, *An Old Identity*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/31098067>
- ¹¹ Lewis, G. (George) & New South Wales. Surveyor-General, 1887, *Plan of the town of Queanbeyan: Parish of Queanbeyan, County of Murray, Land District of Queanbeyan N.S.W.* Surveyor General's Office, Sydney, accessed from the National Library of Australia.
- ¹² A 'rood' is a unit of measurement which equals ¼ of an acre (almost 1,012m² or 10,890 square feet).
- ¹³ NSW Government, 27 February 1855, *NSW Government Gazette*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/229754262/13843044>
- ¹⁴ NSW Government, 27 February 1855, *NSW Government Gazette*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/229754262/13843044>
- ¹⁵ Goulburn Evening Penny Post, 2 October 1883, *Queanbeyan*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/110074029>
- ¹⁶ Peter Freeman and Associates, 1988, *Queanbeyan Heritage Study*, report to the Queanbeyan Municipal Council.
- ¹⁷ Duncan Marshall and Associates, 2010, *Lanyon Conservation Management Plan, Vol 1*, report to ACT Historic Places.
- ¹⁸ The Sydney Morning Herald, 11 March 1891, *Queanbeyan*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/13817199>
- ¹⁹ Peter Freeman and Associates, 1988, *Queanbeyan Heritage Study*, report to the Queanbeyan Municipal Council.
- ²⁰ Australian Cemeteries, 2023, *Queanbeyan Riverside Cemetery A-F*, accessed August 2023, https://www.australiancemeteries.com.au/nsw/queanbeyan/riverside_afdata.htm
- ²¹ Goulburn Evening Penny Post, 7 June 1887, *Queanbeyan*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/98474025>
- ²² Brendan O'Keefe, December 2022, *Dutton's Cottage*, Article for *Quinbean*, the journal of the Queanbeyan and District Historical Museum, Vol 15, No 3.
- ²³ Brendan O'Keefe, December 2022, *Dutton's Cottage*, Article for *Quinbean*, the journal of the Queanbeyan and District Historical Museum, Vol 15, No 3.
- ²⁴ Brendan O'Keefe, December 2022, *Dutton's Cottage*, Article for *Quinbean*, the journal of the Queanbeyan and District Historical Museum, Vol 15, No 3.
- ²⁵ Pip Giovanelli, 2010, *Queanbeyan Heritage Study*, report to the Queanbeyan Municipal Council
- ²⁶ Brendan O'Keefe, December 2022, *Dutton's Cottage*, Article for *Quinbean*, the journal of the Queanbeyan and District Historical Museum, Vol 15, No 3.
- ²⁷ Brendan O'Keefe, December 2022, *Dutton's Cottage*, Article for *Quinbean*, the journal of the Queanbeyan and District Historical Museum, Vol 15, No 3.
- ²⁸ Peter Freeman and Associates, 1988, *Queanbeyan Heritage Study*, report to the Queanbeyan Municipal Council.

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- ²⁹ Goulburn Evening Penny Post, 28 November 1925, *New Fire Station, and Queanbeyan*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/102754606>
- ³⁰ Various items on file at Philip Leeson Architects from previous project on Queanbeyan Council Building
- ³¹ The Canberra Times, 3 July 1982, *Queanbeyan gets new fire station*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/126882241>
- ³² Pip Giovanelli, 2010, *Queanbeyan Heritage Study*, report to the Queanbeyan Municipal Council
- ³³ The Queanbeyan Age, 10 October 1874, *Local Enterprise*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30596894>
- ³⁴ Geocities, 2023, *Gundagai Cordials*, accessed August 2023, <https://www.geocities.ws/cootabottles/local.html>
- ³⁵ The Queanbeyan Age, 10 October 1874, *Local Enterprise*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30596894>
- ³⁶ The Queanbeyan Age, 9 February 1876, *Notice*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30600220>
- ³⁷ The Queanbeyan Age, 23 November 1878, *Real Estate*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30674582>
- ³⁸ The Queanbeyan Age, 24 September 1879, *Patent Stopper Works*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30676439>
- ³⁹ Pip Giovanelli, Report of Well Discovered to Queanbeyan Palerang Shire Council
- ⁴⁰ The Queanbeyan Age, 8 June 1954, *Approved by Council, Buildings to Cost £11,650*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/267996050>
- ⁴¹ The Canberra Times, 24 December 1962, *Deaths*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/136935225>
- ⁴² Belinda Strahorn, 7 September 2021, *Significant Window Salvaged Ahead of Demolition*, City News, accessed August 2023, <https://citynews.com.au/2021/significant-window-salvaged-ahead-of-demolition/>
- ⁴³ The Canberra Times, 24 January 1992, *Business Zone Flats*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/118165969>
- ⁴⁴ Belinda Strahorn, 7 September 2021, *Significant Window Salvaged Ahead of Demolition*, City News, accessed August 2023, <https://citynews.com.au/2021/significant-window-salvaged-ahead-of-demolition/>

APPENDIX 1 - Section 23 – History of Allotments Pertaining to the Subject Site

Allotment No., Other Names	1887 Map Details	Other Owners/Occupiers/Purchases/Sales
Allotment 5 6 Rutledge St	<u>Owner listed as J McVeity</u> James McVeity, very few references found. Listed as purchasing Lot 5, Section 23 in Feb 1855 for £8. ¹	June 1874 – Advertised for sale. ² November 1878 – Advertised for sale – slab cottage noted on site, rented to Mr. J Halliday. ³ 29 January 1963 - 6 Rutledge St noted as residence of Mr. Gadston. ⁴
Allotment 6 8 Rutledge St 10 Rutledge St	<u>Owner listed as Wm Sims</u> William Sims was a blacksmith and wheelwright. Died 1895. ⁵ Listed as purchasing Lot 6, Section 23 in Feb 855 for £8. ⁶	June 1874 – Advertised for sale. ⁷ October 1874 – Aerated Waters and Cordial Factory established on site. ⁸ November 1878 – Advertised for sale – noted that A. Myers Aerated Waters and Cordial Factory stands on the site, a brick building with a slab building attached and an excellent well of water. ⁹ 1947 - Cordial factory demolished. ¹⁰ July 1957 - 8 Rutledge St noted as premises of Grace Bros Storage facility. ¹¹
Allotment 7 10 Rutledge St	<u>Owner listed as John Hunt</u> John Hunt was a publican and storekeeper who once ran the Doncaster Inn. Died in 1857. ¹² Listed as purchasing Lot 7, Section 23 in Feb 1855 for £8. ¹³	June 1874 – Advertised for sale. ¹⁴ November 1878 – Advertised for sale, noted as a fine building site adjoining allotment 6. ¹⁵ Late 1940s/Early 1950s - Two storey duplex with business premises constructed for Wilfred and Catherine Cranswick. Wilfred died 1962. Catherine Cranswick died in 1987. ¹⁶ Part of property purchased 1957 by WA Woodger. ¹⁷ Used as a block of flats, up for sale in 1992. ¹⁸ 1990s – 2021 - Council use for many years prior to building demolition in 2021. ¹⁹

Allotment No., Other Names	1887 Map Details	Other Owners/Occupiers/Purchases/Sales
<p>Allotment 8</p> <p>12 Rutledge St</p>	<p><u>Owner listed as M Duff</u></p> <p>Michael Duff was a British pastoralist, baker, and storekeeper. Died in 1883.²⁰</p>	<p>1855 - Duff listed as purchasing Lot 1 & 2, Section 23 in Feb 1855 for £8.²¹ Lot 8 was first purchased by John Hunt in 1855.²²</p> <p>June 1874 – Advertised for sale.²³</p> <p>November 1878 – Advertised for sale, noted as a splendid building site.²⁴ Likely purchased by WG O'Neill, Chief Constable of Queanbeyan from 1857. Died 1886.²⁵</p> <p>April 1887 – Sale of the Estate of WG O'Neill includes portions of Allotment 9 and 10 and entirety of Allotment 8.²⁶</p> <p>March 1918 – Part allotment 8 and part allotments 9 and 10 of Section 23 granted to Michael Duff (Jnr).²⁷</p> <p>1960/63 – Noted as residence of William and Daniel McEnroe²⁸</p> <p>1969 - Redeveloped as a block of flats.²⁹</p>
<p>Allotments 9 & 10</p> <p>14 Rutledge St</p> <p>261 Crawford St</p> <p>263 Crawford St</p> <p>265A Crawford St</p> <p>265 Crawford St</p> <p>267 Crawford St</p>	<p><u>Owner listed as J Noonan</u></p> <p>John Noonan was a local Blacksmith. Died in 1860.³⁰</p> <p>Listed as purchasing Lot 9 & 10, Section 23 in Feb 1855 for £8.³¹</p>	<p>1870s - Owned by WG O'Neill. Died 1886.³²</p> <p>April 1887 – Sale of the Estate of WG O'Neill includes portions of Allotment 9 and 10 and entirety of Allotment 8.³³</p> <p>Feb 1899 - Advertised for sale, parts allotment 9 and 10, with a dwelling and hall on site, tenanted by JL Falconer.³⁴</p> <p>March 1918 – Part allotment 8 and part allotments 9 and 10, Section 23, granted to Michael Duff (Jnr).³⁵</p> <p>1944 – 14 Rutledge St noted as residence of GE Sheehan.³⁶</p> <p>6/5/58 – 14 Rutledge St noted as residence of Mrs. Thompson.³⁷</p> <p>Dutton's Cottage</p> <p>1958 – 263 Crawford St noted as residence of Alfred and Louisa Swan.³⁸</p> <p>265A, 265, 267 Crawford St (cottages)</p> <p>1951 - 265 Crawford St noted as residence of Kate and John Bruce.³⁹</p>

Allotment No., Other Names	1887 Map Details	Other Owners/Occupiers/Purchases/Sales
		<p>Assumed 265 and 265A were adjoined in the 1970s.</p> <p>From 1976 – 263-265 noted as premises of Accountancy firm Grocott, Crowther and Henderson (and other variations including Crowther, Henderson, and Johnson, JK Henderson and Associates and TJ Johnson and Associates).⁴⁰</p> <p>From 1984 - 263 and 265 Crawford St in Council Use.</p> <p>1883 – Thomas Dutton Purchases part of allotment 9 from WG O'Neill to build a house.⁴¹</p> <p>Fire Station</p> <p>1925 - Fire Station opens.⁴²</p> <p>1982 - new Fire Station opened on corner of Campbell and Albert Streets.⁴³</p> <p>1990s - Used as storage for Council records.</p>

By way of context, Allotments 1 and 2 were owned by Michael Duff, allotment 3 by WG O'Neill and allotment 4 by publican William Lee (on Rutledge and Lowe Streets).⁴⁴ Allotments 11-20 had frontages to Monaro Street and included the Commercial Banking Co of Sydney (11), Granville Bakery (12), Moore's Garage (13), Sydney House (14), the Australia Store (15), Edinburgh House (16), Canberra Café (17), Oddfellows Hall (18), the Commonwealth Bank (19) and the Temperance Hall (20).⁴⁵

¹ NSW Government, 27 February 1855, *NSW Government Gazette*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/229754262/13843044>

² The Queanbeyan Age, 20 June 1874, *The Valuable Properties*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30596189>

³ The Queanbeyan Age, 23 November 1878, *Real Estate*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30674582>

⁴ The Queanbeyan Age, 29 January 1963, *Man Injured at Showground*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/271517960>

⁵ Find a Grave Index, 2023, *Queanbeyan and Palerang Regional Cemetery*, William Sims, accessed August 2023, <https://www.findagrave.com/memorial/search>

⁶ NSW Government, 27 February 1855, *NSW Government Gazette*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/229754262/13843044>

⁷ The Queanbeyan Age, 20 June 1874, *The Valuable Properties*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30596189>

⁸ The Queanbeyan Age, 24 September 1879, *Patent Stopper Works*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30676439>

⁹ The Queanbeyan Age, 23 November 1878, *Real Estate*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30674582>

¹⁰ Pip Giovanelli, 2021, '10 Rutledge Well and Cistern, Revised Report, report to the Queanbeyan and Palerang Regional Council.

¹¹ Queanbeyan Age 23 August 1957 <https://trove.nla.gov.au/newspaper/article/270730427?searchTerm=%228%20rutledge%22%20street%20queanbeyan%20grace%20bros>

¹² Lea Scarlett, E, 1968, *Queanbeyan District and People*, Queanbeyan Municipal Council, Queanbeyan NSW

¹³ NSW Government, 27 February 1855, *NSW Government Gazette*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/229754262/13843044>

¹⁴ The Queanbeyan Age, 20 June 1874, *The Valuable Properties*, accessed August 2023, <https://trove.nla.gov.au/newspaper/article/30596189>

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APPENDIX 2

Investigation and Comparative Analysis – Rutledge Street Well

1.0 Introduction

An intact, historic, brick-lined well was discovered in 2021 upon demolition of a 1950s duplex at 10 Rutledge Street, Queanbeyan and former Council offices behind the Fire Station. A cistern was also discovered at this time on the adjacent site (the Queanbeyan Civic and Cultural Precinct).

Preliminary research was undertaken using available sources on the history of Queanbeyan's water supply and the use of wells in the local area in addition to research on other examples of extant wells in the Queanbeyan locality. Understanding the potential rarity, history and significance of these structures will assist in the decision making about their and its conservation and interpretation.

2.0 A Brief History of Wells

Across the world, and of course, across Australia, wells are relatively common, especially in areas where water is not easily accessible, is contaminated, is undrinkable (such as sea water) or in arid areas. Digging a well provides access to clean drinking water from deep below the earth's surface.¹

The earliest examples of wells were dug by hand and lined with brick or stone to prevent collapse, providing access to aquifers, the permeable rock layers which contains groundwater.² Aboriginal people across Australia were known to have dug wells to stabilise their water supply for thousands of years³, and wells dating some 8,000 years ago have also been found in Asia and the Middle East.⁴

Technological advances, particularly following the industrial revolution, saw the advent of machinery such as drills and augers to dig wider and deeper holes for wells. Advances in pumps and plumbing also meant that wells could be used to supply larger areas (as opposed to single households) and higher volumes of water could be more easily drawn from deeper below the surface.⁵

The lining of wells with brick and stone, and later with modern materials such as metal and plastic saw water quality continually improve and having access to a clean water supply is key to the prevention of many water-borne diseases. Such diseases were often the result of drinking and using water from rivers, lakes and creeks where water remained stagnant, was combined with unsanitary hygiene conditions (such as a lack of septic systems) and where dead animals or run off from agriculture or industries could contaminate the water.⁶

3.0 A Snapshot of Queanbeyan's History

Archaeological evidence demonstrates that Ngambri, Ngarigu and Ngunnawal people occupied the Queanbeyan area for over 20,000 years, with the major rivers and interfluvial country providing an abundance of rich food sources and sheltered camp areas.⁷ Aboriginal people first encountered European settlers in this area from the 1820s and during this decade Robert Campbell and Joshua John Moore became the first landowners in what is now the district of Queanbeyan.⁸ Convict Timothy Beard also established a pastoral property in the area in the 1820s. Beard's property was known as 'Queenbeeann or Quinbean', from which the town derives its name, and may have been an Aboriginal word for 'clear waters' or 'beautiful woman'.⁹

The steady growth of the population around the area from this time saw the need for a post office in the town from 1836, a police magistrate and town doctor from 1837. In 1838, the area was gazetted as the 'Township of Queanbeyan, Parish of Queanbeyan, County of Murray'.¹⁰ In the same year, Government surveyor James Larmer mapped a grid pattern for the township of Queanbeyan within a square mile, overlaid across the river. The first land sales in the area occurred in 1839.¹¹

The town continued to grow, and in the 1860s the electric telegraph was brought to Queanbeyan and in 1886, the railway line was extended from Goulburn to Queanbeyan. Queanbeyan was formally proclaimed a

municipality in 1885.¹² Large scale agricultural subdivisions began in the 1850s, and by the 1880s the first residential subdivisions were being advertised.¹³

4.0 Queanbeyan's Water Supply

The supply of water in Queanbeyan was a significant issue from the time of the town's establishment, and the security water has remained a challenge throughout its history. The township of Queanbeyan, proclaimed in 1838, was built alongside the Queanbeyan River, which supplied much of the town's water into the twentieth century. However, the proximity to water proved both a blessing and a curse in the town's history, with periods of rampant disease, devastating flood and crippling drought seeing the river as the main character in an often-tragic story.¹⁴

4.1 Wells, Cisterns, Tanks and Water Carriers

According to the seminal history of Queanbeyan by Errol Lea-Scarlett, written in 1968¹⁵, during the earliest years of Queanbeyan's history, the 'sinking' of wells was prohibitively expensive. Lea-Scarlett reports that in 1884 it cost up to 'eighteen shillings' per foot to have a well dug¹⁶, and many wells were over 60 ft deep, so could have costed someone more than their annual wage.

Lea-Scarlett asserted that wells, were therefore not very common in the town of Queanbeyan and that the river supplied water for most purposes, and was even used for drinking by some.¹⁷ A detailed essay from 1884 entitled 'A Trip To Queanbeyan' outlines a visit by a journalist to the town and describes the living conditions in Queanbeyan at the time.¹⁸ The journalist states that residents primarily collected rainwater from their rooftops into iron tanks and that a some individuals and institutions had an 'underground tank' with a large capacity (also known as a cistern).¹⁹

As the town was built right on its banks, water from the Queanbeyan River was often directly collected by residents themselves, or could be purchased from the town's water carriers. These carriers would fill up large casks in the river and deliver them via horse drawn carts to local residents, business and services. According to Lea-Scarlett, the price of water was relatively low, only sixpence in 1884 for a fifty-gallon cask.²⁰ Local schools and the hospital relied on this delivery to supplement rainwater tanks on their sites, especially in periods of drought.²¹

4.2 Securing a Stable Water Supply

Outbreaks of typhoid, scarlet fever, rheumatic fever and diphtheria often occurred due to the use of contaminated river water. This is unsurprising given there was no sewerage system in the town, and cesspits drained directly into the water, as well as industries such as tanning, whose runoff also flowed into the river system.²² Commonly the subject of newspaper articles across the late 1800s and early 1900s, was the dire need to secure a clean and reliable water supply for the town, with politicians and councillors running whole campaigns on the back of their promises to address this ongoing issue.

In 1885, the same year Queanbeyan was proclaimed a municipality, the sinking of more wells was touted as the solution for an ongoing water crisis which had 'kept the town's undertakers' in business' with three sites chosen for communal wells.²³ Funding for such a project remained at large, and in 1886, Mr O'Sullivan, Member for Queanbeyan was making formal applications to the water commission to provide assistance in supplying the town with more tanks and wells to meet the growing water demand.²⁴

Also in 1886, the council sunk a communal well in Trinculo Place, however the major floor of 1891 saw this well destroyed.²⁵ The Goulburn Penny Post reported in 1887 that the Railway Department had arranged for the sinking of a large seven foot well, lined with bricks, directly into the riverbed, describing it as a most elaborate arrangement.²⁶ These wells must not have solved the issues as hoped, and a scathing article in 1888 stated that after three years as a municipality²⁷, there was little to show as a result of local government by way of solving the water issues.²⁸ This article also outlined a previously discussed, but not yet implemented solution by a Dr Fitzpatrick for the construction of a weir across the river with a gravel and charcoal base to filter water, and sluice gates to account for flooding.²⁹ A weir was finally built in 1901, but without the originally proposed filtering system.³⁰ In 1907, the water situation remained dire despite the weir³¹ and the weir was used more as a

recreational area for boating or ornamental pond, with the water quality assessed as being inferior for domestic use.³²

4.3 Canberra to the Rescue

After much discussion, from 1912 onwards a deal was struck for the Federal Capital - Canberra (which was under construction) to supply Queanbeyan with its water from the Cotter River and have it delivered to a storage reservoir in Queanbeyan from 1914.³³

By the early 1920's this water supply method was, however, not meeting the town's demand and in 1924, a further agreement was entered into between the Commonwealth of Australia, the State of New South Wales and the Council of the Municipality of Queanbeyan to construct a significant water supply system for Queanbeyan, including construction of a service reservoir, mains and reticulation infrastructure. This water supply was again inadequate for the demand of Queanbeyan by 1945 and another agreement was enacted to provide a larger service reservoir.³⁴

In 1979, the Googong Dam was completed five kilometres upstream of Queanbeyan. The dam was developed to meet the increasingly water demands of Canberra and Queanbeyan after predictions showed the Cotter supply would not be adequate. The dam has a capacity of over 120,000 megalitres and is owned by the Commonwealth Government. The Googong Dam's main contributory is the Queanbeyan River. Today, the Queanbeyan-Palerang Council maintains the water and sewer network in Queanbeyan and has an agreement with ICON Water to purchase potable water for the Queanbeyan area from the Googong Dam.³⁵

5.0 Rutledge Street Well

The well discovered at 10 Rutledge Street is on a site which was formerly part of Allotments 6 & 7 of Section 23. These Allotments were the home of a Cordial and Aerated Waters Factory, initially operated by William Emley and Alexander Myers from 1874.³⁶ The duo had previously operated a similar factory in Gundagai.³⁷

A journalist undertook a tour of the factory in October 1874 and noted that a vast quantity of water was needed at the site for cleansing, rinsing, and creating the 'wholesome summer drinks' sold by the factory. The water was noted as being procured from a 'newly sunk well' – 'thus avoiding the animal and vegetable impurities inseparable from river or other surface water'.³⁸

While Emley and Myers dissolved their partnership in 1876, Myers continued the business.³⁹ The Allotments on which the property sat were advertised for sale in November 1878, with the advertisement noting that the 'A. Myers Aerated Waters and Cordial Factory' stood on the site, describing a brick building with a slab building attached, and an 'excellent well of water' (cistern not noted).⁴⁰ While it is not known when the factory closed, advertisements continue after the 1878 sale of the land, indicating that Myers continued to lease the site.⁴¹

The factory buildings on the site were demolished in 1947, and a two-storey brick duplex was built on the site around 1954 for William and Katherine Cranswick.⁴² The building was purchased by the Council in 1992⁴³ and remained in Council use until its demolition 2021, when the well and cistern were discovered under its concrete slab.⁴⁴

The well is approximately one metre in diameter and about nine metres deep (almost 30ft), with water visible at the base. Upon inspection by the Council, the well was noted as being in surprisingly good condition. The red bricks which line the structure are likely to have been locally fired.

6.0 Other Documented Wells in Queanbeyan and Surrounds

It has been challenging to locate significant references to wells in the local area, as such rudimentary structures were not particularly noteworthy in articles or histories about the town or its residents. Sources discovered are detailed below.

6.1. Crawford Street Cistern

The large cistern (underground tank) was located on an adjacent site under now demolished council offices closer to Crawford Street during demolition works for that Cultural Precinct and Council Building construction.

The cistern was noted to be less intact than the well, and the top of the cistern had been removed and the interior filled with bricks and rubble, likely in the 1960s.⁴⁵ The cistern is about 1.8m in diameter and also made of brick. However, in this case the bricks were mortared together and the inner face of the cistern was rendered with cement. An inspection by the Council suggested that these bricks were more highly fired than those used in the well, indicating a later date of construction, though likely still pre-1900.

6.2 Police Stables and Jail

In 1868, the local newspaper reports on the completion of a well at the Queanbeyan Jail by a Mr Vaughan, who was tasked with a wider project enlarging the jail complex. The jail was part of a Police complex located at what is today Farrer Place.⁴⁶ A well was apparently sunk in the jail yard at a depth of around 85 feet, which saw an 'ample supply of excellent water' struck. It was said at the time that the 'success that has attended this undertaking should stimulate other parties to improve their town properties by sinking wells'.⁴⁷ In 1869, a well was also sunk in front of the Police stables complex by James Cooper and Samuel Taylor to provide water for Police horses. Neither of these wells are known to be extant.⁴⁸

6.3 Protestant Hall

In 1877, there was significant coverage of the opening of a Protestant Hall on Crawford Street. Amongst the gushing details in this coverage, noted several times is an 'excellent well of water on the site'.⁴⁹ The Protestant Hall was located opposite the subject site (formerly 270 Crawford St) and had iterations as the Salvation Army Barracks, a Masonic Hall, Swastika Picture Theatre. The building was purchased in 1966 by the Macedonian Orthodox community and reopened as St Ilija's Macedonian Orthodox Church in 1969. The church was then demolished in 1996 for the construction of the current St Ilija's building.⁵⁰ Whether or not a well was discovered during these works or beforehand is unknown, however it is assumed the well is not still intact or extant.

6.4 St Benedict's Convent

While not a well, a large underwater tank or cistern at St Benedict's Convent, further along Crawford Street, is another extant, historic water collection structure that was identified during this preliminary research. The tank at St Benedict's is apparently still in situ and was said in the 1880s to hold 50,000 gallons of water, which is about 190,000 litres.⁵¹

6.5 Googong

In 1872, the sale of the estate of Patrick Connolly and his property 'Googongs' was advertised. Located about five miles from the town of Queanbeyan, the advertisement notes the sale of forty acres with a three roomed dwelling and a good well of water, as well as a constantly running creek.⁵² Patrick had built the cottage and well in the 1840s and lived there until his death in 1872.⁵³ The exact site of this well is not known, and it is assumed to have been filled in. A recent archaeological investigation revealed the site of Connolly's cottage, and it is now part of an interpretive park in the newly developed suburb of Googong.

6.6 Majura Valley

Several wells have been historically noted in the Majura Valley near Queanbeyan and were detailed in a study of the Majura House Precinct in 2023.⁵⁴ Investigations of the property, which is located near Canberra Airport, revealed an extant, but disused, well of approximately 1.3m diameter and 60-70 feet in depth (18-21 metres). This well was also lined with bricks, which were identified to have been fired in Queanbeyan and perhaps date from as early as the 1840s. This Majura property belonged to Alfred Mayo, who was an overseer for Robert Campbell of Duntroon. According to this study, the well accesses an extensive aquifer beneath the Majura Valley.⁵⁵ Other wells noted in the Majura Valley area as part of this study were:

- a stone-lined well at the former 'Limekilns Property' – now part of the AFP complex (not extant).
- a well noted on surveys for Joseph Mayo's house 'Dove Cottage' (not extant).
- possible well sites at Thomas Mayo's house (not extant).
- a brick-lined well exposed and collapsed due to erosion of Woolshed Creek (near Duntroon), condition unknown

- a disused well at 'Malcolm Vale', property of John Malcolm McIntosh and later a school, condition unknown.

7.0 Preliminary Conclusions

7.1 Rarity of the Rutledge Street Well

While not exhaustive, the preliminary research undertaken has indicated that the well on the subject site is likely to be a rare and intact example of a brick-lined well in the Queanbeyan area, dating to the 1870s.

Historical sources have illustrated that wells were expensive and somewhat uncommon in Queanbeyan. More commonly, it seems that residents paid for river water to be carted to them or collected rainwater in above ground tanks or underground cisterns until an agreement for water to be supplied by the Federal Capital was reached in the early 1900s.

References to a small number of wells in the local and regional area were located, however it has not been confirmed if they remain extant under buildings, or if they were demolished or filled in the past. So far, no other wells of a similar age, construction or intactness have been found in the immediate Queanbeyan Area. Only one other well of a similar construction type is known about in the wider region at Majura House. The Majura House well is of a similar diameter and construction method, though is possibly deeper and may pre-date the Rutledge Street well by some 20 years. Besides the evidence of the cistern on the adjacent site, one other intact water collection structure is noted at the St Benedict's Convent.

Together, the Rutledge Street Well, the Majura House Well, the remnants of the Crawford Street Cistern and intact St Benedict's Cistern are of potential significance as rare survivors of once more common water collection and storage structures in the Queanbeyan locality.

** It is noted that a well structure may have been recently discovered in a carpark on Lowe St, though anecdotally it is not of the same quality or construction, further details on this have been requested.*

7.2 Recommendations

Having been concealed since the 1950s, the Rutledge Street Well has not been subject to a formal heritage assessment and therefore does not currently have protection under the LEP. The retention of this structure and its strategic interpretation is recommended. Further research and formal significance assessment of the well is also recommended and should be undertaken noting the following preliminary suppositions:

- The well is potentially rare as an example of a well and water collection and storage device in the local area.
- The well can illustrate aspects of Queanbeyan's commercial development and the growth of the cordial and aerated water business, which was one of several which operated in the area.
- The well has a direct physical and historical link to the subject site and its development.
- The well can demonstrate previous methods of obtaining water, historic construction methods and links to the history of brickmaking in the local area.
- The well may provide evidence of the geomorphological history of the area, demonstrating the depth and location of aquifers.
- The well provides tangible links to the history of Queanbeyan's water supply and associated issues in securing a stable and clean supply for the town.
- The demonstrated interest in the well illustrates the potential for social and/or associational values.



Buildings at Myers Cordial Factory (Queanbeyan Historical Museum)



Rutledge Street Well in 2021 (Pip Giovanelli)



Queanbeyan Weir (Canberra and District Historical Society)



Crawford St Cistern (Pip Giovanelli)



St Benedict's Convent (Canberra and District Historical Society)



Majura House Well (Majura House Heritage Assessment Report, Mark Butz, 2023)

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