

STATEMENT OF HERITAGE IMPACT ADDENDUM
50 MORISSET STREET, QUEANBEYAN
VISUAL IMPACT ASSESSMENT



Prepared by



For

Lockbridge

Issue A: For Council submission

21 November 2024

1. Introduction

1.1 Background

A Statement of Heritage Impact (SoHI) was previously prepared and submitted with the development application (DA.2023.0602) for a multi storey mixed use residential and commercial development at 50 Morisset Street, Queanbeyan (subject site). This Visual Impact Assessment has been prepared as an addendum to the SoHI and has been also prepared by Philip Leeson Architects (PLA) for Lockbridge.

The proposal is located in the vicinity of two places that are included on the NSW Heritage Register: the Mill and Millhouse, and *Hibernia Lodge* which adjoins the subject site. The development application was referred to the NSW Heritage Office who have requested that a Visual Impact Assessment be prepared to demonstrate the potential impact to the setting of and views to *Hibernia Lodge*.

1.2 Approach and Methodology

This Visual Impact Assessment expands on the descriptions and assessments contained within the previously submitted SoHI and includes photomontages prepared by DC3 Creative Imagery Pty Ltd to illustrate the visual relationships of the proposal with the nearby State Listed heritage places.

Specifically, this includes:

- An overview of the current setting and its sensitivity to change
- Identification of current key views to the State Listed heritage places
- An assessment of the visual impacts of the proposal.

1.3 Limitations

This addendum has been prepared during the spring months when the deciduous trees to Collett Street are in full leaf and obscure open views of the heritage places. It is noted that at other times of year there would be greater visibility of the heritage places, though the substantial evergreen trees to *Hibernia Lodge* would continue to restrict oblique views of the building. It is also noted that the extant deciduous street trees are a type that do not fully lose their leaves until very late in the season.

The assessment has been prepared to specifically assess the visual impacts of the proposal on the State Listed heritage places in the vicinity of the subject site. Given the low scale of the heritage places, they have limited visibility from other streets (beyond Collette and Morisset streets) and subsequently, an assessment from other locations has not been included.

2. Setting

2.1 Current setting

Details on individual sites/buildings in the vicinity of the subject site, together with a description of the overall character of the areas was provided in the submitted SoHI. A tailored description of the setting of both *Hibernia Lodge* and the Mill and Millhouse is provided below, noting how this has developed/changed over time.

Mill and Millhouse

The area around the Mill and Millhouse has changed considerably since the buildings were constructed, though the site still retains a visual relationship with the Queanbeyan River with an open riverfront park located on the opposite side of Colette Street. This contributes positively to the Mill and Millhouse.

The adjoining lot to Colette Street was redeveloped in the late 20th century with the construction of a two storey shopping centre that occupies a substantial portion of the city block and has relatively blank façade that changed the character of the street. A vehicle entry ramp to the shopping centre is located close to the Mill (about 11 metres from the Mill building) and begins to slope upwards from the street footpath, impacting on the visibility and prominence of the Mil building.

Whilst the asphalt carpark in the vicinity of the Mill and Millhouse allow for views to the side and rear of the buildings, the extent of hard paving is not sympathetic with the heritage place.

Hibernia Lodge

Owing to its early construction date and location away from the main commercial centre, *Hibernia Lodge* had a semi-rural setting during the 19th century. Low scale, single storey buildings were erected adjacent and opposite the former house in the 20th century, including on the subject site. The low scale of later buildings together with the relatively denuded nature of the area, meant that *Hibernia Lodge* was visible from a relatively wide area. This has however changed considerably with multi-storey residential and large commercial premises built in the vicinity during the second half of the 20th century. Large planting, including street trees have further reduced the visibility of the building and changed the setting.

The area around *Hibernia Lodge* no longer has a semi-rural character with the city block containing large-footprint commercial buildings and extensive areas of asphalt car parking. These are not sympathetic with the character of the heritage place, though do allow for views of the side and rear of the former house.

3. Current views

The extent of where *Hibernia Lodge* and the Mill and Millhouse are visible from is identified on the aerial photographs provided in this section.

Mill and Millhouse

The Millhouse is more widely visible than the large Mill building owing to its close proximity to both Colette and Morisset streets. Unlike the Millhouse, the Mill is screened from views in many locations owing to the large setback from Colette Street and the mature vegetation located within this setback.



Current areas where views/partial views of the Millhouse are obtainable from
(Base image source: Google Maps)

Views of the front of the Millhouse are available in both directions along Colette Street and from the east along Morrisett Street. The front of the building is also partially visible from the opposite side of the Queanbeyan River in the vicinity of the Monaro Street/Bungendore Road bridge. Glimpses of the north side elevation of the Millhouse are available from the north along Colette Street for up to two and a half blocks, though along much of this length the building is screened by the street trees. The fullest views of the Millhouse are obtainable from the intersection of Colette and Morrisett streets.

Hibernia Lodge

Hibernia Lodge is less visible from the surrounding streets than the Millhouse owing to its location mid-block and the larger setback from Colette Street. Despite the relatively substantial size of the two-storey residence, views to the front of the building are restricted by substantial vegetation to the front garden and the street trees. The building is most visible from directly in front as well as from south along Colette Street owing to the relatively open car park on the subject site. The prominent gable roofs are visible from the intersection of Colette and Morrisett streets where there are also full views of the Millhouse.

Glimpses of *Hibernia Lodge* are also available from further north along Colette Street, including from the higher ground in the vicinity of the hospital, with street trees screening closer views. Part of the south side of the house is also evident from the Monaro Street/Bungendore Road bridge over the Queanbeyan River. In addition, views of the side of *Hibernia Lodge* are available along Morrisett Street west of the intersection, though these would have previously been screened by a series of small buildings that were located on the subject site prior to it being converted to a car park. A small section of the rear of the building is also visible from Crawford Street, between commercial premises

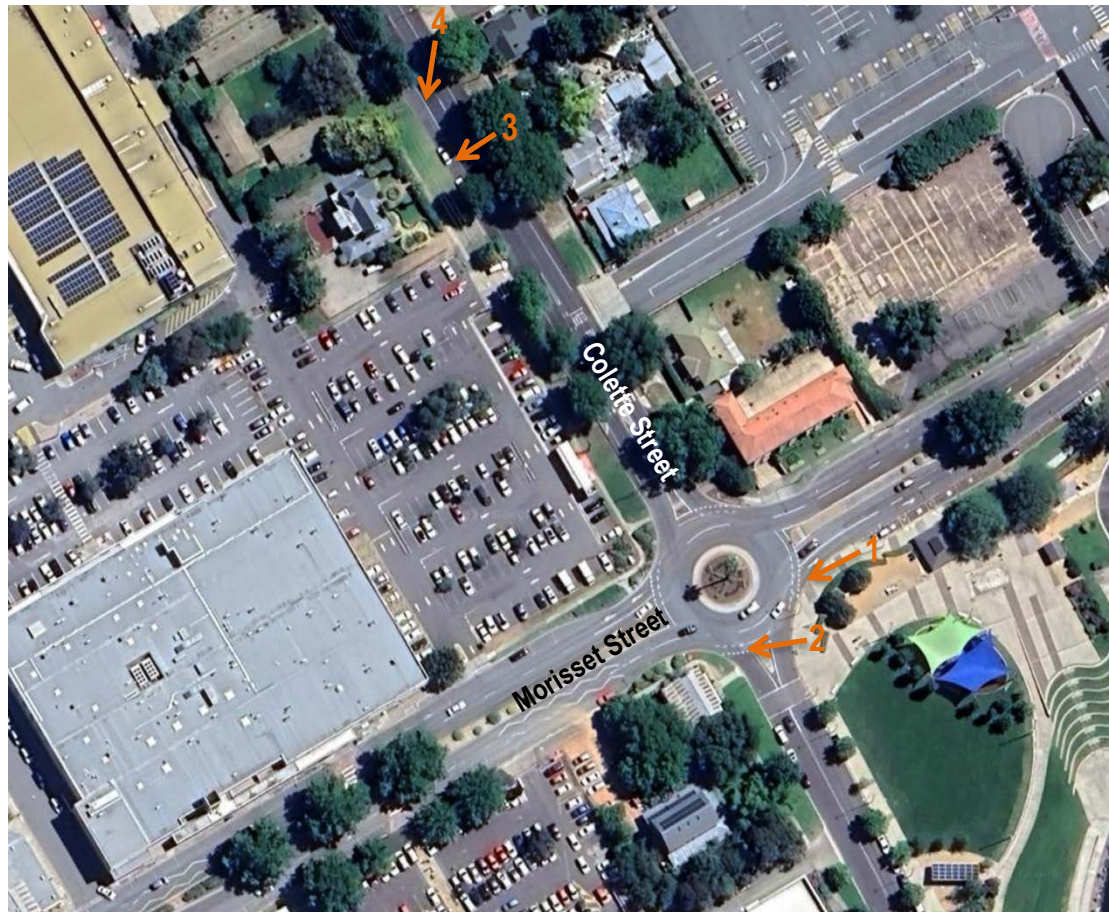


Current areas where views/partial views of the Millhouse are obtainable from
(Base image source: Google Maps)

4. Visual Impact Assessment

Method

Four views were selected for modelling in photomontages and were used for this assessment to consider the extent of visual change as well as the effects of those changes on the heritage listed *Hibernia Lodge* and, Mill and Millhouse. The location of the four views is shown on the aerial photograph below. These have been selected as both the proposal, together with either the front of the Millhouse or *Hibernia Lodge*, are widely visible.



Location of views included in this Visual Impact Assessment
(Base image source: Google Maps)

Views from more distant locations have not been included as generally the existing heritage buildings are largely screened by substantial street trees (the photomontage would not show the heritage building). Photographs from these locations are provided below for reference. This includes a view from the north close to the intersection of Colette and Antill streets where *Hibernia Lodge* is completely hidden from view by the street trees. Further north, closer to the Queanbeyan Hospital, glimpses of the upper part of *Hibernia Lodge* are visible owing to the hilltop location.



View looking south along Colette Street towards Hibernia Lodge from near the intersection with Antill Street (November 2024)



*View looking south along Colette Street towards Hibernia Lodge (indicated) from near Rusten House
Note Hibernia Lodge was not visible from the footpath (photograph taken from the verge)
(November 2024)*

View 1 – Monaro Street, looking west

Existing view

Most of the Millhouse is evident in view 1 which looks west along Morrissett Street at what is a busy vehicle approach route into the Queanbeyan CBD. The area is also well-utilised by pedestrians due to the adjacent riverside park which includes an amenities building close to the street intersection. Whilst the Millhouse as a modest two storey building is sensitive to large development in the vicinity, the extensive areas of paved car parking and the large-footprint Kmart building fronting Morrisset Street give the area a highly varied character.



Existing view of Millhouse from Morisset Street

Assessment of visual impact

The proposal would introduce new contemporary built form into this view with the podium and most of the residential levels visible. Whilst the residential component would be considerably taller than the heritage building, the smaller scale and tactility of the podium would be sympathetic with the Millhouse. Additionally, the relatively substantial width of Morisset Street (the roadway is about 23 metres wide), combined with the residential part being set back 6 metres from the street, would prevent the proposal from overwhelming the Millhouse.



*View of Millhouse and proposal from Morisset Street
(Source: DC3 Creative Imagery Pty Ltd)*

View 2 – Corner of Morisset and Colette streets looking towards *Hibernia Lodge*

Existing view

Long distance views of *Hibernia Lodge* are obtainable from opposite the Millhouse, on the corner of Morisset and Colette streets. The side of *Hibernia Lodge*, including the reinstated chimneys, is visible from this location with the front of the former residence screened from views by the street trees. These views are available due to the open car park currently located on the subject site and could be obscured by development to the north-east of the subject site.



Existing view of Millhouse and Hibernia Lodge from corner of Morisset and Colette streets

Assessment of visual impact

The proposed development would change the character of the area, though the side of *Hibernia Lodge* would continue to be visible from the opposite corner of Monaro and Colette streets as the proposal would include the following:

- The podium would be set back about 6 meters from the Colette Street boundary.
- The podium would be set back about 7.5 metres from the northern (*Hibernia Lodge*) side boundary.
- The podium would be limited in height at the northern end (it would be slightly taller than the upper level gutter of *Hibernia Lodge*).
- The residential part would be set back 10 metres from the Colette Street boundary.

From this location, the proposal would predominantly block views of the late 20th century Kmart building and areas of open sky. Importantly, the siting and massing of the proposal would continue to allow for views of both the Millhouse and *Hibernia Lodge*, allowing these 19th century places to continue to retain a visual relationship.



*View of Millhouse, proposal and Hibernia Lodge from corner of Morisset and Colette streets
(Source: DC3 Creative Imagery Pty Ltd)*

View 3 – Opposite *Hibernia Lodge*

Existing view

View 3 is from the kerb on the opposite side of Colette Street as views of *Hibernia Lodge* from the opposite footpath are screened by the street trees. Currently it is mostly the top floor of the two-storey heritage building that is visible from this location (and most others) owing to the substantial hedge growing to the street boundary. The garden surrounding *Hibernia Lodge*, together with the plantings to the rear (which are part of the subject site) provide an appropriate setting for the former residence. Development in the vicinity of *Hibernia Lodge* has the potential to impact on this setting and the visual primacy of the former residence.



Existing view of Hibernia Lodge from opposite side of Colette Street

Assessment of visual impact

The trees to the rear of *Hibernia Lodge* (on the subject site) would be retained and would be supplemented by additional plantings to both maintain and enhance an appropriate garden setting for the former residence. New plantings would include a row of relatively closely spaced *Quercus palustris* 'green pillar' columnar trees adjacent to the north boundary which would act as a vegetative screen between the proposed building and *Hibernia Lodge*. The proposed location of building access adjacent to the boundary would also allow the public to continue to view the side and rear of *Hibernia Lodge*.



*View of Hibernia Lodge and proposed new building from opposite side of Colette Street
(Source: DC3 Creative Imagery Pty Ltd)*

Whilst it is acknowledged that the proposal is of a different scale to the relatively modest heritage buildings, the podium would be set back about 7.5 metres from the *Hibernia Lodge* side boundary with the residential part set back about 10 metres from this boundary. This would mean that the podium would be located about 17.5 metres from *Hibernia Lodge* with the residential part of the proposal located about 20 metres from the former residence. As shown in the photomontages, these substantial distances, combined with the large setback from Collette Street, would mean that the proposal would not loom over the adjacent heritage place with the visual change considered satisfactory given the location within the Queanbeyan town centre.

Plantings

View 4 – Colette Street, looking south

Existing view

The origin of view four is also close to the street kerb where both *Hibernia Lodge* and the subject site are more visible when compared with the footpath (owing to the street trees). An existing street tree on the east side of Collette Street has been removed from the photomontage to more clearly demonstrate the relationship of the proposed building with *Hibernia Lodge*. A better sense of the three dimensional form of both the proposal and *Hibernia Lodge* is obtained in this view given the oblique angle.



Existing view of Hibernia Lodge from Collette Street

Assessment of visual impact

As with other views, the proposal would not create any view blocking effects for views to the heritage buildings. The north side of the proposal would be clearly visible from oblique views, though as noted previously, the setback from Colette Street combined with the setback from the *Hibernia Lodge* boundary would prevent the new building from appearing to loom over the former residence.

The proposed landscaping and pedestrian access along the north boundary, together with the modulation and materiality of the podium, would provide a sympathetic setting extending beyond the boundary of the listed heritage place. The vertical nature of the proposal on the north side would provide a simple, clearly defined edge to this setting with the upper part of the proposal generously set back about 20 metres from the heritage building.



*View of Hibernia Lodge and proposal from Collette Street
(Source: DC3 Creative Imagery Pty Ltd)*

5. Conclusions

The height of development permissible in the main town centre of Queanbeyan has a different scale to the remnant 19th century places scattered throughout the area. The proposal has a scale commensurate with other contemporary development and the visual impacts are considered acceptable given the central location and the considered design. The photomontages show that the proposal would allow for continued views to the heritage buildings from key locations. Additionally, the images demonstrate how the proposal, including setbacks, the articulation and materiality, have been resolved to respond to the heritage items in the vicinity to limit visual impacts.