

# **STATEMENT OF HERITAGE IMPACT**

## **50 MORISSET STREET, QUEANBEYAN**



**Prepared by**



**For**  
Lockbridge

**Issue B**  
29 November 2023

**Report Issue Register**

Issue	Details	Date
A	Draft SoHI	23 November 2023
B	Final SoHI	29 November 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 Lockbridge to assess the heritage impact of a proposed development at 50 Morisset Street, Queanbeyan. PLA were also engaged by Lockbridge to provide heritage advice during the design development process.

The site is located on the corner of Morisset and Collett streets with vehicle access to be provided off Morisset Street via a lane on the south-western part of the site. Whilst the site is currently an open-air asphalted car park, it is located in the vicinity of two State Heritage Listed places and across the road from another place which is a locally listed heritage item.

The development proposal is documented on architectural drawings prepared by Dezignteam and dated 29 November 2023 as well as the landscape drawings prepared by Spacelab Urban Planning and Design. The proposal is for the construction of a mixed residential and commercial development (referred to as shop-top housing).

## 1.2 Approach and Methodology

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

## 1.3 Site Identification

The subject site is located on the south-west corner of Morisset and Collett streets and is largely rectangular in shape with an additional strip of land extending to the rear of 69. Collett Street. The site is known as 50 Morisset Street, though is made up of five lots as shown on the map below.



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

For the purposes of this report, the Collett Street side is identified as the east side and Morisset Street as the south side.

## 1.4 Heritage Items and Status

The subject site is located within the vicinity of two places that are included on the NSW Heritage Register:

- Mill and Millhouse, 55 and 57 Collett Street
- *Hibernia Lodge*, 69 Collett Street

These places are also identified heritage items in Schedule 5, Items of Environmental Heritage, of the Queanbeyan-Palerang Local Environmental Plan 2022 (LEP). An additional heritage item included in Schedule 5 of the LEP is located opposite the subject site at 72 Collett Street which contains a Federation period weatherboard cottage.

Further detail on the heritage status of each of the heritage places in the vicinity of the subject site is provided below.

### Mill and Millhouse

The Mill and Millhouse are included on the State Heritage Register (00363) and in Schedule 5 of the LEP. The State Heritage Register statement of significance is reproduced below.

*Byrne's Mill is very significant as the sole surviving mill building in the Canberra-Queanbeyan district, at least six other mills having functioned in the area at various times. The building, together with the adjacent millhouse, is also the only substantially intact nineteenth century industrial site in Queanbeyan. The mill and millhouse are significant in demonstrating the adverse effects that the coming of rail services exerted on the majority of manufacturing industries in rural centres. The mill, owing to its massing, general design and the form of its openings, is a good example of a late nineteenth century flour mill. The two buildings form part of an important remnant nineteenth century streetscape in Collett Street, linking with another nineteenth century building, Hibernia Lodge, situated further north along the street.*

Also known as Byrnes Mill and Millhouse, the two buildings have previously been included on the Register of the National Estate (Place ID 1152) which is now a non-statutory archive. The statement of significance for the Register of the National Estate is the same as that for the State Heritage Register.

### Hibernia Lodge

*Hibernia Lodge* is listed on the State Heritage Register (00514) and included in Schedule 5 of the LEP, though there is no statement of significance for the State Heritage Register listing. The former residence is also included on the National Trust of Australia (NSW) Register (4826) and the Register of the National Estate (Place ID 16599). The Register of the National Estate statement of significance is reproduced below.

*Hibernia Lodge is of historical significance because it was built for a leading local legal official, Obadiah Willans, Clerk of Petty Sessions, and is symbolic of the social ties between members of the local gentry, church, government and legal professions. It is indicative of their privileged standard of living in New South Wales country towns in the mid nineteenth century (Criteria A.4 and B.2). The structure is an important example of the work by the eminent Church of England minister, the Reverend Alberto Dias Soares, who produced architectural designs for many religious and community buildings in the area (Criteria H.1). Built in a restrained Victorian Gothic style and sited in a prominent street location, Hibernia Lodge is appreciated by the local community for its aesthetic values. Together with Byrne's Mill and Millhouse further south along Collett Street, it forms a major remnant nineteenth century streetscape element in the town (Criterion E.1).*

### 72 Collett Street

72 Collett Street has been identified as having local significance through its inclusion as a heritage item in Schedule 5 of the LEP (I371). The Statement of Significance from the NSW Heritage Inventory is reproduced below.

*Example of a Federation period (c. 1890 - c.1915) cottage. Part of the surviving early twentieth century building fabric of the town, that contributes to the town's historic character.*

## 1.5 Limitations

Inspections of the heritage listed buildings in the vicinity of the subject site was limited to a visual assessment of the exteriors only as visible from Collett Street. 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 online newspapers available on Trove and images from the Queanbeyan and Braidwood Museum Collections, the National Library of Australia and the Canberra and District Historical Society.

Images that are included are used for research purposes only and are not to be reproduced without permission from the relevant copyright holders.

## 2. Historical Summary

### 2.1 Context

The following summary focuses on the site context, including the wider block (formerly Section 9) which is bound by Collett Street (east), Antill Street (north), Crawford Street (west) and Morisset Street (south). It also includes an overview of development on the subject site.

### 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. 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.<sup>1</sup> Convict Timothy Beard also established a pastoral property in the area in the 1820s that was known as 'Queenbeeann or Quinbean', from which the town derives its name. This may have been an Aboriginal word for 'clear waters' or 'beautiful woman'.<sup>2</sup>

Signalling the growth of the population around the area, in 1836 a post office was established. In 1838, the area was gazetted as the 'Township of Queanbeyan, Parish of Queanbeyan, County of Murray'.<sup>3</sup> 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.<sup>4</sup> Queanbeyan was formally proclaimed a municipality in 1885.<sup>5</sup> Large scale agricultural subdivisions began in the 1850s, and by the 1880s the first residential subdivisions were being advertised.<sup>6</sup>

### 2.3 Section 9, Collett Streets

An 1887 map of Queanbeyan (see image overleaf) shows the grid pattern of the Queanbeyan township, with Collett Street known as Balcombe Street at this time.<sup>7</sup> The subject site is located on the eastern corner of the town block known as 'Section 9' on the town plan, diagonally opposite the river reserve.<sup>1</sup> The 1865 residence *Hibernia Lodge*, which is located to the north of the subject site, was a relatively early dwelling in Queanbeyan, as it was constructed only 26 years after the first land sales.

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<sup>1</sup> Navin Officer, 2013, *Oaks Estate Cultural Heritage Assessment*, report to Environment and Sustainable Development Directorate.

<sup>2</sup> Aboriginal Housing Office, 2023, *Queanbeyan*, accessed August 2023, <https://www.aho.nsw.gov.au/applicants/era/about/chapters/locations/queanbeyan>

<sup>3</sup> Navin Officer, 2013

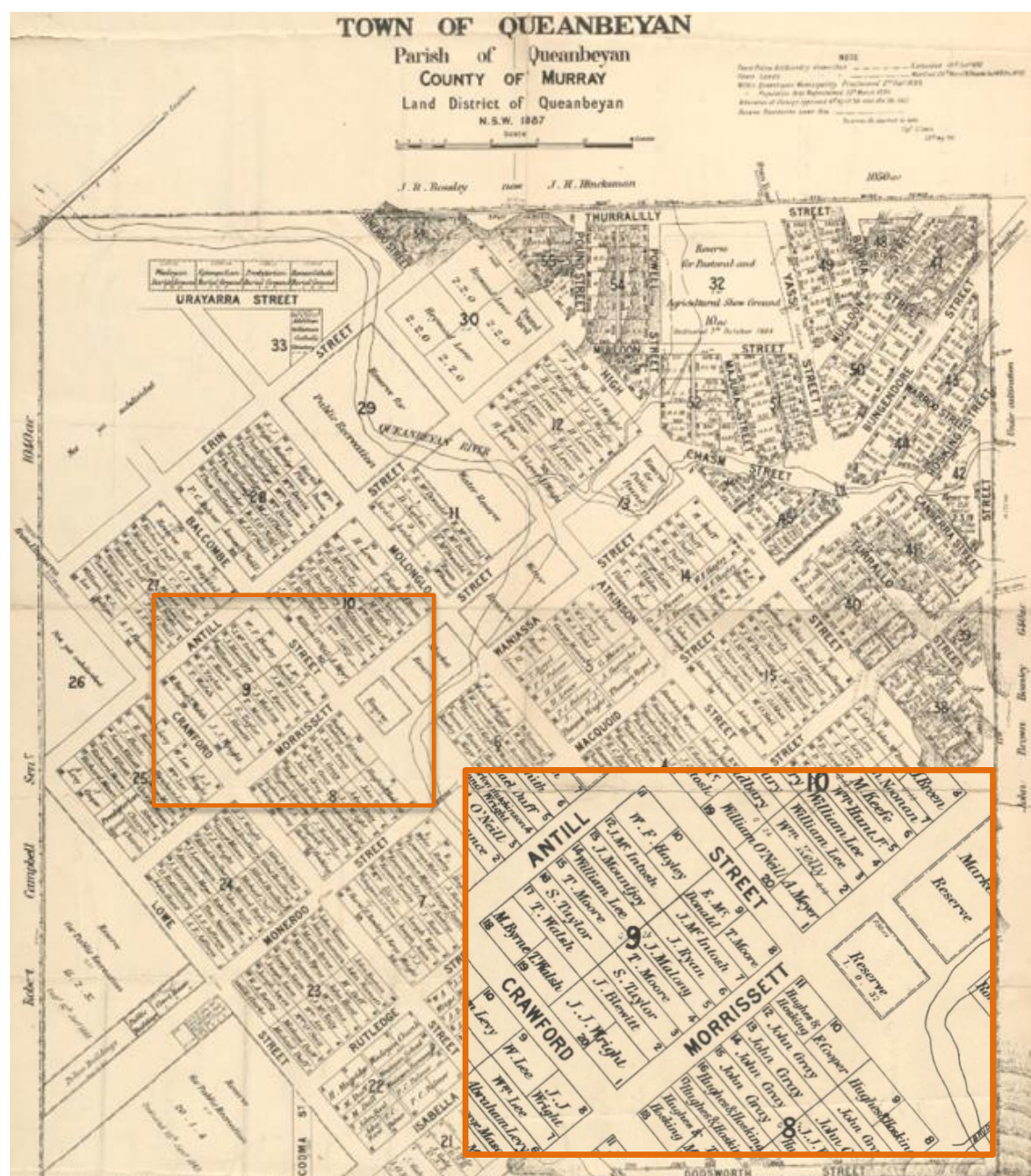
<sup>4</sup> Peter Freeman and Associates, 1988, *Queanbeyan Heritage Study*, report to the Queanbeyan Municipal Council.

<sup>5</sup> Navin Officer, 2013

<sup>6</sup> Peter Freeman and Associates, 1988

<sup>7</sup> 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.





Parish Plan of Queanbeyan with inset (orange) showing an enlarged Section 9.

Dated 1887, though showing the first owners of lots. North is up the page

(Source: National Library of Australia)

Apart from the substantial *Hibernia Lodge*, together with the Mill and Millhouse, there was relatively limited development along Collett Street in this part of Queanbeyan during the 19<sup>th</sup> century. A watercourse extended through Section 9, north of *Hibernia Lodge* and was made into a concrete channel by 1944.<sup>8</sup> The hospital was established on top of the hill, a block to the north in 1861.<sup>9</sup>

By 1900, a few buildings had been constructed on the subject site fronting Morisset Street, close to the Collett Street (then Balcombe Street) intersection. These single storey buildings are evident on the image below and appear to have been residences. At this time, there was also a small group of buildings on the opposite side of Collett Street (since demolished) and both the subject site and *Hibernia Lodge* were surrounded by high timber fences.

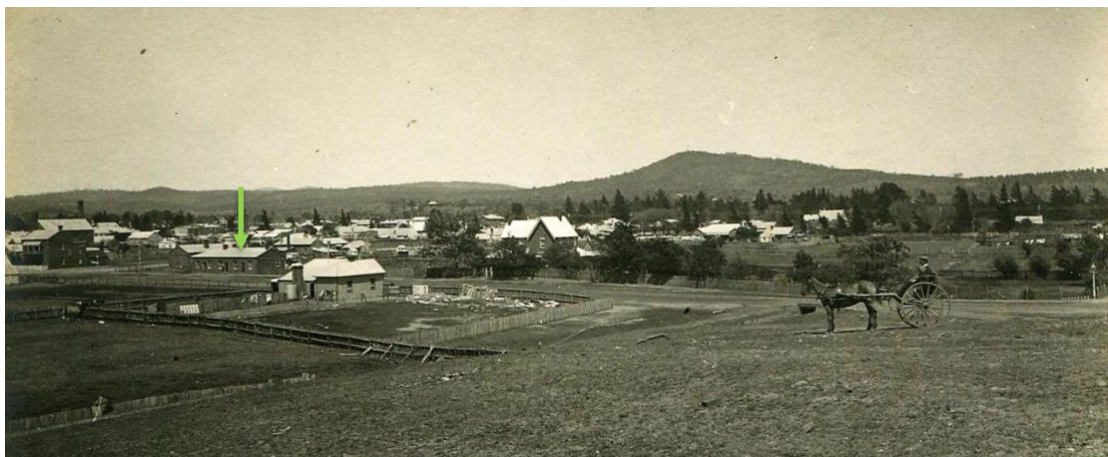
<sup>8</sup> Refer to 1944 aerial photograph from Geoscience Australia

<sup>9</sup> Rusten House Queanbeyan Hospital Conservation Management Plan, Godden Mackay Logan, 2012



*View of Queanbeyan from vicinity of Antill Street (1900)  
Hibernia Lodge (green) and the Millhouse (blue) indicated  
(Source: Source: Queanbeyan Museum)*

In the early 20<sup>th</sup> century, another building was constructed on the subject site, this time fronting what is now Collett Street. This building was possibly also a residential building (see image below). The area to the north of *Hibernia Lodge* remained undeveloped at this time, though trees had been planted close to Collett Street.



*Queanbeyan from Hospital Hill (early 1900s)  
The building fronting Collett Street where the subject site is located is indicated  
(Source: Source: Aussie~mobs, Flickr)*

Additional buildings were constructed on the subject site during the first few decades of the 1900s. By 1944, much of Morisset Street between Collett and Crawford streets was lined by small buildings, which presumably included residences. A series of narrow allotments had also been established on the east side of what is now Collett Street, though over half of these appear to have remained undeveloped (see aerial photograph below).





1944 aerial with approximate location of subject site indicated (north is to the right of the image)  
(Source: Geoscience Australia)

The 1955 aerial photograph below shows that the heritage listed cottage at 62 Collett Street was one of a pair of residences with the same gable roof format. There was another, slightly earlier cottage to the adjoining lot to the south which had hipped roof and is evident on an early 1900s photograph.



1955 aerial with approximate location of subject site (yellow) and cottage at 62 Collett Street (blue) indicated  
(North is to the right of the image)  
(Source: Geoscience Australia)

By the early 1970s, the subject site had been fully cleared save for a few trees and was being used as a carparking area. More substantial residential flats had been erected to Collett Street by this time and there were five freestanding houses located on the opposite side of the street. The character of Morisset Street had also been altered dramatically during the circa 1960s with almost all of the small buildings demolished and replaced by a substantial retail building (now Kmart) and carparks to both sides of the street.



1971 aerial with approximate location of subject site indicated (north is to the top of the image)  
(Source: Geoscience Australia)

## 2.4 *Hibernia Lodge*

*Hibernia Lodge* was constructed in 1865 for Obadiah Willans who immigrated from Yorkshire with his Irish born wife Mary and their seven children in 1861. Willans worked in Queanbeyan for over 30 years, holding numerous senior public offices including Town Clerk, Licensing Magistrate and Registrar of the District Court. *Hibernia Lodge* became the social and cultural centre for the upper stratum of Queanbeyan society. He was appointed the local Clerk of Petty Sessions in 1864, a few years after arriving in the town.

*Hibernia Lodge* was designed by local Anglican Rector, the Reverend Alberto Dias Soares, who trained as a civil engineer in civilian life. For many years, the house was regarded as Queanbeyan's most outstanding residence and its gardens and orchard were the envy of the town.

An 1870 photograph shows that there was originally no single storey part to the north side of the house, though a wing to this side had been introduced by 1890 photograph (refer to previous 1890 photograph). An addition to the south side of the house also likely dates to the late 19<sup>th</sup> century.<sup>10</sup> In March 1925, it was reported that flood waters came three feet into *Hibernia Lodge*.<sup>11</sup>

<sup>10</sup> NSW Heritage Inventory entry for *Hibernia Lodge*

<sup>11</sup> 'Experiences at Queanbeyan' *Daily Advertiser* (Wagga Wagga), 2 June 1925, p1





*Hibernia Lodge (1870, Henry Beaufoy Merlin)*  
(Source: Canberra Historical Society)



*Queanbeyan from Hospital Hill with the grounds of Hibernia Lodge in the foreground (1890)*  
(Source: Queanbeyan Museum)

During the 1950s the former residence was divided into flats. By around the late 1970s, the verandah had been enclosed with lattice and the presentation of the building had been impacted by the loss of the upper part of the chimneys and the deterioration of external finishes. The former residence was restored in the mid-1980s when it was used as an antique shop and a tea shop. In the late 1980s, it reverted to a family residence.<sup>12</sup>



*Hibernia Lodge (1976)*  
(Source: Queanbeyan Museum)



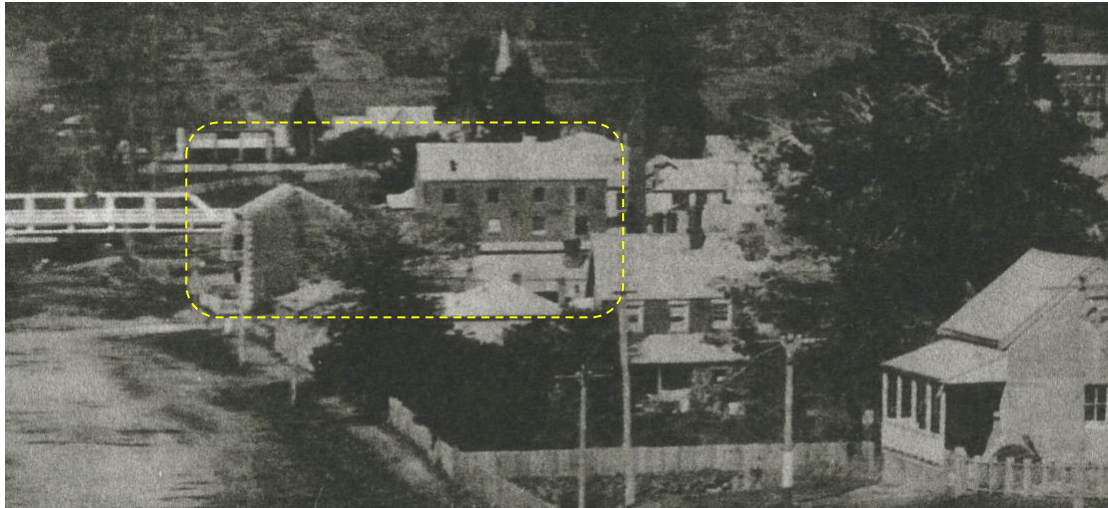
*Hibernia Lodge (circa 1970s)*  
(Source: Canberra Historical Society)

## 2.5 Mill and Millhouse

The mill was constructed for Martin Byrne who was a prominent landowner, hotelier and businessman in Queanbeyan. It was constructed by an experienced Sydney mill builder, William Crispin, who in turn subcontracted much of the work to local builders, Thomas Jordan and Thomas McCauley. Completed in 1883, there was originally a freestanding smokestack that was located beside the mill building. Martin's son, James, managed the mill, while he and his family lived next door in the two storey Millhouse which was constructed at the same time.

With the arrival of the railway in Queanbeyan in 1887, cheaper Sydney flour became available in the town. Two years later, construction began on another mill near the new railway station in Oaks Estate. Byrne realised that he could no longer compete and closed the mill down in 1889, only six years after it was completed. It was subsequently used by a number of people to store farm produce. At some point it was used by J B Young's and was used for storage.

<sup>12</sup> NSW Heritage Inventory entry for *Hibernia Lodge*



*Mill and Millhouse as seen from Hospital Hill (no date)*  
 (Source: Queanbeyan Museum)

James Byrne continued to live in the Millhouse until his wife's death in August 1902. Historic photographs indicate that the Millhouse previously had dark coloured walls (likely face brick as per the Mill) with light coloured quoining to the front and painted stripes to the verandah roof.

Between 1937 and 1953, the Millhouse was occupied by William Hill and the Reginald Tetley, followed by Archibald Campbell of Lanyon. It then passed to J B Young's and was used as a residence for its employees. By 1976, the Millhouse had been painted and a rendered fence had been constructed to the front boundary. Since the 1980s, it has housed craft stores, a bookshop and a café.<sup>13</sup>



*Millhouse (1976)*  
 (Source: Queanbeyan Museum)



*Millhouse (circa 1995)*  
 (Source: National Library of Australia)

<sup>13</sup> Register of the National Estate entry for Byrnes Mill and Millhouse



### 3. Physical Description

#### 3.1 Subject site

The subject site is currently an open, asphalted carpark which includes several trees, though generally has very limited plantings. The majority of trees on the site are located on the narrow strip of land that extends to the rear of *Hibernia Lodge*. These consist of five Arizona cypress trees (*Cupressus arizonica*), three of which have been assessed as medium quality trees and two as poor quality trees. Two peppercorn trees (*Schinus molle*) are located to the central part of the site and an English elm (*Ulmus procera*) is located to the south-west corner. A Box elder overhangs the north-west corner of the site (*Acer Negundo*), though is planted on the adjoining site. All of these trees appear to have been planted after the 1970s, save for the peppercorns which are possibly the trees which are evident in aerial photographs from the mid-20<sup>th</sup> century.



View of subject site from opposite side of Morisset Street



North end of subject site, view from the opposite side of Collett Street

In addition to the above, there are a few relatively small plantings located between the parking bays and a modest sized garden area to the corner of Collett and Morisset streets. There are also four Pin oaks to the Collett Street (*Quercus Palustris*) verge. Vehicle crossovers are located to both Collett and Morisset streets.

#### 3.2 Listed Heritage Items in the Vicinity

##### *Hibernia Lodge*

The two storey building was constructed as a residence in 1865. It features a steeply pitched gable roof with unusual chimneys that have the apex oriented at an angle to the lower parts. At ground level, the building features a faceted bay window and a prominent hipped verandah. Windows are multi-paned double hung sashes and there are French doors with shutters to the verandah at ground level. Openings have very fine glazing bars and rendered flat arches.



*Hibernia Lodge, view from Collett Street*

The detailing to the bargeboards and timber verandah is relatively restrained, reflecting the early construction date. The roof is now clad in galvanised corrugated metal sheeting and there are weatherboard additions to the rear and side.

The house is now surrounded by substantial gardens which were planted from the 1980s. The brick fence to the street was introduced in the 20<sup>th</sup> century and the stone wall and paving to the garden is of more recent origin.

### **Mill and Millhouse**

Both the brick Mill and Millhouse were constructed in 1883 and have gable roofs clad in galvanised corrugated metal sheeting. The timber bargeboards are a decorative scalloped type indicative of the late Victorian period.

The brick to the two storey Millhouse is now painted, though retains rendered quoining to the corners. The former house is symmetrical, save for the loss of one of the brick chimneys, and faces Collett Street. At first floor, the building features a cantilevered verandah with convex roof. The timber deck is supported on decorative cast iron brackets and has a very fine, decorative iron balustrade.



*Millhouse, Collett Street elevation*



*Millhouse, Morisset Street elevation*

The central doors to both ground and first floors are flanked by a pair of narrow, double hung sash windows. All openings to the front elevation feature rendered arched mouldings, with a fanlight located above both ground and first floor doors. The first floor door includes margin panes to the glazed upper part. Original windows to the Morisset Street side are double hung sashes, most with timber glazing bars. A later door with concrete awning is also located to this side.





*Mill, view from Collett Street*

The three storey, face brick mill building includes a verandah to ground level which wraps around three sides and was modified/introduced when the building was restored in 1978. The ground floor is considerably elevated above ground level. The openings to the sides of the building appear to have been partially infilled and now have smaller, four pane windows. There is a small window to the substantial gable end facing Collett Street, though otherwise there is a large area of solid brickwork above the verandah to this side.

### **72 Collett Street**

The format and details of the weatherboard cottage at 72 Collett Street are representative of the Federation period. This includes the exposed rafter ends, the bullnose verandah, window hoods and decorative timberwork to the gable end, including the decorative bargeboards. The roof of the building has been reclad in Colorbond sheeting and the building has been extended to the rear, though retains an early brick chimney. There are timber finials to the gable ends and the street facing gable end is finished with pressed metal sheeting.



*72 Collett Street, front*



*72 Collett Street, north side*

Windows are timber types and are vertically oriented. They appear to be casements to the side and front gable end with a tripartite window to the verandah. The window hoods are of modest design with plain timber brackets and metal sheeting. The original doorway remains.



## **3.3 Streetscape and Context**

The character of both Morisset and Collett streets in the vicinity of the subject site is highly varied and includes a mix of uses contained within buildings of different scales that have been developed over a 150 year period.






Whilst most buildings in the vicinity of the subject site are generally of low height (up to three storeys high), there are several substantial commercial buildings such as Riverside Plaza and the adjacent Kmart which occupy a substantial portion of their respective city blocks. These buildings are inconsistent with the modest street frontages of earlier historic buildings and are not sympathetic to the remaining historic buildings in the area which generally have a fine grain and windows/doors that look onto the street.






The large asphalt carpark on the subject site means that both *Hibernia Lodge* and the Millhouse are both evident in views along Collett Street, though the current use detracts from the character of this street. Both the heritage listed weatherboard cottage at 72 Collett Street together with the scale of the modest timber houses at 58, 64 and 66 Collett Street reinforce the low scale to this part of the street, though it is noted that the latter group were established at their current address during the 1960s and do not reflect the historic development of the area. Further, the character to this side of the street is impacted by the entry to bus interchange and the more substantial blocks of flats dating to the 1960s.






It is also noted that *Rusten House* is included on the NSW Heritage Register, though is located on the next block at a considerable distance from the subject site. Later development between *Rusten House* and *Hibernia Lodge* means that there is no strong visual relationship between these places. Further detail (including the heritage status) on buildings to Collett Street in the vicinity of the subject is provided in the table below. As nearby historic buildings to Morisset Street also front Collett Street, a detailed record of development to the former street has not been prepared for this Statement of Heritage Impact.

Address, Heritage Status	Image	Description and Setback
<b>Collett Street, west side</b>		
139 Monaro Street No heritage listing		Circa 1980s shopping centre with undercroft carpark. The building has an austere cuboid form with no windows. It is set back approximately four metres from the street boundary.
55 Collett Street <b>Mill</b> <b>State Listed (Part I369)</b>		Three storey 1883 brick building with gable roof oriented perpendicular to the street. There is a wrap around verandah to ground level. The building is well set back from the street boundary (about 12 metres) in a mature garden setting with substantial trees.



Address, Heritage Status	Image	Description and Setback
57 Collett Street (located opposite the subject site)  <b>Millhouse</b>  <b>State Listed (Part I369)</b>		<p>Two storey brick (now painted) building constructed in 1883 as a residence with a transverse gable roof clad in short lengths of galvanised corrugated metal sheeting. The building has a symmetrical format with central doors flanked by paired, vertically oriented windows. There is a cantilevered verandah to the first floor. It is set back about 1 metre from the Collett and Morisset street boundaries.</p>
69 Collett Street (located adjacent to the subject site)  <b>Hibernia Lodge</b>  <b>State Listed (I370)</b>		<p>Two storey 1865 brick building with steeply pitched gable roof and single storey return verandah clad in galvanised corrugated metal sheeting. There is a brick fence to the street boundary and the house is well set back from the street (about 11 metres) and is surrounded by a garden.</p>
73-75 Collett Street  No heritage listing		<p>A group of three circa 1960s multi-residential buildings which are built to the edges of an open common area. The single storey buildings have a simple gable form with roofs clad in concrete tiles and walls finished in battened sheeting. The front buildings are set back about 7 metres from the street boundary.</p>
1/81 Collett Street  No heritage listing		<p>Two storey circa 1960s block of flats. The building is constructed of salmon coloured bricks and has a shallow pitched hipped roof clad in concrete tiles. It is set back about 8 metres from the Collett Street boundary and 3 metres from the Antill Street boundary.</p>
87 Collett Street  <b>Old Queanbeyan Hospital – Rusten House (partially)</b> <b>State Listed I372</b>		<p>A group of buildings set on substantial grounds.</p> <p>The original 1861 section is the rendered building with gable roof that fronts Collett Street. This building has a verandah to the street.</p> <p>The stone building to the rear was constructed in 1885. The roof of both parts is clad in corrugated metal sheeting and windows are vertically oriented, timber-framed double hung sashes.</p>

Address, Heritage Status	Image	Description and Setback
97 Collett Street No heritage listing		Circa 1950 brick building constructed for the hospital with prominent hipped roof clad in glazed terracotta tiles. The building is set back a substantial distance (about 27 metres) from the street.
<b>Collet Street, east side</b>		
Queen Elizabeth II Park (located diagonally opposite subject site)  Park is partially included in Queanbeyan Conservation Area, though this does not extend as far as Morisset Street.		Landscape park which has recently been upgraded and now includes terracing which steps down to the Queanbeyan river.
56 Collett Street (located opposite subject site)  No heritage listing		Circa 1960s, three storey block of flats constructed of cream brick. The building has a hipped roof clad in concrete tiles and is set back from both the Morisset and Collett street boundaries by about 5 metres.
58 Collett Street (located opposite subject site)  No heritage listing		Single storey house established on the site during the 1960s. Hipped roof clad in short lengths of galvanised corrugated metal sheeting. Walls are clad in battened sheeting and weatherboards. The house is set back about 4 metres from the street boundary.
66 Collett Street, (located opposite subject site)  No heritage listing		Substantial vehicle crossover providing access to the Queanbeyan bus interchange and a carpark.

Address, Heritage Status	Image	Description and Setback
64 Collett Street (located opposite subject site) No heritage listing		Single storey house established on the site during the 1960s. Broad hipped and gable roof clad in short lengths of galvanised corrugated metal sheeting. Walls clad in battened sheeting. The house is set back about 4 metres from the street boundary.
66 Collett Street (located opposite subject site) No heritage listing		Single storey house established on the site during the 1960s. A much altered weatherboard house with various additions. The verandah is set back about 2 metres from the street boundary.
72 Collett Street <b>Cottage, Locally Listed (I371)</b>		Federation period weatherboard cottage with gable roof clad in corrugated metal sheeting. Single storey house with a bullnose verandah to front. Vertically oriented timber-framed windows with hoods. The house is set back about 2 metres from the street boundary.
80 Collett Street No heritage listing		Four storey flat building constructed of orange bricks with undercroft parking. Hipped roof clad in concrete tiles. The building is set back about 9 metres from the Collett Street boundary and 6 metres from the Antill Street boundary.
36 Antill Street No heritage listing		Three storey apartment building constructed 2010s. Skillion roof forms and a combination of face brick, render and sheet cladding to the walls.



## 4. Development Proposal

### 4.1 Description of Proposed Works

The proposed 'shop-top housing' development would involve the construction of two new residential buildings with a two storey above grade carpark sleeved by commercial premises to both Collett Street and part of Morisset Street.

All of the existing trees on the carpark site would be removed, though four of the five Arizona Cypress trees to the rear of 69 Collett Street would be retained. The street trees would also be retained. Vehicle access would continue to be provided at the western end of the Morisset Street boundary, with vehicle access removed from Collett Street.

The residential part of the proposal would consist of two towers, each containing eight levels of one and two bedroom apartments. An outdoor communal space would be provided between the two towers at Level 2, which would be located on top of the carpark. The commercial premises to Morisset Street would extend to the street boundary, whilst those to Collett Street would be set back by about 6 metres from the street boundary.

New plantings would be introduced to much of the perimeter of the site, with the most extensive to be located adjacent to the side and rear of the *Hibernia Lodge* site. Plantings to Collett Street would be provided in brick planter boxes which would double as retaining walls for the elevated paved area to the front of the commercial premises, elevating them above predicted flood levels. An arbour would also be provided to the *Hibernia Lodge* side of the proposal to demark pedestrian access to the northern apartment building.

### 4.2 Development of the Design

#### Initial advice and meeting with Heritage Advisor

Philip Leeson Architects were engaged early in 2022 to review the heritage status of buildings in the vicinity of the subject site and provide preliminary advice on the proposed development. At this time, a meeting was held onsite with Council's Heritage Advisor Pip Giovanelli who provided advice relating to the design and confirmed that the proposal should be informed by a streetscape analysis of Collett Street.

Commentary at this time related to the design of the podium element, including the location of the carpark entries, with a vehicle entry initial also proposed to be located on Collett Street. In response to this meeting, the following design changes were undertaken during the design development phase:

- Limiting vehicle access to the carpark from Morisset Street by removing the vehicle entry from Collett Street;
- Increasing the setback of the podium from Collett Street to maintain views of *Hibernia Lodge* from the intersection of Collett and Morisset streets;
- A new design was developed for the podium where it fronts Collett and Morisset streets to reflect the materiality and scale of heritage places in the vicinity of the subject site;
- Redesign of the residential towers to incorporate a variety of materials and introduce solid elements to realise a richer appearance.

#### Design development

An additional meeting with Council's Heritage Advisor was held in October 2023 to discuss the design following further development and amendments. During this meeting, the Heritage Advisor's comments were again focused on the design of the podium and included suggestions on how the proposal could be further refined to achieve a varied and inviting scheme, particularly to the Collett Street frontage. In response to these comments, the design of the podium was further amended to incorporate elements that better reflected the design of early 20<sup>th</sup> century shopfronts.



A landscape plan for the site was also prepared following this meeting. The plan includes built elements to the Collette Street frontage to define future outdoor dining areas and plantings which seek to further enhance the appeal of the pedestrian area.

## 5. Assessment of Heritage Impact

### 5.1 Background

For places located in the vicinity of a heritage listed item, the Queanbeyan-Palerang Local Environmental Plan 2022 (LEP) and the Queanbeyan Development Control Plan 2015 (DCP) are relevant. Relevant sections of both the LEP and the DCP are reproduced below and are accompanied by a heritage assessment of the proposed development.

### 5.2 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”. For the subject site, the maximum height of buildings is 30 metres. 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 buildings, particularly at zone boundaries.*

#### 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.*

The impact of the proposed development on the heritage significance of the listed buildings in the vicinity of the site is considered in the section 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.*

### 5.3 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.

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 residential typology which applies to the nearby heritage items.

Development Controls	PLA Commentary
<p><b>New Buildings in the Vicinity of a Heritage Item and/or the Vicinity of a Conservation Area</b></p> <p>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.</p> <p><b>Objectives</b></p> <ol style="list-style-type: none"> <li>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.</li> </ol>	
<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 <i>Hibernia Lodge</i>, the Mill and the Millhouse. The scale, height, form and siting of the proposal is discussed under the relevant sections in this table with the character, materials, colour and detailing considered below.</p> <p><b>Character and detailing</b></p> <p>Whilst the proposed shop-top housing development would be a contemporary element, it is noted that the area surrounding the subject site has a varied character, albeit with a few 19<sup>th</sup> and early 20<sup>th</sup> century buildings nearby. The lack of a cohesive character in the area, combined with the presence of substantial late-20<sup>th</sup> century retail developments and large open air carparks means that the subject site is well suited to higher density development, provided that impacts on adjacent listed heritage places are appropriately managed.</p> <p>The design of the podium has been carefully considered and would be a modern interpretation of an early 20<sup>th</sup> century commercial streetscape that would subsequently have a character which is sympathetic to the heritage items located in the vicinity of the site. The inclusion of recessed entries, brick stallboards, cantilevered awnings and the pattern of glazing/metal framing would be a contemporary interpretation of Interwar period shopfronts. A variety of shopfronts would be included along the length of the street frontage, providing diversity and a fine grain that is sympathetic with the nearby heritage buildings.</p> <p>The rectilinear parapets would have some variation in height and would be divided into bays by projecting brick piers which would combine to appear as a contemporary version of the classically</p>

Development Controls	PLA Commentary
	<p>influenced Interwar shop parapets which were once common in Queanbeyan. Most of these parapets would incorporate panels of hit and miss brick or open brick screens which provide richer detailing and a fine grain that would be sympathetic to the fine detailing of nearby heritage buildings, including the rendered quoining to the Millhouse.</p> <p><b>Materials and Colour</b></p> <p><i>Podium</i> The materiality and colour of the podium, which would be the element pedestrians interact with, has been designed to respond directly to the listed heritage items in the vicinity of the subject site. The podium would mostly be constructed of face brick with a mix of red and red-orange colours that have been selected to reflect the colours of the handmade bricks to both the Mill and <i>Hibernia Lodge</i>. Other elements to podium would be less extensive than the brickwork and would be a charcoal colour which would give the proposal a contemporary appearance. This material would be used to break up the brick podium, giving it a scale more commensurate with the adjacent heritage places.</p> <p><i>Residential parts</i> The upper parts of the buildings are proposed to have a contemporary character with a modern material and colour palette. A light coloured material palette has been selected to limit the visual impact of the residential part, giving the design a lighter appearance. Three main materials would be used to the residential parts: off-white painted concrete, clear glazing and a limited amount of bronze coloured cladding and louvres which would give the buildings a warm appearance that would be complimentary to the material palette of <i>Hibernia Lodge</i>, the Mill and the Millhouse. Use of concrete painted a light colour would reflect the light coloured rendered elements to the heritage buildings on the west side of Collett Street.</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 protected. The design and facade treatment should be informed by the heritage impact statement.</p>	<p>Philip Leeson Architects were engaged during the design phase to provide heritage advice and assist with the development of a proposal which is sympathetic to the heritage listed places in the vicinity of the subject site. As a result, the design of the proposed shop-top housing, particularly the podium, has been informed by an assessment of the character of Queanbeyan and an understanding of the nearby heritage items.</p> <p>The design of the proposal has also been amended and refined in response to feedback received from Council's Heritage Advisor.</p>
<p>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>	<p>Whilst the borrowing of historic architectural elements for the residential parts of the proposal was not considered appropriate as these would be of a scale that is not comparable with historic buildings, consideration of traditional forms and the character of nearby heritage places has informed the design of the podium. In particular, the design of the podium would include:</p> <ul style="list-style-type: none"> <li>• Use of face brick, including multifaceted brick piers to separate the shopfronts that would give this part a solid appearance/considerable depth which would be commensurate with the substantial brick construction of nearby heritage listed places;</li> <li>• Vertically oriented glazing within the shopfronts and vertical windows to part of the Morisset Street elevation (that</li> </ul>



Development Controls	PLA Commentary
	<p>located opposite the Millhouse), reflecting the vertical orientation of windows to nearby heritage buildings;</p> <ul style="list-style-type: none"> <li>• Inclusion of stallboards/solid sections of wall to the shopfronts to give the podium a solid to void ratio which is closer to that of the nearby heritage buildings (compared with fully glazed shopfronts);</li> <li>• Contemporary awning elements, including a return awning in the vicinity of <i>Hibernia Lodge</i>, which features a return verandah.</li> </ul>
<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>	<p>As previously noted, the podium would adopt several characteristics of traditional commercial shopfronts and parapets. Whilst these would have a contemporary appearance and would be indefinable as modern elements, they would have a character that is sympathetic to historic development in Queanbeyan.</p> <p>The residential parts would clearly be of modern in design, though would have a light coloured material palette to limit the perceived scale and minimise the visual impacts on heritage places located in the vicinity of the site.</p>
<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>	<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>The height of the proposed podium element has however been designed to respond to the height of both the Millhouse and <i>Hibernia Lodge</i>. The height of the parapet to the proposed podium would step down at either end of Collett Street to relate to the two storey height of both of the heritage buildings - the parapet would be about the same height as the verandah of the Millhouse and would be slightly higher than the upper level gutter of <i>Hibernia Lodge</i>.</p> <p>The associated shade structure at the Morisset Street end would be a similar height to the roof of the Millhouse. The inclusion of this element at the street corner would give the proposed podium a height commensurate to the Millhouse and would subsequently serve to bookend Morisset Street, creating buildings of a similar scale either side of the street, at what is an important gateway to the Queanbeyan CBD.</p>
<p><b>Scale, Proportion and Bulk of New Buildings</b></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><b>Objectives</b></p> <ol style="list-style-type: none"> <li>1. To ensure that the scale and bulk of new buildings does not adversely impact on a heritage item, park, open space or Conservation Area.</li> </ol>	
<p>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 than the neighbouring heritage item.</p>	<p>Both the LEP and DCP allow for more intensive development on the subject site when compared with the scale of the heritage buildings in the vicinity of the subject site. 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>

Development Controls	PLA Commentary
	<p>Under the LEP, the permissible height of buildings on the subject site is 30 metres. The proposed setbacks of both the podium and the residential parts of the development from the street boundaries and the <i>Hibernia Lodge</i> side boundary would help to limit visual impacts on the nearby heritage items. The setbacks are discussed in further detail under the relevant setback controls.</p> <p><b>Massing and height</b></p> <p><i>Residential parts</i></p> <p>Whilst the massing of this type of multi-residential development is considerably larger than that of historic building stock in Queanbeyan, the character of the area varies considerably and there are already commercial buildings, such as Riverside Plaza, that have a substantial building footprint/envelope. Nonetheless, to assist in breaking up the bulk of the proposed development the following strategies have been incorporated into the design:</p> <ul style="list-style-type: none"> <li>• The two residential sections would be located a substantial distance (over 26 meters) apart.</li> <li>• The east and west ends of both residential buildings would have a different format with the western parts having a more rectilinear design and the eastern parts incorporating a band of concrete balustrades that emphasise the curved format. The east and west parts would be separated by deep recessed areas that would serve to break down the perceived mass and would further distinguish the two ends.</li> <li>• As previously noted, both painted off-white concrete and select areas of bronze coloured cladding are proposed. The use of a variety of materials would further visually break up the mass of the proposed residential sections.</li> </ul> <p><i>Podium</i></p> <p>Given that the podium would be the element that pedestrians interact with the most, considerable care has gone into designing this part so that it is sympathetic with historic development in the Queanbeyan CBD.</p> <p>As noted above, the height of the podium has been designed to relate to the height of heritage buildings in the vicinity of the subject site. The length of the podium has been broken down into smaller components via the inclusion of projecting brick piers as well as variation in the shopfronts and changes in the height and design/detailing of the parapet. All of these attributes would combine to create a richly detailed podium that would be sympathetic to the scale of the nearby heritage buildings.</p> <p><b>Setbacks</b></p> <p>The setbacks of the proposal are discussed under the specific setback controls below.</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.	As previously noted, the height of the podium at the north and south ends of the site has been designed to relate to the height of both the Millhouse and <i>Hibernia Lodge</i> .

Development Controls	PLA Commentary
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.	The inclusion of cantilevered awnings and use of decorative treatments to the parapets would break up the height of the podium into two parts. This would be sympathetic with the two storey Millhouse and <i>Hibernia Lodge</i> , both of which include verandah elements that break down the perceived height of the respective buildings.
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>As previously noted, the height of the podium at the north end would be slightly taller than the upper level gutter height of <i>Hibernia Lodge</i>. The comparable height would be more sympathetic than providing a building that is considerably lower than that of the nearby heritage items (the control was likely developed for single storey heritage places).</p> <p>The residential component of the proposal would be taller than <i>Hibernia Lodge</i> and would be set back behind the podium as per the intent of the development control. Further discussion on setbacks is provided under the specific setback controls.</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>New planting would be included in the proposed development to improve pedestrian amenity, wayfinding and to provide better definition to outdoor spaces.</p> <p>Whilst climbers would be planted along the west boundary to screen the existing Kmart building, the design of the proposed development has sought to be sympathetic to the heritage buildings without the need for vegetation screens. In addition to the careful design of the street facing elevations, the design of the podium where it faces <i>Hibernia Lodge</i> has been developed to be sympathetic with the heritage building. The front portion of this elevation would similarly be constructed of brick and incorporate vertically oriented windows to mitigate potential visual impacts of the required carpark when viewing <i>Hibernia Lodge</i> from along Collett Street.</p> <p>Whilst new vegetation is not proposed as a mitigation strategy, the retention of the existing established trees to Collett Street would serve to partially screen the proposal and would contribute to the appeal of the commercial tenancies to this street. Additionally, wide areas of planting would be provided to both boundaries that adjoin <i>Hibernia Lodge</i>. These, combined with the built landscape elements (brick retaining walls and an arbour) would contribute to the landscape setting of <i>Hibernia Lodge</i> and would have a positive heritage impact.</p>
<p><b>Setbacks of New Buildings</b></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><b>Objectives</b></p> <ol style="list-style-type: none"> <li>1. Ensure the heritage item/s remain the prominent building in the streetscape.</li> <li>2. Ensure the height, scale or bulk of new buildings does not dominate a heritage item.</li> <li>3. Retain historic and consistent setback patterns where relevant, such as in certain commercial areas.</li> </ol>	
a) New buildings shall not obstruct important views or vistas to	As previously noted, the proposed setbacks would mean that views of both the Millhouse and <i>Hibernia Lodge</i> would continue to be



Development Controls	PLA Commentary
buildings and places of historic and aesthetic significance.	obtainable from along Colette Street. Importantly, a view of the front part of <i>Hibernia Lodge</i> would be maintained from the opposite corner of Collett and Morisset streets.
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.	Whilst this part of Collett Street includes buildings that were constructed as residences, the site is located in a commercial zone and is part of an area which has a highly varied character. Given this, the proposed 6 metre setback of the podium from the Collett Street boundary is considered appropriate as it would moderate the street setbacks of the two heritage listed buildings located to the north and south of the site.
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 front, side and rear setbacks of the proposed residential parts would be greater than those of the podium, as per the intent of the development controls. In particular, the following setbacks would serve to minimise potential heritage impacts:</p> <ul style="list-style-type: none"> <li>• The podium would be set back about 6 metres from the Collett Street boundary, approximately halfway between the Collett Street setbacks of the Millhouse and <i>Hibernia Lodge</i>. This setback would serve to maintain views of <i>Hibernia Lodge</i> from the south along Collett Street.</li> <li>• The podium would be set back about 7.5 metres from the northern (<i>Hibernia Lodge</i>) side boundary. This setback would also help to maintain views of the heritage building from along Collett Street. Additionally, the large side setback would allow for the establishment of a landscape to the side of the proposal, extending the garden setting of <i>Hibernia Lodge</i>.</li> <li>• The residential component would be set back behind the podium and would be located about 10 metres from both Collett Street and the <i>Hibernia Lodge</i> side boundary.</li> </ul>

## Part 6

The heritage objective and controls contained in Part 6 of the DCP 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 majority of controls contained in this section are similar to those contained in Part 4 of the DCP and have therefore been addressed by the above assessment.

One aspect of the controls under Part 6 that have a slightly different emphasis to those contained in Part 4 is the requirement for new architecture to be of good quality contemporary design whilst reflecting old elements where possible. The previous assessment outlined how traditional forms and materials have informed the design of the podium, with the proposed shopfronts to be a contemporary interpretation of early 20<sup>th</sup> century types. These historic forms have skilfully been integrated into the design to create a richly detailed, high-quality proposal as required by the controls.

Part 6 of the DCP also includes a control for the protection of important landscapes. The majority of the plantings that would be removed as part of the proposal are of relatively recent original, except possibly for the peppercorn trees which are located to the central part of the carpark and may have been planted in the mid-20<sup>th</sup> century or a couple of decades prior. These trees are however an environmental weed and have not been assessed as having any historic value.

Finally, there is a control that requires that the traditional grid pattern of Queanbeyan to be maintained. The proposed development would reinforce this grid pattern providing greater definition to the streets when compared with the current open carpark. This would better reflect the early 20<sup>th</sup> century configuration of the subject site, where small buildings were built close to the boundaries of both Collett and Morisset streets.

## 6. Conclusions and Recommendations

### 6.1 Heritage Impact Statement

Whilst the proposal would be substantially taller than other buildings in the vicinity of the subject site, the potential heritage impact has been skilfully managed through the careful design of the podium and articulation of the residential parts. The design of the podium and associated landscape would be a dramatic improvement on pedestrian amenity when compared with the existing large carpark.

Though it is noted that the heritage controls contained within the DCP do not include provisions that specifically address this scale of development, the use of respectful setbacks, articulation of the massing, as well as the selection of a sympathetic material and colour palette would serve to limit potential impacts on heritage places located in the vicinity of the subject site.

The proposal has been informed by an assessment of the character of the streetscape, particularly the heritage items in the vicinity of the subject site. The design has also been developed in consultation with Councils' Heritage Advisor with emphasis placed on realising a podium design that has a fine grain and reflects the early 20<sup>th</sup> century commercial development which was once commonplace in Queanbeyan.

The proposed podium, including the street facing elements and the return which faces *Hibernia Lodge*, would be constructed of brick that references the colour of the nearby brick heritage buildings. The podium would be articulated in a manner that reflects the relatively modest scale of heritage buildings in the vicinity of the subject site via the use of projecting brick piers, cantilevered awnings and rectilinear parapets incorporating decorative patterns and alternating materials. The design of the shopfronts would also contribute to the fine grain with stallboards, recessed entries and expressed vertical framing to the windows reflecting the format of early 20<sup>th</sup> century shopfronts.

Overall, the proposed development would result in substantial change to an area which already has a highly varied character and is much altered from the low scale and low intensity development of the 19<sup>th</sup> and early 20<sup>th</sup> century. The proposal includes a podium that would be sympathetic with the heritage items located in the vicinity of the subject site with residential buildings that have are sited and articulated in a manner that would limit heritage impacts whilst providing increased density in the Queanbeyan CBD.

### 6.2 Mitigation Measures

The protection of adjacent heritage buildings during construction, as per usual construction best practice, must be undertaken to manage potential physical impacts. Amongst other specific controls this should include fencing, boundaries, regular inspections and appropriate monitoring.

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