

ITEM 1

PUBLIC EXHIBITION - DRAFT WOLLONGONG CITY CENTRE - HERITAGE STUDY AND  
DRAFT PLANNING PROPOSAL

As a part of the current planning review for the Wollongong City Centre, a study has been undertaken in relation to the heritage significance and values of the area. The draft Wollongong City Centre Heritage Study recommends that an additional 19 sites or parts of buildings be listed as heritage items in the Wollongong Local Environmental Plan 2009, through the preparation of a draft Planning Proposal.

It is recommended that the draft Planning Proposal be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway Determination to enable exhibition of the draft Heritage Study and draft Planning Proposal.

## RECOMMENDATION

- 1 The draft Wollongong City Centre Heritage Study be endorsed for exhibition (Attachment 1).
- 2 A draft Planning Proposal be prepared to amend the Heritage Schedule of the Wollongong Local Environmental Plan 2009 and the associated Heritage Map, to add the following 19 items detailed in Table 1 as local heritage items -
  - a Archaeological Site of Wollongong Gaol\* 84, 86, 88 Cliff Road and 2, 4 and 6 Robertson Street, Wollongong. (\* = archaeological item).
  - b Archaeological Remains of The Cricketers Arms Hotel\*, Corrimal Street Road Reserve - corner of Crown Street adjacent to 26-28 Burelli Street, Wollongong.
  - c “Bank Chambers” (Front of building to 6m), 127-131 Crown Street, Wollongong.
  - d “Caldwell’s Building”, 280-282 Crown Street, Wollongong.
  - e Commercial Buildings (Front of building to 6m), 135, 137-139 Crown Street, Wollongong.
  - f Group of Commercial Buildings including the “Taylor Building” (Front of building to 6m), 98-102 Crown Street, Wollongong.
  - g Group of Commercial Buildings on Crown Street (Front of building to 6m), 98-102 Crown Street, Wollongong.
  - h “Kawarra Chambers”, 118-124 Crown Street, Wollongong.
  - i Queens Hotel Archaeological Site\*, 24 Crown Street, Wollongong.
  - j Former “Berlei Building”, 43-47 Denison Street, Wollongong.
  - k Federation House, 3 Hercules Street, Wollongong.
  - l Interwar House, 11 Hercules Street, Wollongong.
  - m Group of Commercial Buildings on Keira Street, 100-120 Keira Street, Wollongong.
  - n “Gloucester House”, 67 Kembla Street, Wollongong.
  - o “Marlborough Court”, 4 Market Place, Wollongong.
  - p “Braemar Flats”, 29 Smith Street, Wollongong.
  - q “Kingston House”, 27A Smith Street, Wollongong.
  - r “Pious Society of St Charles Sacred Heart Church”, 28 Stewart Street, Wollongong.
  - s Seventh Day Adventist Church, 30 Victoria Street, Wollongong.
- 3 The draft Planning Proposal be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway Determination to enable exhibition.
- 4 Following Gateway Determination, the draft Heritage Study and draft Planning Proposal be exhibited for a minimum period of 42 days.
- 5 Following the exhibition period, a report on submissions be prepared for Council’s consideration.
- 6 The NSW Department of Planning, Industry and Environment be advised that Council wishes to use its delegation to finalise the draft Planning Proposal.

## REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

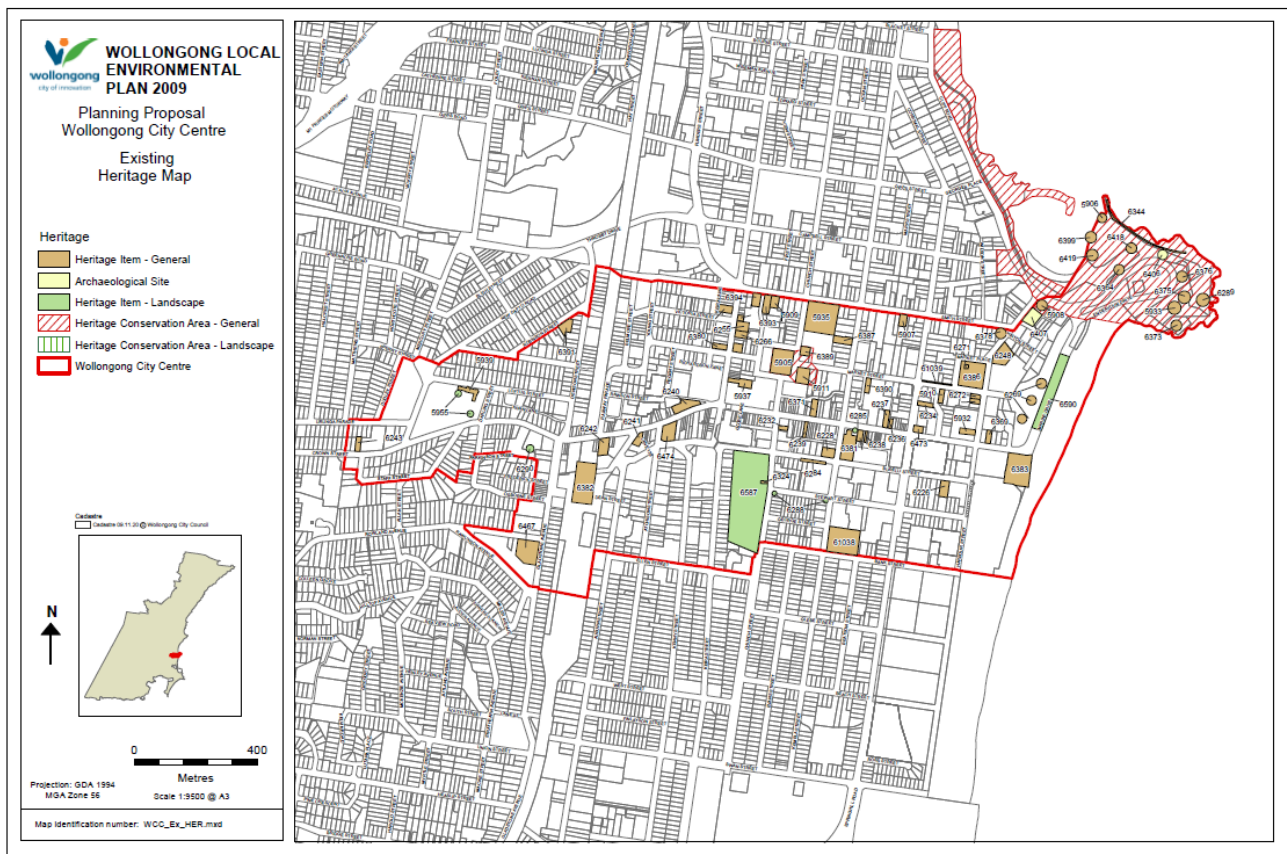
## ATTACHMENTS

- 1 Draft Wollongong City Centre - Heritage Study
- 2 Minutes of the Local Planning Panel 19 March 2021

## BACKGROUND

The Wollongong Local Environmental Plan 2009 (LEP) currently identifies 42 heritage items and two Heritage Conservation Areas in the Wollongong City Centre Study Area boundary. The majority of these items were listed in Wollongong LEP 1990 in 2000, previously the items were listed in a Development Control Plan.

The location of these listed sites is shown on the Heritage Map below.



**Figure 1: Existing Heritage Items and Heritage Conservations areas**

A review of heritage items in the City Centre has been the subject of two review projects.

### Wollongong City Centre Planning Review

On 21 September 2020, Council adopted the Wollongong City Centre Urban Design Framework (UDF). One of the outcomes of the UDF was a recommendation to review the heritage listings and character buildings within the City Centre as part of the preparation of a new draft Planning Strategy.

### Heritage Schedule Review Project

Concurrent to the City Centre Planning Review, Council has been undertaking an LGA wide Heritage Schedule Review project. The preparation of a new Thematic History of Wollongong was the first step of this Review and was adopted by Council on 11 February 2011. This report provided a thematic basis for the review of the Heritage Schedule.

The Heritage Schedule Review Project has since been progressed in two stages -

1 Review of existing items, including Housekeeping Amendments to Schedule 5 of the Wollongong LEP 2009

Stage 1 of the Heritage Schedule Review Project has now been finalised. This process involved a detailed review and assessment of almost 500 existing heritage items. On the 25 May 2020, Council resolved to exhibit a draft Planning Proposal to update Schedule 5 with various administrative amendments. The draft Planning Proposal was exhibited from 17 July to 19 August 2020. On 7 December 2020 Council resolved to finalise this draft Planning Proposal. The associated LEP Amendment was finalised on 23 April 2021.

2 Assessment and consideration of potential new Heritage Items

Stage 2 of the Heritage Schedule Review is currently being finalised for reporting and consultation later in 2021. Over 150 potential heritage items are being considered as part of Stage 2 of the review. The potential items have been identified through a range of sources including community nominations, landowner nominations, Council's publication "Twentieth Century Architecture in Australia" (R Irving, 2001), Planning Proposal processes, heritage investigations undertaken as part of Development Applications, and studies such as the Port Kembla Revitalisation Project and Migration Heritage Study.

The Wollongong City Centre Heritage Study is part of this Stage and has been progressed to support the ongoing planning for the City Centre.

### **City Centre Heritage Study**

In response to the recommendations of the UDF, Council Officers have completed the Wollongong City Centre Heritage Study (Attachment 1). The Study draws together the City Centre components of the Heritage Schedule Review Project into a Precinct based Heritage Study and considers in detail the heritage significance of the City Centre Study Area as a response to the recommendations of the City Centre Planning Review Project.

The Study involved a detailed review of the history, character and development of the City Centre, and detailed consideration of the existing listings within the study area to identify gaps and opportunities to explore additional listings and planning recommendations that will support positive conservation outcomes and support retention of key character aspects across the Study Area.

The Study identified a number of gaps within Schedule 5 of the Wollongong LEP and discusses opportunities for greater representation of certain building typologies and heritage items on the Heritage Schedule including -

- Aboriginal Heritage
- Twentieth Century Architecture
- Migrant Heritage
- Archaeology
- Character Buildings

The Study recommends listing of 19 items within the City Centre boundary. The proposed new items within the City Centre will address the identified gaps in the existing schedule. These include three archaeological sites, two sites identified in the Wollongong Migrant Heritage Study and four proposed character 'façade' listings, as well as a range of sites that represent Twentieth Century Architecture. The 19 items proposed for listing are detailed in full within the 'Proposal' section of this report.



The City Centre Heritage Study also considered a number of sites for listing that are not proposed to be listed as an outcome of this Study. These sites have been excluded for a range of reasons, including not meeting the relevant significance criteria and existing development approvals and/or modification to significant elements. These sites are discussed in Part 6.3 of the City Centre Heritage Study (Attachment 1).

### **Aboriginal Cultural Heritage**

The Wollongong LGA is rich in Indigenous history and the traditional owners and local Aboriginal community are active in caring for Country and managing both tangible and intangible forms of cultural heritage.

In NSW Aboriginal Heritage sites are largely managed under the *NSW National Parks and Wildlife Act 1974* and are listed on the Aboriginal Heritage Information Management Register (AHIMs), managed by Heritage NSW (former Office of Environment and Heritage). Due to the sensitive nature of many Aboriginal sites, the local Aboriginal community has generally expressed the view that the LEP is not an appropriate place to list most places of Aboriginal Cultural Heritage Significance.

As the historic centre of development in Wollongong, the City Centre Study Area was the site of early contact and interaction between local Aboriginal people and settlers and therefore also has shared and complex heritage values. The City Centre Heritage Report notes that the identification of Aboriginal sites is a clear gap within the Heritage Schedule and particularly sites with shared heritage values relating to post European colonisation of Wollongong. The Report recommends that a strategic Aboriginal community led Aboriginal Heritage Study should be prepared to address this gap and identify items with shared heritage significance and value. This would provide an appropriate vehicle to consider potential listings of Aboriginal sites and places within a published heritage register.

### **Other Key Recommendations of the Study**

As well as recommending 19 additional heritage items for listing and the preparation of a Strategic Aboriginal Cultural Heritage Study, the City Centre Heritage Study also makes a number of other key recommendations relating to heritage management within the City Centre as briefly outlined below -

- 1 Mechanisms for clearly acknowledging building facades which contribute to the unique local character of the Wollongong CBD be considered to allow for management of redevelopment on identified character sites which lack broader heritage values.
- 2 An Archaeological Zoning Plan should be developed, adopted and implemented within the City Centre DCP or LEP to require archaeological assessment and consideration on City Centre sites where redevelopment is proposed, and to guide implementation of appropriate Interpretive outcomes.
- 3 Opportunities to partner with Local Aboriginal Communities to provide for cultural experiences through art, interpretation, tours and other experiences in the City Centre should be explored.
- 4 Consideration should be given to adding heritage and Aboriginal heritage expertise to the Design Review Panel membership to provide a stronger focus on heritage outcomes and Aboriginal heritage considerations in future development.

These additional recommendations of the Wollongong City Centre Heritage Study sit outside the scope for this draft Planning Proposal and will be further considered and explored as the broader City Centre Planning Review progresses.

### **PROPOSAL**

The Draft Wollongong City Centre Heritage Study is a component of the broader Wollongong Heritage Schedule Review. It also responds to an identified gap within the City Centre Planning Review.

This report recommends that the Draft Wollongong City Centre Heritage Study be placed on exhibition. This will ensure the finalisation of the report will benefit from broad community feedback and provide an opportunity for property owners to have input.

The Study recommends that 19 additional buildings or parts of buildings be listed as local heritage items. To allow for the progression of these proposed new heritage items, this report recommends that a draft Planning Proposal be prepared, to amend the Heritage Schedule of the Wollongong LEP 2009, and the associated Heritage Map to list the following 19 additional heritage sites. The draft Planning Proposal would require Gateway Approval, prior to being placed on public exhibition.

The 19 sites proposed for listing are detailed within Table 1 and Figures 2 and 3, below.

**Table 1: Proposed Additional City Centre Heritage Items**

Site	Address	Property Description	Significance
Archaeological Site of Wollongong Gaol*	84, 86, 88 Cliff Road and 2, 4 and 6 Robertson Street	Lot 5, 6, 7, 8, 9 & 10 DP 11509	Local
Archaeological Remains of The Cricketers Arms Hotel*	Corrimal Street Road Reserve - corner of Crown Street adjacent to 26-28 Burelli Street	Road Reserve	Local
“Bank Chambers” (Front of building to 6m)	127-131 Crown Street	Lot 1-3, DP 1070120	Local
“Caldwell’s Building”	280-282 Crown Street	Lot 4 & 5 DP 29391	Local
Commercial Buildings (Front of building to 6m)	135, 137-139 Crown Street	Lot 1 DP 603751, Lot 1 DP 546698	Local
Group of Commercial Buildings including the “Taylor Building” (Front of building to 6m)	179-189 Crown Street	Lot 1 DP 805952, Lot 1 DP 77246, Lot 1 DP 75289	Local
Group of Commercial Buildings on Crown Street (Front of building to 6m).	98-102 Crown Street	Lot 1 DP 163231, Lot 1 DP 657047	Local
“Kawarra Chambers”	118-124 Crown Street	Lot 4 DP 83910	Local
Queens Hotel Archaeological Site*	24 Crown Street	Lot 5 DP 16847	Local
Former “Berlei Building”	43-47 Denison Street	Lot 32 & 33 Sec 4 DP 1258	Local
Federation House	3 Hercules Street	Lot 24 Sec 3 DP 1258	Local
Interwar House	11 Hercules Street	Lot 20 Sec 3 DP 1258	Local
Group of Commercial Buildings on Keira Street	100-120 Keira Street	Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3, DP 217310, Lot 4, 5 & 6 DP 577095	Local
“Gloucester House”	82-84 Kembla Street	Lot Y & Z DP 418904	Local
“Marlborough Court”	4 Market Place	Lot 1 DP 1127347	Local

Site	Address	Property Description	Significance
“Braemar Flats”	29 Smith Street	Lot 8 DP 502120	Local
“Kingston House”	27A Smith Street	Lot 3 DP 17682	Local
“Pious Society of St Charles Sacred Heart Church”	28 Stewart Street	Lot 126 DP 596582	Local
Seventh Day Adventist Church	30 Victoria Street	Lot 20 Sec A DP 9874	Local

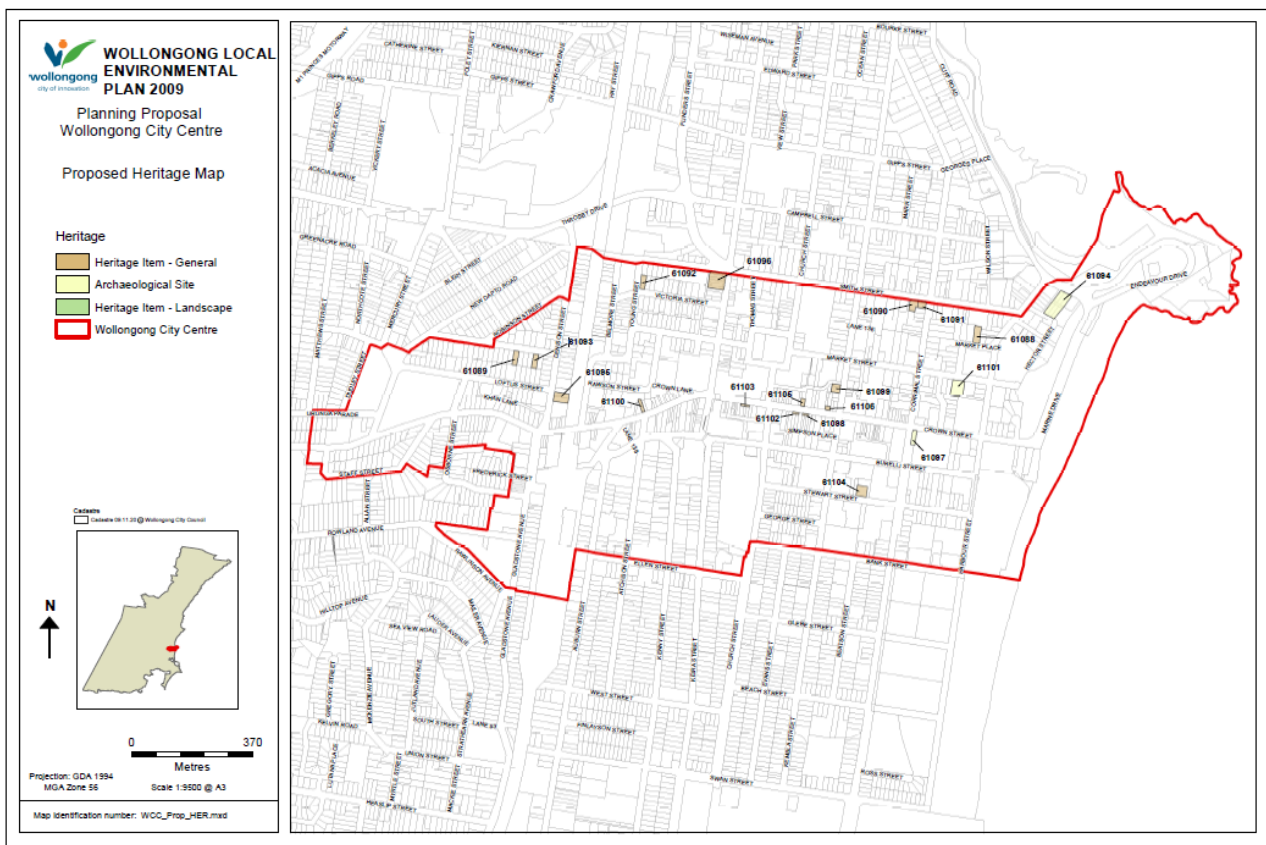
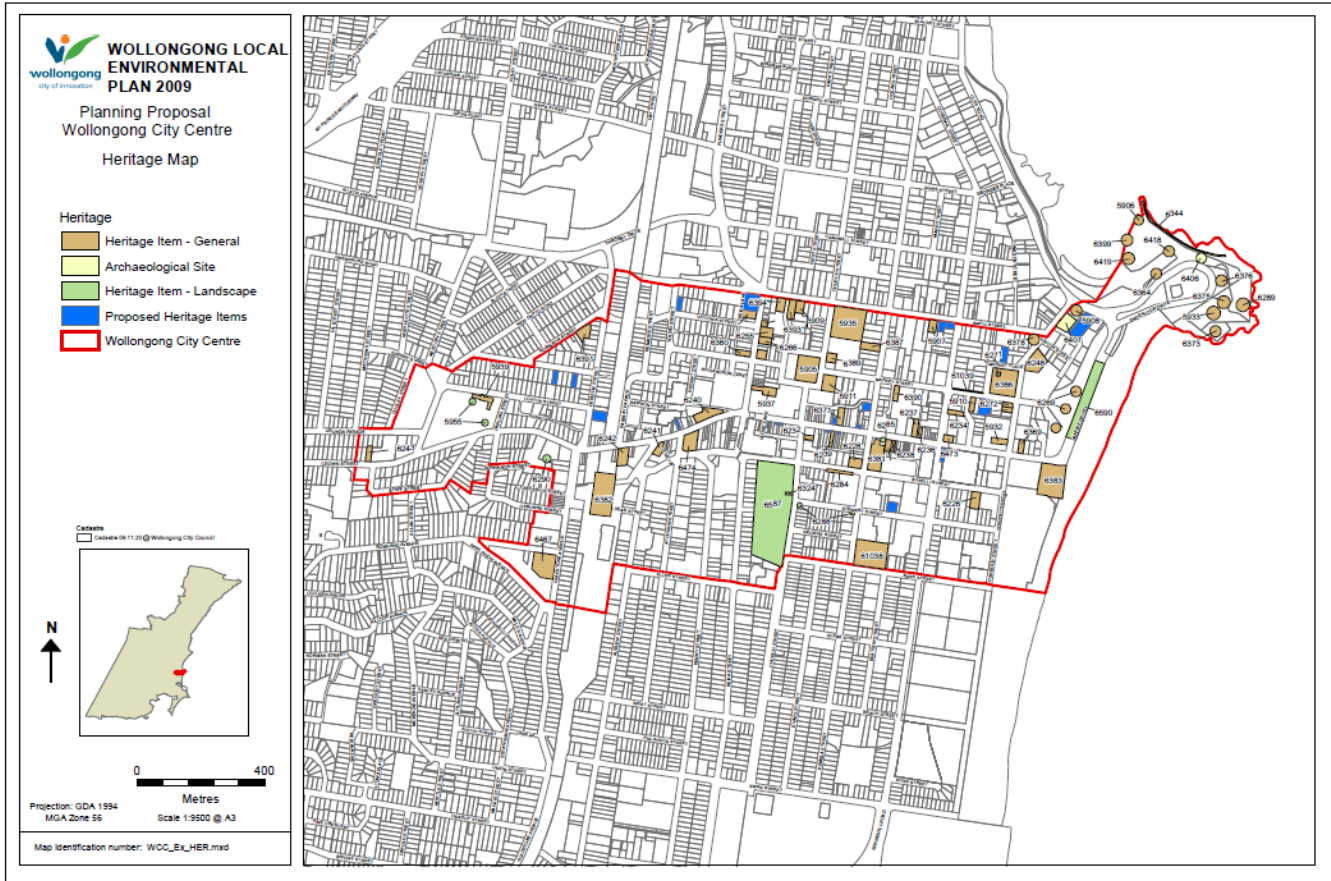


Figure 2: Map showing Proposed new Heritage Items



**Figure 3: Map showing Existing and Proposed Heritage Items**

**CONSULTATION AND COMMUNICATION**

**Wollongong Local Planning Panel**

The draft Wollongong City Centre Heritage Study and draft Planning Proposal was reported to the Local Planning Panel (Panel) on the 19 March 2021 to obtain their advice on the strategic merit of the project, as required under the *Environment Planning and Assessment Act 1979*.

The Panel provided the following recommendation -

*The Panel determined to advise Council that the draft Planning Proposal PP-2020/8 for the Wollongong City Centre Heritage Review has strategic merit and should be progressed.*

*The Panel gives due consideration to the Wollongong City Centre Heritage Study, and is generally supportive of the recommendations. However the Panel suggests that the proposed listing of the dwelling houses at 3 and 11 Hercules Street should be revisited given the current controls (zoning, height and FSR) of the area. The Panel is also of the view that the heritage listings should ideally be considered concurrently with draft Wollongong City Centre Planning Proposal, so that the heritage items are consider in the context of the urban framework. In the alternate, the draft Wollongong City Centre Planning Proposal should be revisited to have regard to this Planning Proposal.*

The full minutes of the Panel are provided as Attachment 2 to this report.

Council staff will give further consideration to the feedback from the Panel in relation to the dwellings at 3 and 11 Hercules Street, and will do so with consideration to the exhibition feedback, and in finalising future reporting to Council.

## Wollongong Heritage Reference Group

On 30 March 2021, the Wollongong Heritage Reference Group considered a report in relation to the draft Wollongong City Centre Heritage Study and noted its progression. Members provided input into the final version which forms Attachment 1 to this report.

### Owner Notification

Owners of affected properties have not had input into the draft Heritage Study. Owners of affected properties have been notified of this report being considered by Council and will be notified of the public exhibition period should Council resolve to progress a draft Planning Proposal.

If the draft Heritage Study and draft Planning Proposal are endorsed for exhibition, the draft Planning Proposal will be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway Determination to enable public exhibition. If endorsed, it is proposed that the draft Heritage Study and draft Planning Proposal will be exhibited for a minimum period of 42 days to enable landowner and community comment.

Following the conclusion of the exhibition period, a report on submissions will be prepared and reported to Council for determination as to whether the draft Planning Proposal should be amended and/or finalised.

### Options

Council has the options of -

- 1 Progressing the draft Wollongong City Centre Heritage Study and draft Planning Proposal as recommended.
- 2 Resolving to progress the draft Wollongong City Centre Heritage Study and draft Planning Proposal for certain items by removing or deferring specific items from the recommendation.
- 3 Resolving to exhibit the draft Wollongong City Centre Heritage Study and defer the draft Planning Proposal.
- 4 Resolving to defer the draft Wollongong City Centre Heritage Study and draft Planning Proposal.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 Goal “We value and protect our environment”. It specifically delivers on the following -

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2020-21
Strategy	4 Year Action	Operational Plan Actions
1.4.1 Programs and projects that achieve proactive heritage management, education and promotion are developed and implemented	1.4.1.1 Work in partnership with others to promote a diverse range of heritage education and promotion programs	2. Coordinate the Heritage Reference Group

Further, this report directly responds to the Wollongong Heritage Strategy and Implementation Plan 2019-2022. Strategy 2 *Maintain an up to date list of heritage items* and Action 2.1 in the Implementation Plan “Finalise the review of the Wollongong Heritage Schedule and update the State Heritage Inventory accordingly”.

## RISK ASSESSMENT

State Environmental Planning Policy (Exempt and Complying Development) enables a Complying Development Certificate (CDC) for the demolition of buildings to be obtained without Council approval.

It is noted that if a CDC is obtained for demolition, Council has delegation under the *NSW Heritage Act 1977* to place an Interim Heritage Order on a property to prevent demolition for a period of six months.



Once a draft Planning Proposal is progressed, draft heritage items cannot be approved for demolition through a Complying Development Certificate. A Development Application can be lodged seeking approval to demolish.

The progression of a range of proposed new heritage listings is anticipated to attract a wide range of community views and submissions. It is important that these views are understood and considered in the progression of any proposal.

To ensure the management of these risks, a broad range of community consultation is proposed, including direct discussion with affected owners of identified potential items as part of the public exhibition process. The exhibition of the draft Heritage Study, and the draft Planning Proposal will ensure that broad community input can be considered in finalising the proposal.

## CONCLUSION

As part of the Wollongong City Centre Planning Review, a draft Heritage Study has been prepared. The Study recommends that an additional 19 sites or parts of buildings be listed as heritage items in the Wollongong Local Environmental Plan 2009.

It is recommended that the draft Wollongong City Centre Heritage Study and a draft Planning Proposal be prepared and progressed to exhibition to ensure community input and engagement can be considered.





# WOLLONGONG CITY CENTRE HERITAGE STUDY



May 2021

Wollongong City Council

#### **ACKNOWLEDGEMENT OF COUNTRY**

Wollongong City Council acknowledges that the traditional owners of the land to which this study relates are the local Aboriginal tribes of the Dharawal People. The City Centre area to which this report relates has a history of Aboriginal use and occupation extending over thousands of years. The land is Aboriginal Country. Council acknowledges the deep cultural connection our local Aboriginal people have with this Country, and the deep cultural attachments that are retained with these lands through their Dreaming, stories and attachment to the land on which the City of Wollongong is built today.

Council acknowledges that the community's strong cultural attachments and stories continue to exist and evolve today, and the significant place of Aboriginal Elders, past, present and emerging in the ongoing evolution of our City.

The initial draft of this report was finalised in NAIDOC Week 2020.



#### **VERSION CONTROL**

Version 1 – November 2020 (Z20/25618)

Version 2 – April 2021 (This document)

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## 1.0 INTRODUCTION

This report has been prepared to inform the Wollongong City Centre Planning Strategy and provides input to support the recommendations and conclusions of the Wollongong City Centre Urban Design Framework (2020).

The review of the Wollongong City Centre vision and planning controls, including *A City for People: Public Spaces Public Life (2016)*, and the *Wollongong City Centre Urban Design Framework (2020)*, have identified the importance of retaining and enhancing the unique local character of the City Centre and its precincts. The reports outlined recommendations which aim to develop character-based precincts which build on and incorporate existing character aspects. These reports and their recommendations recognise the important place of our heritage and character buildings in creating a vibrant and lively City which encourages people to come to and stay in the City Centre.

The Wollongong City Centre Heritage Study provides consideration as to how the unique heritage of the Wollongong City Centre can be better integrated into Council's Planning Controls and used to inform Planning Policy to guide future development within the City Centre. This study gives detailed consideration to the heritage of the City Centre. The analysis includes a brief review of the history of the City Centre area, including identification of historic themes, as well as an analysis of the existing heritage listings and heritage areas throughout the City Centre. The report provides a review of potential new items which have been nominated for heritage consideration or which have been identified throughout the study process and makes recommendations relating to the future management of our City Centre's Heritage.

### 1.1 STUDY AREA

The study area for this report has been defined by the City Centre Study Area as shown in Figure 1.

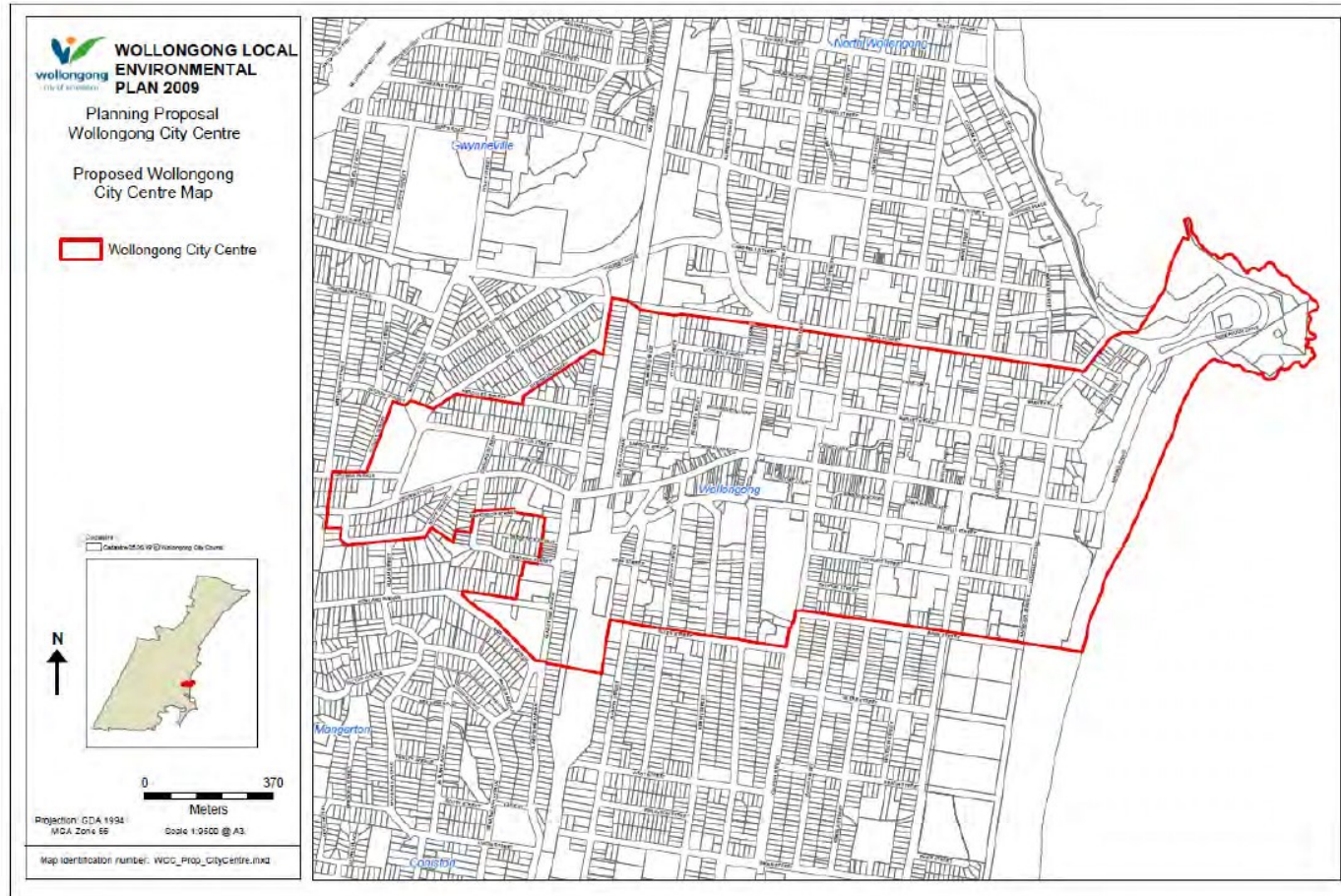


Figure 1: Wollongong City Centre Study Area Map



## 1.2 PROJECT SCOPE

The study includes the following key deliverables:

- Detail relevant background to this study and outline the City Centre Planning Review Framework to which this study is attached.
- Provide a brief critical overview of the history of the study area (Wollongong City Centre)
- Identification of key Historic Themes with reference to the Thematic History of the City of Wollongong Report.
- Review the Existing Heritage Items and places within the City Centre.
- Consider Gaps and Opportunities for potential new listings to expand the existing schedule.
- Potential New Heritage Items – Discuss and explore potential items for consideration
- Explore opportunities to “Celebrate the uniqueness” and to ensure that Wollongong’s unique local character is protected and enhanced.
- Ensure that Aboriginal Heritage and the continuing cultural significance and cultural connections to Country, are discussed and explored throughout the report.
- Explore opportunities for more considered management of Historic Archaeology in the CBD.
- Make recommendations to inform the Wollongong City Centre Planning Strategy, draft Planning Proposal to amend the Wollongong Local Environmental Plan and the Wollongong Development Control Plan to better address Heritage

## 1.3 LIMITATIONS

This study does not represent a comprehensive review of all Wollongong City Centre Buildings. The study is intended to identify gaps within the existing heritage schedule for the pre-defined City Centre Study Area boundary and to identify and consider potential key sites which have been identified either through the City Centre Review; through community heritage nominations and in related heritage studies and publications undertaken in recent years. The report considers available knowledge and evidence.

The extent of consideration and coverage of Aboriginal Heritage issues is limited within this report as this would require extensive consultation and direct input and cultural knowledge from the local Aboriginal Community. This further work forms a key recommendation of this report.



## 2.0 BACKGROUND

### 2.1 A CITY FOR PEOPLE – WOLLONGONG CITY CENTRE PLANNING REVIEW

On 30 May 2016 Council endorsed a new vision for the Wollongong City Centre. This vision was set out in “A City for People: Public Spaces Public Life”. This document identified a range of issues relevant to development reform and visioning for the City. In regard to heritage, the report noted a key challenge for the City as follows:

*“The city’s rich heritage is hidden and its unique setting is not realised.”*

This challenge formed the basis for a key theme identified in the vision, with an aspiration to:

*“Celebrate the Uniqueness”*

This key theme was supported by a specific vision statement:

*“The nostalgia of our past shapes the city identity and tells a story of our rich Indigenous, European and industrial history. Heritage is revealed in City buildings and the spaces that exist in-between.”*

The adoption of “A City for people” by Council set out the Vision and basis for a further review of Council’s City Centre Planning controls and led to further bodies of work which set out to measure, test and review the present controls and how these might better deliver the vision set out in a City for people. This further body of work is outlined below.

### 2.2 WOLLONGONG CITY CENTRE URBAN DESIGN FRAMEWORK

On 21 September 2020 Council endorsed the Wollongong City Centre Urban Design Framework. This body of work, informed by a detailed review of the City Centre Planning Controls, detailed urban design analysis and economic analysis, set out a framework and policy recommendations to inform revisions to the CBD Planning Controls.

The Urban Design Framework adopted by Council identified the following key challenges in achieving the vision statement detailed within the “A City for People” report:

- *Integrating the old with the new is always a challenge.*
- *Heritage is an important component of the City’s character but there must be appropriate controls that balance redevelopment and heritage protection.*
- *Heritage is just as much about the City’s structure, with the history and character of streets, such as Crown Street, having a significant historical influence on the city.*
- *The structure of the City should reinforce and build on the historic grid that developed in the early 1800’s.*
- *Achieving conservation of heritage items, appropriate settings and reinforcing aspects of local character in a high-density environment.*

In addition, the Urban Design Framework identified a key finding, that:

***“Finding: General development controls don’t respond to the character and historic qualities of places in the City”***

The report also noted the following comments:

*The City is fortunate to have a network of heritage and character buildings and places throughout, some which have undergone successful adaptation. However, general built form controls are often in conflict with heritage controls and fail to consider the broader context of*

*heritage items. Stronger guidance is needed to improve development outcomes in the context of heritage items and character precincts.*

*The City Centre has many notable character buildings and places - some are already protected through a Heritage Listing - others that are not. These form part of our communities memory and experience of the City Centre and it's important that we find a balance between development of new buildings and the preservation of those that showcase our cities evolution and history. Analysis has identified additional character buildings that play an important role in demonstrating Wollongong's history that should be investigated for potential heritage listings.*

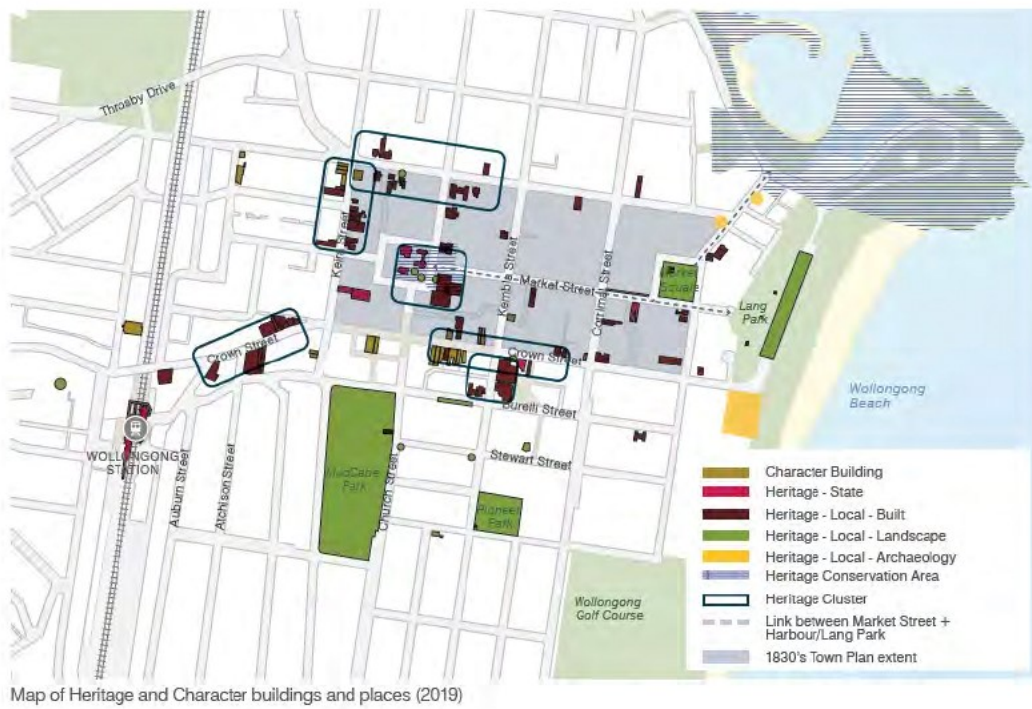
*As outlined, existing planning controls do not respond to place, or consider the relationship between new buildings and existing heritage and character items. Controls should be improved to protect items where necessary and to always enhance our historic built fabric so it can be enjoyed by generations to come.*

*The adaptive re-use and re-development of heritage buildings do not always involve full scale re-development. Most works undertaken in the City Centre have involved low scale modifications and additions that facilitate the gradual adaptation of the building to accommodate changes in existing uses or more extensive modifications to accommodate new ones.*

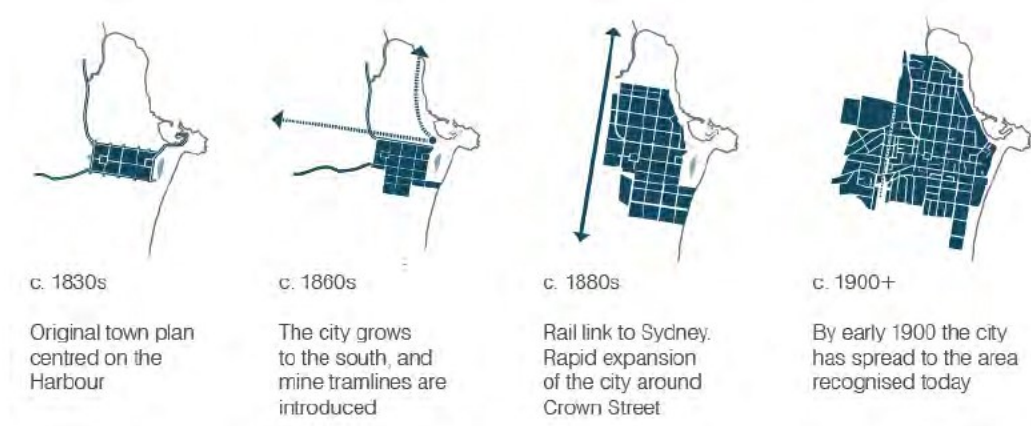
*Good examples of recent adaptive re-use projects in heritage buildings within the City Centre include (but are not limited to):*

- 87 Crown Street (a former shop) which has undergone sensitive alterations to accommodate two popular and much loved cafés fronting both Crown St and the Arts Precinct. Similarly, 91 Crown Street (the former Wollongong East Post Office) has also been successfully adapted to a commercial office use.*
- The re-development of larger, more complex heritage sites such as the University of Wollongong Student Accommodation Building (formerly the Ibis Hotel) on the St. Michael's Cathedral site is a positive example of development within heritage precincts. The development is structured around a 99 year lease agreement with a percentage of the income from the lease being dedicated to the ongoing conservation of the cathedral building and included the removal of several unsympathetic building elements on its grounds to achieve a better urban outcome for the precinct.*

The Urban Design Framework Report also identified a range of Heritage and Character buildings (some listed and some not), as well as highlighting key "heritage clusters" which contribute to the unique character of the City Centre.



**Figure 2: Map of Heritage and Character Buildings and Places (2019), Source: Wollongong City Centre Urban Design Framework, P.24.**



**Figure 3: Graphic from Wollongong City Centre Urban Design Framework indicating growth and change in the Wollongong City Centre development footprint from the 1830's-1900. Source: Wollongong City Centre Urban Design Framework, P.24.**

### 2.3 WOLLONGONG HERITAGE SCHEDULE REVIEW PROJECT

Wollongong City Council is in the process of undertaking a broad review of the Wollongong Heritage Schedule. This process has been ongoing for a number of years and involves a detailed review and analysis of the existing heritage schedule, as well as consideration of potential new items throughout the Local Government Area. Stage 1 of this broader review was recently finalised following a Council reporting and public exhibition process.

This City Centre study report forms a site-specific drop down of this broader review and has extracted the sites and considerations relevant to the City Centre Study Area from the broader review process.



### 3.0 HISTORY OF THE STUDY AREA

#### 3.1 A BRIEF HISTORY OF WOLLONGONG CITY CENTRE

The study area for this report is confined to a focussed City Centre boundary. The study area is known to have been a focal point of activity by the local Aboriginal Communities for thousands of years. In 1815 Traditional Owners lead the first documented settlers over the Escarpment, leading to the establishment of the settlement of Wollongong. The study area therefore represents a key early site of contact between Traditional Owners and white settlers and has continued to be a central space of shared history, stories and events of significance to the local Aboriginal Community. These early and ongoing interactions and significant places of shared history have not been well researched and documented. The local Aboriginal Community continues to have strong ties to the area, living, working and caring for Country within the City Centre and these aspects of ongoing and shared cultural history and significance, and their links to places within the Study area warrant further acknowledgement and research.

The City Centre, and its immediately surrounds continue to hold physical evidence of this continuing occupation and known Aboriginal sites are retained within the area despite the intensive development that has occurred in the study area since 1815. Cultural sites such as the Gurungaty Water Place (fountain), located on the Wollongong Town Hall site and included within its heritage listing, recognises the strong Aboriginal Culture and stories that are the foundations of the study area. The fountain acknowledges a local dreaming story as well as the ongoing connection of local Aboriginal people with the land. Physical and archaeological evidence of Aboriginal occupation and land use in the area continues to be found to this day, even on the most disturbed sites within the City Centre study area.



**Figure 4: Gurungaty Water Place - a reconciliation artwork by Lorraine Brown and Nick Brash. Located in the forecourt of Wollongong Town Hall on the corner of Crown and Kembla Street Wollongong.**

The study area captures the focal point of the first documented arrival of settlers to the district, marking the place where Charles Throsby, led by Aboriginal guides, drove cattle over the Illawarra Escarpment, via an Aboriginal dreaming trail to Bulli, over what became known as “Throsby’s Track”.

The cattle were driven to established native pastures at Wollongong, and led to the establishment of the first recorded dwelling in the district Throsby's Stockman's Hut, which was located near Harbour Street, in the vicinity of Market Square and is marked by a heritage listed plaque.

The site of the Stockman's Hut then became the meeting point for the first survey of lands in the Illawarra, when the first five land grantees, were summoned to meet at "Mr Throsby's Hut" in 1816 to assist with the allocation of their "promised grants". This historic meeting led to the subsequent allocation of the first five land grants in the Illawarra which were formalised in 1817.

The bulk of the land which makes up the study area was subsequently granted to Charles Throsby's nephew, Charles Throsby Smith, who established himself on the property, which he named "Bustle Hall". The elevated areas immediately north of the study area continue to carry the name "Smiths Hill" and the street marking the northern extent of the study area, Smith Street, also bears his name.

In 1827 the study area became the focus of government activity in the area when the Military Garrison, appointed to the "Five Islands District" to ensure law and order was relocated from Red Point (Port Kembla) to Wollongong. A Government Reserve was subsequently established on a portion of land to the north east of Harbour Street and a Police Barracks and Court House were subsequently established. This portion retains to this day the 1858 Wollongong Court House, located opposite Wollongong Harbour, as well as the archaeological remains of the 1859 Wollongong Gaol, and the earlier timber structures which formed the original Police Barracks, lock up and court-house buildings.

In 1834 the "Private Town of Wollongong" was born when Government Surveyor Major Thomas Mitchell was sent to survey the Township. The Town was subsequently made, and in the proceeding years, the streets were laid out and allotments sold off by Charles Throsby Smith, the owner of the land. The township was bounded by Crown Street in the south, Keera (Keira) Street in the west, Harbour Street in the east and Smith Street in the north. "The Plan for the Town of Wollongong" was unusually, drawn with north to the bottom and south to the top as shown in Figure 5.

In its infancy the focus of the township was around Wollongong Harbour, which formed the main point of arrival for people and goods up until the coming of the South Coast Railway Line in 1887-1888. During the 1830's at least four Hotels had been established around the Market Square along with a range of other businesses. As the town grew, the focus of development began to shift toward the lower sections of Crown Street with a number of businesses such as The Wollongong Head Inn in 1841, re-locating to the eastern end of Crown Street during the 1840s -1870's. The coming of the Railway in the 1880's saw a further migration of the towns focus to the west, with Crown Street cementing its place as the main street in the Town.

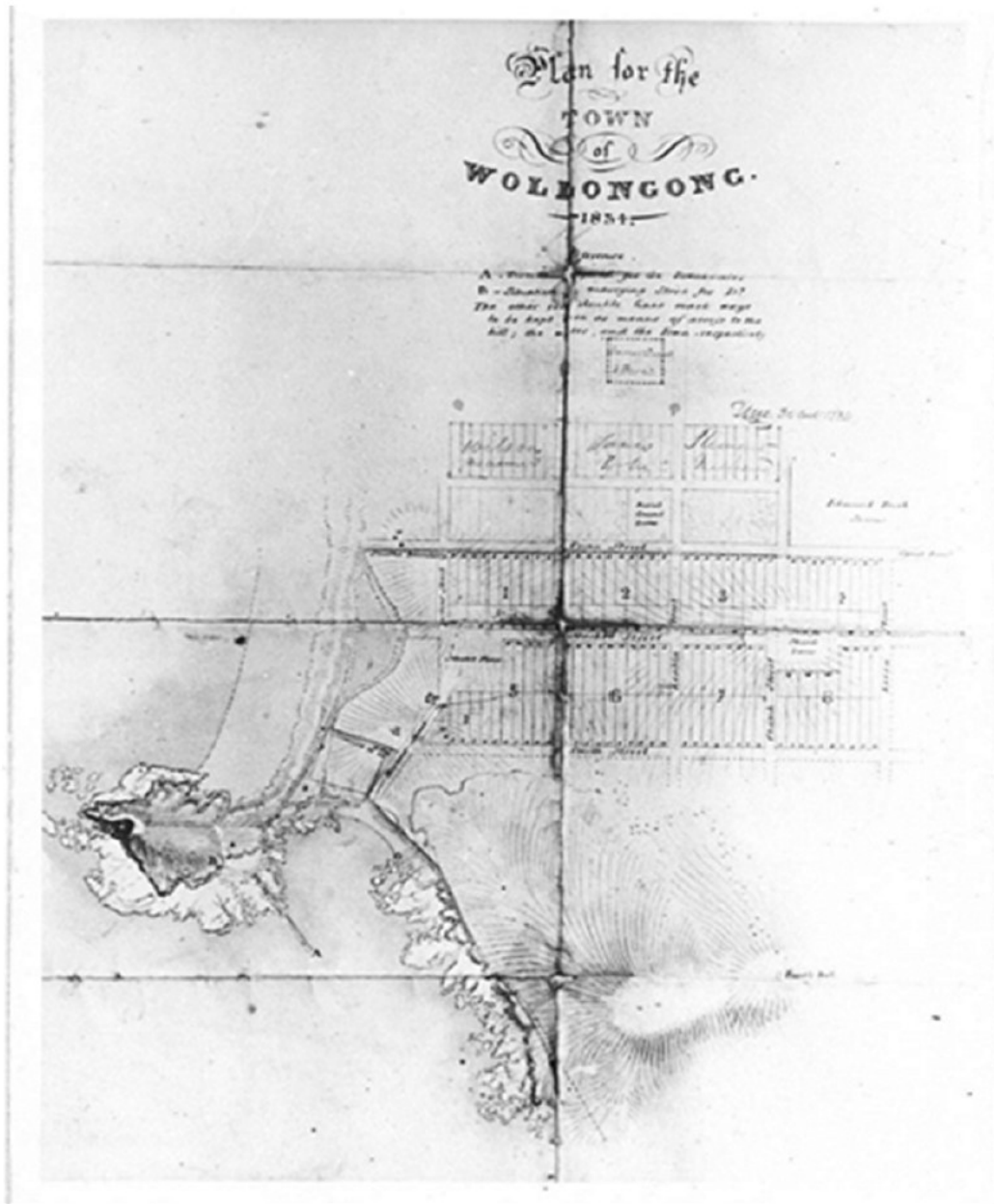
With the coming of the Township, the government was soon forced to establish a more permanent harbour, the earliest portion of which was constructed by Convict Labour between 1837 and 1844. From the late 1850's the establishment of a local coal mining industry saw increased demands on the harbour, and it was subsequently expanded between 1860-1864 through the construction of Belmore Basin. The expansion of the harbour and increased coal production soon saw the establishment of a coke works on Flagstaff Hill in 1875.

The growing population of Wollongong and the surrounding areas saw Wollongong continue to grow and establish itself. The earliest churches, which were largely built of timber were gradually replaced with more permanent stone buildings as the permanence and prominence of the area was established. The earliest Hotels and shops in the area were in part replaced by more permanent stone and brick buildings, with the commercial areas of Wollongong gradually migrating west from the



harbour, as the Town expanded and land based transport became more favourable through the establishment of better roads and the coming of the South Coast Railway.

**Figure 5: 1834 Wollongong City Centre Town Plan, including early expansion plans for a Government Town to the south of the original street layout.**



The period after World War I saw significant growth in Wollongong, driven by the expansion of the Steelworks and associated industries at Port Kembla. This saw a transition in housing types, with the development of the earliest residential flat buildings occurring near the City Centre during the 1920's

and 1930's. These provided increased density accommodation and diversity in the housing market in a period where a housing shortage was developing, and building materials were scarce.

Following World War II, Migration continued to drive substantial population growth in Wollongong. In fact, between 1947 and 1961, the population of Wollongong more than doubled. This level of growth led to significant intensification and new development within the City Centre, along with the development of Council infrastructure to support the growing population. This growth led to significant shortages of housing, as well as a significant level of unemployment amongst the City's Women, particularly the wives of migrant steel workers. From the 1940's the Government began offering incentives to factories employing women to move to the area in an attempt to mobilise this ready workforce. This led to the relocation of a number of clothing factories into the City, including the first of this kind in the area, the Berlei Factory which was located in Denison Street in a building now adapted to use as a Pathology clinic.

The City Centre of Wollongong has continued to evolve and change, as the population of the City has grown, and the City's role as the regional capital of the Illawarra has been cemented. The Study area remains home to the City's core commercial functions, and offers significant levels of employment, retail opportunities as well as financial, legal and other services typical of a major City Centre.

### 3.2 HISTORIC TIMELINE

The following timeline provides a snapshot of some of the many key events and dates relevant to the Wollongong City Centre, and provides insight into how the City has evolved and changed over time:

- Pre-1800 - The local Aboriginal tribes of the Dharawal have lived, worked and managed the land subject to this study for thousands of years.
- 1815/16 – The first documented European Settlement in the Illawarra occurs when Charles Throsby, led by Aboriginal guides drives cattle over the Illawarra Escarpment to Wollongong and establishes a Stockman's Hut near the corner of Harbour St and Smith St.
- 1816 – Government Surveyor meets the first five land grantees in the Illawarra at Throsby's Hut to survey their promised grants.
- 1817 – The first five land grants in the Illawarra are allocated around Lake Illawarra.
- 1828 – Military Garrison is relocated from 'Five Islands' to Wollongong and a Government reserve is established near Wollongong Harbour.
- 1830's – A women's bathing place is established off Signal Hill (Flagstaff Hill) and initial improvements made (this would become the Chain Baths or Nuns Baths).
- 1834 – Government Surveyor Major Thomas Mitchell was sent to survey a township at Wollongong and the Wollongong Town Plan was subsequently laid out. The Township was bounded by Crown, Harbour, Smith and Keira Streets. Key features of the town's layout included Market Square and the Church Square.
- 1835-36 – Original roads of Wollongong are constructed by Convict gangs camped at Flagstaff Hill.
- 1834-1840 – The area surrounding Market Square becomes the focus of the township, with a number of Hotel's and businesses including a postal agent established.

- 1837-1844 – The original Wollongong Harbour, consisting of a curved basin and pier is constructed by Convict Labour gangs camped on Flagstaff Hill, providing for more reliable transport of goods and people into the Township.
- 1838 – The foundation stones for the first Roman Catholic and Church of England are laid in earnest within a day of each other (though this Church of England building was never finished).
- 1839 – Former St Andrews Church (corner Crown and Kembla) becomes the first prominent building on the section of Crown street that would become the “Crown Street Mall”.
- 1839 – The first government road over the Illawarra escarpment is established - “Mount Keira Road”.
- 1842 – Improvements are ordered to the Women’s Bathing Place off Flagstaff Hill, with convict labour assigned to build steps to the baths, and chains erected across the bathing place.
- 1854 - Original timber Wesley Chapel opens on the present site of the Wesley Uniting Church.
- 1855 – ‘Little Milton’ the earliest surviving residence in the City Centre is constructed as the Congregational Church Manse, to accommodate Rev. George Charter.
- 1856-1860s – Sandstone kerb and guttering are installed to Crown Street.
- 1857 – Congregational Church dedicated in Market Street.
- 1858 – St Michael’s Church of England is built on its present-day site on the Church Square, the focal point of the 1834 township.
- 1859 – Mount Keira Tramway established connecting the Illawarra’s earliest coal mine at Mount Keira to Wollongong Harbour.
- 1861-1868 – Wollongong Harbour is expanded and deepened through the construction of Belmore Basin.
- 1870s – Crown Street between Keira and Kembla Street begins to take its place as the centre of the Township (in preference to Market Square and lower Crown St)
- 1872 – Wollongong Breakwater Lighthouse is lit.
- 1875 – A Coke Works is established and operational on Flagstaff Hill.
- 1882 – The current stone Wesley Uniting Church building opens its doors.
- 1888 – South Coast Railway opens from Sydney to Wollongong – significant growth results around this time.
- 1895 – Great Fire of Wollongong destroys seven shops on south side of Crown Street from Keira St toward Church St.
- 1904 – Telegraph poles are installed along the south side of Crown Street.
- 1910s–1920s – Cars begin to replace horses as the main form of transport.
- 1917 – First Anzac Day march held down Crown Street.

- 1920s – The traditional post supported balconies and awnings are removed from Wollongong’s Streets and replaced with cantilevered awnings due to a policy of the Council of the day.
- 1937 – Wollongong Head Lighthouse is established on Flagstaff Hill.
- 1956 – The Wollongong Council Chambers opens on the corner of Kembla and Burelli Street (building now used as Wollongong Art Gallery).
- 1940’s-1960’s – Wollongong’s Population booms as migrant workers arrive seeking employment in the booming steel industry.
- 1940’s – 1950’s - Clothing factories become a major source of employment for women, including a large number of migrant women following State Government incentives being offered to relocate factories to the area.
- 1966 - David Jones Department Store opens on the corner of Crown and Church Street
- 1967 – Wollongong Town Hall is “Modernised” with significant public support.
- Late 1970s – The idea of creating a pedestrian Mall on Crown Street is suggested to mixed reactions.
- 1970s – Crown Central is built and opens its doors.
- 1986-1987 – Wollongong Mall is constructed and opened to much fanfare.
- 2013 – Construction work commences on renewal of the Crown Street Mall.
- 2014 – GPT opens its new Shopping Centre development west of Keira Street.

### 3.3 HISTORIC THEMES

In 2011 Wollongong City Council adopted a *Thematic History of the City of Wollongong*, prepared by Dr Terry Kass (2010). This report considered the history of Wollongong in a thematic manner to define significant historic themes relevant to the history and development of the Wollongong LGA. Whilst this study considers the broader Wollongong Landscape, much of the history, and many of the themes identified within the report are relevant to the Wollongong City Centre study area. This report forms a core background informing document for this study and provides a sound thematic basis for the review of the heritage schedule within the study area.

With consideration to the Thematic History of the City of Wollongong, core historic themes have been identified which hold particular relevance to the study area. These are identified below:

<b>National Theme</b>	<b>State Theme</b>	<b>Local Theme(s)</b>
1. Tracing the natural evolution of Australia	Environment – Naturally evolved	<i>Natural Environment</i>
2. Peopling Australia	Aboriginal Cultures and interactions with other cultures	<i>Living in harmony with the land Coping with Invasion Maintaining a Cultural Identity</i>
	Migration	<i>Diversifying the Community</i>
	Agriculture	<i>Settling Illawarra</i>
3. Developing local, regional and national economies	Commerce	<i>Supplying retailing and financial services Supplying liquor and accommodation in hotels</i>
	Communication	<i>Communicating</i>
	Industry	<i>Working in workshops, mills or factories</i>
	Mining	<i>Mining</i>
	Transport	<i>Providing transport by sea Providing transport by road Providing rail transport</i>
	Health	<i>Caring for health</i>
4. Building settlements, towns and cities	Towns, suburbs and villages	<i>Establishing a regional centre at Wollongong Developing an urban network to 1948 Creating a city after 1948</i>
	Land tenure	<i>Settling Illawarra Subdividing the large rural estates Housing in villages and suburbs</i>
	Utilities	<i>Providing utility services</i>
	Accommodation	<i>Housing in villages and suburbs</i>
5. Working	Labour	<i>Working on the land or the sea Mining Working in workshops, mills of factories Uniting to protect working conditions</i>
6. Educating	Education	<i>Educating the people</i>
7. Governing	Government and administration	<i>Governing</i>
	Law and order	<i>Maintaining law and order</i>
8. Developing Australia's cultural life	Domestic life	<i>Housing in villages or suburbs</i>
	Leisure	<i>Supplying liquor and accommodation in hotels</i>
	Religion	<i>Observing religious practices</i>
	Social institutions	<i>Conducting community organisations</i>
9. Marking the phases of life	Birth and Death	<i>Entering and leaving worldly existence</i>

The following key themes have been identified and considered within this study and are noted with some examples of site listed or recommended for listing on Schedule 5 of the Wollongong LEP relevant to the themes:

- Aboriginal Country and Occupation (Gurungaty Water Place)
- Settlement/Invasion (Archaeological site of Throsby's Stockman's Hut, Archaeological sites on Government Reserve – Original Court House and Lock Up).
- Laying out a town (City Centre Street Grid, Market Square, Church Square)
- Establishing a City



- Commerce and Retail (numerous commercial buildings)
- Employment for Women (Berlei Clothing factory)
- Places of Worship (St Michael's Cathedral, St Frances Xaviour Cathedral, Congregational Church, Wesley Uniting Church, St Andrew's Cathedral, Pious Society of St Charles Sacred Heart Church)
- Migration (Burlei Clothing Factory, Pious Society of St Charles Sacred Heart Church)
- Transporting goods and people (Wollongong Harbour, Wollongong Street Grid, Sandstone Kerb and Guttering, Wollongong Train Station, Breakwater Lighthouse and Wollongong Head Lighthouse)
- Law and Order (Archaeological Site of first Police Station, Court House and Lock Up, archaeological site of Wollongong Gaol, Old Wollongong Court House, Wollongong Court House)
- Growing a Regional Centre (Commercial buildings/architecture, shops)
- Education (Wollongong Public School, Wollongong Trade School (TAFE), St Mary's College)
- Death and Burial (Andrew Lysaght's Park – Former Catholic Cemetery, Pioneer Rest Park – Former Church of England Cemetery)
- Memorialisation (Wollongong War Memorial including memorial to Aboriginal soldiers, Trooper Frank Andrew's Monument, Vietnam War Memorial)
- Industrial Heritage (archaeological site of former Coke Works off Flagstaff Hill, Coal loading at Wollongong Harbour)



## 4.0 EXISTING HERITAGE ITEMS

### 4.1 DISCUSSION AND AUDIT

The Study Area is located within the historic Town Centre of Wollongong and represents the earliest focus of development in the Illawarra. As such, it is no surprise that the study area contains a large number of listed heritage sites. These sites are identified within Schedule 5 of the Wollongong Local Environmental Plan (LEP) 2009.

The map provided in Figure 6 shows the location and distribution of these existing heritage items throughout the study area.

## 4.2 LIST OF EXISTING CITY CENTRE HERITAGE ITEMS

\*Green denotes landscape listings

Suburb	Item Name	Address	Property Description	Significance	Item Number
Wollongong	Group of fig trees	348–352 Crown Street (grounds of Wollongong Hospital)	Lot 200, DP 1206575	Local	5955
Wollongong	Wollongong Hospital Nurses' home	348–352 Crown Street (Wollongong Hospital Site)	Lot 200, DP 1206575	State	5939
Wollongong	Moreton Bay fig	363-373 Crown Street	Lot 1, DP 201949 and Lot 100, DP 1214547	Local	6290
Wollongong	Trade School (TAFE)	38-46 Gladstone Avenue	Lot 1, DP 1011733	Local	6467
Wollongong	Wollongong Railway Station Group	Lot 1 Railway Station Square	Part of Lot 1, DP 1001500	State	6382
Wollongong	Tattersall's Hotel	329-333 Crown Street	Lot 1, DP 222491	Local	6242
Wollongong	Former Crown Hotel	309 Crown Street	Lot 1, DP 807229	Local	6241
Wollongong	Former Marcus Clark Building	281–291 Crown Street	Lot 1, DP 927806; Lot 1, DP 1087986; Lot 1, DP 82673; Lot 1, DP 117019 and Lot 1, DP 1198873	Local	6474
Wollongong	Group of Interwar Shops	131–147 Keira Street	Lots 1 and 2, DP 152849, Lot 22, DP 538099 and Lot C DP 65920	Local	6255
Wollongong	Canary Island date palms	84 Church Street—MacCabe Park	Part Lot 12, DP 524803 and Lot 1, DP 227811	Local	6587
Wollongong	Wollongong War Memorial and Frank Andrews Monument	84 Church Street—MacCabe Park	Part Lot 12, DP 524803	Local	6324
Wollongong	Regent Theatre	197-199 Keira Street	Lot 1, DP 330961 and Lot 18, DP 6323	State	5937
Wollongong	St Michael's Anglican Church of Australia including church hall and rectory including trees on grounds	74 Church Street	Lot 102, DP 1101956	State	5905
Wollongong	Shop known as 83 Church Street	149-161 Crown Street (part)	Lot 1, DP 1094311	Local	6232

Suburb	Item Name	Address	Property Description	Significance	Item Number
Wollongong	Wollongong Public School and Former Headmaster's Residence*	67A Church Street	Lots 1-7, DP 781988; Lot 1, DP 61915 and Lots 1 and 2, DP 307856; Lot 1 DP 340380	Local	5935
Wollongong	Former Allowrie Terrace	69-71 Church Street	Lot 1, DP 126603 and Lot A, DP 163539	Local	6389
Wollongong	Wollongong Courthouse Complex	43 Market Street	Lot 5, DP 1129967	Local	5911
Wollongong	Small leafed figs	94 Kembla Street	Lot 101, DP 1198164 and Road Reserve	Local	6288
Wollongong	Pioneer Rest Park*	Kembla Street- Pioneer Rest Park	Lot 7045, DP 1126831	Local	61038
Wollongong	Wollongong Town Hall and former council chambers (now art gallery)	93 Crown Street and 46 Burrelli Street	Lots 1-5, DP 1131686 and Lot 1, DP 1161730	Local	6381
Wollongong	Norfolk Island pine	93 Crown Street	Lot 1, DP 1161730	Local	6285
Wollongong	Wollongong Congregational Church	33 Market Street	Lot 4, DP 1138830	Local	6390
Wollongong	"Little Milton"	33 Smith Street	Lot 101, DP 591663	State	5907
Wollongong	Original Wollongong Telegraph and Post Office	11 Market Street	Lot 10, DP 1107297	State	5910
Wollongong	Market Square	Bounded by Market Street, Market Place and Harbour Street	Lot 1, DP 1155373	Local	6386
Wollongong	Bandstand and marble plaque commemorating Bass and Flinders' landing	Market Square, Market Street	Lot 1, DP 1155373	Local	6271
Wollongong	Monument	1 Smith Street (Corner of Harbour Street)	Lot 1, DP 8441	Local	6378
Wollongong	St Mary's Convent and Secondary Girls' School and Chapel	15 Harbour Street	Lot 100, DP 861791	Local	6248
Wollongong	Three picnic shelters in WA Lang Park	W A Lang Park, Marine Drive	Lot 7047, Crown DP 1073466	Local	6269
Wollongong	Former Roman Catholic cemetery including gravestones and monument*	9-11 Crown Street-Andrew Lysaght Park	Lots 1-7, DP 1091530 and Lot 143, DP 786508	Local	6383

Suburb	Item Name	Address	Property Description	Significance	Item Number
Wollongong	Old Wollongong Court House	1 Harbour Street (Corner of Cliff Road)	Lot 1, DP 47921	State	5908
Wollongong	Ladies' Baths	Endeavour Drive, south of Flagstaff Point	Lot 7024, DP 1072640	State	6373
Wollongong	Stone steps	Endeavour Drive—Belmore Basin—connecting Endeavour Drive to Wharf Area	Lot 1, DP 739591 and Lot 1, DP 633814	State	6364
Wollongong	Flagstaff Hill Fort	Endeavour Drive—Flagstaff Hill	Lots 1 and 2, DP 222318	State	5933
Wollongong	Wollongong Head Lighthouse	Endeavour Drive—Flagstaff Hill	Lots 1 and 2, DP 222318	State	6375
Wollongong	Three guns	Endeavour Drive—Flagstaff Hill	Lot 7041, DP 1066112	State	6376
Wollongong	Site of Coke works, including remains of coke oven*	Endeavour Drive - Belmore Basin	Lot 1, DP 633814	State	6406
Wollongong	Crane Pedestal	Belmore Basin—Wollongong Harbour Endeavour Drive	Lot 1 DP 633814	Local	6399
Wollongong	Harbour steps	Endeavour Drive—Belmore Basin—north-eastern side	Lot 1, DP 739591 and Lot 1, DP 633814	State	6418
Wollongong	Seawall*	Endeavour Drive, Flagstaff Point	Lot 7040, DP 1066112	State	6344
Wollongong	Breakwater Light House	Endeavour Drive—End of Breakwater, Wollongong Harbour	Lot 1, DP 633814	State	5906
Wollongong	Nuns' Baths	Endeavour Drive, south of Pulpit Rock	Lot 7023, DP 1072640	State	6289

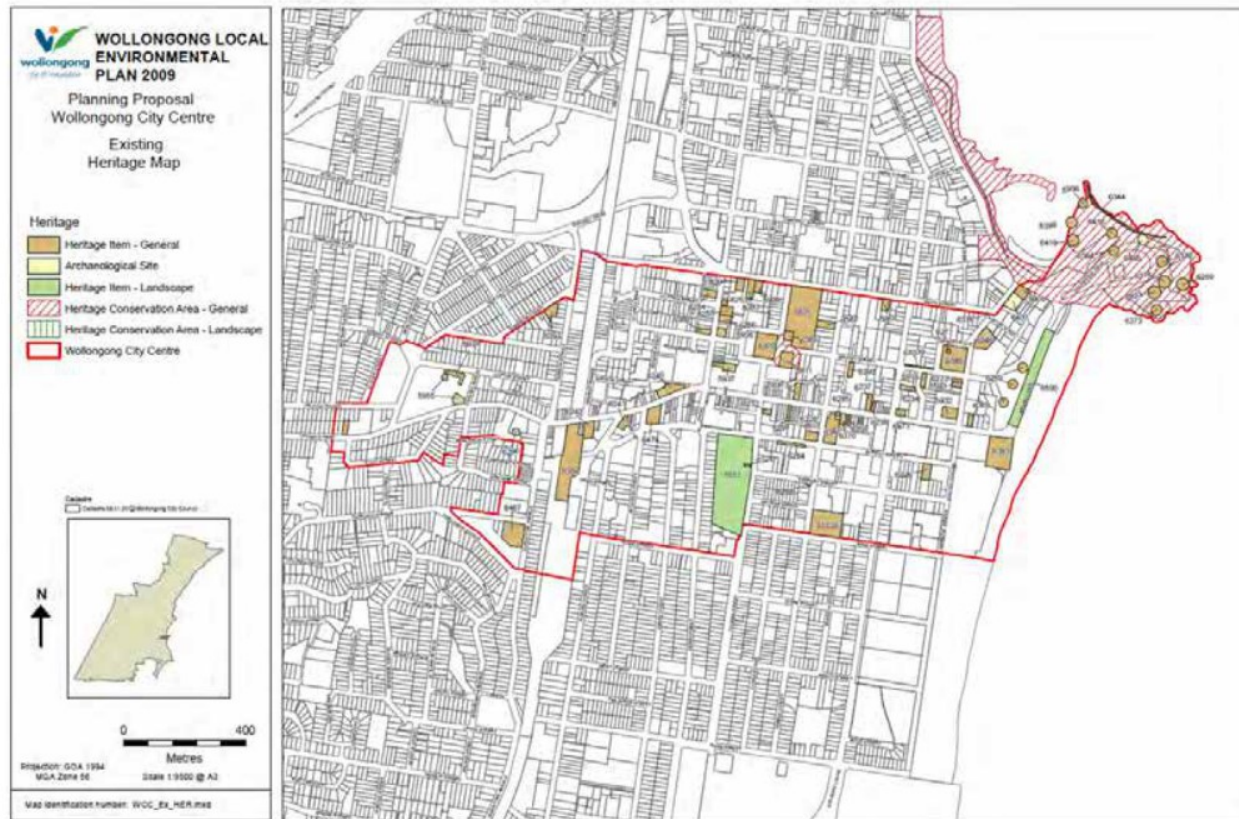


Figure 6: Existing Heritage Items Map



### 4.3 HERITAGE CONSERVATION AREAS

The Wollongong City Centre Study Area includes two Heritage Conservation Areas, as listed within Part 2 of Schedule 5 of the Wollongong Local Environmental Plan 2009. These Heritage Conservation Areas include:

1. Market Street Heritage Conservation Area; and
2. (Part of) the Wollongong Harbour Precinct and North Beach Precinct Heritage Conservation Area

These sites are identified in green hatching in Figure 7 below.

These conservation areas are afforded protection as special places under the provisions of Clause 5.10 of the Wollongong LEP 2009 as well as being subject to specific sections of Chapter E11: Heritage Conservation within the Wollongong Development Control Plan 2009.

### 4.3 LANDSCAPE AND VIEWS

Wollongong's natural setting is an identifiable part of its character. Although the Illawarra Escarpment Conservation Area is located well outside of the City Centre Study Area, it is important to acknowledge the visual connection between significant City Centre places such as St Michael's Church and the Wollongong Foreshore, and the Illawarra Escarpment including landmarks such as Mount Keira and Mount Kembla. These views connecting the City to the escarpment and foreshore are not always well protected and in some instances are under threat of being lost.

The Wollongong City Centre Urban Design Framework identifies the following vision statements under Theme 1 *Celebrate Uniqueness*:

*"The natural beauty of the escarpment is seen from City streets and in-between City buildings."*

*"Nature is an important part of the City street character providing comfort and connecting to the escarpment."*

The key challenge in implementing this vision is to ensure that Wollongong's heritage is reflected in buildings and spaces in between, telling the City's Indigenous, European and industrial heritage.

The historic structure of the City's urban form, through the arrangement of its streets, the grid pattern, the location of the Church Square at the peak of the hill, as well as the position and role of Market Square are also key aspects of the City's Urban Morphology which should be acknowledged and considered in future planning and should be carefully conserved in future planning.

The Urban Design Framework provides recommendations for built form controls to protect identified significant vistas, landscape features and aspects of the City's morphology. Further review of planning controls to ensure protection of key view connections and to identify opportunities to integrate and support acknowledgement of key landscape features should be further explored in line with the recommendations of the Urban Design Framework. "Views along key streets can be preserved to enhance character and protect significant natural and built heritage." (Architectus UDF, pp. 31).

### 4.4 SPECIAL CHARACTER AREAS

The Study Area also includes six "Special Character Areas" which are identified within the current version of Chapter D13: Wollongong City Centre of the Wollongong Development Control Plan 2009. Whilst these areas are not subject to the provisions of Clause 5.10 of the Wollongong LEP 2009, they

are areas identified within the existing planning policies as having special character attributes associated with the Heritage sites which are contained within their boundaries. Under the existing controls these areas require proposed development to have regard to specific development controls relating to the character of the area.

The six special character areas within the study area as defined within the Development Control Plan are detailed below and are shown on the Map provided in Figure 7.

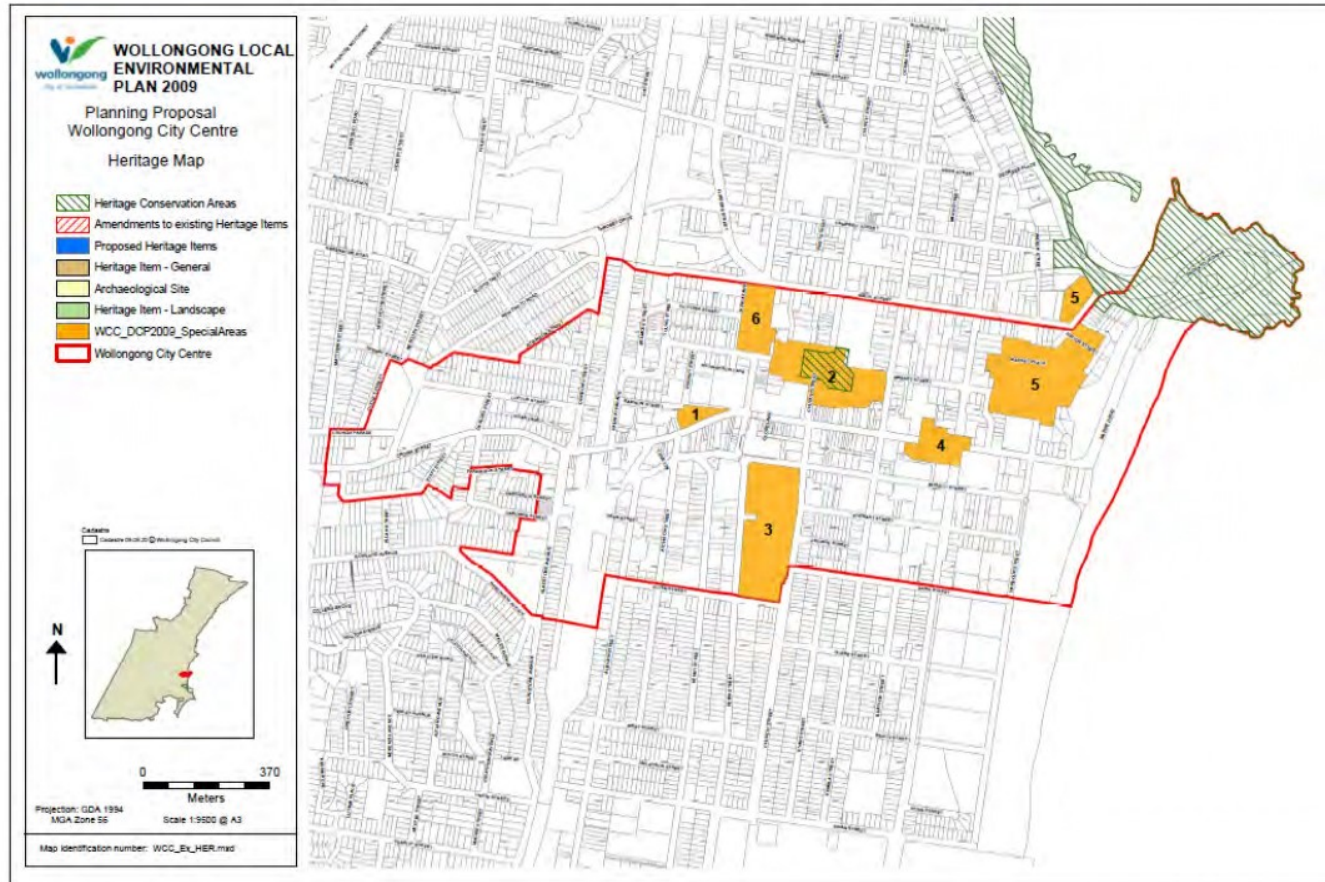
1. West Crown Street Shops
2. St Michael's Square/Law Courts/Market St West
3. McCabe Park
4. East Crown Street
5. Market Square
6. Keira Street

The existing special character areas are defined by boundaries that are loosely connected to the location of some listed heritage items. The controls for these areas attempt to provide location specific development controls aimed at conserving unique character aspects of these defined areas. The management of these special character areas under the existing controls has delivered mixed outcomes as a result of a number of factors. These include:

- a) The character area boundaries are only loosely aligned to the presence of heritage items and do not always have a clear logic.
- b) Special character areas often include a range of heritage items from different periods and with different character aspects.
- c) The controls for the special character areas are very limited and focus on particular details and aspects, whilst often failing to influence broader aspects of character that are outside of this sections control.
- d) It is often no less important to consider the 'special character' of the areas outside of the special character zones.

As an outcome of the City Centre Review and the Urban Design Framework, the importance of reinforcing and building on the historic character aspects of the entire City Centre has been acknowledged as a core component of celebrating the City's uniqueness. This has led to the identification of broader character precincts which break down the entire City Centre.

The implementation of these new "City Centre Character Precincts" into the Planning Instruments and controls provides an opportunity for the key aspects of the existing "Special Character Area" controls to be incorporated into the broader Local Environmental Plan controls as well as the specific Development Controls incorporated into the City Centre Development Control Plan Chapter. This is discussed further within the preceding sections of this report.



**Figure 7: Map showing the location and extent of existing Heritage Conservation Areas (hatched) and “Special Character Areas” defined under the Wollongong City Centre DCP Chapter (D13) within the Study Area**

## 5.0 OPPORTUNITY AND GAP ANALYSIS

The purpose of this section is to provide some analysis of the coverage of the existing heritage schedule, in relation to the thematic historical analysis provided above, and within the Thematic History of the City of Wollongong, and to consider opportunities for the filling of gaps within the existing schedule

It is important to note that this analysis, whilst somewhat focussed within this study on the City Centre Study Area, is part of a broader review and has been prepared with consideration to the broader picture of the Heritage Schedule for the Wollongong Local Government Area in mind. This is important as the coverage of the existing schedule across the City must be considered in analysing potential gaps. Whilst this broader project has been considered within the analysis, the discussion in the proceeding section attempts to focus this discussion on the Study Area and to identify opportunities and gaps within the City Centre listings to be identified within the schedule.

### 5.1 ABORIGINAL HERITAGE

With some notable exceptions, the Heritage Schedule of the Wollongong Local Environmental Plan does not generally include Aboriginal Heritage Sites. This is because the location and details of Aboriginal sites are often regarded as culturally sensitive information. Aboriginal site locations are identified on the Aboriginal Heritage Information Management System, which is managed by the NSW Government, and through the legislative requirements of the NSW National Parks and Wildlife Act 1974.

Whilst there is a clear 'gap' within the Heritage schedule in the identification of Aboriginal sites, this study does not propose to address this gap in any direct manner. Due to the sensitivities, any attempt to do so should, in the opinion of the authors, be guided by an Aboriginal Community led Aboriginal Heritage Study with broader consideration to the appropriateness of listing Aboriginal sites on a published site register.

The completion of such a study forms a recommendation of this report. The intention of such a study would be to explore and identify Aboriginal Cultural Heritage Values, and to discuss and explore sites suitable for listing which reflect or symbolise these values. Any future study should also provide direct recognition of post contact Aboriginal sites and acknowledge that Aboriginal Culture and connections to Country continued beyond white settlement/invasion and continue to the present day and into the future.

Given the long history of the City Centre as a key location for early and ongoing interactions and struggles for Aboriginal rights, it is likely that the area includes sites of significance to the Aboriginal Community and which capture shared history. These sites may be revealed through additional historic investigations, recording oral histories and consultation with the local Aboriginal Community. Such places have historically been under represented on heritage lists and may hold primarily social values and are not well captured under the NSW National Parks and Wildlife Act 1974.

The management of Aboriginal Cultural material and archaeology is likely to continue to be primarily managed under the NSW National Parks and Wildlife Act 1974 or under its replacement legislation. The proposed legislation has been the subject of draft bills and community exhibitions over a number of years and the Draft Aboriginal Cultural Heritage Bill 2018 is still under review by the NSW State Government. Council has strongly supported and advocated for this legislative review and the development of Aboriginal Cultural Heritage legislation.



## 5.2 TWENTIETH CENTURY ARCHITECTURE

The existing Heritage Schedule listings within the Wollongong City Centre were largely arrived at (with some exceptions) from a 1991 LGA wide Heritage Study. Since that time, 20th Century Architectural styles and sites dating to this period have increasingly become more valued and appreciated by the community as significant architectural forms which are understood to contribute to the character and significance of the City. Whilst the existing heritage schedule contains a large number of examples of twentieth century architecture, many of these date to the early period of the 20th Century. This has been identified for some time as an area where additional sites and architectural examples should be recognised in the Heritage Schedule.

In 2001 Council published a book “Twentieth Century Architecture in Wollongong” by Robert Irving. This publication was prepared in acknowledgement of this gap but has yet to be used to inform proposed new listings within the schedule. Whilst broader work is currently being undertaken to incorporate sites identified within this publication across the City as part of the Wollongong Heritage Schedule Review, this report has drawn on a range of key sites identified within the book as potential heritage sites for consideration within this study. It is also noted that other sites identified within the book may be worthy of further consideration into the future as the passage of time lends further support to their acknowledgement as significant contributors to the City’s history and character.

Many of the sites proposed for listing within this study constitute twentieth century architecture. These include both residential and commercial buildings as well as religious buildings.

## 5.3 MIGRANT HERITAGE

In 2007 Council partnered with the Migration Heritage Project group to prepare a Migration Heritage Places Study for the City of Wollongong. This study explored the significant role of migrants in the development of Wollongong and the places and sites that demonstrate heritage values associated with Migrants. This study proposes to progress two key listings relevant to this migrant history. These include:

1. The former Berlei Clothing Factory (now Southern Pathology building) in Denison Street Wollongong which provided employment for many migrant women following their arrival to the area.
2. The Pious Society of St Charles Sacred Heart Church in Stewart Street recognises the diversification of religious buildings and places, and is a significant place for many in the Italian Community. The building was erected in 1966 by an Italian Priest of the Scalabrini Fathers, as a Sacred Heart War Memorial Chapel, and was dedicated to the Memory of Italian Soldiers who died in both World Wars (Irving 2001). The building was designed and built by contractors of Italian origins and is one of a large number of churches servicing religious groups of migrant origins within the CBD.

A number of additional sites are proposed to be listed as Migrant Heritage Sites which fall outside of the City Centre study area boundary as part of the broader Wollongong Heritage Schedule Review project. This is being progressed separately to this City Centre study.

## 5.4 HISTORIC ARCHAEOLOGICAL HERITAGE

Over recent years, Council has increasingly recognised the presence and importance of the archaeological record in Wollongong, and the importance of conserving and documenting historic archaeological sites.



Archaeological sites often provide evidence of aspects of our history, former technologies and ways of life which are not readily apparent from the historical records. Over recent years, a number of high-profile archaeological investigations have been undertaken on key City Centre sites. These have included the former Oxford Tavern site which identified the remains of the 1841 Wollongong Head Inn (and included an 1830's brick drain), as well as the former Dwyers Site, which contained the remains of the former Cricketer's Arms Hotel (1855) and the Lang's Corner site which located the remains of the Sportsman's Arms Hotel (dating to the 1840's) and Hale's Stores and Cellars (1870's). This study proposes to consider listing the archaeological remains of the Cricketer's Arms Hotel, which have been retained within the road reserve near the corner of Crown and Corrimal Street Wollongong. The major portion of this site was able to be retained due to an 11m road widening corridor which was required to be retained as part of the adjacent redevelopment.

In addition an existing archaeological listing under the Wollongong LEP 2009, which relates to the Original Wollongong Courthouse and Lock Up, is proposed to be expanded to include an adjacent area, which has been found through more recent archaeological assessments to contain the intact archaeological remains of the former Wollongong Gaol.

Due to the nature of archaeological sites, it is often difficult to predict the exact location, nature and extent of the archaeological record, even where it is clear there is a potential archaeological site. As such, the above proposed listings relate to known archaeological sites. In regard to the management of broader archaeological potential and significance it is of note that the NSW Heritage Act 1977 Archaeological provisions (section 137-140) provide protection for significant archaeological relics.

It is a recommendation of this study that an Archaeological Zoning Plan that identifies areas of moderate and high archaeological potential, should be developed for the Wollongong City Centre Area. This would enable a more transparent and consistent management response to potential archaeological issues within the City Centre. As the City's earliest settlement occurred within this area, the study area inherently contains much of the earliest and most significant archaeological evidence in the Wollongong area.

It is also recommended that The Archaeological Zoning Plan, and the subsequent amended Development Controls prepared for its implementation should also consider specific controls which define and standardise expected Interpretation outcomes. This is to ensure that meaningful and engaging interpretive outcomes that assist the City's history and heritage to be better appreciated are an outcome of developments on affected sites. Current interpretation outcomes are of mixed quality.

## 5.5 CHARACTER BUILDINGS

The Wollongong City Centre Planning Review studies including the "A City for People" Report and the Urban Design Framework have acknowledged and recognised the importance of maintaining local character and identified the important role of heritage buildings and character buildings in contributing to Wollongong's distinct local character. The retention and conservation of local character buildings and significant heritage items including significant trees and places, as well as their relationship to historic use is a significant issue.

The Wollongong Urban Design Framework Report defines a new precinct breakdown of the City Centre and proposes planning controls which further support the creation of distinct character precincts across the City Centre. It is important to acknowledge that the historical building stock, and key aspects of the historic urban form such as historic subdivision patterns, shopfront rhythm, building scale and siting, setbacks and building materials set a basis for defining the existing character of these precincts. The retention of key sites and character buildings which contribute to the unique local

character aspects of these precincts will be an important contributor to the success of efforts to build on the unique local character attributes of different precincts throughout the City.

The Crown Street Mall precinct is a key area where the character of a range of existing buildings, and particularly their streetscape presentation, contribute in a positive way to the character of the precinct. This study recognises a number of additional sites throughout the Mall, including a number of groups of commercial buildings which are proposed for listing as “character buildings”. These sites are items where the identified significance is largely tied to their streetscape contribution.

Keira Street is another precinct where additional commercial buildings are proposed for heritage listing due to their significant historic contribution to the streetscape.

The existing “Special Character Areas” defined within the City Centre Development Control Plan provide some recognition of the importance of our surviving heritage buildings in defining the character of the City, as well as in recognising that different precincts have different character aspects worthy of retention and consideration. However, the precincts fail to acknowledge that the entire City Centre area contains heritage buildings and other sites which assist in creating and defining the unique character of Wollongong. The need for a broader recognition of the unique local character of the City and of recognising the localised character aspects of parts of the City Centre has been acknowledged through the development of the Precinct based planning approach incorporated within the Urban Design Framework.

The establishment of revised planning controls through updates to the Wollongong Local Environmental Plan and Wollongong Development Control Plan to better acknowledge the unique character of City precincts offers an opportunity for the “Special Character Area” controls to be more broadly embedded into the proposed Precinct controls within the DCP. This will also allow for refinement of the existing controls to provide a renewed focus on ensuring that the fundamental aspects of local character are embedded. Matters such as setbacks, street wall height and other key aspects that will determine the nature of the City’s unique local character precincts will be able to be better reinforced, at a more wholistic level through this process. This proposed direction forms a recommendation of this report.

## 6.0 POTENTIAL NEW HERITAGE ITEMS

Following detailed analysis of the existing Heritage listings in the study area boundary, and a detailed review of the history, a gap and opportunity analysis, and a review of the City Centre Study including the Urban Design Framework, careful consideration has been given to potential additional heritage items which should be considered within the City Centre Study Area. Incorporated into this review has been a backlog of nominations and potential heritage sites which have been gathered over a number of years from a range of sources. These include community nominations, sites identified in previous studies including the Twentieth Century Architecture in Wollongong book by Robert Irving, and the Migration Heritage Study.

In considering potential sites, an assessment of significance has been undertaken with consideration to available information and is generally based on an external assessment of the properties in question. This review has also had consideration to existing development approvals, as sites already approved for demolition and re-development cannot be listed with any actual legal effect (as the existing approval for demolition would remain current).

The sites proposed for heritage listing within this study have been identified as contributing to the heritage values of the City Centre. The buildings and sites proposed for listing embody significant aspects of the City's history and character which will add value to the lived experience of the City of Wollongong for future generations. Many of these sites specifically address gaps identified within the existing heritage schedule and respond to the findings of the gap analysis incorporated within this report.

### 6.1 PROPOSED NEW CITY CENTRE ITEMS

On the following page a list of 19 heritage sites is provided and represents a schedule of sites identified for proposed listings on the Wollongong Local Environment Plan 2009 as an outcome of this assessment. These proposed listings are supported by a Summary Inventory Form which has been attached to this report within Appendix A and which provides a Statement of Significance and additional basic assessment details for consideration. A more comprehensive Inventory Form has been finalised for each item and will be made available to owners and the community as part of future consultation. These will be available via the NSW State Heritage Inventory and will be accessible online during the future consultation process.

A Map of the above proposed listings is provided in Figure 8 below.

	Suburb	Item Name	Address	Property Description e.g. Lot and DP or other description	Significance	Curtilage Proposal
1.	Wollongong	Archaeological Site of Wollongong Gaol*	84, 86, 88 Cliff Road and 3,5,7 Hector Street	Lot 5, 6, 7, 8, 9 & 10 DP 11509	Local	Boundary around all included lots
2.	Wollongong	Archaeological Remains of The Cricketers Arms Hotel*	Corrimal Street (Road Reserve - corner of Crown Street adjacent to 26-28 Burelli Street)	Road Reserve (South east corner Crown Street and Keira Street)	Local	Road Reserve
3.	Wollongong	Bank Chambers	127-131 Crown St	Lot 1-3, DP 1070120	Local	Crown Street Façade and front 6m of building.
4.	Wollongong	Caldwell's Building	280-282 Crown Street Wollongong	Lot 4 & 5 DP 29391	Local	Lot boundary
5.	Wollongong	Commercial Frontage	135, 137-139 Crown St	Lot 1 DP 603751, Lot 1 DP 546698		Crown Street Façade and front 6m of buildings.
6.	Wollongong	Commercial Frontage	179-189 Crown St	Lot 1 DP 805952, Lot 1 DP 77246, Lot 1 DP 75289	Local	Crown Street Façade and front 6m of buildings.
7.	Wollongong	Commercial Frontage	98-102 Crown St	Lot 1 DP 163231, Lot 1 DP 657047	Local	Crown Street Façade and front 6m of buildings.
8.	Wollongong	Kawarra Chambers Building	118-124 Crown Street	Lot 4 DP 83910	Local	Crown Street Building
9.	Wollongong	Queens Hotel Archaeological Site*	24 Crown Street Wollongong	Lot 5 DP 16847, Lot 9 DP712317	Local	Lot Boundary
10.	Wollongong	Former Berlei Building	43-47 Denison Street	Lot 32 & 33 Sec 4 DP 1258	Local	Lot boundary
11.	Wollongong	Federation House	3 Hercules Street	Lot 24 Sec 3 DP 1258	Local	Lot boundary
12.	Wollongong	Interwar House	11 Hercules Street	Lot 20 Sec 3 DP 1258	Local	Lot boundary
13.	Wollongong	Group of Commercial Buildings on Keira Street	100-120 Keira Street	Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3, DP 217310, Lot 4,5 & 6 DP 577095, Keira Street Road Reserve	Local	Lot boundary's PLUS Road Reserve in front.
14.	Wollongong	Gloucester House	82-84 Kembla Street	Lot Y & Z DP 418904	Local	Lot boundary
15.	Wollongong	Marlborough Court	4 Market Place	Lot 1 DP 1127347	Local	Front building only. Exclude recent rear building.
16.	Wollongong	Braemar Flats	29 Smith Street	Lot 8 DP 502120	Local	Lot boundary
17.	Wollongong	Kingston House	27A Smith Street	Lot 3 DP 17682	Local	Lot boundary
18.	Wollongong	Pious Society of St Charles Sacred Heart Church	28 Stewart Street	Lot 126 DP 596582	Local	Church building only.
19.	Wollongong	Seventh Day Adventist Church	30 Victoria Street	Lot 20 Sec A DP 9874	Local	Church Building only.

**Note: Further Heritage Inventory and Assessment Details related to the above-mentioned items are provided in Appendix A of this report.**



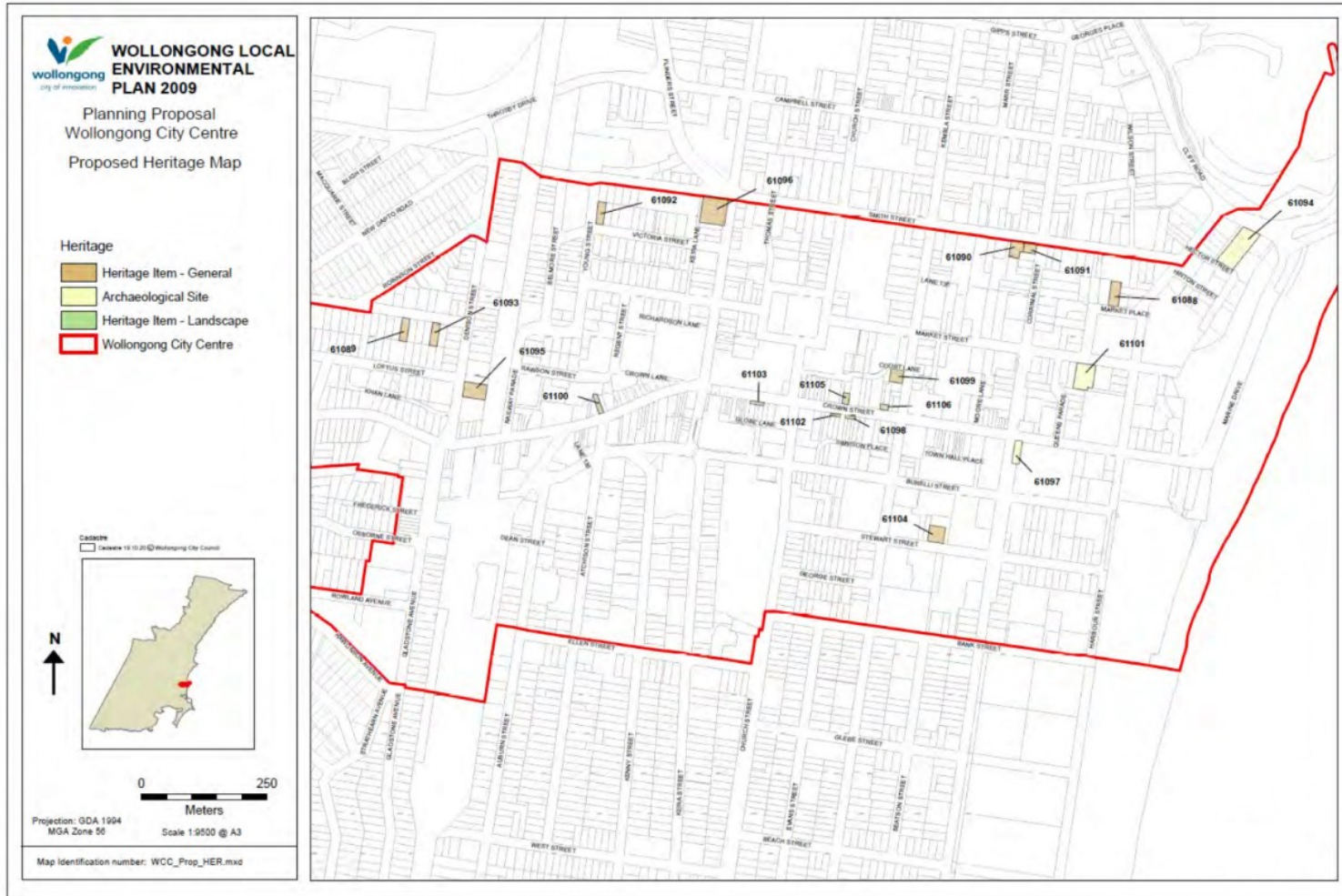


Figure 8: Map of the proposed additional heritage sites recommended for listing within this report.



## 6.2 CHARACTER FAÇADE LISTINGS

Within the list of proposed heritage listings four sites are proposed to be progressed as Character Façade Listings. These listings identify sites where the core element of significance identified within the buildings is their architectural character as appreciated from their primary frontage. These listings are proposed to be distinguished from other heritage sites, in that the core focus of the listing would be on the retention of the street façade, and the important place of this feature in contributing to, and defining the historic and unique local character aspects of Wollongong.

This alternative heritage protection approach is proposed in relation to groups of commercial buildings on Crown Street in an effort to protect the core elements of the building's significance, whilst still allowing for redevelopment and adaptation of these important main street sites. Careful design consideration would be anticipated to be provided and demonstrated as part of future development considerations.

It is noted that this approach is not considered an appropriate response to the management of most heritage sites throughout the CBD and should only be considered where the significance of a building is largely confined to its architectural character and its contribution to the street.

Sites identified within this category include sites 3, 5, 6 and 7 highlighted in blue in the tabulated list above. These sites all include groups of retail commercial buildings along Crown Street and each proposed listing covers multiple properties. In these very particular cases, the protection of the building façades, and components essential to their retention would provide a suitable heritage outcome by ensuring these buildings continue to contribute to the local character and unique streetscape of Wollongong's Main commercial area. The listings proposed for these sites cover the front 6m of the properties. This 6m is consistent with the proposed setback of additional height behind the street wall as defined in the City Centre Planning Strategy and is intended to encourage retention of the front rooms of these buildings as part of any future redevelopment.

## 6.3 SITES NOT RECOMMENDED FOR LISTING

As noted above, several potential heritage items that fall within the Study Area were identified for potential listing as part of the broader Wollongong Heritage Schedule Review but are not proposed to be listed as an outcome of this Study. These additional sites considered for listing included the properties listed below. The reason for these listings not being progressed is also detailed.

1. Victorian House and Shop, 10 Hercules Street (previous approval has been issued for demolition)
2. Lang's Corner, Corner Crown and Kembla Streets (Demolished - Court issued approval for demolition and reconstruction of the façade. Listing of the reconstructed façade is not proposed).
3. Kembla Chambers, 115-119 Crown Street (DA approved for redevelopment of site, including retention of the facade).
4. Marlene Court, 1 Smith Street Wollongong (Current DA considerations pertaining to demolition. Building typology is represented in better examples that have been identified for potential listing).
5. 1955 Dion Building, 101 Keira Street (Previous DA approval issued for demolition);
6. Former Christian Science Building, Corner Kembla & Market Streets (Art deco brick detailing has been rendered and significantly impacted on its significance and integrity); and
7. House, 93 Smith Street (Art deco brick house has since been rendered, losing significant detailing).

## 7.0 RECOMMENDATIONS

The following actions and outcomes are recommended as an outcome of this report:

1. The proposed new Heritage Items identified within this report be progressed in a Draft Planning Proposal as draft Amendments to Schedule 5 of the Wollongong Local Environmental Plan 2009.
2. The proposed new heritage listings be exhibited, including direct consultation with affected landowners to ensure they have the opportunity for input.
3. The proposed four listings for Building Character Facades be noted and considered further following the results of the exhibition period.
4. Mechanisms for clearly acknowledging building facades which contribute to the unique local character of Wollongong CBD and its precincts be further considered to allow for management of redevelopments on identified character sites which lack broader Heritage values and significance.
5. The “Special Character Areas” and specific controls within the City Centre Chapter of the Development Control Plan, should be broadened and embedded within the Precinct Based planning considerations recommended within the Urban Design Framework, in order to strengthen the controls and provide for precinct-based character conservation across the whole City Centre Study area.
6. A Strategic Aboriginal Cultural Heritage Study for the Wollongong Local Government Area (LGA) be developed to inform Aboriginal Cultural Heritage Assessment priorities and significant Cultural Heritage places and sites throughout the LGA, including within the City Centre Area.
7. Opportunities to partner with local Aboriginal Communities to provide for cultural awakening experiences, through art, interpretation, tours or other experiences within the City Centre should be explored and supported.
8. An Historic Archaeological Zoning Plan should be developed, adopted and implemented within the City Centre DCP and/or LEP to require archaeological assessment and consideration on City Centre sites with Archaeological Potential where redevelopment is proposed as well as to guide appropriate interpretation of these sites.
9. Consideration should be given to adding Heritage and Aboriginal Heritage Design expertise to the Design Review Panel Membership to provide a stronger focus on heritage outcomes and Aboriginal Cultural Heritage considerations in future development considerations.

## 8.0 CONCLUSION

Heritage management is focussed on the conservation of those things from our past that have value to current and future generations. The Wollongong City Centre is the regional capital of the Illawarra, it provides the historic focal point for early contact between local Aboriginal Communities and for the development of the City of Wollongong. This is evidenced in the remaining street grid of the earliest formalised town in the region and the evolution of its development into one of Australia's largest cities.

The recommendations and conclusions of the Wollongong City Centre Study, including the Public Spaces Public Life Report and the Urban Design Framework have clearly identified the importance of Wollongong's unique local heritage as a critical component of its unique identity and character. Further acknowledgement of important historic sites, and places of heritage significance is therefore critical to the management of Wollongong as a place which will invite and attract people into the future. The importance of this character, and the retention of key aspects of our history, as well as sites and buildings which the community value are core to the ability of the planning controls to ensure retention of the highly valued aspects of the City's character and history.

Whilst the existing Heritage Schedule includes a wide range of heritage sites located within the study area, this report has identified a range of gaps in the current list and recommends a range of sites proposed to be listed in the Wollongong Local Environmental Plan 2009. These sites attempt to fill gaps in the existing heritage schedule and include sites related to key historic themes acknowledged as being under-represented in the schedule. It should also be acknowledged that this Report does not attempt to fill all identified gaps and that recommendations for further work, including the preparation of a Community led Aboriginal Heritage Study, are included within the recommendation of this report.

The recommendations of this report should be adopted and further implemented in the progression of the Wollongong City Centre Planning Review to ensure that those places which provide evidence of the significant aspects of our past, are available for our children and our children's children to experience in the future.

## 9.0 REFERENCES

Gehl Architects, McGregor Coxall & Wollongong City Council (2016) *A City for People: Wollongong Public Spaces Public Life*, City Centre Planning Study.

Irving, Robert (2001) *Twentieth Century Architecture in Wollongong*, Wollongong City Council.

Kass, Terry (2010) *Thematic History of the City of Wollongong*, Prepared for Wollongong City Council.

Popovic, Zoran (2012-2019) Unpublished Draft Heritage Significance Assessments for various sites prepared as part of the Wollongong Heritage Schedule Review Project.

Thom, L & Walker, M (2007): *Wollongong Migration Heritage Places Study*, Prepared for Wollongong City Council and the Migration Heritage Project Inc.


Wollongong City Council, Architectus & Andrew Burns Architects (2020): *Wollongong City Centre Urban Design Framework*, City Centre Planning Study.

## APPENDIX 1: Summary Significance Assessments for Proposed New Heritage Items



**Note:** The following Inventory forms have been prepared with input from draft inventory data prepared by Zoran Popovic, Council's former Heritage Advisor though these have been amended and added to by Council's Heritage officers following further research and assessment.



Item 1


<b>Item Name:</b> Archaeological Site of Old Wollongong Gaol*		<b>SHI Number:</b> 5063627
<b>Location:</b> 84—88 Cliff Road and 3-7 Hector Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Archaeological - Terrestrial	<b>Group:</b> Law Enforcement	<b>Statement of Significance:</b> The site of the old Wollongong Gaol is considered to be of historical and technical significance at a local level. Surviving remains associated with Wollongong Gaol would be a rare archaeological resource dating from 1859. The site is an important part of the history of Wollongong for its role in enforcing law and order and as a central feature of the Government Reserve, which retains the 1858 Old Wollongong Courthouse. The remains of the old Wollongong Gaol, its workshops, outbuildings and associated artefacts, have the potential to contribute significantly to our knowledge of prison practices, prisoners and prison staff. Despite extensive disturbance to the site, archaeological remains of the Gaol have been found to be retained beneath more recent development and are anticipated to survive throughout the proposed listed area.
<b>Category:</b> Prison		
<b>Owner:</b> Multiple Owners		
<b>Historic Themes:</b> <b>National</b> - Peopling <b>State</b> - Convict <b>Local</b> – Settling Illawarra <b>National</b> - Governing <b>State</b> – Law and Order <b>Local</b> – Prisons of the Illawarra		
<b>Photograph:</b> Archaeological Site*		
		






	<b>ITEM 61094</b>				
	SITE OF OLD WOLLONGONG GAOL 84-88 CLIFF RD AND 3-7 HECTOR ST, WOLLONGONG	<table border="1" style="font-size: 8px;"> <tr> <td>Drawn By: J. Lantz</td> </tr> <tr> <td>Date: 10.11.20</td> </tr> <tr> <td>Date of Aerial Photography: 2019</td> </tr> <tr> <td>File ref: WOC_HeritageStudy_mapbook_2020</td> </tr> </table>	Drawn By: J. Lantz	Date: 10.11.20	Date of Aerial Photography: 2019
Drawn By: J. Lantz					
Date: 10.11.20					
Date of Aerial Photography: 2019					
File ref: WOC_HeritageStudy_mapbook_2020					



Item 2

<b>Item Name:</b> Archaeological Remains of the Cricketer's Arms Hotel*		<b>SHI Number:</b> 5066553
<b>Location:</b> Road Reserve, south east corner Crown and Keira Street Wollongong (adjacent to 31 & 16 Crown and Burelli Streets, Wollongong)		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Recreation and Entertainment	<b>Statement of Significance:</b> The archaeological remains of the former Cricketer's Arms Hotel are of Local significance for historical, technical and scientific reasons. The site retains extensive archaeological evidence of the Hotel Cellar and footings, along with other phases of occupation. The archaeological remains encountered by the previous excavations have yielded information which contribute to an understanding of the development of Lower Crown Street and provide evidence of the phasing of development within the City. The retained (reburied) archaeological remains of the Hotel, combined with the associated collection of artefacts housed within the adjacent development site, including interpretive devices and artefact collection, represent a significant and rare assemblage, which provide significant insight into past practices in Hotel keeping and use in Wollongong. The construction of the basement at the water table, with inbuilt access to groundwater, may also offer a rare or unique opportunistic feature of Cellar design.
<b>Category:</b> Other – recreation & Entertainment		
<b>Owner:</b> Multiple Owners		
<b>Historic Themes:</b> <b>National</b> – Culture <b>State</b> – Leisure <b>Local</b> – Supplying Liquor and Accommodation in Hotels		
<b>Photograph:</b>		
		



	<b>ITEM 61097</b>	
	ARCHAEOLOGICAL REMAINS OF HOTEL "CRICKETERS ARMS"	
	CORNER OF CROWN AND CORRIMAL ST, WOLLONGONG	
	Drawn By: J. Lewis Date: 10/11/20 Date of Aerial Photography: 2018 GDA ref: WDC_Heatherberg@Work_Headbook_0104 	



Item 3



<b>Item Name:</b> Bank Chambers		<b>SHI Number:</b> 5067208
<b>Location:</b> 127 – 131 Crown Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Commercial	<b>Statement of Significance:</b> The Bank Chambers building is a good representative example of a substantial main street commercial chambers from the 1920s. The building is aesthetically pleasing in its simple and understated interwar classical style. The building responds well to its location directly opposite the Wesley Uniting Church, providing an appropriately scaled and classically balanced response to the gothic façade of the Church. The “Bank Chambers” retains a place in the unofficial financial district of Wollongong, with several bank branches historically (and to this day) surrounding the site. The building makes an important contribution to the streetscape and the City’s character and combined with its northern neighbour (the former Government Savings Bank), the Wesley Uniting Church, and other surrounding heritage items and significant character buildings, is one of a collection of buildings that contribute to the precincts unique built form character.
<b>Category:</b> Bank		
<b>Owner:</b> Private – Corporate		
<b>Historic Themes:</b> <b>National</b> - Economy <b>State</b> - Commerce <b>Local</b> – Providing Retail and Financial Services		

Photograph:







	<b>ITEM 61098</b> <b>BANK CHAMBERS</b> <b>127-131 CROWN STREET, WOLLONGONG</b>	Drawn By: J. Lavelle Date: 10/11/20
		Date of Aerial Photography: 2010 File ref: WCC_HeritageStudyMapbook_0001
		

*Item 4*

<b>Item Name:</b> Caldwell's Building		<b>SHI Number:</b> 5067552
<b>Location:</b> 280-282 Crown Street Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Commercial	<b>Statement of Significance:</b> Caldwell's Building is significant to the local area for historic, aesthetic and social reasons. The building provides evidence of the development of the commercial centre of Wollongong in the early twentieth century and contributes to the historic character of the street. The remaining rear wings containing residences may be rare at the local level. The building provides evidence of the expansion of the commercial area of the City towards the railway station as the population of the township grew. The building has social significance for its contribution and role in supporting the Union movement, as the site of the Trade Union Hall. The building is located opposite the intersection of Atchison Street, and is visible from a significant distance from south Wollongong, contributing to its prominence. The removal of the oversized signage and first floor security grills combined with an appropriate colour scheme would assist the building in reclaiming its former place as a well-considered and substantial commercial building in the precinct.
<b>Category:</b> Commercial Office/Building		
<b>Owner:</b> Private – Individual		
<b>Historic Themes:</b> <b>National</b> - Economy <b>State</b> - Commerce <b>Local</b> – Providing Retail and Financial Services		

**Photograph:**







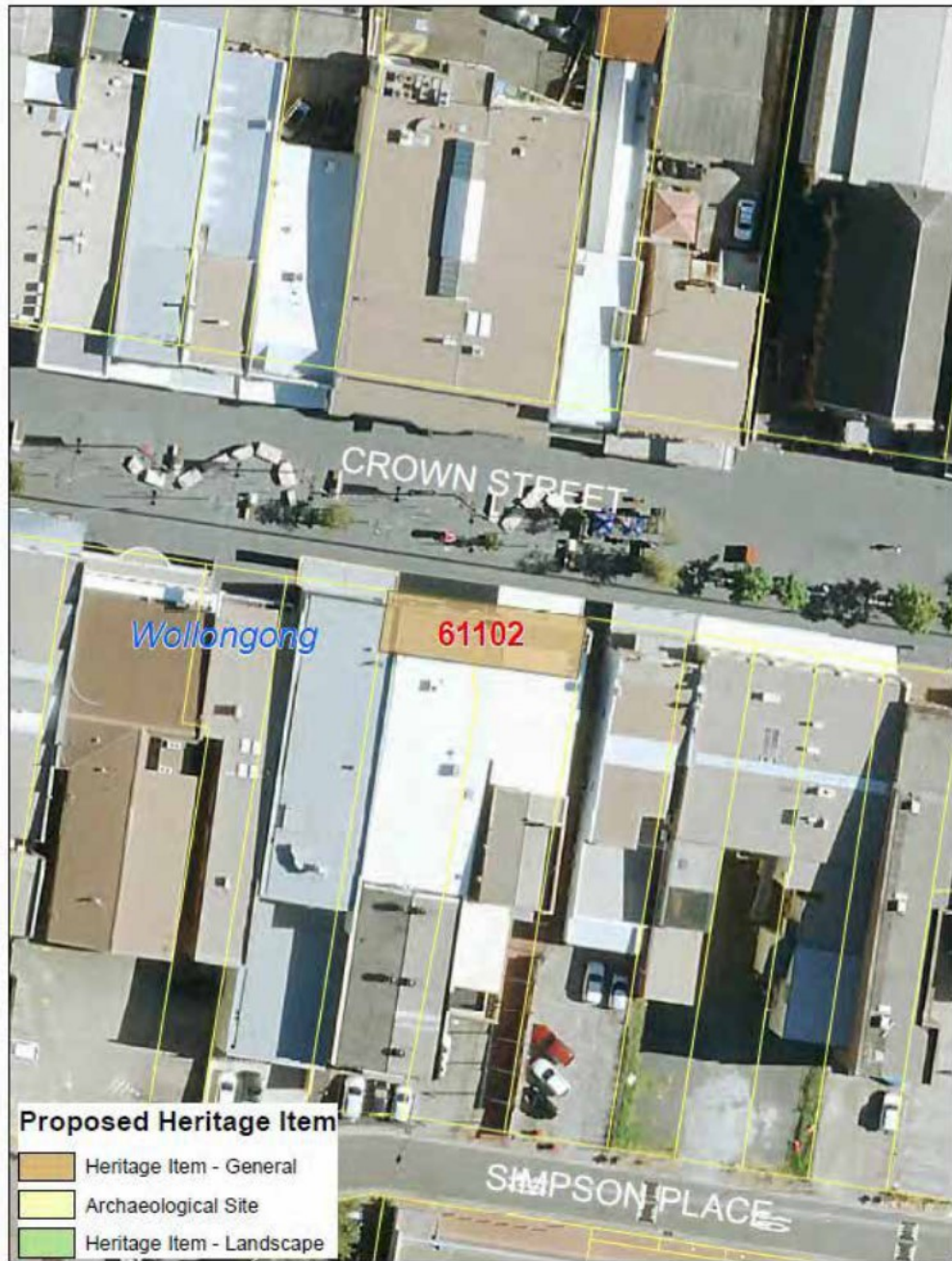
Item 5

<b>Item Name:</b> Commercial Frontages		<b>SHI Number:</b> 5067210
<b>Location:</b> 135-139 Crown Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Commercial	<b>Statement of Significance:</b> A group of two (conjoined) commercial buildings typical of late federation period commercial buildings. These shops are a significant character element which demonstrate typical development of Crown Street in the 1920's. The two shops contribute to the character of the Crown Street Mall and are located within the immediate vicinity of a number of other heritage sites and significant character buildings. The Federation period detailing and windows are retained in 135 Crown Street, whilst 139 have been subject to alterations which have removed original windows and includes a colour scheme and signage which detract from the item. The significance of the buildings is limited to their streetscape contribution.
<b>Category:</b> Commercial Office/Building		
<b>Owner:</b> Multiple Owners		
<b>Historic Themes:</b> <b>National</b> - Economy <b>State</b> - Commerce <b>Local</b> – Providing Retail Services		

**Photograph:**







**Proposed Heritage Item**

- Heritage Item - General
- Archaeological Site
- Heritage Item - Landscape



**ITEM 61102**  
COMMERCIAL FRONTAGE  
135-139 CROWN STREET, WOLLONGONG

Drawn By: J Lewis	
Date: 16/11/20	
Date of Aerial Photography: 2019	
File ref: WCC_2020HeritageStudy_2020Book.indd	

Item 6



<b>Item Name:</b> Commercial Frontages		<b>SHI Number:</b> 5067201
<b>Location:</b> 179-189 Crown Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Commercial	<b>Statement of Significance:</b>  The Group of three Commercial Buildings located at 179-181, 183-185 and the Taylor's Building at 187-189 Crown Street are significant to the local area as significant character buildings which contribute to the Crown Street streetscape as identifiable historic buildings. The Group demonstrates the historic development of Crown Street from the 1920's to 1950's and the continuation of these commercial activities to the present day.  The buildings have aesthetic significance as a remnant group of adjoining commercial buildings which makes a major contribution to the streetscape.  The significance of the group is embodied in their streetscape presentation and the proposed listing is limited to the front 6m of the subject properties.
<b>Category:</b> Commercial Office/Building		
<b>Owner:</b> Multiple Owners		
<b>Historic Themes:</b> <b>National</b> - Economy <b>State</b> - Commerce <b>Local</b> – Supplying Retail and Financial Services		

**Photograph:**





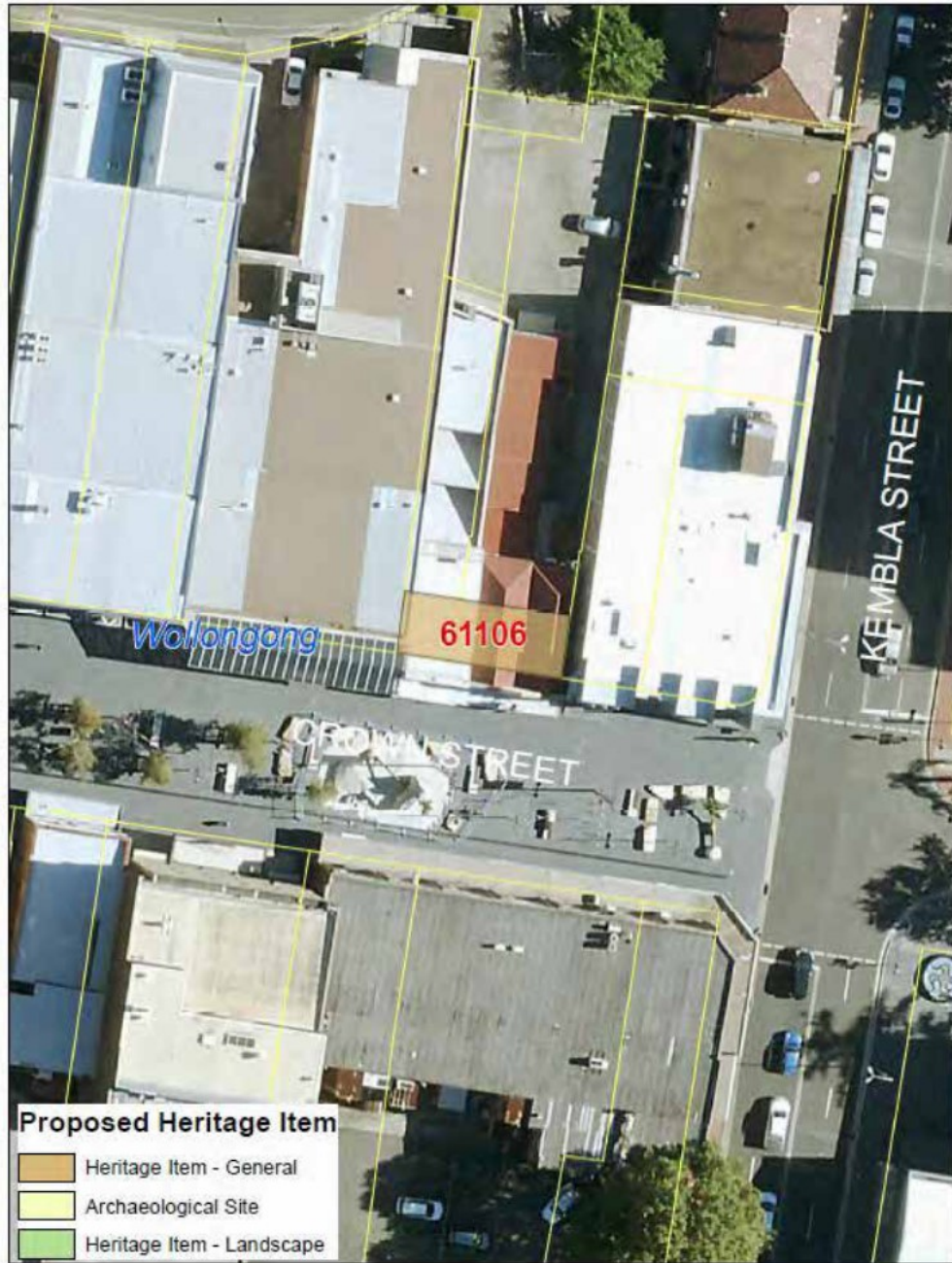


 <p><b>ITEM 61103</b> <b>COMMERCIAL FRONTAGE</b> <b>181-189 CROWN STREET, WOLLONGONG</b></p>	Drawn By: J Lewis Date: 16.11.20	
	Date of Aerial Photography: 2019 File ref: WCC_MeetingAgenda_20200501	

Item 7

<b>Item Name:</b> Commercial Frontages		<b>SHI Number:</b> 5067205
<b>Location:</b> 98-102 Crown Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Commercial	<b>Statement of Significance:</b>  The Group of Commercial Buildings at 98-100 and 102 Crown Street are significant as historic character buildings which contribute to the unique local character of the eastern portion of Crown Street mall. The building's demonstrate good examples of Federation commercial architecture, with parapeted shopfronts, symmetrical forms and typical classical details of the period.  These shops are proposed for listing as streetscape character buildings with a listing proposed which covers the front 6m of the site only.
<b>Category:</b> Commercial/Office Building		
<b>Owner:</b> Multiple Owners		
<b>Historic Themes:</b> <b>National</b> - Economy <b>State</b> - Commercial <b>Local</b> - Providing Retail and Financial Services		
<b>Photograph:</b>		
		





**Proposed Heritage Item**

- Heritage Item - General
- Archaeological Site
- Heritage Item - Landscape

	<p><b>ITEM 61106</b>  <b>COMMERCIAL FRONTAGE</b>  <b>98-102 CROWN STREET, WOLLONGONG</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Drawn By: J. Lewis</td> <td rowspan="2" style="text-align: center;">  </td> </tr> <tr> <td style="font-size: 8px;">Date: 16.11.20</td> </tr> <tr> <td colspan="2" style="font-size: 8px;">Date of Aerial Photography: 2016</td> </tr> <tr> <td colspan="2" style="font-size: 8px;">Site ref: WCC_MarkerToGallery_MapsBook_road</td> </tr> <tr> <td colspan="2" style="text-align: center;">  </td> </tr> </table>	Drawn By: J. Lewis		Date: 16.11.20	Date of Aerial Photography: 2016		Site ref: WCC_MarkerToGallery_MapsBook_road			
Drawn By: J. Lewis											
Date: 16.11.20											
Date of Aerial Photography: 2016											
Site ref: WCC_MarkerToGallery_MapsBook_road											
											



Item 8

<b>Item Name:</b> Kawarra Chambers		<b>SHI Number:</b> 5062994
<b>Location:</b> 118-124 Crown Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Commercial	<b>Statement of Significance:</b> The Kawarra Chambers building at 118-124 Crown Street is of significance for the local area for historical and aesthetic reasons and as a representative example of the increasingly rare Art Deco Commercial Architecture in the local area. The combination of face brickwork with rendered detailing is typical of the era, but is well executed with vertical detailing in a symmetrical assemblage. The building's form responds well in scale, proportion and symmetry to the adjacent Methodist Church, to which it has a strong association. Kawarra Chambers was commissioned by Walter Staff, who was heavily involved in the Methodist Church. The building provides evidence of Wollongong's evolution from a country town to a regional centre in the Interwar period. The Kawarra Chambers building is readily identifiable as part of the Interwar period historical building stock of the area and forms part of a group of significant historic buildings within the precinct which contribute to the local character in a positive manner. The building has some significant cracking through the window lintels, and has been altered below the awning (shopfronts) but retains an ability to demonstrate the historic and aesthetic values at a level which warrants conservation.
<b>Category:</b> Commercial/Office/Building		
<b>Owner:</b> Private – Corporate		
<b>Historic Themes:</b> <b>National</b> - Economy <b>State</b> - Commerce <b>Local</b> – Providing Retail Services		

**Photograph:**





*Item 9*

<b>Item Name:</b> Archaeological Site of Queens Hotel*		<b>SHI Number:</b> 5067553
<b>Location:</b> Part of 24 Crown Street		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Archaeological – Terrestrial	<b>Group:</b> Recreation and leisure	<b>Statement of Significance:</b> The archaeological site of the Queen's Hotel is of significance to Wollongong for historic, associative and scientific reasons. The Hotel is documented in early newspaper clippings as holding a central place in community life in Wollongong for a significant period of time. As evidenced by the substantial visible surface remains of the western stone wall of the hotel, exposed within a gravel parking area, and given the known historical development of the site as a major hotel, the site is considered highly likely to retain extensive intact archaeological evidence of the former Queen’s Hotel. The site is located at the core of the historic Township, adjacent to Market Square and may contain evidence of the earliest phases of Development in the Township. Any archaeological remains encountered by future excavations on the site have a high potential to provide information which can contributed to an understanding of the early development of Wollongong and to reveal artefacts that tell the story of life in the earliest phase of the settlement. The archaeological evidence may also reveal insights into the re-use of the Hotel as the “Queens Flats” following the closure of the Hotel.
<b>Category:</b> Recreation and leisure - other		
<b>Owner:</b> Religious Organisation		
<b>Historic Themes:</b> <b>National</b> - Economy <b>State</b> - Commerce <b>Local</b> – Supplying liquor and accommodation in hotels		








**Photograph:**







	<b>ITEM 61101</b>	<table border="1"> <tr> <td>Drawn By: J Lewis</td> <td rowspan="4">  </td> </tr> <tr> <td>Date: 16.07.20</td> </tr> <tr> <td>Date of Aerial Photography: 2018</td> </tr> <tr> <td>File ref: WCC_heritagelists_draft_000001.mxd</td> </tr> </table>	Drawn By: J Lewis		Date: 16.07.20	Date of Aerial Photography: 2018	File ref: WCC_heritagelists_draft_000001.mxd
	Drawn By: J Lewis						
	Date: 16.07.20						
	Date of Aerial Photography: 2018						
File ref: WCC_heritagelists_draft_000001.mxd							
QUEENS HOTEL ARCHAEOLOGICAL SITE							
LOT 5 DP 16847, 24 CROWN STREET, WOLLONGONG							
							

Item 10




<b>Item Name:</b> Former Berlei Building		<b>SHI Number:</b> 5063742
<b>Location:</b> 43 – 47 Denison Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Manufacturing and Processing	<b>Statement of Significance:</b> The former Berlei Building is a good representative example of the numerous clothing factories established in the post-World War II period in Wollongong. These factories were established as part of a government incentivised program to decentralise industry and provide employment opportunities for migrant women who had been drawn to Wollongong with their husbands who had taken up employment opportunities in the Steel works and coal mining industry. The Berlei Clothing Factory is significant for the role it played in providing employment for women, including migrant women in particular. The building has associations with Fred and Arthur Burley founders of Berlei Corset and Brassiere Manufacturers, and well known for community philanthropy. The building is a good example of the architectural style known as Functionalist; with Modernist references (Wollongong's Migration Heritage Places Study, 2007)
<b>Category:</b> Textile Mill		
<b>Owner:</b> Private - Corporate		
<b>Historic Themes:</b> <b>National</b> – Economy <b>State</b> – Industry <b>Local</b> – Working in Workshops, Mills or Factories <b>National</b> – Peopling <b>State</b> – Migration <b>Local</b> – Diversifying the Community		
<b>Photograph:</b>		
		





**Proposed Heritage Item**

- Heritage Item - General
- Archaeological Site
- Heritage Item - Landscape

	<b>ITEM 61095</b>	<table border="1" style="font-size: 8px;"> <tr><td>Drawn By: J. Lewis</td></tr> <tr><td>Date: 10.11.20</td></tr> <tr><td>Date of Aerial Photography: 2019</td></tr> <tr><td>File ref: WCC_HeritageStudyMapbook_2021</td></tr> </table>	Drawn By: J. Lewis	Date: 10.11.20	Date of Aerial Photography: 2019	File ref: WCC_HeritageStudyMapbook_2021
	Drawn By: J. Lewis					
Date: 10.11.20						
Date of Aerial Photography: 2019						
File ref: WCC_HeritageStudyMapbook_2021						
<p>FORMER BERLEI BUILDING 45-47 DENISON STREET, WOLLONGONG</p>	 					

*Item 11*

<b>Item Name:</b> Federation House		<b>SHI Number:</b> 5063293
<b>Location:</b> 3 Hercules Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Residential Buildings (Private)	<b>Statement of Significance:</b> The house at 3 Hercules Street is of significance to Wollongong for historic and aesthetic reasons and as a representative example of fine vernacular Federation period residential architecture in the area. The house is readily identifiable as part of the historic building stock and contributes to the streetscape as an important character element. Architecturally, it is a good example of a simple Federation period house set within a typical curtilage allotment. This house displays a high degree of integrity for this period of construction when viewed from the street.
<b>Category:</b> House		
<b>Owner:</b> Private – Individual		
<b>Historic Themes:</b> <b>National</b> - Settlement <b>State</b> - Towns, Villages and Suburbs <b>Local</b> – Housing in villages and suburbs		
<b>Photograph:</b>		
		



Item 12

<b>Item Name:</b> Interwar House		<b>SHI Number:</b> 5062931
<b>Location:</b> 11 Hercules Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Residential Buildings (House)	<b>Statement of Significance:</b> The house at 11 Hercules Street is of significance to the local area for its historic value, aesthetic qualities, and as a good representative example of Interwar cottages in the local area. The house, constructed in 1939 just prior to World War II, is built of cream brick with red brick features, and includes a unique chimney design, curved brick features and variegated roof tiles and is a good and locally representative and increasingly rare example of the Interwar Old English style of architecture in Wollongong. The house is an aesthetically pleasant and important element in the streetscape, particularly given its integrated gardens and retaining walls. The integrity of the fabric presents as high when viewed externally.
<b>Category:</b> House		
<b>Owner:</b> Private – Individual		
<b>Historic Themes:</b> <b>National</b> - Settlement <b>State</b> - Towns, Villages and Suburbs <b>Local</b> – Housing in villages and subjects		

**Photograph:**







*Item 13*






<b>Item Name:</b> Group of Commercial Buildings on Keira Street		<b>SHI Number:</b> 5067199
<b>Location:</b> 100-120 Keira Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Commercial	<b>Statement of Significance:</b>  The Group of Commercial Buildings at 100-120 Keira Street, are significant to the history of the Wollongong area as they represent a fine example of a group of shop, many with residences above, dating from the early 1900's. The shops have been well retored and provide a rare and unique example of a historic row of shops in the City.  Each shop also has its own, individual aesthetic value, enhanced by their collective presentation.
<b>Category:</b> Commercial Office/Building		
<b>Owner:</b> Multiple Owners		
<b>Historic Themes:</b> <b>National</b> - Economy <b>State</b> - Commerce <b>Local</b> - Supplying Retail and Liquor Services		

**Photograph:**







	<b>ITEM 61096</b>	<table border="1"> <tr> <td>Drawn By: J. Lewis</td> <td rowspan="4"></td> </tr> <tr> <td>Date: 16.11.20</td> </tr> <tr> <td>Date of Aerial Photography: 2019</td> </tr> <tr> <td>File ref: WCC_MeetingAttachment_1mapbook.mxd</td> </tr> </table>	Drawn By: J. Lewis		Date: 16.11.20	Date of Aerial Photography: 2019	File ref: WCC_MeetingAttachment_1mapbook.mxd
	Drawn By: J. Lewis						
	Date: 16.11.20						
	Date of Aerial Photography: 2019						
File ref: WCC_MeetingAttachment_1mapbook.mxd							
<b>GROUP OF COMMERCIAL BUILDINGS ON KEIRA STREET</b>							
<b>100-118 KEIRA STREET, WOLLONGONG</b>							
							

Item 14


<b>Item Name:</b> Gloucester House		<b>SHI Number:</b> 5067212
<b>Location:</b> 82-84 Kembla Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Commercial	<b>Statement of Significance:</b> "Gloucester House" is of significance for the local area of Wollongong for historic and aesthetic reasons, and as a representative example of a retail commercial building with residential flats upstairs. Gloucester House has been in use as commercial premises for over 80 years. The building has locally rare design features including a setback to the first floor residential apartments with incorporated parapeted balcony above the shopfronts. The building is a simple, yet pleasant and well harmonised form which contributes to the surrounding area as a different and rare design approach to 'shop top' architecture. The building demonstrates typical design, aesthetics, and tastes in the "stripped classical" architectural style applied on a small commercial building of the interwar period.
<b>Category:</b> Commercial/Office Building		
<b>Owner:</b> Private - Individual		
<b>Historic Themes:</b> <b>National</b> - Settlement <b>State</b> – Town, suburbs and villages <b>Local</b> - Urban Development		

Photograph:









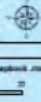
	<b>ITEM 61099</b>	<table border="1" style="font-size: 8px;"> <tr><td>Drawn By: J. Lewis</td></tr> <tr><td>Date: 16/11/20</td></tr> <tr><td>Date of Aerial Photography: 2018</td></tr> <tr><td>File ref: WDC_NewsletterGallery_mapback.indd</td></tr> </table>	Drawn By: J. Lewis	Date: 16/11/20	Date of Aerial Photography: 2018	File ref: WDC_NewsletterGallery_mapback.indd
	Drawn By: J. Lewis					
Date: 16/11/20						
Date of Aerial Photography: 2018						
File ref: WDC_NewsletterGallery_mapback.indd						
<p><b>GLOUCESTER HOUSE</b> <b>82-84 KEMBLA STREET, WOLLONGONG</b></p>	<table border="1" style="font-size: 8px;"> <tr><td style="text-align: center;">N</td></tr> <tr><td style="text-align: center;">0 10 20 meters</td></tr> </table>	N	0 10 20 meters			
N						
0 10 20 meters						

Item 15


<b>Item Name:</b> "Marlborough" Court		<b>SHI Number:</b> 5063290
<b>Location:</b> 4 Market Place, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Residential Buildings (Private)	<b>Statement of Significance:</b> The residential flat building at 4 Market Place is of significance for Wollongong for its historic and aesthetic values and as a locally representative example of an Inter-war residential flat building with influences of Mediterranean architecture. The building is readily identifiable as part of the historic building stock in the area and is an important element in the streetscape. Its fabric demonstrates development from a period of rapid economic growth in Wollongong gained due to prosperous expansion of local industry, and provides evidence of the emergence of medium-density housing in the period after WWI. The Flats at 4 Market Place provide evidence of the Interwar Period tastes and styles in architecture of collective residences and of the shift towards residential flats during the period as Wollongong's population expanded and a housing shortage began. The aesthetic qualities of this building demonstrate aspirations of the lower middle class and professionals in the first half of the 20th Century. The surviving fabric retains ability to interpret historical themes and the integrity presents as high when viewed from publicly accessible areas.
<b>Category:</b> Block of Flats		
<b>Owner:</b> Private Individual		
<b>Historic Themes:</b> <b>National</b> - Settlement <b>State</b> - Towns, Villages and Suburbs <b>Local</b> – Urban Development		
<b>Photograph:</b>		
		



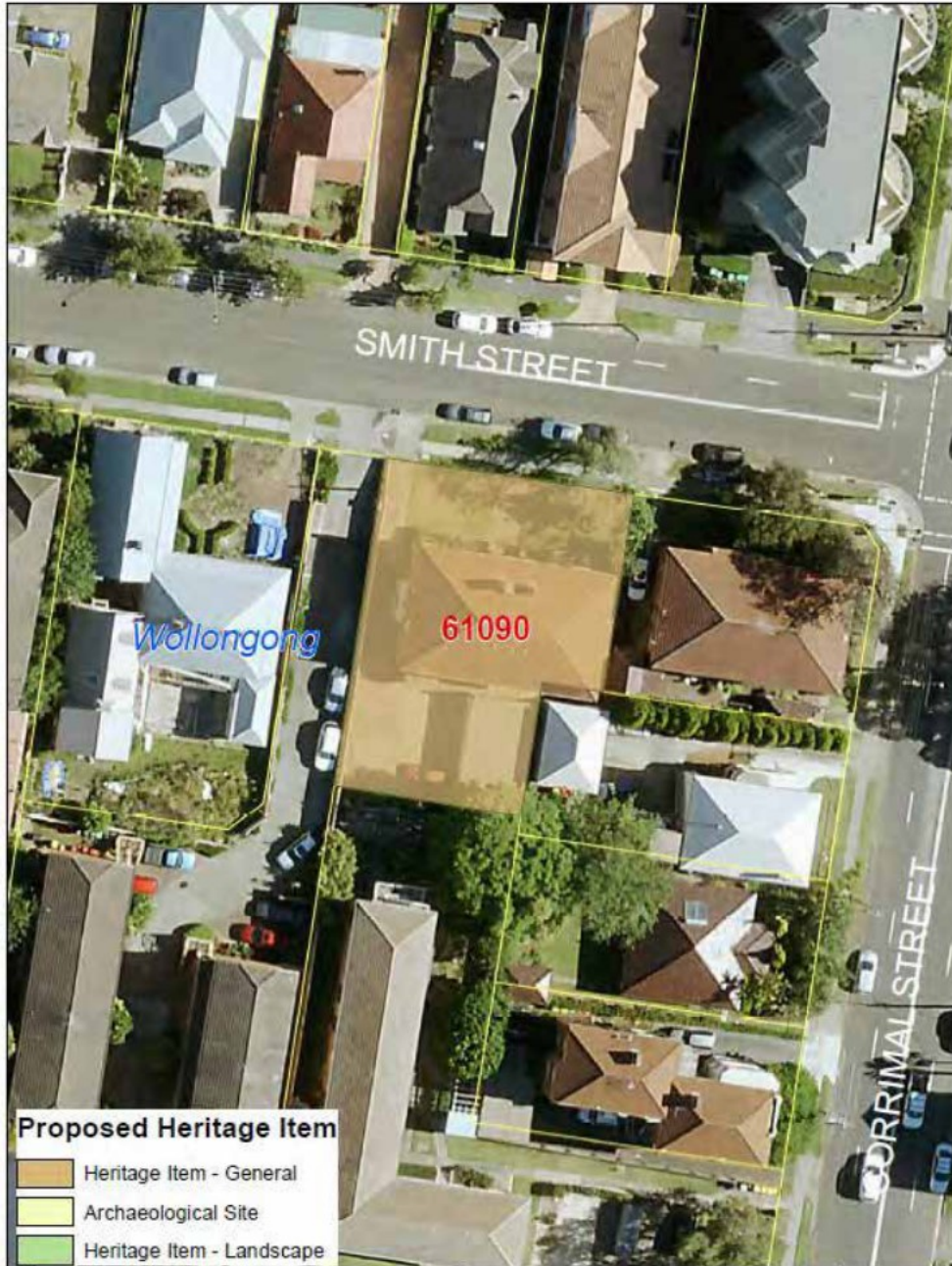









	<b>ITEM 61088</b> <b>"MARLBOROUGH COURT"</b> <b>4 MARKET PLACE, WOLLONGONG</b>	Drawn By: J Lewis Date: 10/11/20	
		Date of Aerial Photography: 2019 File ref: WCC_HealthReg affairs_mapbook_2021 0 10 20 Metres	

Item 16

<b>Item Name:</b> "Braemar" Flats		<b>SHI Number:</b> 5062997
<b>Location:</b> 29 Smith Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Residential Buildings (Private)	<b>Statement of Significance:</b> The block of flats at 29 Smith Street known as "Braemar" are of significance for the local area for historical, aesthetic and reasons of representativeness. These flats provide evidence of the Interwar Period tastes and styles in architecture and of the movement towards residential flats in response to increasing population in the area and a shortage of available housing. The building's polychromatic brickwork, and subtle art deco detailing, particularly in the stepped brickwork and vertically emphasised window and door features at the entry vestibule, and matching double chimney stacks provide a simple yet striking assembly. The building is a fine and increasingly rare example of a well executed residential flat building in the City Centre. The integrity of fabric presents as high when viewed from publicly accessible areas. This building and its immediate neighbour (No. 27A), provide a pair of interwar residential flats in related but differing architectural styles.
<b>Category:</b> Block of Flats		
<b>Owner:</b> Multiple Owners		
<b>Historic Themes:</b> <b>National</b> - Settlement <b>State</b> - Towns, Suburbs and Villages <b>Local</b> – Urban Development		
<b>Photograph:</b>		
		





	<p><b>ITEM 61090</b>  <b>"BRAEMAR" FLATS</b>                  29 SMITH STREET, WOLLONGONG</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Drawn By: J. Lamb</td> <td rowspan="2" style="text-align: center;">  </td> </tr> <tr> <td style="font-size: 8px;">Date: 10.11.20</td> </tr> <tr> <td colspan="2" style="font-size: 8px;">Date of Aerial Photography: 2015</td> </tr> <tr> <td colspan="2" style="font-size: 8px;">File ref: WCC_HeritageStudy_Bookbook.indd</td> </tr> <tr> <td colspan="2" style="text-align: center;">  </td> </tr> </table>	Drawn By: J. Lamb		Date: 10.11.20	Date of Aerial Photography: 2015		File ref: WCC_HeritageStudy_Bookbook.indd			
Drawn By: J. Lamb											
Date: 10.11.20											
Date of Aerial Photography: 2015											
File ref: WCC_HeritageStudy_Bookbook.indd											
											

Item 17

<b>Item Name:</b> "Kingston" House		<b>SHI Number:</b> 5062996
<b>Location:</b> 27A Smith Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Residential Building (Private)	<b>Statement of Significance:</b> The Kingston House block of flats at 27A Smith Street is of significance in the local area for historic and aesthetic reasons, as a good representative example of an inter-war residential flats building. This building and its immediate neighbour (No. 27), provide a pair of interwar residential flats in related but differing architectural styles. The polychromatic brickwork and pronounced entry vestibule, along with the scale, setback and proportions of the building relate well with the adjacent "Braemar" building. The surviving fabric retains the ability to interpret historical themes and the integrity of the building fabric presents as high when viewed from publicly accessible areas.
<b>Category:</b> Block of Flats		
<b>Owner:</b> Multiple Owners		
<b>Historic Themes:</b> <b>National</b> - Settlement <b>State</b> - Towns, Villages and Suburbs <b>Local</b> - Urban Development		

Photograph:







**Proposed Heritage Item**


- Heritage Item - General
- Archaeological Site
- Heritage Item - Landscape



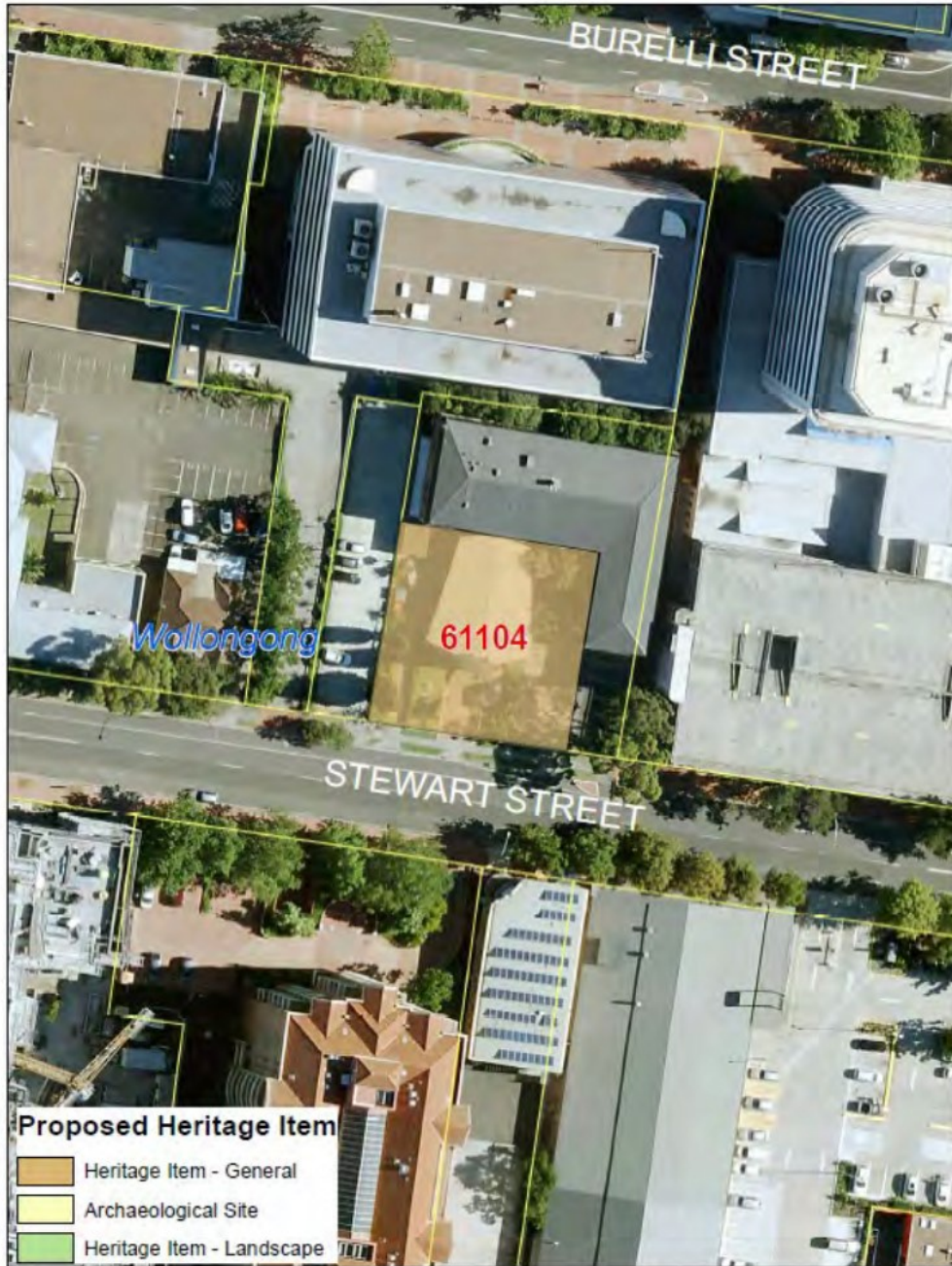
**ITEM 61091**  
**"KINGSTON" HOUSE**  
 27A SMITH STREET, WOLLONGONG

Drawn By: J. Lewis	
Date: 10.11.20	
Date of Aerial Photography: 2019	
File ref: WCC_HeritageStudy_LayoutBook.indd	

Item 18

<b>Item Name:</b> Sacred Heart Church, Pious Society of St Charles		<b>SHI Number:</b> 5063019
<b>Location:</b> 28 Stewart Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Religion	<b>Statement of Significance:</b>  The Sacred Heart Church, also known as the "Pious Society of St Charles Church", is of significance to the local area for historic, aesthetic and social reasons and for its associations with the local Italian Community. The building is a relatively rare example of Roman Catholic church in the Illawarra built in the 1960s Modernist style of architecture and is representative of churches of that style and date. This church, founded by the Scalabrini Fathers as a war memorial to Italian servicemen and women who lost their lives in the great wars, has great significance to many local Italian migrant families. The building, located in the densely developed urban setting, is a local landmark and demonstrates the influence of migrant communities in the diversification of religious ceremonies and faith in the City. The church is an associated place, in heritage terms, with the Church of the Immaculate Conception in Unanderra which was also founded by the Scalabrini Fathers.
<b>Category:</b> Church		
<b>Owner:</b> Religious Organisation		
<b>Historic Themes:</b> <b>National</b> - Culture <b>State</b> – Religion <b>Local</b> - Observing Religious Practices <b>National</b> – Peopling <b>State</b> – Migration <b>Local</b> – Diversifying the Community		
<b>Photograph:</b>		
		





**Proposed Heritage Item**


- Heritage Item - General
- Archaeological Site
- Heritage Item - Landscape



**ITEM 61104**  
**PIOUS SOCIETY OF ST CHARLES**  
**28 STEWART STREET, WOLLONGONG**

Drawn By: J. Lewis	
Date: 16.11.20	
Date of Aerial Photography: 2018	
File ref: WCC_Neuter/sgalwin_mapbook.mxd	

Item 19



<b>Item Name:</b> Seventh Day Adventist Church		<b>SHI Number:</b> 5062924
<b>Location:</b> 30 Victoria Street, Wollongong		<b>Assessed Significance:</b> Local
<b>Item Type:</b> Built	<b>Group:</b> Religion	<b>Statement of Significance:</b> The Seventh Day Adventist Church is of significance for the local area for historical, aesthetic, social and reasons of rarity and representativeness. The church building is a relatively rare example of a face-brick church built during the Second World War, and representative of the churches of that period. The church, designed by Pastor Royal Brandstater, is a fine example of the application of Art Deco styling to a church building, and with some significant variations from the main stream of design in that style. The site is important for the local community that have congregated in the building since 1941 and the building is a local landmark.
<b>Category:</b> Church		
<b>Owner:</b> Religious Organisation		
<b>Historic Themes:</b> <b>National</b> - Culture <b>State</b> - Religion <b>Local</b> – Observing Religious Practices		
<b>Photograph:</b>		
		





**Proposed Heritage Item**

- Heritage Item - General
- Archaeological Site
- Heritage Item - Landscape

	<b>ITEM 61092</b>	
	SEVENTH DAY ADVENTIST CHURCH 30 VICTORIA STREET, WOLLONGONG	Drawn By: J Lewis Date: 10.11.20 Date of Aerial Photography: 2019 File ref: WCC_HeritageStudy_Keyboard.indd

**ADVICE**

**WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)**

<b>DATE OF MEETING</b>	19/3/21
<b>PANEL MEMBERS</b>	Sue Francis, Alison McCabe, Scott Lee

Meeting held on-line hosted by Wollongong City Council, 41 Burelli Street, Wollongong on 19/3/21 opened at 1:30pm and closed at 5:00pm.

**MATTER**

Item 4 - Planning Proposal PP-2020/8 - Wollongong City Centre Heritage Review

**PUBLIC SUBMISSIONS**

The Panel heard from Council officers.

**PANEL CONSIDERATION**




The Panel considered the Council officer’s report, draft Planning Proposal request and supporting documents, and the material presented at the meeting.

**PANEL DECISION**

The Panel determined to advice Council that the draft Planning Proposal PP-2020/8 for the Wollongong City Centre Heritage Review has strategic merit and should be progressed.

The Panel gives dues consideration to the Wollongong City Centre Heritage Study, and is generally supportive of the recommendations. However the Panel suggests that the proposed listing of the dwelling houses at 3 and 11 Hercules Street should be revisited given the current controls (zoning, height and FSR) of the area. The Panel is also of the view that the heritage listings should ideally be considered concurrently with draft Wollongong City Centre Planning Proposal, so that the heritage items are consider in the context of the urban framework. In the alternate, the draft Wollongong City Centre Planning Proposal should be revisited to have regard to this Planning Proposal.

The decision was unanimous.

PANEL MEMBERS	
 Sue Francis (Chair)	 Alison McCabe
 Scott Lee	