

ITEM 4

POST EXHIBITION - WOLLONGONG CITY CENTRE HERITAGE STUDY AND PLANNING PROPOSAL

As part of the review of planning controls for the Wollongong City Centre a review of the heritage significance of buildings has occurred.

On 31 May 2021, Council resolved to exhibit the draft Wollongong City Centre Heritage Study and a draft Planning Proposal to amend Schedule 5 of the Wollongong Local Environment Plan 2009, to add 19 additional local heritage items within the Wollongong City Centre Study Area. In July 2021, the draft Planning Proposal was submitted to the NSW Department of Planning, Industry and Environment for Gateway determination. The City Centre Heritage Study and draft Planning Proposal were exhibited from 9 August to 24 September 2021 and a total of 28 submissions were received.

This report details the outcomes of the public exhibition process. The report recommends a range of changes to the exhibited draft Heritage Study and draft Planning Proposal in response to submissions received. Three of the proposed heritage items are not proposed to be progressed as part of the updated Planning Proposal. Changes are also proposed to the Heritage Maps for an additional four items. This report provides a summary of the submissions received and recommends that Council resolves to finalise the City Centre Heritage Planning Proposal to add an additional 16 local heritage items to Schedule 5 of the Wollongong LEP 2009 and to the associated LEP Heritage maps.

RECOMMENDATION

- 1 In response to submissions received as part of the public exhibition, the exhibited draft Planning Proposal be amended to remove the following three items which will no longer be progressed as local heritage items on Schedule 5 of the Wollongong LEP 2009.
 - a Seventh Day Adventist Church, 30 Victoria Street, Wollongong,
 - b Gloucester House, 82-84 Kembla Street Wollongong, and
 - c Federation House, 3 Hercules Street, Wollongong.
- 2 The draft Planning Proposal Heritage Maps be updated to reflect the proposed reduced heritage curtilage, in response to the outcomes of the exhibition for the following items:
 - a Caldwell's Building, 280-282 Crown Street, Wollongong,
 - b Group of Shops on Keira Street, 100-120 Keira Street, Wollongong,
 - c Kawarra Chambers, 118-124 Crown Street, Wollongong, and
 - d Former Berlei Building, 43-47 Denison Street, Wollongong.
- 3 The draft Planning Proposal progress the heritage listing of the following properties, as exhibited:
 - 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 Commercial Buildings (Front of building to 6m), 135, 137-139 Crown Street, Wollongong.
 - e Group of Commercial Buildings including the "Taylor Building" (Front of building to 6m), 98-102 Crown Street, Wollongong.
 - f Group of Commercial Buildings on Crown Street (Front of building to 6m), 98-102 Crown Street, Wollongong.
 - g Queens Hotel Archaeological Site*, 24 Crown Street, Wollongong.
 - h Interwar House, 11 Hercules Street, Wollongong.
 - i "Marlborough Court", 4 Market Place, Wollongong.
 - j "Braemar Flats", 29 Smith Street, Wollongong.
 - k "Kingston House", 27A Smith Street, Wollongong.
 - l "Pious Society of St Charles Sacred Heart Church", 28 Stewart Street, Wollongong.
- 4 The updated draft Planning Proposal to amend Schedule 5 of the Wollongong Local Environmental Plan 2009, and the proposed Heritage Maps (Attachment 4), including the addition of 16 new heritage items, be submitted to the NSW Department of Planning and Environment for review and finalisation through the preparation of an amended Local Environment Plan.
- 5 The General Manager will thereafter proceed to exercise delegation as issued by the NSW Department of Planning and Environment under Section 3.36 of the Environmental Planning & Assessment Act 1979 (NSW), in relation to the final proposal.
- 6 The Wollongong City Centre Heritage Study dated March 2022, as amended in response to the public exhibition (Attachment 3) be endorsed.
- 7 Council note the suggested addition of heritage actions to the Exempt and Complying Development clauses of the Wollongong LEP 2009 to allow flexibility in the re-use and fit out of existing commercial tenancies within the City Centre for further investigation.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy
 Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Summary of Submissions
- 2 Public Exhibition Engagement Report
- 3 City Centre Heritage Study - May 2022
- 4 Planning Proposal Maps

BACKGROUND

The Wollongong Local Environmental Plan 2009 (LEP) currently identifies 42 heritage items and two Heritage Conservation Areas within the Wollongong City Centre Study Area boundary. The location of these listed sites is shown on the Heritage Map below.

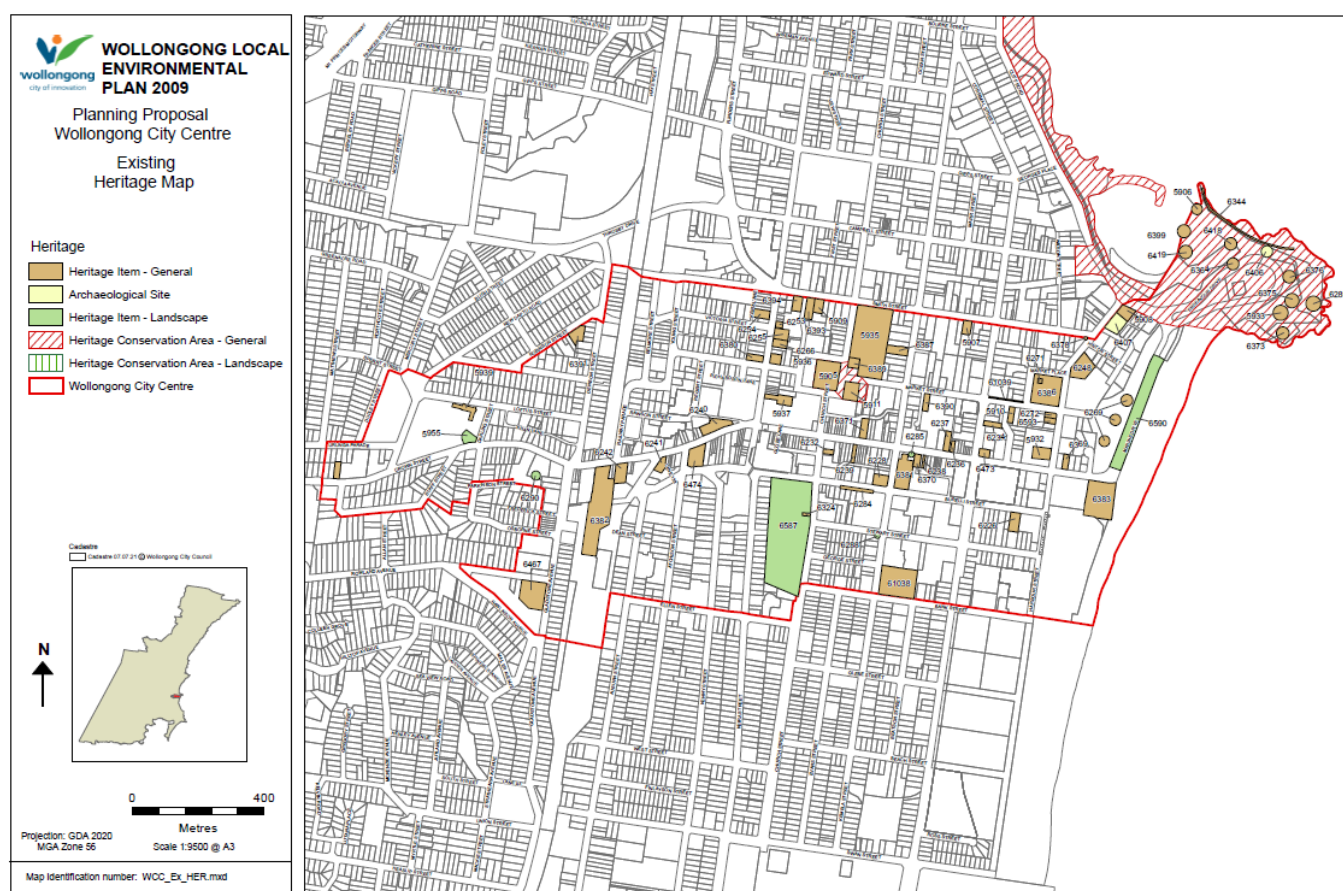


Figure 1: Existing Heritage Items and Heritage Conservations areas

A review of heritage items in the City Centre has been recommended within two previous 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

Concurrent with 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 formed Stage 1 of the Heritage Schedule Review Project and has 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. The associated LEP Amendment was finalised on 23 April 2021.
- 2 Assessment and consideration of potential new Heritage Items forms Stage 2 of the Heritage Schedule Review and is currently being finalised for reporting and consultation. 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 forms part of Stage 2 and was progressed ahead of the broader Stage 2 project to support the ongoing planning for the City Centre. 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 draft 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 an additional 19 listings. These were progress to public exhibition and consultation with the affected owners. It is noted that the 19 items identified in the Study are currently listed as Draft Heritage Items and are protected from demolition under the Exempt and Complying Development SEPP until finalisation of this Report and progression of any updated draft Planning Proposal.

On 31 May 2021, Council considered a Report on the draft City Centre Heritage Study and Planning Proposal and resolved that –

1. *The draft Wollongong City Centre Heritage Study be endorsed for exhibition.*
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.*

On 27 July 2021, the NSW Department of Planning, Industry and Environment issued a Gateway determination to enable the commencement of the exhibition. The draft Planning Proposal was exhibited from 9 August to 24 September 2021 to progress 19 potential heritage items for listing within the City Centre. Late submissions were received up until April 2022.

As a result of the exhibition 28 submissions were received. 13 submissions were from affected property owners, 10 of which objected to the planning proposal and three owners were in support. The majority of other submissions received were from community members in support of the listing of various sites across the City Centre. A full summary of submission is included as Attachment 1 to this report and responses to the submissions are discussed further below.

PROPOSAL

In response to submissions received as part of the public exhibition a range of changes are proposed to be made to the draft Planning Proposal and draft City Centre Heritage Study. The purpose of this report is to progress an amended draft Planning Proposal to the Department of Planning and Environment (DPE) for finalisation. The revised proposal involves proposed amendments to Schedule 5 of the Wollongong LEP 2009 and the associated Heritage Maps to list 16 new local heritage items within the City Centre.

As an outcome of the exhibition process three potential heritage items proposed for listing under the exhibited draft Planning Proposal are considered inappropriate for inclusion on Schedule 5 and have been removed from the draft Planning Proposal. These changes are detailed in the table below.

Table 1: Items proposed to be removed from the exhibited draft Planning Proposal

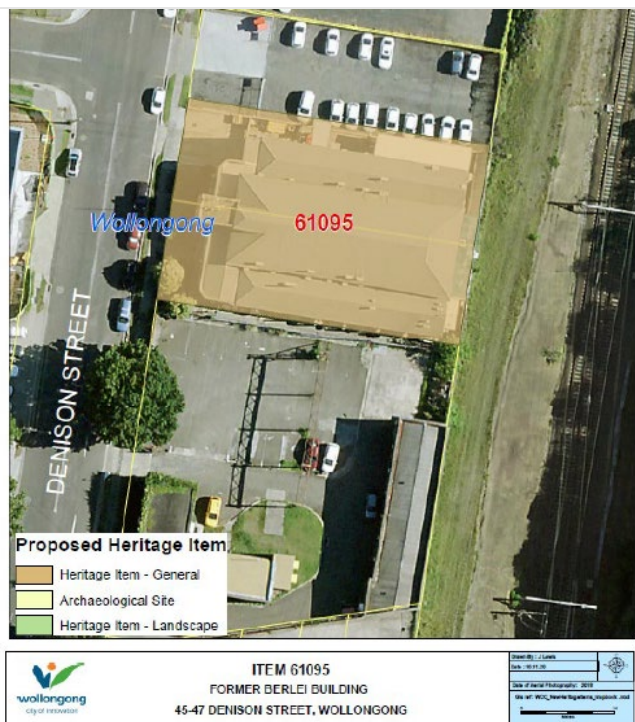
	Item	Address	Reason for removal from draft Planning Proposal
1	The Seventh Day Adventist Church	50 Victoria Street	The extent of the 1991 modifications were not well addressed in the draft Heritage Significance Assessment undertaken for the property. New information provided by the property owner has informed a review of the Assessment of significance and the property is no longer considered to meet the threshold for local heritage significance due to the extent of the modifications.
2	Gloucester House	82-84 Kembla Street	The extent of the 1960's modifications were not well addressed in the draft Heritage Significance Assessment undertaken for the property. The site was identified as a significant commercial element in Kembla Street, however the property owner's submission has clarified that the ground floor commercial tenancies were not original and were subsequently added to the building.
3	Federation House	3 Hercules Street	The conclusions and recommendations of the Corona Projects Heritage Significance Assessment (provided by the property owner in a submission) have been considered by Council's Heritage staff along with the comments of the Wollongong Local Planning Panel regarding this site. It is recommended that the site is not progressed as a local heritage item.

In addition to these changes, four mapping amendments to the exhibited draft Wollongong LEP heritage maps are proposed in response to submissions received. In all cases the amendments involve a reduction in the proposed area mapped as affected by the heritage listing, to capture only significant elements of each building or only the built form on a site. These items are intended to be progressed as local heritage items on Schedule 5 of the Wollongong LEP, with a reduced curtilage to what was proposed in the exhibited draft Planning Proposal.

The amended curtilages are intended to make it clear that there are potential development opportunities to the rear of each of the sites. This can be considered through a development application process that addresses potential heritage impacts. As noted within the draft City Centre Heritage Study, the intent of the proposed new City Centre listings is not to sterilise sites from future development, but rather to conserve significant built form that contributes to the streetscape and character of the City Centre.

The following mapping amendments are proposed and are illustrated in the maps provided -

1. *Former Berlei Building, 43-45 Denison Street* - Curtilage reduction proposed to capture the more intact brick frontage elements of building, as these elements capture much of the significance of the site and its contribution to the streetscape.
2. *Kawarra Chambers, 118-124 Crown Street* – Minor adjustment to mapping to remove a small rear amenities block from the proposed curtilage.
3. *Group of Shops on Keira Street, 100-120 Keira Street* – Reduce proposed curtilage to cover built form only so as to clarify the extent of significance on the site.
4. *Caldwell's Building, 280-282 Crown Street* – Reduce proposed curtilage to front six (6) metre listing only in response to concerns relating to the condition and structural integrity of the building.



Item 1: Former Berlei Building, 43-47 Denison Street proposed and updated curtilage to cover significant front elements of building



Item 2: Group of Commercial Buildings on Keira Street, 100-120 Keira Street, curtilage reduced to cover built form only



Item 3: Kawarra Chambers, 118-124 Crown Street, curtilage reduced to remove 1960s rear toilet block



Item 4: Caldwell's Building, 280-282 Crown Street, curtilage reduced facade listign only front 6m

If endorsed by Council, the draft Planning will be progressed to the DPE for finalisation with the revised list of 16 proposed additional items to be included on Schedule 5 of the Wollongong Local Environmental Plan 2009 as detailed within the updated planning proposal included as Attachment 4 to this report.

The draft Wollongong City Centre Heritage Study, prepared by Council's Heritage Staff and endorsed by Council for exhibition in May 2021 has been amended to reflect the feedback provided through the exhibition and to support and inform the proposed changes to the draft Planning Proposal detailed within this report. This will ensure the final report provides an accurate record of the outcomes of the exhibition process and reflects the recommendations of this report. It is a recommendation of this report that the Wollongong City Centre Heritage Study 2022, as amended, is adopted by Council.

CONSULTATION AND COMMUNICATION

The draft Planning Proposal and City Centre Heritage Study was formally exhibited from 9 August to 24 September 2021. The exhibition was advertised in the Wollongong Advertiser in August and via Council's social media channels and all affected property owners were notified of the exhibition.

Key stakeholders were also invited to comment on the draft Planning Proposal. These stakeholders included Heritage NSW, the Illawarra Shoalhaven Branch of the National Trust of Australia (NSW), the Illawarra Historical Society and the Illawarra Local Aboriginal Land Council. A National Trust representative spoke in support of the draft Planning Proposal at the May Council meeting and also provided a written submission in support of the draft Planning Proposal.

On 19 August 2021, Council staff advised the Wollongong Heritage Reference Group of the progression of the draft proposal. The membership carried over their previous resolution of support for the Draft Planning Proposal and for the listing of the 19 additional heritage items on Schedule 5 of the Wollongong LEP 2009. The Wollongong Heritage Reference Group is yet to be re-formed following the recent Local Government Elections and the proposed amendments detailed within this report have not been reported to the Reference Group.

During the exhibition period, the Have your say page was viewed 353 times, 169 people downloaded documents that formed part of the exhibition and 11 surveys were completed. 28 submissions in total were received.

The Engagement and Communications Summary Report is provided as Attachment 2 to this Report.

The following comments were received from State Government Agencies and Groups.

Table 2: comments received from State Agencies and Groups

Organisation	Submission	Comment
Transport NSW	Support of the proposed listing of Group of Commercial Building on Keira Street, 100-120 Keira Street, and Site of Archaeological remains of the Cricketer's Arms Hotel*, Corrimal Street Road Reserve. Transport NSW has acquired parcels included in the proposed Keira Street curtilage (Part of Lot 2 Sec B DP 9874) for road widening. Submission stated there are no current plans to construct the widening.	The road widening affection has been noted and considered as part of the draft Planning Proposal. Council notes that any future repairs or improvements to the buildings affected by the Road Widening must be undertaken in accordance with Section 26 of the NSW Roads Act (1993). <i>No additional actions recommended.</i>
Heritage NSW	Provided support for the draft planning proposal.	Support noted. <i>No additional actions recommended.</i>

Organisation	Submission	Comment
Illawarra Historical Society	<p>Provided support for the draft Planning Proposal and identified required updates to the City Centre Heritage Study.</p> <p>The submission also notes that Lot 5 DP 16847 identified within the curtilage of the Queen's Hotel Archaeological Site* has archaeological potential related to the former post office site.</p>	<p>Support noted. City Centre Heritage Study has been updated with the comments provided.</p> <p>The State Heritage Inventory Form has been updated to note the history of the former Post Office and its association with the site.</p> <p><i>No additional actions recommended.</i></p>
Illawarra Shoalhaven Branch of National Trust	<p>Submission provides support for the recommendations of the City Centre Heritage Study and draft Planning Proposal.</p> <p>The National Trust also note that supporting an Aboriginal led Cultural Heritage Study is in line with Trust policies on social significance and should be progressed.</p> <p>The National Trust also support the progression of Stage 2 of the Heritage Schedule Review and consideration of sites across the LGA.</p>	<p>The support for the recommendations of the City Centre Heritage Study and particularly the preparation of an Aboriginal led Cultural Heritage Study is noted.</p> <p>It is noted that Stage 2 of the Heritage Schedule Review is being progressed in early 2022.</p> <p><i>No additional actions recommended.</i></p>
Illawarra Migration Heritage Project	<p>Support for listing of Berlei Building at 43-45 Denison Street Wollongong as site identified in the 2005 Wollongong Heritage Migration Study</p>	<p>Support noted.</p> <p><i>No additional actions recommended.</i></p>

Affected Owner Consultation

Each owner affected by a proposed heritage listing was notified by letter providing details of the public exhibition and were invited to comment or provide an online submission in relation to the proposed listing of their property on the heritage schedule. Owners had previously been advised of the initial report being considered at the 31 May 2021 Council meeting and were also provided with an opportunity to speak at the public access forum. One property owner spoke in support of listing "Braemar Flats" at 29 Smith Street, Wollongong at the meeting on the 31 May 2021.

13 submissions were received from affected property owners, 10 of these submissions objected to the Planning Proposal and three owners were in support.

Property owners who made a submission regarding the proposed listing of their site were provided with an opportunity to meet with Council's Heritage staff. Due to the Covid-19 NSW Health Restrictions, a number of online meetings were held with property owners to discuss the identified significance of their site and the potential implications of the listing for their properties. Additional site visits were undertaken in 2022. Table 3 below provides a summary of all meetings held with affected owners.

Table 3: Meetings Held with Property Owners

Item	Property	Owner	Date	Format
Queens Hotel Archaeological Site*	36 Harbour Street	Catholic Diocese	6 September 2021	Online
Seventh Day Adventist Church	30 Victoria Street	Seventh Day Adventist Church	10 August 2021	Site Visit
Commercial Frontage	98-100 Crown Street	Portobello Property Ptd Ltd	21 September 2021	Online

Group of Commercial Buildings on Keira Street	100-120 Keira Street Wollongong	Dion Investments Pty Ltd	17 November 2021 & 17 March 2022	Online
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Item	Property	Owner	Date	Format
Former Berlei Building	43-47 Denison Street	Joioni Pty Ltd	22 October 2022	Site Visit
Caldwell's Building	280-282 Crown Street	Vujic (various)	8 February 2022	Site Visit
Bank Chambers	127-131 Crown Street	Piruse Super Pty Ltd	27 October 2021	Site Visit

All affected owners were sent an update via letter following the close of the exhibition period on the 25 November 2021, detailing the next steps for progression of the draft Planning Proposal.

The key issues raised in the submissions are detailed and addressed in the attached 'Summary of Submissions' document provided as Attachment 1 to this report. Each submitter will be notified with a formal response to their submission following the progression of this report. The main objections raised by affected owners are summarised as follows -

- The potential impact on the ability to redevelop the site and additional costs of preparing heritage documentation to support a development application;
- The potential impact on approval processes for changes to commercial tenancies, as the use of the State Environmental Planning Policy (SEPP) Exempt and Complying Development is no longer applicable to a heritage item;
- That the property had been significantly modified and did not meet heritage listing criteria;
- The current condition of the building and costs of ongoing maintenance and upkeep of an older asset.

These are genuine concerns raised by the affected property owners and the updates to the Planning Proposal have been made to attempt to respond to and resolve some of these issues. As an outcome of the exhibition process and the submission received. Three (3) proposed heritage items identified within the draft City Centre Heritage Study have been removed from the draft planning proposal.

Four (4) additional changes have been made to the draft heritage maps to reduce the proposed curtilage of draft heritage items. Additionally, the draft Wollongong City Centre Heritage Study has been amended to reflect the outcomes of the exhibition and changes to the historic information provided within the State Heritage Inventory Forms for some of the draft items have been made. This is to reflect additional and corrected information provided by owners and others within their submissions.

In addition to the above, consultation with the property owner and Transport NSW in relation to the proposed listing of the "Group of Commercial Buildings on Keira Street" has highlighted some errors within the cadastral system and require further clarification and guidance from Transport NSW. Council is currently awaiting further advice. The errors relate to discrepancies relating to the status of property titles connected to a proposed road widening and associated ownership details. It has become apparent that no affected properties have been acquired by Transport for NSW for road widening and this requires correction. Following receipt of this further clarification and amended mapping, additional LEP changes may be required to correct the zoning, land acquisition map, FSR and Height Maps to align with the corrected data. These matters will be progressed as part of the City Centre Planning review when it is progressed. Further information relating to this matter is detailed in the Summary of Submissions document in Attachment 1.

There are four outstanding objections from owners, where Council Staff are not recommending any proposed changes to the listing or the proposed draft LEP maps for these sites. These objections and responses are detailed in Table 4 below. The nature of the City Centre sites means that a heritage listing may have implications for redevelopment. However, the City Centre Heritage Study recommends innovative mechanisms such as “Façade or Character Listings”, which capture the front six (6) metres of significant façades only, so as to ensure that the development potential of these key City Centre sites can be balanced with the retention and integration of significant character elements of the City. This responds to key recommendations of the City Centre Urban Design Framework.

Table 4: Objections from owners with no changes proposed to draft Planning Proposal

Item	Address	Objection	Comment
Bank Chambers (Façade only listing)	127-131 Crown Street	<p>The owner’s concerns relate to the negative impact that the proposed listing will have on the viability of the site’s potential to be redeveloped.</p> <p>Further concerns related to both practical and cost implications of making the proposed heritage listed parts of the building compliant with current ongoing standards and statutory requirements including the Building Code of Australia (BCA), Accessibility and the possible presence of hazardous materials.</p> <p>During the site visit the viability of tenancing the shopfronts was also raised by the owner and it is noted the ground floor commercial element is currently unoccupied.</p>	<p>The building is identified as a Character Listing and the front 6m of the building is proposed to be listed. This type of listing has intentionally been applied to key City Centre sites where redevelopment on the site is generally supported, along with the retention and integration of significant historic character elements.</p> <p>Although there may be cost implications of a heritage listing in terms of retaining the façade and documentation to support a Development Application, the redevelopment of the site is not expected to be significantly restricted by the listing due to the relationship of the 6m listing with the current LEP and DCP controls relating to FSR and street wall height.</p> <p>The ability of Lower Crown to retain commercial and retail tenants is a complex issue related to the social and economic context of the City Centre. The broader City Centre Planning Framework and UDF considers these issues and recommends character buildings are retained to ensure the uniqueness of Wollongong is retained and celebrated.</p>

Item	Address	Objection	Comment
Queens Hotel Archaeological Site*	36 Harbour Street	Lot 5 DP16847 be removed from the proposed curtilage and considered "a heritage investigation" area subject to further archaeological investigation.	The historic aerial photographs show that Lot 5 is likely to have archaeological potential relating to the Queens Hotel site. The proposed curtilage is therefore considered appropriate to manage the archaeological resource, which is currently protected under the NSW Heritage Act 1977. The listing makes clear the need for consideration of the archaeological significance of the site.
Commercial Frontage (Facade Only Listing)	98-102 Crown Street	The owner raised concerns about a reduction in development potential for the site and adjoining rear lots in the same ownership due to the proposed heritage listing, in particular a loss of GFA.	The listing does not reduce the height or GFA controls on the site and it is noted development can still occur within the 6m façade listing. The intent of the listing is to ensure the façade is integrated into any redevelopment proposal.
Sacred Heart, Pious Society of St Charles	28 Stewart Street	<p>The site includes commercial buildings and associated restaurant facilities that provide financial support for the Church to assist Wollongong's Italian Community. These are intended to be expanded in the future to provide community and educational facilities</p> <p>Concerns that a listing would restrict the expansion of these facilities and income stream to support the growing Wollongong Italian Community.</p>	<p>The ongoing social significance of the site to the Italian community and the positive contribution the Church makes to the community through income streams on the site is acknowledged.</p> <p>The listing is proposed to cover the Church Building only and acknowledges the important role of the church in providing cultural support to the local Italian community. The listing does not extend to the other commercial buildings on the site. This is intended to allow for flexibility to upgrade these less significant elements on the site to meet the future needs of the Community</p>

One additional site (Greek Orthodox Church, 18 Stewart Street Wollongong) has been nominated for consideration as part of Stage 2 of the Wollongong Heritage Schedule Review and will be addressed as part of the upcoming Report to Council schedule for later in 2022.

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 2021-22
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”.

CONCLUSION

This report details the outcomes of the exhibition of the draft City Centre Heritage Study and draft planning proposal. Following public exhibition of the draft planning proposal and consideration of the submissions received, three potential heritage items are not being progressed for listing on Schedule 5 of the Wollongong LEP 2009.

It is recommended that the updated draft Planning Proposal be progressed and a LEP amendment be prepared and finalised to include an additional 16 items on the Schedule 5 of the Wollongong LEP 2009 and associated Heritage Maps.

ATTACHMENT 1

SUMMARY OF SUBMISSIONS – CITY CENTRE HERITAGE STUDY

This document provides a summary of the key issues raised in submissions to City Centre Heritage Study Review during the exhibition period ending 24 September 2021.

No	Submitter Details	Summary of submission	Property Address	Response
1.	Community Member (Submission 15)	The submission supports the recommendations and the conservation of quality buildings from representative decades to retain the character of Wollongong.	N/A	Support Noted. <i>No additional actions recommended.</i>
2.	Community Member (Submission 16)	The submission recommends that Council should list as many buildings as possible as local heritage items due to redevelopment occurring.	N/A	Support Noted. <i>No additional actions recommended.</i>
3.	Community Member	Submission nominated a number of already listed sites and sites located outside of the City Centre Study Area for listing as heritage items. Identified additional sites within the Study area: <ul style="list-style-type: none"> Greek Orthodox Church, 18 Stewart Street Wollongong 	Greek Orthodox Church, 18 Stewart Street Wollongong	A preliminary review of the nominated sites has been undertaken by Council's Heritage Staff. The Greek Orthodox Church, 18 Stewart Street Wollongong will be added to Stage 2 of the Heritage Schedule Review for consideration. <i>Recommendation: Add the Greek Orthodox Church, 18 Stewart Street to Stage 2 of the Heritage Schedule Review as a nominated potential heritage item.</i>
4.	Property Owner 4 Market Square, Wollongong	Provided general support for the heritage listing of the Property and	4 Market Square, Wollongong	Council's Heritage Staff have contacted the owner and discussed the plans to provide a rear lift and have given in-principal support to this project. Council's Heritage staff will assist with reviewing any

		<p>recognition of its heritage significance.</p> <p>The owner noted however that plans are currently being prepared to install a rear lift in the building to ensure it is accessible</p> <p>Additionally the owners are concerned about potential construction impacts of a recently approved Development Application on the adjacent property at 2 Market Place.</p>		<p>plans prepared prior to the progression of the Draft Planning Proposal.</p> <p>The construction impacts related to the development application for a residential flat building at 2 Market Place were raised through the submission and have been considered by Council's Heritage Staff through the DA referral process. The DA approval was conditioned accordingly to mitigate any potential impacts. Council's Heritage Staff will continue to be involved in ensuring these conditions are met throughout the construction phase.</p> <p><i>No additional actions recommended.</i></p>
5.	Community Member	<p>Submission noted that 4 Marlborough Court had a third storey added in the 1990's, which did not appear to be considered in the Statement of Significance.</p>	4 Market Square, Wollongong	<p>Council's Heritage Staff were aware of the addition to the building and this is discussed in the more detailed Heritage Inventory Form which will become publicly accessible following listing of the item. However the Statement of Significance has been updated to address this consideration in the assessment of the property.</p> <p><i>No additional actions recommended.</i></p>
6.	Property Owner Horsley Homestead	<p>Suggested precinct study for Horsley precinct due to growth of suburb and recognised for Heritage significance.</p> <p>Submission also raised the condition of Reed Park Entrance Gates.</p>	N/A	<p>Horsley is outside of the City Centre Study Area.</p> <p>It is noted that in 2006 the West Dapto Heritage Study was undertaken by Council, which included Horsley and identified a number of significant sites within the precinct including Horsley Homestead.</p> <p><i>Recommendation: Notify the appropriate Council Staff that Reed Park Gates require maintenance.</i></p>
7.	Community Member	<p>Provided support for the listing of several of the proposed new items. Commented on the height limits in the City Centre areas including Crown Street and the height of new developments impacting on the character of Wollongong. Suggests lowering height limits and increasing setbacks to ensure new development is</p>	<p>Site of the Old Wollongong Gaol* 84, 86, 88 Cliff Road and 2, 4 and 6 Robertson Street, Wollongong</p> <p>Site of Archaeological remains of the Cricketer's Arms Hotel*,</p>	<p>The City Centre Heritage Study was prepared as an outcome of the recommendations of the City Centre Urban Design Framework to support the implementation of the proposed changes to the controls.</p> <p>Stage 2 of the Heritage Schedule Review is planned to commence reporting in late 2022. This project will consider a large number of additional nominated heritage items throughout the LGA.</p>

		compatible with the listing of the proposed heritage items. Submission also noted that there may be additional items outside of the City centre Study Area that should be considered as part of any future work.	Corrimal Street Road Reserve, Wollongong Crown Street Commercial facades, various addresses Group of Commercial Buildings on Keira Street, 100-120 Keira Street Wollongong	<i>No additional actions recommended.</i>
8.	Community Member (Submission 17)	Objection. Submission does not support the draft planning proposal. The submission raises the lack of redevelopment of areas of upper Crown Street where there is a listing in place for the 'Row of Shops' (#6240) and notes this area could be used for office space, hotel offer and residential uses coupled with outdoor seating in the CBD.	Row of Shops (#6240) 230-236 Crown Street, Wollongong	Objection is noted. The intent of the Crown Street listings is not to prevent redevelopment of key City Centre sites and this is made clear in the Heritage Study and implementation of "Façade only" Character listings. These listings ensure significant character elements are retained and integrated into new development in line with the City Centre Urban Design Framework recommendations. <i>No additional actions recommended.</i>
9.	Property Owner Seventh Day Adventist Church	Objection. The submission raised previous modifications that were not adequately addressed in the Heritage Significance Assessment. A large addition was added in 1969 and an additional foyer on the west side of the building as well as substantial upgrades to the remaining 1941 fabric were undertaken.	30 Victoria Street, Wollongong	A meeting was held on 10 August 2021 with Coordinator Heritage and the property owner. The extent of the 1991 modifications were not well addressed in the Heritage Significance Assessment undertaken for the property. The new information provided by the Property Owner has informed a review of the Assessment undertaken by Council's Heritage Staff and the property is no longer considered to meet the threshold for listing as an item of local significance due to the evidence of extensive modifications and changes. <i>Recommendation: The property is removed from the Planning Proposal the building is not considered to meet the threshold for local significance.</i>

10.	Property Owner Catholic Diocese of Wollongong	<p>Objection: Lot 5 DP16847 be removed from the proposed curtilage and considered “a heritage investigation” area subject to further archaeological investigation. Additionally the submission notes that the two locally listed Houses located at 30-32 Harbour Street (Items 6593 and 6272) have been assessed by a heritage study prepared Paul Davies heritage consultants in 2011, which recommended the Houses are considered for removal from Schedule 5 of the Wollongong LEP.</p>	<p>Queens Hotel Archaeological Site* 36 Harbour Street, Wollongong House and Interwar House, 30-32 Harbour Street, Wollongong</p>	<p>A meeting was held on 6 September 2021 with Council’s Heritage Staff, City Strategy Divisional Manager, Hill PDA and the Catholic Diocese of Wollongong.</p> <p>No archaeological advice has been provided by the owner or evidence to suggest that the archaeological site does not extend into Lot 5 DP 16847. The historic aerial photographs show that Lot 5 is likely to have archaeological potential relating to the Queens Hotel Site and an adjacent former post and telegraph building. Therefore the proposed curtilage is considered appropriate to manage the archaeological resource.</p> <p>The City Centre Study does not propose to remove any local heritage listings. Additionally the condition of the cottages and their lack of ongoing maintenance has been raised with the Catholic Diocese throughout their precinct planning. The removal of the two cottages from the heritage schedule is not supported, and this has been communicated. Council’s Heritage Staff have not been provided with the 2011 Report.</p> <p>The existing heritage items (#6593 and #6272) are not recommended for removal from Schedule 5 of the LEP.</p> <p><i>No additional actions recommended.</i></p>
11.	Transport NSW	<p>Support Proposed listings.</p> <p>Initial submission indicated that Transport for NSW had acquired parcels included in the proposed curtilage of the Keira Street Shops (Part of Lot 2 Sec B DP 9874) for road widening on Keira Street. Transport for NSW noted they have no current plans to widen the road.</p> <p>A second submission was subsequently received from Transport NSW, that corrected the ownership issue and noted that Transport NSW had not acquired any parcels for the road widening</p>	<p>Site of Archaeological remains of the Cricketer’s Arms Hotel*, Corrimal Street Road Reserve, Wollongong</p> <p>Group of Commercial Buildings on Keira Street, 100-120 Keira Street, Wollongong</p>	<p>Support is noted.</p> <p>It has been confirmed that all of the Lot and DP’s are held within the same ownership and has never been acquired by Transport NSW or Council.</p> <p>The declassification of Keira Street is being pursued by Council with Transport NSW from a State to Local Roadway. There is no timeframe for the finalisation of this process.</p> <p>Council’s Property Division contacted Transport NSW on 24 March 2022 to request the State Government commence process of updating property information and mapping to reflect correct Lot and DP arrangement and ownership. Council will amend our internal property information based on the updated information provided by Transport NSW.</p> <p><i>Transport NSW Mapping Systems will need to be updated to reflect the correct property title and ownership details and to correct discrepancies. This should ensure that all parcels are</i></p>

		<p>affectation. There is a mapping error in both Transport NSW and Councils mapping systems that shows incorrect land title details that require correction.</p>		<p><i>within Dion Bros Pty Ltd ownership. These corrections are awaiting further advice from Transport for NSW to clarify the process of correcting the data.</i></p> <p><i>Following receipt of this clarification, further updates to the Wollongong LEP to potentially amend the zoning of the mixed SP2 LEP Zone, the identified Road Widening for acquisition Map, and other associated changes to height and FSR maps will likely be required to reflect the correct property title and ownership arrangements.</i></p> <p><i>These separate LEP amendments will be further considered and discussed with the property owners and progressed with the broader planning review of the City Centre.</i></p>
12.	<p>Property Owner</p> <p>Portobello Properties Pty Ltd</p>	<p>Objection.</p> <p>The owner raised concerns about a reduction in development potential for the site and adjoining rear lots in the same ownership due to the proposed heritage listing, in particular a loss of GFA.</p> <p>The submission also raises the potential implications of the current State Government Review being undertaken of the NSW heritage Act 1977.</p>	<p>Commercial Frontage, 98-100 Crown Street Wollongong</p>	<p>A meeting was held with the Property Owner Council Heritage Staff, Strategic Project Coordinator and TWC Consulting was held 21 September 2021.</p> <p>The listing does not reduce the height or GFA controls on the site and it is noted development can still occur within the 6m façade listing. The intent of the listing is to ensure the building's contribution to Crown Street is conserved and integrated into any redevelopment proposal.</p> <p>The NSW Heritage Act 1977 and its Review relates to the legislative mechanisms for conservation of items of State Heritage significance listed on the State Heritage Register. The City Centre Heritage Study proposes local heritage items to be listed on Schedule 5 of the Wollongong LEP 2009. These are separate pieces of legislation.</p> <p><i>No additional actions recommended.</i></p>
13.	<p>Migration Heritage Project Chairperson</p>	<p>Support of listings of former Berlei Building and Sacred Heart Church identified in the Wollongong Migration Heritage Study.</p>	<p>Former Berlei Building, 43-47 Denison Street Wollongong</p> <p>St Charles cared Heart Church, 28 Stewart Street Wollongong</p>	<p>The support is noted.</p> <p><i>No additional actions recommended.</i></p>

14.	Community Member (Submission 11&12)	Submission raises the loss of the stack in Port Kembla as well as the Oxford Hotel Site and the 'Marlene Court' redevelopment.	Port Kembla Steel Works, The Oxford on Crown, 47-51 Crown Street Wollongong 'Marlene Court' 1 Smith Street, Wollongong	The Pork Kembla Copper Stack was demolished in 2014 and is outside of the Study Area. The redevelopment of the Oxford Site and Marlene Court were subject to separate Development Application processes. Council's Heritage Staff provided advice as a referral body to both proposals. <i>No additional actions recommended.</i>
15.	Community Member (Submission 14)	The submission objects to the listing of the Caldwell's Building. Raises concerns over the future management of archaeological remains at Queen's Hotel Site*. Supports listing of the Berlei Building and request tours be run of the site. Supports the listing of the Group of Commercial Buildings on Keira Street as an appealing streetscape item. Also nominated two existing local heritage items: <ul style="list-style-type: none"> Wollongong Town Hall and Former Council Chambers (#6381), 46 Burelli Street, Wollongong; and Wesley Uniting Church (#6371) 133 Crown Street, Wollongong. 	Caldwell's Building, 280-282 Crown Street, Wollongong Queens Hotel Archaeological Site*, 36 Harbour Street, Wollongong Former Berlei Building, 43-47 Denison Street, Wollongong Group of Commercial Buildings on Keira Street, 100-120 Keira Street Wollongong	No reasons are provided for the objection to listing of Caldwell's Building. This site has been assessed as meeting the criteria for a local listing. The proposed archaeological listing for the Queen Hotel Site will act as a trigger to ensure the significant archaeology is properly managed under the NSW Heritage Act 1977. Support for the Former Berlei Building and Keira Street Shops is noted. It is noted the two items nominated for listed are local heritage items listed on Schedule 5 of the Wollongong LEP 2009. <i>No additional actions recommended.</i>
16.	Property Owner	The property owner objects to the listing due to future development potential of site. Notes commercial element of 82 Kembla Street is 1960's addition to residential flats and has provided	Gloucester House 82-84 Kembla Street, Wollongong	The extent of the 1960's modifications were not well addressed in the Heritage Significance Assessment undertaken for the property. The site was identified as a significant commercial element to Kembla Street, however it has been brought to Council's attention that these are relatively new elements of the building.

		<p>historic images showing development change.</p> <p>84 Kembla Street currently captured in the listing is a 1960 commercial shopfront.</p>		<p>The new information and evidence provided by the Property Owner has informed a review of the Assessment of Significance undertaken by Council's Heritage Staff and the property is no longer considered to meet the threshold for local significance. The modifications have changed the nature of the original building from residential to commercial and were not reflected in the previous assessment.</p> <p><i>Recommendation: The property is removed from the draft Planning Proposal due to extensive modifications. The building is no longer considered to meet the threshold for listing as an item of local significance.</i></p>
17.	Community Member	<p>Nominated a number of already listed sites and sites located outside of the City Centre Study Area:</p> <ul style="list-style-type: none"> Normandie Hotel, 30 Bourke Street, North Wollongong Solomon Inn 111 Princes highway, Figtree <p>Identified additional sites within the Study area, including:</p> <ul style="list-style-type: none"> Boat Harbour Motel, 11-15 Wilson Street, Wollongong Greater Union Cinema, 68 Burelli Street, Wollongong Greek Orthodox Church, 18 Stewart Street Wollongong 	<p>Boat Harbour Motel, 11-15 Wilson Street, Wollongong</p> <p>Greater Union Cinema, 68 Burelli Street, Wollongong</p> <p>Greek Orthodox Church, 18 Stewart Street Wollongong</p> <p>Normandie Hotel, 30 Bourke Street, Wollongong</p>	<p>A preliminary review of the nominated sites within the Study Area has been undertaken by Council's Heritage Staff. It is noted there is a current Development Application (DA-1308) for demolition of the Normandie hotel, 30 Bourke Street being considered by Council.</p> <p>The Greek Orthodox Church, 18 Stewart Street Wollongong will be added to Stage 2 of the Heritage Schedule Review for consideration.</p> <p><i>Recommendation: Add the Greek Orthodox Church, 18 Stewart Street and Normandie Hotel, 30 Bourke Street to Stage 2 of the Heritage Schedule Review as a nominated potential heritage item.</i></p>
18.	Property Owner	<p>The property owner objects to listing of the site. A Heritage Assessment prepared by Corona Projects dated September 2021 was also provided that assesses the site as not meeting the threshold for local significance and is in poor condition.</p>	<p>Federation House, 3 Hercules Street, Wollongong</p>	<p>The recommendations of the Corona Projects Heritage Significance Assessment have been considered by Council's Heritage Staff.</p> <p>Following the findings of this assessment balanced with the comments of the LPP regarding this site, it is recommended that the site is not progressed as a local heritage item.</p>

		Additionally the Local Planning Panel Strategic Advice dated 19 March 2021 that identified the current planning controls of the property as potentially conflicting with a heritage listing was raised.		<i>Recommendation: The property be removed from the draft Planning Proposal the building is not considered to meet the threshold for local significance.</i>
19.	Illawarra Shoalhaven Branch National Trust	<p>Submission provides support for the recommendations of the City Centre Heritage Study and draft Planning Proposal.</p> <p>The National Trust also note that supporting an Aboriginal led Cultural Heritage Study is in line with Trust policies on social significance and should be progressed.</p> <p>The National Trust also support the progression of Stage 2 of the Heritage Schedule Review and consideration of sites across the LGA.</p>	Various	<p>The support for the recommendations of the City Centre Heritage Study and particularly the preparation of an Aboriginal led Cultural Heritage Study is noted.</p> <p>Stage 2 of the Heritage Schedule Review is being progressed.</p> <p><i>No additional actions recommended.</i></p>
20.	Russell Lee on behalf of Property Owner Bank Chambers	<p>Objection</p> <p>The owner raised the following concerns:</p> <ul style="list-style-type: none"> Negative impact that the proposed listing will have on the viability of the site's potential to be redeveloped. Further concerns relate to both practical and cost implications of making the proposed heritage listed parts of the building compliant with current ongoing standards and statutory requirements including the Building Code of Australia (BCA) & Accessibility 	Bank Chambers, 127-131 Crown Street, Wollongong	<p>Site visit undertaken on 27 October 2021 with owner, Russell Lee Architect and Council's Heritage Staff.</p> <p>Council has assessed the building as part of the City Centre Heritage Study and Statement of Significance included for the site as Appendix A, which concluded that the site meets a range of criteria for local significance. The Submission does not provide any additional historic information or review of the findings of the City Centre Study.</p> <p>The building is identified as a Character Listing and the front 6m or "façade" of the building is proposed to be listed. This type of listing has intentionally been applied to key City Centre sites where redevelopment on the site is generally supported along with the retention an integration of the significant character elements.</p> <p>Although there will be cost implications of a heritage listing in terms of retaining the façade and documentation to support a</p>

		<p>as well as possible presence of hazardous materials.</p> <ul style="list-style-type: none"> During the site visit the viability of tenanted the shopfronts was also raised by the owner and it is noted the ground floor commercial element is currently unoccupied. <p>Russell Lee Architect also provides brief assessed against listing criteria and conclude that it does not demonstrate unique or representative characteristics of Inter-War buildings</p>		<p>Development Application, the redevelopment of the site is not expected to be significantly restricted the listing due to current LEP and DCP controls regarding FSR and street wall heights.</p> <p>There is a recognised issue with the ability of Lower Crown to retain commercial and retail tenants. This is a complex issue related to the social and economic context of the City Centre. The broader City Centre Planning Framework and UDF considers these issues and recommends character buildings are retained.</p> <p><i>No additional actions recommended.</i></p>
21.	Russell Lee Architect on behalf of Property Owner	<p>Objection</p> <p>The owner raised the following concerns:</p> <ul style="list-style-type: none"> The impact the viability for redevelopment of the site, it is noted additional sites to the north are also in the same ownership. The structural integrity of parts of the building, which had resulted in the relocation of the previous occupant (Southern IML Pathology) to separate premises due to the weight of the pathology equipment Compliance with ongoing standards and statutory requirements including the Building Code of Australia (BCA) and possible presence of hazardous materials 	Former Berlei Building 43-45 Denison Street, Wollongong	<p>A site visit was undertaken on 22 October 2021 with Council's Heritage Staff, the owner and Russell Lee Architect.</p> <p>Council's Heritage Staff are satisfied after inspecting the internals of the building, that the rear factory portion has been significantly modified to allow for the pathology use, and changes to the rear elements would be acceptable.</p> <p>As an outcome of these discussions, clarification was provided that Lot 31 Sec 4 DP 1258 (carpark area) was not proposed to be incorporated into the proposed listing. Additionally, the curtilage was reduced to cover the significant front portion of the Berlei Building.</p> <p>The FSR and other development rights can be utilised across the whole of the site if redeveloped as one site. The implications for retention of the front portion of the Berlei Building is not expected to have significant economic impacts on the redevelopment of the site.</p> <p>It is noted that since receipt of this submission, the site has since changed ownership and Council's Heritage Staff have been in discussions with the new owner around options for redevelopment of the site.</p>

		<ul style="list-style-type: none"> Accessibility issues relating to access and ablution. <p>Russell Lee Architect also provided a brief opinion/assessment against the listing criteria and concluded that the building does meet the criteria for local listing and that a photographic recording could manage this significance.</p>		<p>It is noted that a photographic recording of the building and interpretation of the Migrant Heritage significance of the site would be a standard condition of consent on any future development application for redevelopment of site and does not preclude the need for retention of significant fabric to link to interpretive outcomes.</p>
22.	<p>Property Owner</p> <p>Southern Pathology</p>	<p>Objection</p> <p>The owner provided a separate objection raising the following additional concerns:</p> <ul style="list-style-type: none"> Constraints on modernising of the site to meet the needs of the Pathology The site currently has high land taxes and Council rates due to current LEP zoning, which will impact on viability of redevelopment if listed Recommends photographic recording of building and interpretation of migrant history. Notes that the site has been used as the Pathology Building for now a longer period of time then it operated as the Berlei Factory and this history of the site is not recognised in the documentation. 	<p>Former Berlei Building 43-45 Denison Street, Wollongong</p>	<p>See notes above and additional comments:</p> <p>The Valuer General is able to take a local heritage listing in consideration through application of an owner when considering land value. A Heritage listing can therefore potentially allow for some relief from land tax and Council rates. Council's Heritage Staff are exploring this further.</p> <p>The history of the site as the Pathology Lab, is recognised as an important part of the development of Wollongong as an innovative technological City. The State Heritage Inventory form has been updated to include this history and this significant use. Any future interpretation will also be required to address this part of the history of the building.</p>

23.	Heritage NSW	Provided support for the draft planning proposal.	Various	Support Noted. <i>No additional actions recommended.</i>
24.	Illawarra Historical Society	<p>The submissions makes the following recommendations to the proposed curtilage for the Queens Hotel Archaeological Site:</p> <ul style="list-style-type: none"> • Add Lot 1 DP 226824 which was occupied by the Governor Burke Hotel until its demolition in 1900 • Notes Lot 5 DP 16487 site of the former Post Office pre 1872 <p>Update Sections 3.1-3.2 of the City Centre Heritage Study to note allotments in the Government Township were surveyed at the same time as the Smith Land Grant.</p>	<p>Queens Hotel Archaeological Site*, 36 Harbour Street, Wollongong</p> <p>City Centre Heritage Study</p>	<p>Support noted.</p> <p>The detailed State Heritage Inventory Form, which will become available online if a listing is progressed addresses the history of Lot 5 DP 16847. The State Heritage Inventory Form has been updated to note the history of the former Post Office and its association with the site.</p> <p>Part 3.1-3.2 of the City Centre Heritage Study have been updated to reflect the comments provided in the submission.</p> <p><i>No additional actions recommended.</i></p>
25.	Property Owner MMJ on behalf of Dion Investments	<p>Objection.</p> <p>The owner in their submission raised concerns about the implications for the ongoing maintenance and use of individual shopfronts as commercial tenancies and potential for increased costs and planning requirements due to a LEP Heritage listing, which will impact on creating a commercially viable precinct.</p> <p>The potential impacts on the redevelopment of the site as a key City Centre site was also raised.</p> <p>The owner also raised the potential for an independent assessment of</p>	Group of Commercial Buildings on Keira Street, 100-120 Keira Street Wollongong	<p>A meeting was held with the property owner and MMJ along with Council's Heritage Staff on 17 November 2021 via Microsoft Teams. A second meeting was held with MMJ and Property Owner on 17 March 2022 via Microsoft Teams, with Council's Heritage Staff and Strategic Planning Coordinator.</p> <p>Transport for NSW have confirmed that the ownership had in fact not been transferred for the road widening, as per their earlier submission and this was an error in the State Government records. Indicated ownership of road widening affection is with Dion Pty Ltd. Mapping will need to be amended in Transport NSW System to ensure that correct information is contained. Once this is actioned by Transport NSW Council will update our internal records and investigate the zoning of the site.</p> <p>The proposed LEP curtilage of the site has been reduced based on the survey of the built form provided by the property owner prepared in May 2022 and provided to Council. This change is to</p>

		<p>heritage significance to be undertaken.</p> <p>In the subsequent meeting with the property owner the following additional issues were raised:</p> <ul style="list-style-type: none"> Discrepancies in the information provided from Transport NSW regarding the current ownership of the site, which was not formally transferred out of Dion ownership. The current zoning of the site given the mapping discrepancies whether a Planning Proposal is required to amend any zoning from SP2: Infrastructure to B3: Commercial Core. <p>Additionally following the meeting, the owner requested that the LEP curtilage of the adjacent already heritage listed site in the same ownership known as 'Shops' (#6254) at 126-130 Keira Street be amended to cover significant built form only.</p>		<p>reflect Council's position that the site is a key redevelopment site and local listing is not intended to sterilise the development opportunity.</p> <p>Council Heritage Staff have committed to investigating the provision of specific exempt and complying development schedules on the LEP to allow for change of use for heritage items in certain commercial zones to reduce cost and planning requirements for ongoing use of commercial tenancies. A separate Planning Proposal to amend the LEP will be required.</p> <p>As an outcome of the discussions, it was noted that the site has been assessed as meeting the criteria for local significance, and an additional assessment was not undertaken by the owner.</p> <p>Existing heritage items were updated and amended as part of Stage 1 of the Heritage Schedule Review finalised in April 2021. A separate Planning Proposal would be required to update the adjacent heritage item, and this is not proposed to be progressed as part of the City Centre Heritage work.</p> <p><i>Recommendations: The draft planning proposal and associated LEP Heritage Maps are amended to reduce the proposed heritage curtilage to cover only built form on each affected Lot.</i></p> <p><i>Council Staff explore opportunities to add additional heritage actions to the Exempt and Complying Development clauses of the Wollongong LEP 2009 to allow flexibility in the use and fit out of existing commercial tenancies.</i></p> <p><i>Council staff are awaiting a further response from Heritage NSW in relation to some identified errors in Council's cadastre records to ensure that the property details and ownership status of the shops is clarified in line with recent advice from Heritage NSW. This further advice is expected to lead to the need for further LEP amendments to address issues with the zoning, road acquisition map, height, FSR and other maps in the Wollongong LEP 2009 in response to the corrected information. These matters will be further considered and progressed as part of the City Centre Planning Review.</i></p>
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26.	<p>Russell Lee Architect on behalf of Property Owner</p> <p>Pious Society of St Charles</p>	<p>Objection</p> <p>The owner raised the following concerns:</p> <ul style="list-style-type: none"> The impact the viability for redevelopment of the site, however it is noted that no future plans for redevelopment are being considered The site is occupied by commercial building and associated restaurant facilities that provide financial support for the Church to assist Wollongong's Italian Community, which are intended to be expanded to provide community and educational facilities A listing would restrict the expansion of these facilities and income stream to support the growing Wollongong Italian Community <p>Russell Lee Architect also provides brief assessed against listing criteria and conclude that it does meet the criteria for local listing however a photographic recording could manage this significance.</p>	<p>Pious Society of St Charles Sacred Heart Church</p> <p>28 Stewart Street, Wollongong</p>	<p>It is noted Council's Heritage Staff provided opportunity for the owners and Russell Lee Architect to attend a site visit, which was not taken up.</p> <p>The ongoing social significance of the site to the Italian Community and the positive contribution the Church makes to the community are acknowledged.</p> <p>The listing is proposed to cover the Church Building only and does not extend to the other commercial facilities on the site. This is intended to allow for flexibility to upgrade these non- significant elements on the site to meet the future needs of Wollongong's Italian Community.</p> <p>It is noted that a photographic recording of the building and interpretation of the Italian Community connection to the site would be a standard condition of consent on any future development application for redevelopment of the site and does not preclude the need for retention of significant fabric and values to link to interpretive outcomes.</p> <p><i>No additional actions recommended.</i></p>
27.	<p>Property Owner and Studio BD on Behalf of Owner</p>	<p>Objection</p> <p>During a severe storm on 15 January 2022, the roof of the building was blown off causing significant damage</p>	<p>Caldwell's Building</p> <p>280-282 Crown Street, Wollongong</p>	<p>A site meeting was undertaken with the property owner and architect on 8 February 2022 with the property owner and Studio BD Architect and Council Heritage Staff.</p>

		<p>to the building and forcing all tenants to evacuate the building awaiting repairs.</p> <p>The owner has raised the following concerns:</p> <ul style="list-style-type: none"> Storm damage has left building untenanted due to water damage that has occurred throughout the building Owner has raised concern over structural stability of roof and masonry front façade. At the time of the site visit in February 2022, the roof had not been repaired and the costs of major damage, loss of tenants and covid 19 pandemic has placed economic stress on the owner Concerned that listing will have increased economic impacts on the owner, and difficulties in repairing and re-tenanting building 		<p>It is noted the site is part of a larger site with a number of adjacent lots in the same ownership. Although there is currently no plans to develop the site, the future redevelopment potential of the site has been considered.</p> <p>The site requires significant repairs to correct damage highlighted by the recent roof failure and subsequent building assessments.</p> <p>Given the condition of the roof and internal elements, the heritage curtilage has been reduced to cover the front façade only. This will allow flexibility within the internal spaces for change and future redevelopment of the broader site, whilst retaining the significance character element.</p> <p><i>Recommendation: The draft planning proposal and associated LEP Heritage Maps be amended to reduce the proposed curtilage to a façade only listing that covers the front 6m of the Property in line with over Crown Street listings.</i></p>
28.	City Plan on behalf of Property Owner	<p>Support</p> <p>Submission notes that a peer review has been conducted by City Plan that confirm the site meets the criteria for local listing.</p> <p>Notes that no significant fabric remains in interiors of ground floor shops and should be removed from listing.</p>	Kawarra Chambers 118-124 Crown Street Wollongong	<p>The curtilage has been amended to remove the rear shop building and toilet block from the listing.</p> <p>It is noted that internal non-structural works can be undertaken to local heritage items without Council approval under Clause 5.10(2) of the Wollongong LEP 2009 and interiors of local items are not protected unless specifically listed in the State Heritage Inventory Form.</p> <p>In response to the submission, the State Heritage inventory Form has been updated with history provided by City Plan and now</p>

		Requests rear toilet block and building on site dating to 1970's-80's be removed from proposed curtilage as they do not meet the criteria for a local listing.		notes that the rear buildings and ground floor shop interiors are not significant. This will assist in simplifying future procedural issues. <i>No additional actions recommended.</i>
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OUR WOLLONGONG

JOIN THE CONVERSATION

Draft Planning Proposal Wollongong City Centre Heritage

September 2021

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Z21/XXXXXXX (City Centre Planning Proposal) - Engagement Report (Sep 2021)

Executive Summary

Council asked the community to comment on a draft planning proposal to list 19 additional heritage items as local heritage items under Schedule 5 of the Wollongong Local Environmental Plan 2009.

The community were informed of the opportunity to provide comment via the Illawarra Mercury, the Advertiser, an email to stakeholder groups and people on the Register of Interest (Heritage) for the Our Wollongong website. Notification of property owners of the listed properties was also undertaken via letter by Council's Heritage Staff

A total of 26 people provided comment on the proposal, with 11 online submissions and 15 via email.

Z21/XXXXXXXX (City Centre Planning Proposal) - Engagement Report (Sep 2021)

Background

Council has an ongoing role in managing and conserving natural and cultural heritage sites throughout our local government area, including the City Centre. There are currently 42 items listed as heritage items within our City Centre.

In September 2020 Council endorsed and adopted the Wollongong City Centre Urban Design Framework. The Framework noted that additional character buildings that play an important role in demonstrating Wollongong's History should be investigated for potential heritage listings.

Council subsequently prepared and adopted the Wollongong City Centre Heritage Study 2021 which investigates the unique character and history of the City Centre.

The Draft City Centre Heritage Study was reported to Council on the 31 May 2021 and Council resolved to prepare a draft Planning Proposal for public exhibition. The proposal recommended listing an additional 19 local heritage items on Schedule 5 of the Wollongong LEP 2009 in the City Centre.

Council received Gateway Determination from the Department of Planning, Industry and Environment to commence formal exhibition of the Planning Proposal in May 2021/

The formal public exhibition period ran from 9 August to 24 September 2021.

Stakeholders

Stakeholders identified prior to the start of the engagement period included:

- Owners of the nominated properties
- Our Wollongong "Register of Interest – Heritage" participants
- Local heritage groups including Illawarra Shoalhaven Branch of the National Trust, Illawarra Historical Society and the Illawarra Local Aboriginal Land Council.
- Broader community
- State Government Agencies including Transport NSW and Heritage NSW

Methods

Methods	Details of Methods
Communication Methods	
Email to key stakeholders	An email was sent to key stakeholders
Register of Interest	An email was sent to 1113 participants registered on the Our Wollongong website with an interest in heritage
Letter	A letter about the public exhibition and how to submit feedback (via phone, email or online) was delivered to property owners of the 19 items proposed to be listed.
Frequently Asked Questions (FAQ)	Responses to frequently asked questions about the draft plans were distributed with the letter and emails and these were published on the project webpage.
Documents	The draft planning proposal was provided in full, along with a summary of the proposed heritage listings on the project webpage.
Our Wollongong website	The project webpage hosted background information and supporting documents: <ul style="list-style-type: none"> • Frequently Asked Questions • Draft planning proposal • Summary list of heritage items • Wollongong City Centre Heritage Study • Council report and minutes • Online survey
Advertiser	A notice appeared on the Council page in the 18 August 2021 edition of The Advertiser to promote the public exhibition.
Media release	A media release about the exhibition was distributed on 7 September 2021.
Engagement Methods	
Our Wollongong website	An online survey was used to capture participants' comments.
Phone calls	A summary of open feedback to be noted during phone conversations.
Email	People emailed in open written submissions.
Letter	People posted in open written submissions.

Results

This section provides details on the participation in engagement activities and feedback received during the exhibition period. Details of the number of participants for each engagement activity are presented in Table 2.

Table 2: Participation in Engagement Activities

Engagement Activities	Participation
-----------------------	---------------

Z21/XXXXXXX [Project Name] - Engagement Report (*Month, Year*)

Phone Calls	0
Emails	15
Letter	0
Online Participation	11
<ul style="list-style-type: none"> Aware – Total number of people who viewed the project webpage. 	353
<ul style="list-style-type: none"> Informed – Total number of people who clicked a hyperlink, e.g. to download the draft plans. 	169
<ul style="list-style-type: none"> Engaged – Total number of people who actively contributed to the project, e.g. by submitting comments via the survey or posting a question to the Q&A. 	11

Submission results

There were 26 submissions.

Feedback themes and details of individual comments have been provided separate to this report.

All submissions were provided to Council's Heritage Staff for analysis.

You can find the detailed submission summary at Z21/168601



WOLLONGONG CITY CENTRE HERITAGE STUDY



March 2022

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.

This report is being finalised in NAIDOC Week 2020.







VERSION CONTROL

Version 1 – November 2020 (Z20/25618)

Version 2 – April 2021 (Z21/105945)

Version 3 – May 2022

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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 the *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.

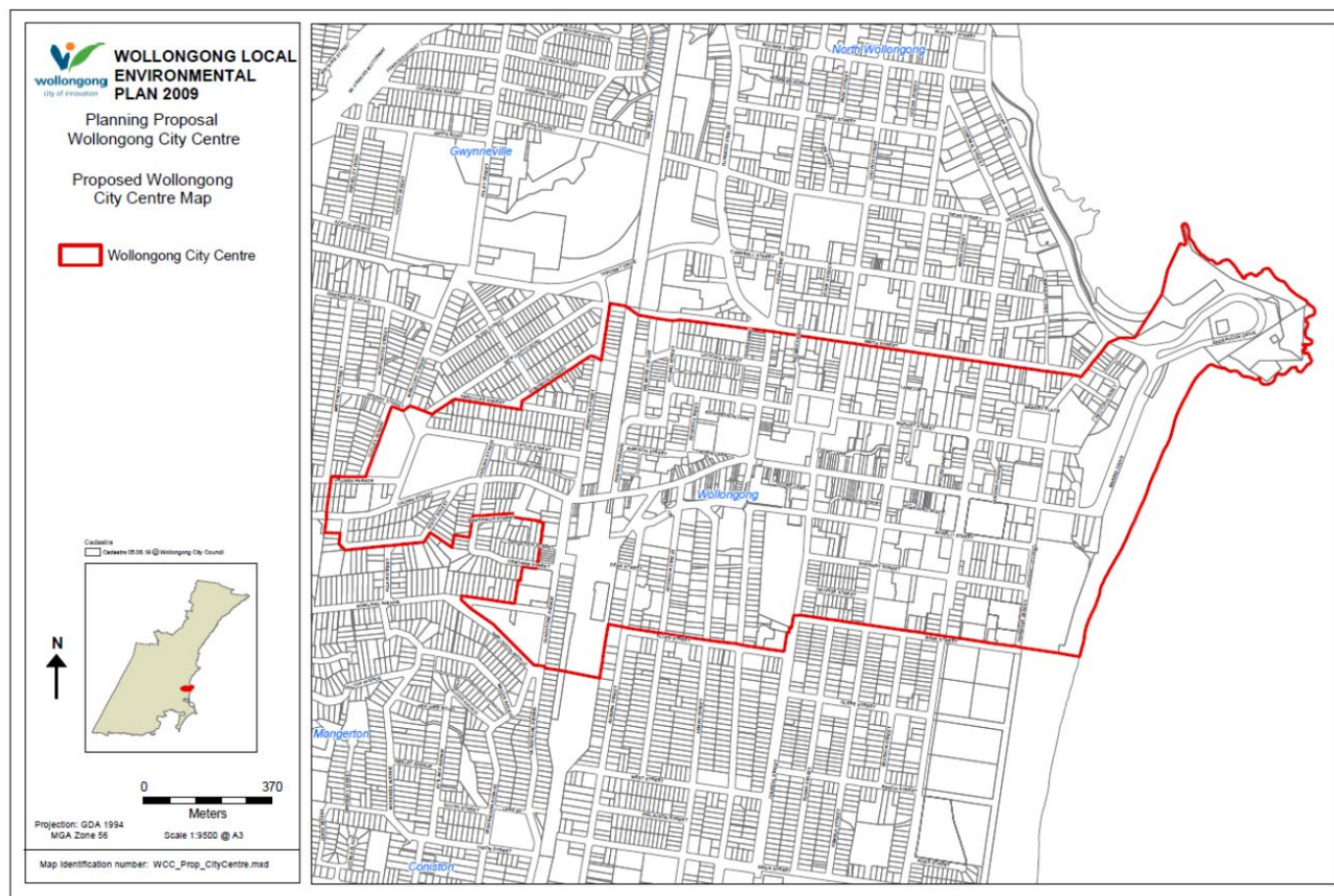


Figure 1: Wollongong City Centre Study Area Map

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 is 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 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.

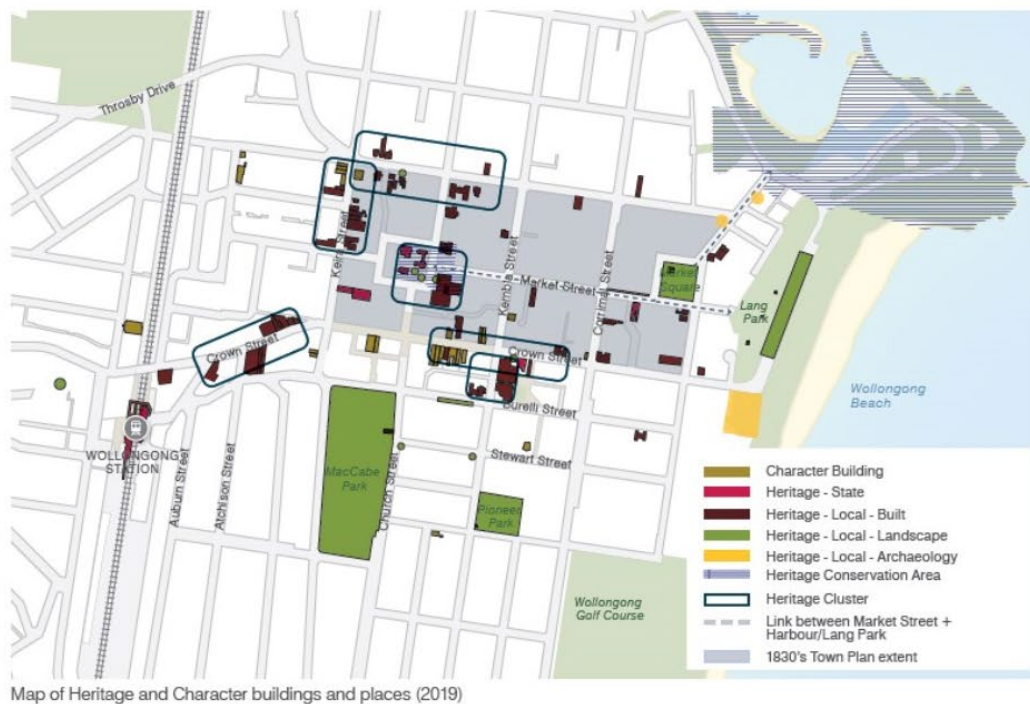


Figure 2: Map of Heritage and Character Buildings and Places (2019), Source: Wollongong City Centre Urban Design Framework, P.24.

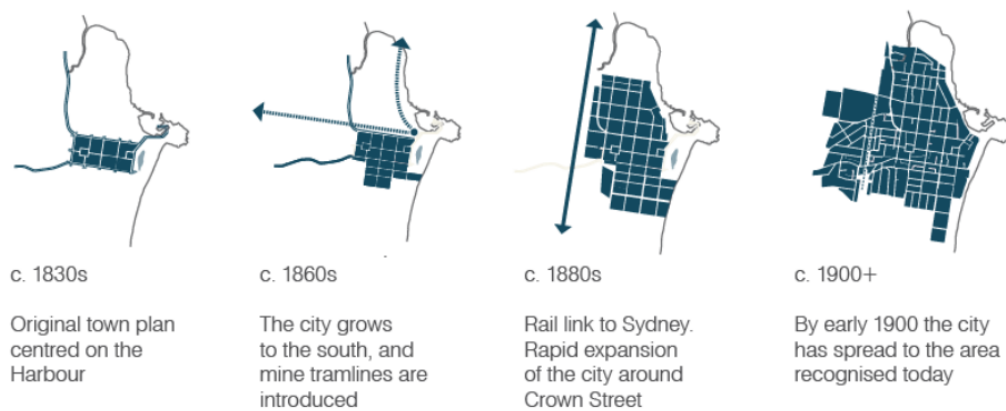


Figure 3: Graphic from Wollongong City Centre Urban Design Framework indicating growth and change in the Wollongong City Centre development footprint from the 1830's-1900. Source: Wollongong City Centre Urban Design Framework, P.24.

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, relating to the review of existing heritage items has been reported to Council and subject to public exhibition. This component will be reported back to Council shortly for finalisation. Stage 2 of the review will involve consideration to a range of new potential heritage items.

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 white settlers down the Escarpment, leading to the establishment of the settlement of Wollongong. The study area was no doubt the site of very early contact between Traditional Owners and the first white settlers. However these interactions and significant places are not well documented. The local Aboriginal Community continues to have strong ties to the area, living, working and caring for Country within the City Centre.

The study area, and immediately adjacent areas contain physical evidence of this continuing occupation and known Aboriginal sites are retained within the area despite the intensive occupation and development that has occurred in the study area since the arrival of Europeans in 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. **Some government allotments were also surveyed at the time of the Smith Land Grant.**

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 northeast 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.

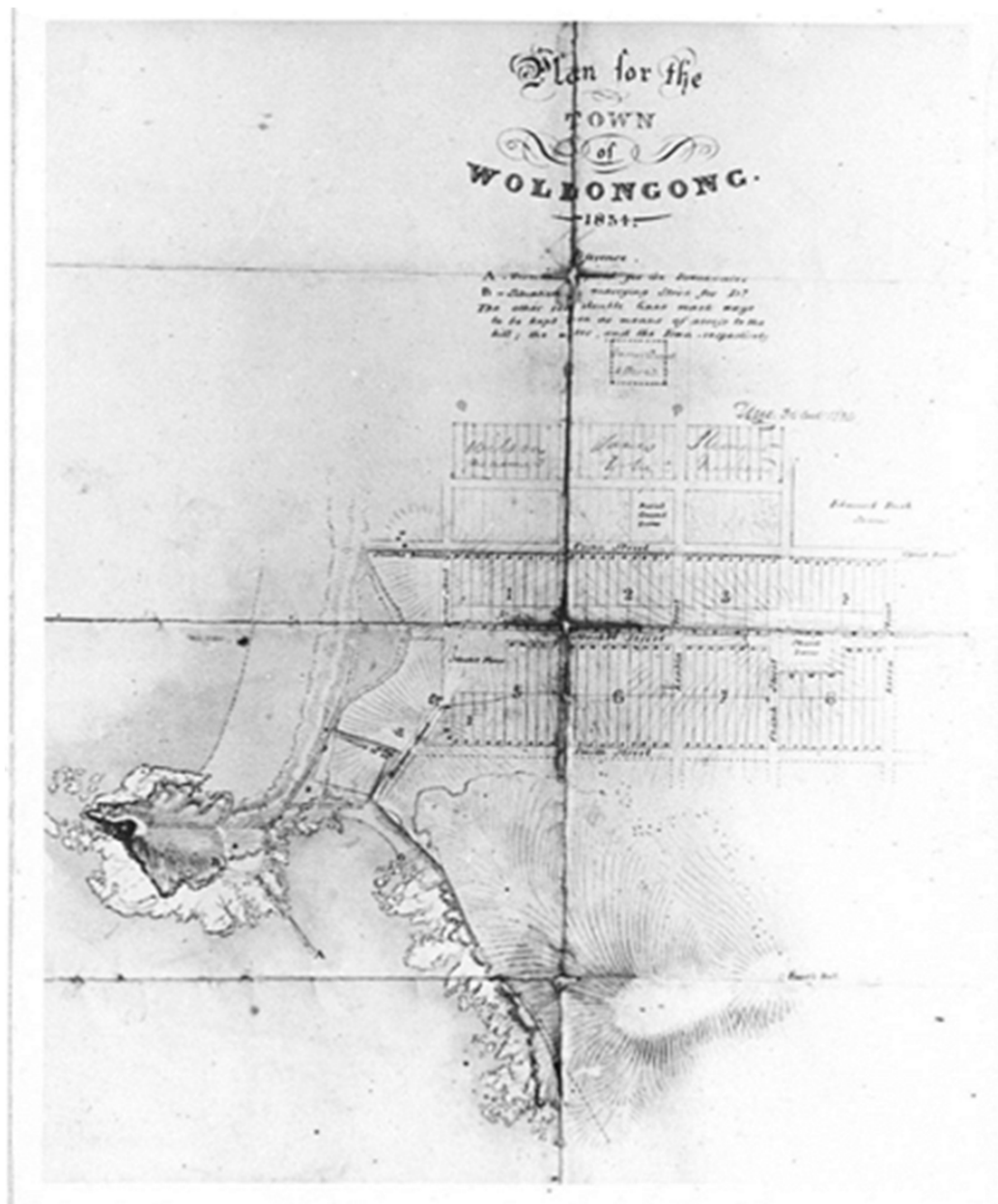


Figure 5: 1834 Wollongong City Centre Town Plan, including early expansion plans for a Government Town to the south of the original street layout.

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 **including the Smith Land Grant. Some Government allotments were also surveyed at this time.**
- 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:

National Theme	State Theme	Local Theme(s)
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 Xavier 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.

On 25 May 2020 Council resolved to exhibit a draft Planning Proposal to update the description and mapping of existing heritage items within the Wollongong LEP 2009. The draft Planning Proposal was exhibited from 16 July to 19 August. **On 7 December 2020 Council resolved to finalise this draft Planning Proposal. The associated LEP Amendment was finalised and notified in the Government Gazette on 23 April 2021. Stage. The earlier version of this Report showed the proposed updates to the relevant heritage listings in Figure 6 below. However for clarity, the updated LEP listings are now provided as per the current Schedule.**

~~2020, and Council is currently reviewing the submissions received. Whilst the changes to the Wollongong LEP 2009 proposed under this process have not yet been finalised, in the interest of providing the most up to date and accurate information, the proposed amended listing data intended to be progressed under the Heritage Schedule Review Part 1, is included (as changes defined in red) within the list below. This means that the data contained will differ slightly from the current legal listing details due to the legal process required to play out before the list is formally amended.~~

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

Table 1: Existing Heritage items within the City Centre Heritage Study, most recently updated as part of Stage 1 of the Wollongong Heritage Schedule Review finalised in April 2021

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; and 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, and 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
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"	31-33 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
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 cokeworks, including remains of coke oven*	Endeavour Drive - Belmore Basin	Part 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 Part 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

*Items in green denote landscape items

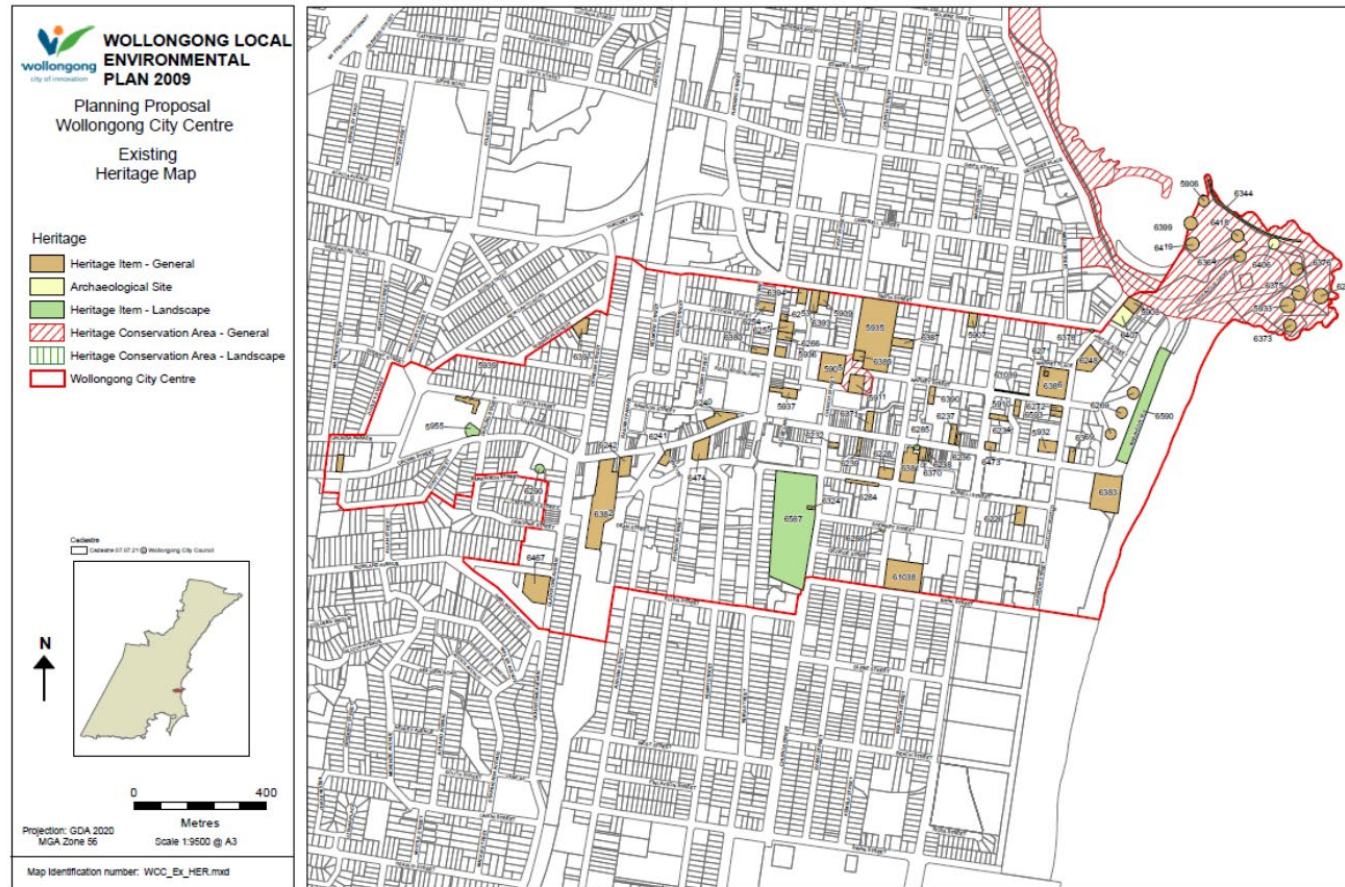


Figure 6: Existing Heritage Items Map

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 outside of the City Centre Study Area, it is important to acknowledge the visual connection between significant City Centre places such as St Michaels Church as well as our foreshore and significant landmarks such as Mt Keira and Mt Kembla. These views connecting the City to the escarpment and foreshore are not well protected and are under threat of being lost.

The Urban Design Framework provides recommendations for built form controls to protect significant vistas identified. Although these recommendations mainly relate to the expansion of planning controls and protections in Special Character Areas discussed in Part 4.4, it should be recognised that there are opportunities to integrate and support the controls through Heritage listings as "views along key streets can be preserved to enhance character and protect significant natural and built heritage." (UDF).

"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"

"Ensure that Wollongong's heritage is reflected in buildings and spaces in between, telling the City's Indigenous, Euro, providing comfort and connection to the escarpment"

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 heritage items. The controls related to these areas attempt to provide location specific 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.

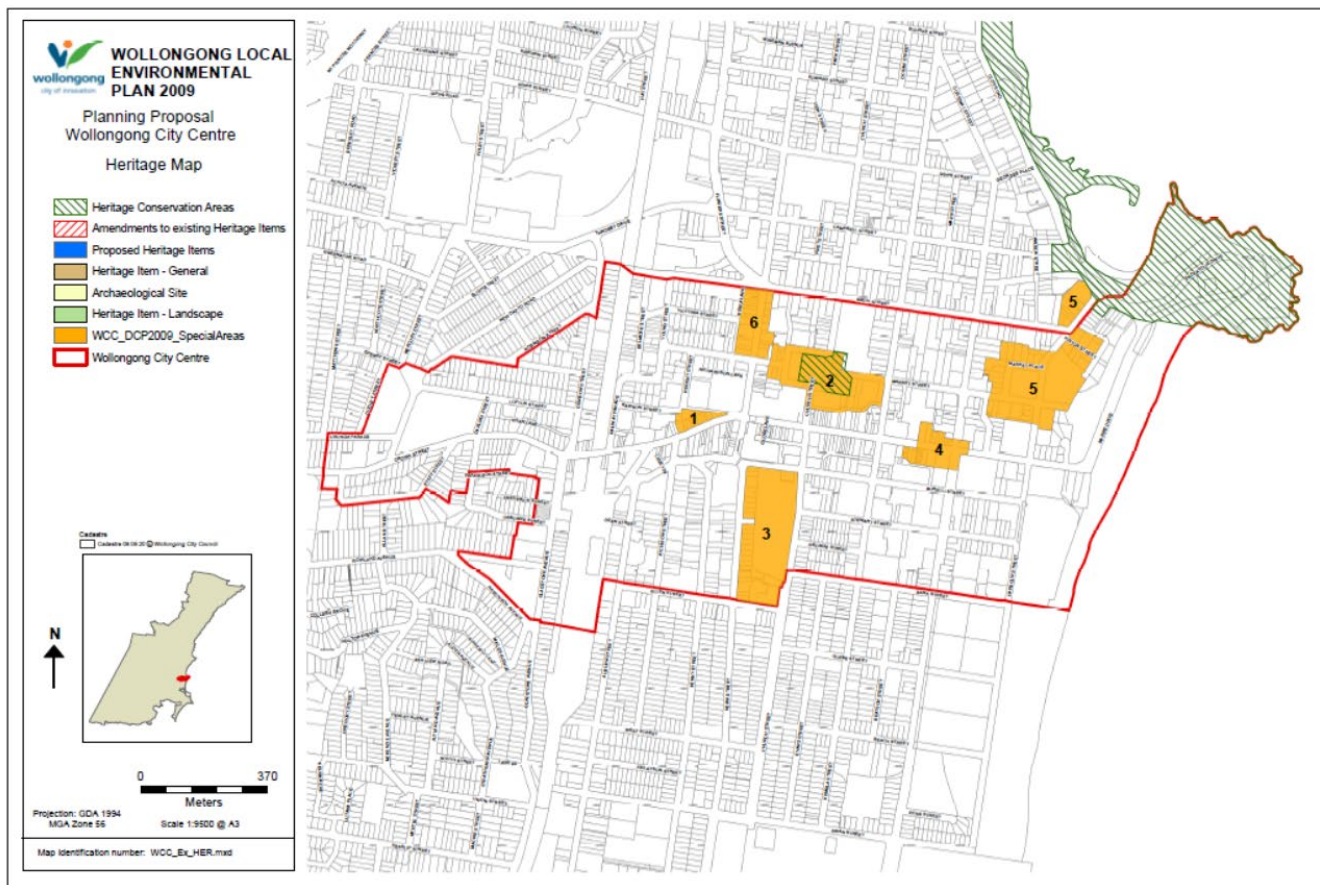


Figure 7: Map showing the location and extent of existing Heritage Conservation Areas (hatched) and “Special Character Areas” defined under the Wollongong City Centre DCP Chapter (D13) (in orange) within the Study Area

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 for gaps within the City Centre listings to be filled 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 sensitive information. Aboriginal site locations are therefore generally 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.

Given this, whilst there is a clear 'gap' within the Heritage schedule in the identification of Aboriginal sites and this study does not propose to address this gap, as any attempt to do so should 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 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.

There is also a clear gap in the recognition of post contact Aboriginal sites, and it is acknowledged that there may be sites within the City Centre that have shared cultural values both to the Local Aboriginal Community and the broader community, such as Hill 60 Reserve in Port Kembla. Additionally there may be listed sites that have undocumented significance to the Aboriginal Community, which may be revealed through additional historic investigations, recording oral histories and consultation with the local Aboriginal Community. Such places have historically been underrepresented 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. 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 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 these 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 high archaeological potential, should be developed for the Wollongong City Centre Area to enable a more transparent and consistent management response to potential archaeological issues within the City Centre. As the City's earliest development occurred within this area, the study area inherently contains much of the earliest and most significant archaeological evidence in the Wollongong area.

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 holistic 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	LEP Number
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	61094
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	61097
3.	Wollongong	Bank Chambers	127-131 Crown Street	Part of Lots 1-3, DP 1070120	Local	Crown Street Façade and front 6m of building.	61098
4.	Wollongong	Caldwell's Building	280-282 Crown Street	Part of Lots 4 & 5 DP 29391	Local	Crown Street Façade and front 6m of building	61100
5.	Wollongong	Commercial Frontage	135, 137-139 Crown Street	Part of Lots 1 DP 603751 & Lot 1 DP 546698	Local	Crown Street Façade and front 6m of buildings.	61102
6.	Wollongong	Commercial Frontage	179-189 Crown Street	Part of Lots 1 DP 805952, Lot 1 DP 77246, Lot 1 DP 75289	Local	Crown Street Façade and front 6m of buildings.	61103
7.	Wollongong	Commercial Frontage	98-102 Crown Street	Part of Lots 1 DP 163231, Lot 1 DP 657047	Local	Crown Street Façade and front 6m of buildings.	61106
8.	Wollongong	Kawarra Chambers Building	118-124 Crown Street	Lot 4 DP 83910	Local	Crown Street Building only	61105
9.	Wollongong	Queens Hotel Archaeological Site*	36 Harbour Street	Lot 5 DP 16847 & Lot 9 DP 712317	Local	Site Boundary	61101
10.	Wollongong	Former Berlei Building	43-47 Denison Street	Lot 32 & 33 Sec 4 DP 1258	Local	Significant front elements of built form	61095
11.	Wollongong	Federation House	3 Hercules Street	Lot 24 Sec 3 DP 1258	Local	Lot boundary	61093
12.	Wollongong	Interwar House	11 Hercules Street	Lot 20 Sec 3 DP 1258	Local	Lot boundary	61089
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	Built form PLUS Road Reserve in front.	61096
14.	Wollongong	Gloucester House	82-84 Kembla Street	Lot Z & Y DP 418902,	Local	Lot boundary	61099
15.	Wollongong	Marlborough Court	4 Market Place	Lot 1 DP 1127347	Local	Front building only. Exclude 1960's amenities building.	61088
16.	Wollongong	Braemar Flats	29 Smith Street	Lot 8 DP 502120	Local	Lot boundary	61090
17.	Wollongong	Kingston House	27A Smith Street	Lot 3 DP 17682	Local	Lot boundary	61091
18.	Wollongong	Pious Society of St Charles Sacred Heart Church	28 Stewart Street	Part of Lot 126 DP 596582	Local	Church building only.	61104
19.	Wollongong	Seventh Day Adventist Church	30 Victoria Street	Lot 20 Sec A DP 9874	Local	Church Building only.	61092

Table 2: List of Proposed local Heritage Items within the City Centre Heritage Study

*Items with a strikethrough are no longer being progressed following public exhibition of the City Centre Study and draft Planning Proposal and are discussed in Part 7 below.

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

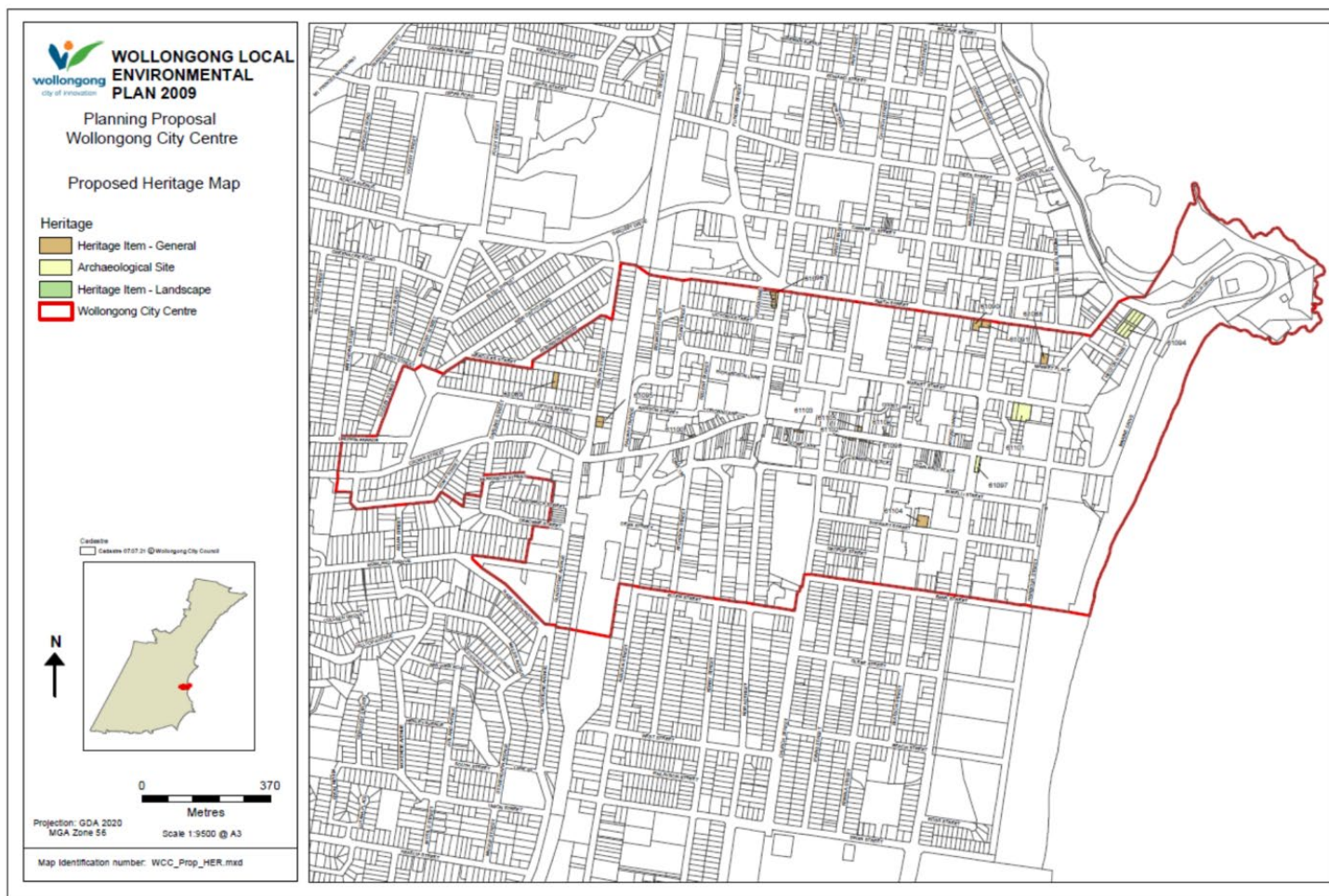


Figure 8: Map of the proposed additional heritage sites recommended for listing within this report

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. 1955 Dion Building, 101 Keira Street (Previous DA approval issued for demolition);
5. Former Christian Science Building, Corner Kembla & Market Streets (Art deco brick detailing has been rendered and significantly impacted on its significance and integrity); and
6. House, 93 Smith Street (Art deco brick house has since been rendered, losing significant detailing).

7.0 PUBLIC EXHIBITION OF CITY CENTRE STUDY

On 31 May 2021 Council considered a Report on the draft City Centre Heritage Study and Planning Proposal and resolved to endorse the City Centre Heritage Study and place a draft Planning Proposal on public exhibition to list the 19 potential local heritage items identified in Part 6 of this Report.

On 27 July 2021, the NSW Department of Planning, Industry and Environment (DPIE) issued a Gateway determination to enable the commencement of the exhibition. The draft Planning Proposal was exhibited from 9 August to 24 September 2021. As a result of the exhibition 28 submissions were received, including from a range of Stakeholders, State Government Agencies, affected owners and Community Members.

As an outcome of the Public Exhibition a number of changes were made to the recommendations of this Study and the City Centre Planning Proposal. A number of updates were also undertaken to the detailed State Heritage Inventory forms and Statements of Significance, including in Appendix A based on information provided in the submissions.

A detailed Post Exhibition Report to Council is scheduled for June 2022 detailing each submission and Council's response. This Study been updated to reflect the outcomes of this Report and is recommended to be endorsed by Council as part of this process to be placed on the public record as an accurate reflection of the final outcomes of the City Centre Heritage Study project.

7.1 SITES NOT PROGRESSED AS PART OF PLANNING PROPOSAL

As an outcome of the exhibition process Three (3) proposed potential heritage items have been considered inappropriate for inclusion on Schedule 5 and have been removed from the draft Planning Proposal. These include:

1. The Seventh Day Adventist Church, 50 Victoria Street (Significant modifications undertaken to site in 1960's)
2. Gloucester House, 82-84 Kembla Street (Significant modifications in 1860's and 1980's)
3. Federation House, 3 Hercules Street. (Assessment of Significance prepared for site, which does not meet criteria for local listing and LPP raised concerns due to zoning)

These items are no longer being considered by Council as potential local heritage items as part of this Study and the draft Planning Proposal has been amended accordingly.

There are now 16 proposed local heritage items within the City Centre Study Area which are recommended to be progressed to finalisation within the draft City Centre Heritage Planning Proposal, following the resolution of Council following the Post Exhibition Report which will be considered by Council in June 2022.

7.2 CHANGES TO PROPOSED CURTILAGES

Four (4) mapping amendments to the proposed LEP heritage maps are proposed to reduce the curtilage for the following item based on submissions received during the exhibition period:

1. Former Berlei Building, 43-45 Denison Street – Reduce curtilage from whole of Lot to capture more intact frontage elements of building.

2. Kawarra Chambers, 118-124 Crown Street – Minor adjustment to remove rear amenities block from curtilage;
3. Group of Shops on Keira Street, 100-120 Keira Street – Reduce curtilage to cover the built form only;
4. Caldwell's Building, 180-282 Crown Street – Reduce curtilage to front 6 metre façade listing only

These changes are detailed in Table 2 and the updated curtilage maps are included within Appendix A for each relevant item.

8.0 RECOMMENDATIONS

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

1. The draft Wollongong City Centre Planning Proposal and associated Heritage Maps be progressed as an amendment to Schedule 5 of the Wollongong Local Environmental Plan 2009 for the listing of 16 new local items within the City Centre Study Area.
2. 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.
3. 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.
4. An Historical 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.
5. 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.
6. 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.
7. 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.

9.0 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 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 is further acknowledged that this Report does not attempt to fill all the identified gaps and further work is required. This should be led by the local Aboriginal Community to identify, investigate and (where appropriate) record sites within the City Centre which have Aboriginal Cultural Heritage significance or shared heritage values connected with the Aboriginal community.

The recommendations of this report should be adopted and 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.

Item 1


Item Name: Archaeological Site of Old Wollongong Gaol*		SHI Number: 5063627
Location: 84—88 Cliff Road and 3-7 Hector Street, Wollongong		Assessed Significance: Local
Item Type: Archaeological - Terrestrial	Group: Law Enforcement	Statement of Significance: 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.
Category: Prison		
Owner: Multiple Owners		
Historic Themes: National - Peopling State - Convict Local – Settling Illawarra National - Governing State – Law and Order Local – Prisons of the Illawarra		
Photograph: Archaeological Site*		





	ITEM 61094	<small>Drawn By: J. Leneke</small> <small>Date: 10.11.20</small>
	SITE OF OLD WOLLONGONG GAOL	<small>Date of Aerial Photography: 2010</small> <small>File ref: WCC_Neighbourhoods_mapbook.mxd</small>
	84-88 CLIFF RD AND 3-7 HECTOR ST, WOLLONGONG	

Item 2

Item Name: Archaeological Remains of the Cricketer’s Arms Hotel*		SHI Number: 5066553
Location: Road Reserve, south east corner Crown and Keira Street Wollongong (adjacent to 31 & 16 Crown and Burelli Streets, Wollongong)		Assessed Significance: Local
Item Type: Built	Group: Recreation and Entertainment	Statement of Significance: 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.
Category: Other – recreation & Entertainment		
Owner: Multiple Owners		
Historic Themes: National – Culture State – Leisure Local – Supplying Liquor and Accommodation in Hotels		
Photograph: 		



Item 3

Item Name: Bank Chambers		SHI Number: 5067208
Location: 127 – 131 Crown Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: 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.
Category: Bank		
Owner: Private – Corporate		
Historic Themes: National - Economy State - Commerce Local – Providing Retail and Financial Services		

Photograph:





Item 4


Item Name: Caldwell's Building		SHI Number: 5067552
Location: 280-282 Crown Street Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: 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.
Category: Commercial Office/Building		
Owner: Private – Individual		
Historic Themes: National - Economy State - Commerce Local – Providing Retail and Financial Services		
Photograph:		





Item 5

Item Name: Commercial Frontages		SHI Number: 5067210
Location: 135-139 Crown Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: 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.
Category: Commercial Office/Building		
Owner: Multiple Owners		
Historic Themes: National - Economy State - Commerce Local – Providing Retail Services		
Photograph:		





Item 6

Item Name: Commercial Frontages		SHI Number: 5067201
Location: 179-189 Crown Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: 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.
Category: Commercial Office/Building		
Owner: Multiple Owners		
Historic Themes: National - Economy State - Commerce Local – Supplying Retail and Financial Services		

Photograph:





Item 7

Item Name: Commercial Frontages		SHI Number: 5067205
Location: 98-102 Crown Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: 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.
Category: Commercial/Office Building		
Owner: Multiple Owners		
Historic Themes: National - Economy State - Commercial Local - Providing Retail and Financial Services		

Photograph:





Item 8

Item Name: Kawarra Chambers		SHI Number: 5062994
Location: 118-124 Crown Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: 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.
Category: Commercial/Office/Building		
Owner: Private – Corporate		
Historic Themes: National - Economy State - Commerce Local – Providing Retail Services		

Photograph:





Item 9


Item Name: Archaeological Site of Queens Hotel*		SHI Number: 5067553
Location: Part of 24 Crown Street		Assessed Significance: Local
Item Type: Archaeological – Terrestrial	Group: Recreation and leisure	Statement of Significance: 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. The site is associated with Robert Haworth, an influential property owner and member for state parliament, and includes the site utilised as a temporary Telegraph Office in the 1860's. 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.
Category: Recreation and leisure - other		
Owner: Religious Organisation		
Historic Themes: National - Economy State - Commerce Local – Supplying liquor and accommodation in hotels		

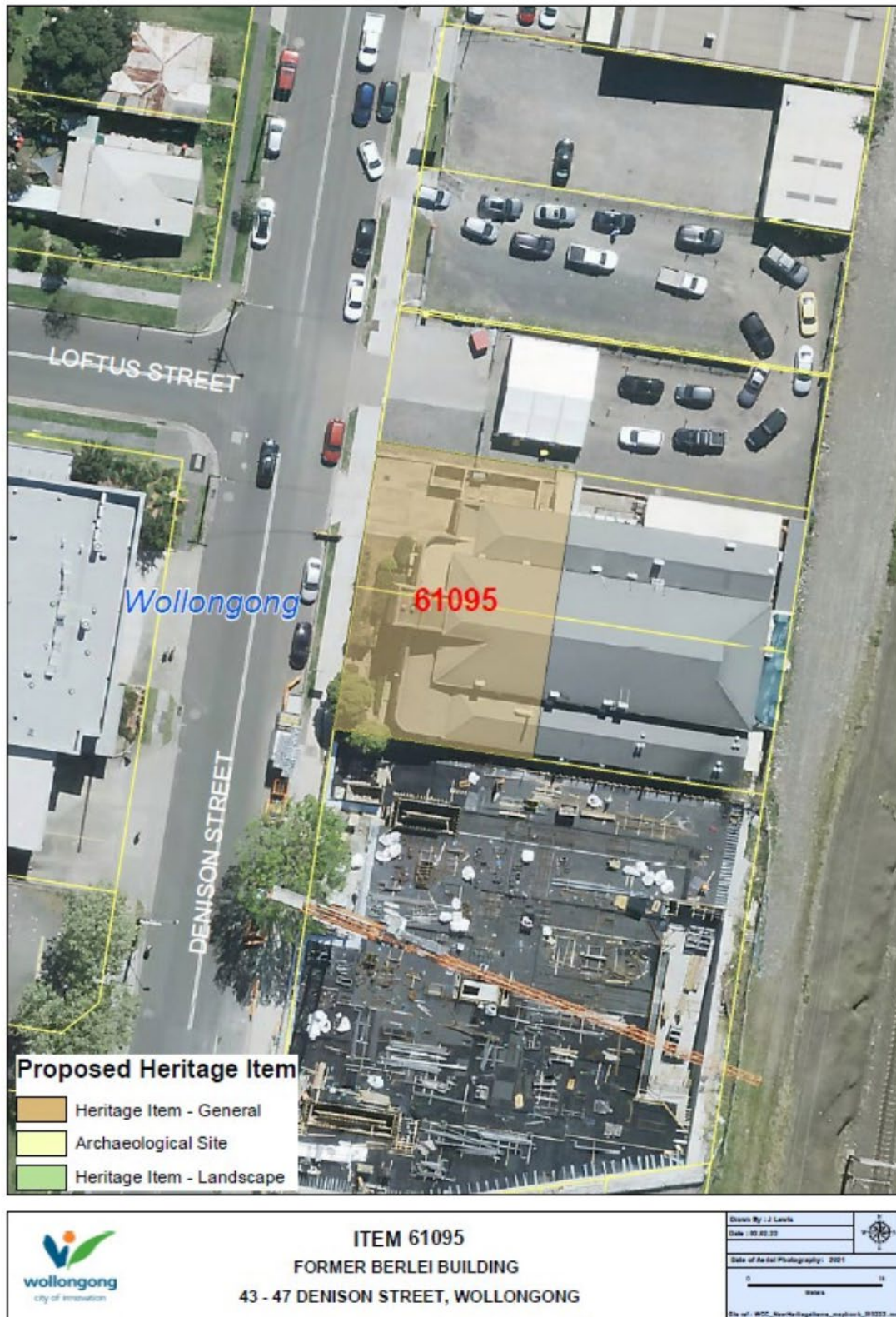
Photograph:





Item 10

Item Name: Former Berlei Building		SHI Number: 5063742
Location: 43 – 47 Denison Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Manufacturing and Processing	Statement of Significance: 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)
Category: Textile Mill		
Owner: Private - Corporate		
Historic Themes: National – Economy State – Industry Local – Working in Workshops, Mills or Factories National – Peopling State – Migration Local – Diversifying the Community		
Photograph:		
		



Item 11


Item Name: Interwar House		SHI Number: 5062931
Location: 11 Hercules Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Residential Buildings (House)	Statement of Significance: 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.
Category: House		
Owner: Private – Individual		
Historic Themes: National - Settlement State - Towns, Villages and Suburbs Local – Housing in villages and subjects		

Photograph:






Item 12

Item Name: Group of Commercial Buildings on Keira Street		SHI Number: 5067199
Location: 100-120 Keira Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: 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.
Category: Commercial Office/Building		
Owner: Multiple Owners		
Historic Themes: National - Economy State - Commerce Local - Supplying Retail and Liquor Services		
Photograph: 		




Item 13

Item Name: "Marlborough" Court		SHI Number: 5063290
Location: 4 Market Place, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Residential Buildings (Private)	Statement of Significance: 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.
Category: Block of Flats		
Owner: Private Individual		
Historic Themes: National - Settlement State - Towns, Villages and Suburbs Local – Urban Development		
Photograph: 		




Item 14

Item Name: "Braemar" Flats		SHI Number: 5062997
Location: 29 Smith Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Residential Buildings (Private)	Statement of Significance: 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.
Category: Block of Flats		
Owner: Multiple Owners		
Historic Themes: National - Settlement State - Towns, Suburbs and Villages Local – Urban Development		
Photograph:		
		



Item 15


Item Name: "Kingston" House		SHI Number: 5062996
Location: 27A Smith Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Residential Building (Private)	Statement of Significance: 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.
Category: Block of Flats		
Owner: Multiple Owners		
Historic Themes: National - Settlement State - Towns, Villages and Suburbs Local - Urban Development		
Photograph: 		



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

Drawn By : J Lewis
Date : 10.11.20
Date of Aerial Photography: 2018
Gls ref: W00_Newerbygateaera_mapbook.mxd
0 50
Metres

Item 16


Item Name: Sacred Heart Church, Pious Society of St Charles		SHI Number: 5063019
Location: 28 Stewart Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Religion	Statement of Significance: 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.
Category: Church		
Owner: Religious Organisation		
Historic Themes: National - Culture State – Religion Local - Observing Religious Practices National – Peopling State – Migration Local – Diversifying the Community		
Photograph:		
		




ITEMS NOT BEING PROGRESSED

See Part 7 for Discussion


Item 1: Not Being Progressed

Item Name: Federation House		SHI Number: 5063293
Location: 3 Hercules Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Residential Buildings (Private)	Statement of Significance: 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.
Category: House		
Owner: Private – Individual		
Historic Themes: National - Settlement State - Towns, Villages and Suburbs Local – Housing in villages and suburbs		
Photograph:		
		

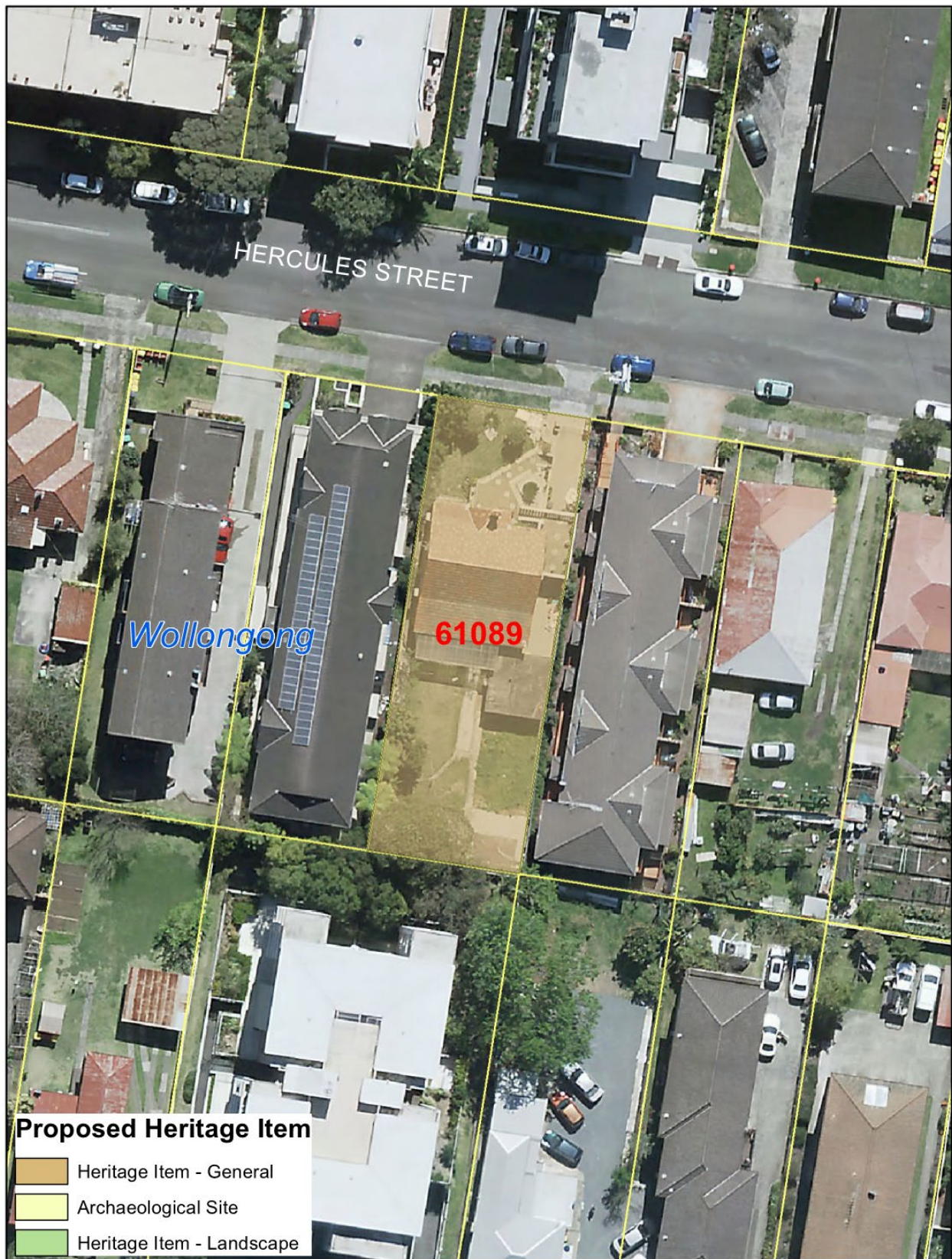
Item 2: Not Being Progressed

Item Name: Gloucester House		SHI Number: 5067212
Location: 82-84 Kembla Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: "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.
Category: Commercial/Office Building		
Owner: Private - Individual		
Historic Themes: National - Settlement State – Town, suburbs and villages Local - Urban Development		
Photograph:		
		

Item 3: Not Being Progressed

Item Name: Seventh Day Adventist Church		SHI Number: 5062924
Location: 30 Victoria Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Religion	Statement of Significance: 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.
Category: Church		
Owner: Religious Organisation		
Historic Themes: National - Culture State - Religion Local – Observing Religious Practices		
Photograph:		
		

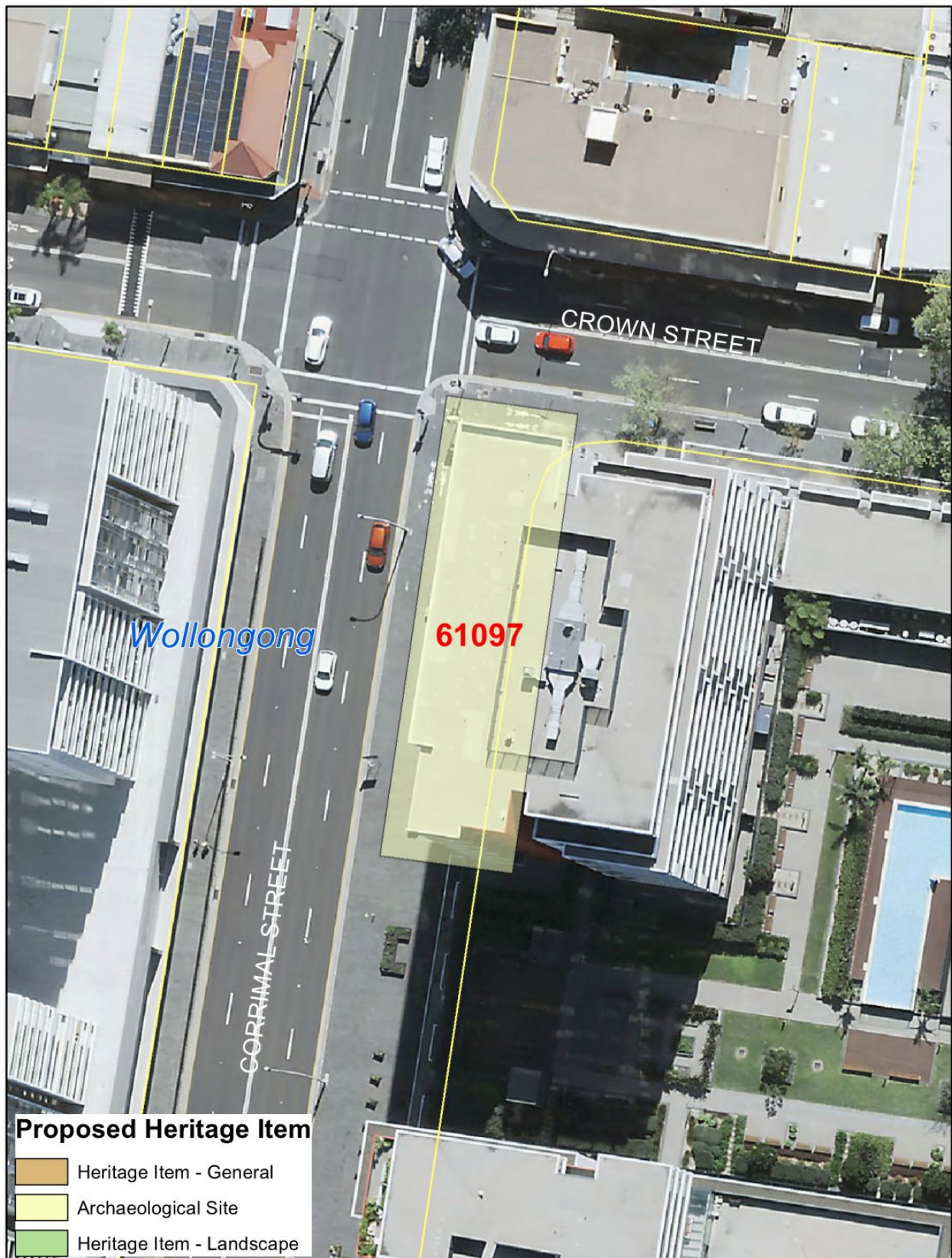














Proposed Heritage Item

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



