

STATEMENT OF HERITAGE IMPACT

PART 3A ENVIRONMENTAL ASSESSMENT
MP07-0070

WOLLONGONG PRIVATE HOSPITAL
360 – 364 CROWN STREET
WOLLONGONG

April 2010

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2.0 INTRODUCTION

This Statement of Heritage Impact has been prepared to satisfy the heritage related issues within the Department of Planning's Director-General's [environmental assessment] Requirements (DGR) to accompany a Part 3A project application for a proposed private hospital at 360-364 Crown Street, Wollongong. The principal issue this statement deals with is to assess 'impacts of the proposal on any local heritage items identified in Wollongong City Centre LEP 2007' [DGR Key Assessment Requirements – Issued 23 November 2009]. It incorporates the standard guidelines of the NSW Heritage Office with regard to assessing heritage impact.

It also responds to clause 35 (4) of the Wollongong City Centre LEP 2007 vicinity controls for development near heritage items by providing a statement of heritage impact on heritage items and their respective curtilages. There are a number of local heritage items that are listed in the Wollongong City Centre LEP 2007 and are located in the vicinity.

Specific impacts on individual heritage items are set out in Section 5.0 and the impacts are summarised in Section 6.0.

The assessment of potential heritage impact has been undertaken by Don Wallace, Senior Heritage Consultant, under the direction of Robert Staas, Director / Heritage Consultant of NBRS+PARTNERS Architects. Details of the project proposal have been prepared by Murphy's Health Consulting Pty Ltd.



Figure 1 Location Plan 360 – 364 Crown Street, Wollongong
Source Google Maps

3.0 THE PROPOSAL

The proposed development is for the demolition of existing buildings on the site of 360 – 364 Crown Street for the construction of an eight storey private hospital. The proposal is documented in drawings prepared by Murphy's Health Consulting Pty Ltd:

- DA.01-A Locality Plan
- DA.02-A Existing Survey Plan
- DA.03-A Site Analysis Plan
- DA.04-A Basement 1 Plan
- DA.05-A Basement 2 Plan
- DA.06-A Basement 3 Plan
- DA.07-A Ground Floor Plan
- DA.08-A Level 1 Plan
- DA.09-A Level 2 Plan
- DA.10-A Level 3 Plan
- DA.11-A Level 4 Plan
- DA.12-A Level 5 Plan
- DA.13-A Level 6 Plan
- DA.14-A Level 7 Plan
- DA.15-A Roof Plan
- DA.16-A Elevations
- DA.17-A Elevations
- DA.18-A Sections
- DA.20-A Photomontage
- DA.21-A Photomontage (Night View)

The landscape concept is described on landscape architectural drawings prepared by Context and numbered L1000-A and L2000-A.

4.0 HISTORY OF DEVELOPMENT OF THE AREA

4.1 Pre-European Occupation of the Wollongong area

Prior to European settlement, many Aboriginal groups lived on the NSW south coast. Aboriginal occupation in the Illawarra region dates back between 20,000 and 40,000 years ago. The area from Bulli and Stanwell Park, in the north, to Shoalhaven and Kangaroo Valley in the south was and still is called Dharawal. The Wodi Wodi tribe, alternatively spelt Wadi Wadi, occupied the southern part of the Dharawal area with several camp sites around Lake Illawarra. They moved freely throughout the region and shared resources with their near neighbours without fear of trespassing.

The Dharawal people are distinguished as fresh water or salt water people depending on whether they occupied the coastal regions or the plateaus and inland river valleys. Traditional stories say the Dharawal people brought the Dharawal (cabbage tree palm) with them on arrival at Lake Illawarra, back when their ancestors were animals.

4.2 Early Development of the Illawarra region

Wollongong was first sighted by Captain Cook in 1770. Explorers Bass and Flinders and their servant William Martin were the first Europeans to officially set foot in the area in 1796. Sailing south in the tiny Tom Thumb their boat was overturned at Towradgi Point and they came ashore for repairs and fresh water.

The following year survivors of the wreck Sydney Cove passed through the area on their long overland trek from Victoria. George Bass returned to search for two Sydney Cove crewmen left behind in the region and to investigate other survivors' reports of coal; he later discovered coal deposits at Coalcliff and elsewhere at the northern end of the Illawarra. Later that year, in another voyage, Bass visited Wollongong Harbour.

The first settlers in the Wollongong area were cedar cutters in the early 1800s, followed by graziers in about 1812. Charles Throsby of Liverpool established a stockman's hut in the Five Islands area in 1815. One of the first land grants was made to his nephew Charles Throsby Smith, who received a 300 acre grant named Bustle Farm extending north from Crown Street to near Fairy Creek.

Other cattlemen followed Throsby's example and Governor Macquarie sent John Oxley down to survey the area and negotiate free land grants with the graziers. Conflict arose with the local Aborigines and, in 1826, a contingent of soldiers was sent to reinforce the claims of the settlers and perhaps to assert order amongst the unruly timber-getters. The military settlement was established in 1826 at Illawarra Farm near Port Kembla, relocating to Wollongong in 1829, thereby establishing the site of the future township of Wollongong.

4.3 Establishing the Town of Wollongong

The town plan by Surveyor General Thomas Mitchell was gazetted in 1843, and the first regular steamship service to Sydney commenced the same year. The town of Wollongong was laid out and cleared in the 1830s and 1840s. Roads and bridges were built throughout the district, and Wollongong harbour basin and breakwater were constructed - all with the aid of convict labour and military superintendence. The subject site of this report is located on John Osborne's Garden Hill land grant, which comprises 640 acres originally granted to Joseph Thompson in 1824 and a further 300 acres acquired in 1836 west of the town centre.

Self government arrived in 1843 when Governor Gipps created the Illawarra District Council. This council foundered in 1850, and it was not until after the 1858 Municipalities Act was passed that a Wollongong Municipality was gazetted in 1859.

From the 1860s with improved transport the area began to grow and develop. The Bulli Pass route, investigated in 1844, was opened to wheeled traffic in 1868 and the railway arrived in 1887. The Illawarra's first coal mine was established at Mt Keira in 1849 and by 1880, there were ten mines along the Illawarra escarpment.

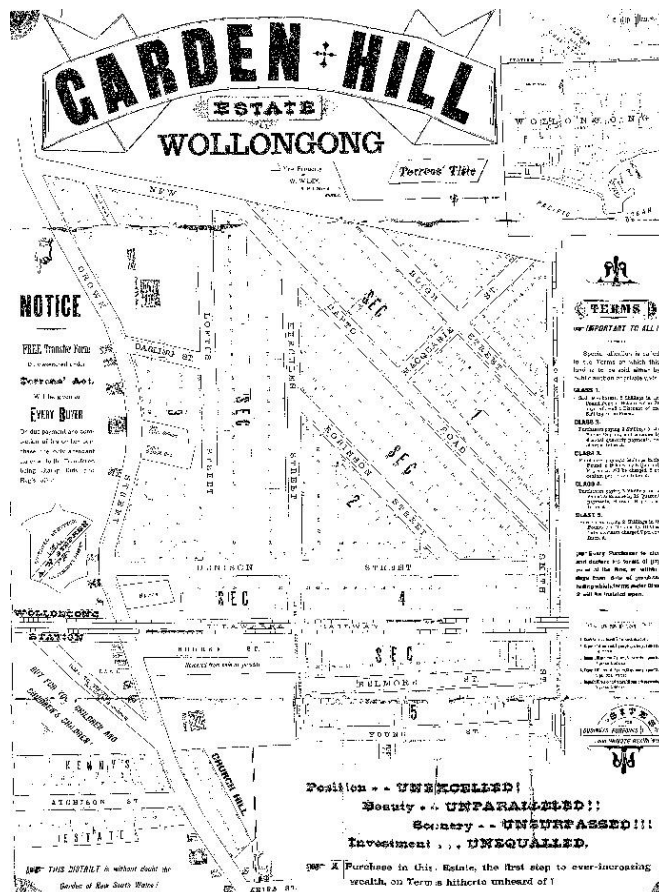


Figure 2: 1892 Garden Hill Estate Wollongong. Garden Hill House is shown on the site bound by Crown Street, New Dapto Road, Loftus Street and Darling Street.

Residential development in this period was concentrated on the town east of the railway line towards the coast. In the 1890s, the subject site for the proposed Wollongong Private Hospital development in Crown Street was as yet undeveloped. To the east Garden Hill House and grounds was subdivided in 1892. (See Fig.4 above) The Albert Memorial Hospital relocated to a new building in the Garden Hill Estate in 1907; it was renamed the Wollongong Public Hospital the following year.

4.4 The Development of Wollongong

The 1900s brought enormous change to the Illawarra area with the construction of smelting works on the western shore of Lake Illawarra in 1895 and harbour facilities were developed at Shellharbour. Port Kembla soon emerged as the main port from 1906 when the smelting operation was transferred there that year. A jetty was erected there in the 1880s to transport coal from the Mount Kembla mine.

West of Garden Hill and the new Hospital, a further subdivision of Osborne's Garden Hill estate was auctioned in 1908. Rosemont Estate extended further west along Crown Street and north towards the Mount Keira Railway (See Fig.5 below)



Figure 5:1908 plan of subdivision of the Rosemont Estate covering the northern side of Crown Street, Greenacre Road, Sperry Street, Urunga Parade, Rosemont Street, Hillcrest Street, Matthews Street, Northcote Street and New Dapto Road.. The subject site of the proposed development is located in Sec. 1 of the estate.

Heavy industry was attracted to the region by the ready availability of coal. A cokeworks was followed by copper refining in 1908, metal manufacturing in 1918, fertiliser production in 1921 and in 1928, Hoskins Iron and Steel

transferred its operations from Lithgow to Port Kembla. The single greatest factor in the subsequent development of Wollongong and Illawarra region dates to 1935 when BHP purchased Australian Iron and Steel Ltd in 1935.

Wollongong was proclaimed a City in September 1942 and then in 1947 the City of Greater Wollongong was formed by the amalgamation of the City of Wollongong, the Shires of Bulli and Central Illawarra and the Municipality of North Illawarra. BHP's rapid expansion became a catalyst for Wollongong's subsequent postwar development. The influx of migrants after World War II caused a rapid population increase and fostered a highly multicultural community. World recession and rationalisation in the 1980s led to significant unemployment in the Illawarra region. Steelworks, coalmining and dairying remain the predominant industries alongside fishing, manufacturing, textiles, clothing and tourism.

5.0 ON-SITE, ADJOINING AND ADJACENT HERITAGE ITEMS

The Director-General of the Department of Planning requires that impacts upon any heritage items listed in the Wollongong City Centre Local Environment Plan 2007 be assessed. Relevant items are set out below.

On Site means on the Lot subject to the project application (PA)

Adjoining means sharing a lot boundary with the lot and contiguous with the lot

Adjacent means separated from the PA lot by a roadway/open space or similar that is adjacent but discontinuous with the PA lot.

Heritage Items

On-Site

- There are no heritage items on-site.

Adjoining

- 366 Crown Street, Wollongong West

Adjacent

- There are no adjacent heritage items.

Additional nearby heritage items that could be considered in the vicinity are:

- Group of Fig Trees in the grounds of Wollongong Public Hospital
- Nurses' Home within Wollongong Public Hospital
- Moreton Bay Fig at Beatson Park, Crown Street
- Moreton Bay Fig adjacent to Masonic Club at 373 Crown Street



Figure 3: Aerial photograph indicating visual catchment of heritage item at 366 Crown Street with the subject development site shown bounded in red.

Source: City of Wollongong website annotated by NBRSPartners

5.1 Adjoining Heritage Item – 366 Crown Street

Frederick Thomas Matthews and William Hall Matthews acquired portion 49 of the Parish in June 1908. They subdivided the land and auctioned the Rosemont Estate later that year. Not all lots were sold immediately including lot 8 and 48 Section 1 on which the subject building was later erected. Adjoining lots 7, 9 and 50 were sold to John Byron in 1914 whilst the principal land, comprising lots 8 and 48 section 1 were sold to Wollongong plasterer William Wilton in March 1915.

William Wilton appears to have built the house but not occupied it himself as he is living elsewhere at Keira Street, Wollongong. The property was sold in 1920 to May Howes, wife of Ernest Henry Howes, a hairdresser. A covenant existed at the time of the sale as follows

The transferee...shall not nor will at any time thereafter erect or permit or suffer to be – erected on said lot 8 sec 1 thereby transferred any building of less value than 150 pounds or on lot 48 sec 1 thereby transferred any building of less value than 75 pounds and the lots when built must be fenced...

The Howes moved into the house by 1921 along with her brother George Henry Wilton. They continued to live together at 366 Crown Street until the 1950s when Ernest Howes died in 1950, followed in 1958 by his brother in law George Wilton. It is unclear when the red face brick was painted white, but certainly by the 1960s it was referred to as the White House.

May subsequently sold the property in 1960 to Southarch Pty Ltd at which time it became the offices of Palmer, Wilson and Foster, Architects. This firm was responsible for the planning of the new University College in association with the University of New South Wales. Internal alterations were undertaken to the house when it was converted to offices for the architects.

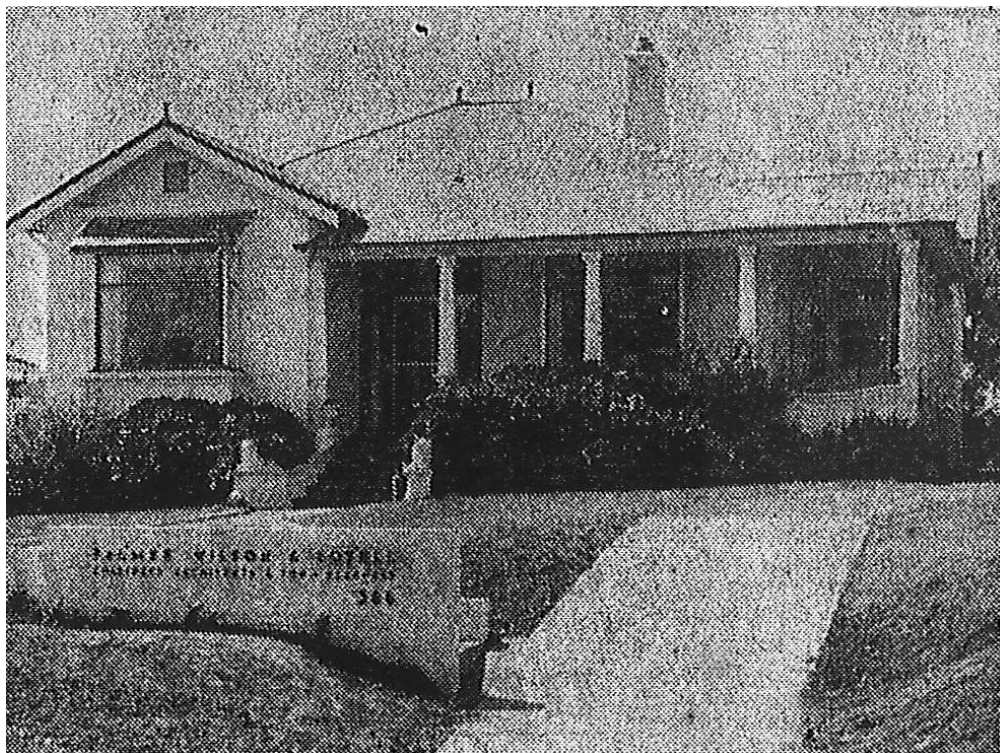


Figure 4: Offices of Palmer Wilson & Foster Architects from 1961.

Source: South Coast Times, 1 March 1962, p/ 26



Figure 5: 2010, front view of 366 Crown Street.

The title was transferred to Nancy Heather Wilson in late 1981 but it is not known whether the architects continued to occupy the property in the interim.

The house was most recently sold to Wranal Pty Ltd in November 1987. The building is presently used as a solicitors' office.



Figure 6: 1991, view of building from Crown Street.

According to the City of Wollongong Heritage Study 1991, 366 Crown Street, Wollongong West is a

good example of Federation domestic design - Townscape significance

and is described as a “single storey federation house. Slate hip and gable roof. Terracotta ridge capping, finials and chimney pots. Painted brick walls”.

6.0 HERITAGE IMPACT ASSESSMENT

The following assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 2002.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The project would reinforce the association of 'Hospital Hill' with hospital use and allied health uses.

There are no aspects which could significantly and detrimentally impact on heritage significance of the adjacent item.

Early consultation has allowed the heritage issues to be integrated and mitigated in the concept design which preceded the project application. The resulting application is a sympathetic solution.

6.1 New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

The impact of the new development has been minimised by stepping down the bulk of the building towards the interface with the adjacent heritage item and providing an open undercroft and principal entrance at the southwestern corner of the site allowing parts of lost views to and from the southeastern verandah of the building to be recovered.

- *Why is the new development required to be adjacent to a heritage item?*

The new development is on a separate parcel of land under different historical and current ownership from the heritage item. The new development seeks to optimise the use of the land as a private hospital in an area known as 'Hospital Hill'.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

The curtilage around the heritage item – 366 Crown Street – is the lot curtilage and is also historic curtilage of the place. It has been augmented by an increased visual curtilage caused by opening up of a view from the southeastern verandah of the heritage item to Crown Street at the southeast which is currently closed by an existing building of intrusive character. This view opening will be through the ground floor public entry, vehicle access and drop off undercroft. The openness of this access and entry allows views to and from the adjacent heritage item in this location to be retained and partly recovered.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

As set out above, views from the southeast will be retained and recovered. The view from the western approach along Crown Street will be altered from the intrusive two storey building which now exists to an eight storey backdrop

building of similar character to recent development at the nearby Wollongong Public Hospital. To ameliorate the impacts of a building of such scale behind the heritage item, the western elevation has been composed of as articulated blocks of varying with the development immediately adjacent to the heritage item dropping in height to four floors above an open undercroft.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

No evidence has been found to indicate that the development site is likely to retain relics of local or State significance. The site contains structures from the early twentieth century to the late twentieth century but none are heritage items and none are considered to be of moderate to high cultural heritage significance.

- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*

The new development is sympathetic in its siting with a partly open south-western corner which retains and recovers views to and from the southeastern verandah of the adjacent heritage item.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

The eight storey building is adjacent to the single storey heritage item at 366 Crown Street. It goes without saying that most eight storey buildings which optimise development on their sites adjacent to single storey structures will tend to dominate those single storey structures. In this instance, the impact has been minimised in three ways:

- Retaining and recovering a view from the southeastern verandah across the access, drop off and principal entrance to the hospital;
- Providing planting and screening which reinforces this view; and,
- Articulating the western facade to break down the apparent bulk of the building into smaller components which together with the planting provide a backdrop to the heritage item from its western approach.

- *Will the public and users of the item, still be able to view and appreciate its significance?*

The development site is currently vacant and unused and the view from the southeast on Crown Street to the adjacent heritage item is intruded upon by an existing building. The increased activity brought by the hospital facility described in the project application means that a greater number of people will be able to become aware of the heritage item at 366 Crown Street, Wollongong.

6.2 Wollongong Development Control Plan 2009 Provisions for ‘Development in the Vicinity of a Heritage Site’

Development Controls (Section 14.2)	The Proposal
(a) The character, siting, bulk, scale, height and external appearance of the development;	The impact of the new development has been minimised by stepping down the bulk of the building towards the interface with the adjacent heritage item and

	<p>providing an open undercroft and principal entrance at the southwestern corner of the site allowing parts of lost views to and from the southeastern verandah of the building to be recovered. Refer above.</p>
<p>(b) The visual relationship between the proposed development and the heritage item or heritage conservation area;</p>	<p>The visual relationship has been augmented by an increased visual curtilage caused by opening up of a view from the south-eastern verandah of the heritage item to Crown Street at the southeast which is currently closed by an existing building of intrusive character. Refer above.</p>
<p>(c) The potential for overshadowing of the adjoining heritage item or any building within a heritage conservation area;</p>	<p>The heritage item is located immediately to the west and will be overshadowed in the morning but not after noon. Shadow diagrams indicate the impacts.</p>
<p>(d) The colours and textures of materials proposed to be used in the development;</p>	<p>The building is clad in Alucobond cladding and glass. The substantial new hospital building is readily identifiable as an introduced element. It should be recognised that the white painted heritage item was not originally painted and that it would not be appropriate to echo it in new developments.</p>
<p>(e) The landscaping and fencing of the proposed development;</p>	<p>Screen planting would be provided along the boundary with the heritage item to provide a backdrop from the western approach and views retained through the undercroft principal entry from the southeastern verandah of the heritage item.</p>
<p>(f) The location of car parking spaces and access ways into the development;</p>	<p>The location of the principal accessway, entrance and dropoff have been located to achieve partial recovery of views. Most parking is located beneath ground in basements.</p>
<p>(g) The impact of any proposed advertising signs or structures;</p>	<p>No advertising or signage is shown on the Project Application drawings.</p>
<p>(h) the maintenance of the existing streetscape, where the particular streetscape has significance to the heritage site;</p>	<p>The streetscape has not been identified as a heritage streetscape. The character of the townscape of 'Hospital Hill' is dominated by the mixed character</p>

	established by the Public Hospital.
(i) The impact the proposed use would have on the amenity of the heritage site; and	The use of the project site and the adjacent heritage item have discrete uses and use intensification of the project site will not directly affect use of the heritage item. The use of the heritage item is not the original use and is not a use which contributes to its heritage significance.
(j) The effect the construction phase will have on the well being of a heritage building.	A dilapidation report on the heritage building will be carried out and measures taken to ensure the care of the fabric of the heritage building.

7.0 CONCLUSION

In conclusion, the proposed project does not significantly, adversely impact upon the identified heritage significance of the adjacent heritage items nor heritage items further afield and that its heritage impacts are acceptable.



Robert Staas
 Director / Heritage Consultant
 NBRS+PARTNERS ARCHITECTS

16 April 2010

8.0 APPENDIX – STATE HERITAGE INVENTORY LISTING FOR ADJACENT ITEM

House

Item

Name of Item:	House
Type of Item:	Built
Group/Collection:	Residential buildings (private)
Category:	House
Primary Address:	366 Crown Street, Wollongong, NSW 2500
Local Govt. Area:	Wollongong City
Property Description:	

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
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All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
366 Crown Street	Wollongong	Wollongong City			Primary

Statement of Significance

A good example of Federation domestic design - Townscape significance

Date Significance Updated: 17 Jul 00

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical Description: Single storey federation house. Slate hip and gable roof. Terracotta ridge capping, finials and chimney pots. Painted brick walls.

Current Use: Solicitors office

Former Use: Residence

Assessment of Significance


SHR Criteria c)
[Aesthetic Significance]

The item has architectural, townscape and aesthetic value.

SHR Criteria g)
[Representativeness]

The item has representative value.

Assessment Criteria

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Local Environmental Plan</i>			07 Jan 00	1/2000	69

Study Details

Title	Year Number		Author	Inspected by	Guidelines Used
City of Wollongong Heritage Study	1991	B39-C	McDonald McPhee Rogers Conacher Fullarton	G. Neaves	No

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.



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Data Source

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