



**CROWN, KEIRA, AND BURELLI STREET  
WOLLONGONG, NEW SOUTH WALES  
HISTORICAL ARCHAEOLOGICAL ASSESSMENT**

Prepared for Wollongong Developments No.8 Pty Ltd

31 July 2025

Final

## DOCUMENT INFORMATION

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### PROJECT DETAILS

**Project:** Crown, Keira, and Burelli Street

**Client:** Wollongong Developments No.8 Pty Ltd

**Service:** Historical Archaeological Assessment

**Authors:** Luke Jarvis

**Project number:** 25034

### DOCUMENT HISTORY

Version No.	Version Type	Issue Date	Authored By	Approved By	Date Approved
1	Draft	02/04/2025	LJ	JA / DM	02/04/2025
2	Draft	03/04/2025	LJ	DM	03/04/2025
3	Final	17/04/2025	LJ	DM	17/04/2025
4	Final	31/07/2025	LJ	DM	31/07/2025

### DISTRIBUTION OF COPIES

Version No.	Quantity	Issue Date	Issued to
1	1	02/04/2025	Wollongong Developments No.8 Pty Ltd
2	1	03/04/2025	Wollongong Developments No.8 Pty Ltd
3	1	17/04/2025	Wollongong Developments No.8 Pty Ltd
4	1	31/07/2025	Wollongong Developments No.8 Pty Ltd

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## **ACKNOWLEDGEMENT OF COUNTRY**

We respect and acknowledge the First Nations Peoples of the lands and waterways on which we live and work, their rich cultural heritage, and their deep connection to Country, and we acknowledge their Elders past and present.

## **CULTURAL WARNING**

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.



**AUSTRAL**  
**ARCHAEOLOGY**

## EXECUTIVE SUMMARY

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This Historical Archaeological Assessment (HAA) prepared by Austral Archaeology Pty Ltd (Austral) on behalf of Wollongong Developments No.8 Pty Ltd ('the Applicant') supports a State Significant Development Application (SSDA) for an Infill Affordable Housing Development (SSD-76440958) for the site at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong (the site).

Specifically, consent is sought for the following development in this SSDA:

- Demolition of existing structures on the site, retention of heritage facades, tree removal and site excavation for new basement.
- Construction of a new mixed-use development consisting of:
  - Four residential towers, ranging from 16 to 38 storeys and comprising 547 apartments including:
    - Approx. 414 market apartments.
    - Approx. 132 affordable apartments.
    - Residential lobbies and podium.
    - Communal open space.
  - A 10-storey commercial office building, an 8 storey hotel comprising 166 rooms, and numerous retail tenancies (including a supermarket) consisting of:
    - 10,009 sqm of commercial GFA.
    - 8,793 sqm of hotel GFA.
    - 3,781 sqm of retail GFA.
    - 1,510 sqm of retail supermarket GFA.
  - Car, motorcycle and bicycle parking for residents, workers and visitors across two basement levels, mezzanine, lower ground and levels 1 and 2 including:
    - 775 car parking spaces, including:
      - 547 residential spaces (including accessible spaces).
      - 49 residential visitor spaces.
      - 63 commercial/retail/residential visitor spaces.
      - 25 commercial/retail (staff) spaces.
      - 10 hotel (staff only) spaces.
      - 80 retail (supermarket) spaces.
    - Five (5) loading bays.
    - 320 bicycle parking spaces.
    - 47 motorcycle parking spaces.
- New public open space including a new public plaza.
- Associated landscaping and public domain works.

The purpose of this HAA is to assess the significance of the archaeological resource that may be present in the study area, and the impact on the archaeological resource regardless of significance. The report will provide suitable management recommendations should impacts to significant archaeological resources be anticipated.

The site forms part of the Wollongong City Centre Precinct, as identified in the *Wollongong Local Environmental Plan 2009*, and lies within the boundary of Wollongong City Council Local Government Area (LGA). It is well located, being approximately 280 metres from Wollongong Train Station which provides services within Wollongong and to the Sydney Central Business District. It is adjacent to Wollongong Central shopping centre, a major regional retail hub. The site has ample access to public open space being less than 50 metres from MacCabe Park.

The site comprises a significant landholding of approximately 13,088 metres<sup>2</sup> with frontages to Crown Street, Keira Street, Burelli Street and Atchison Street. The site is owned by Wollongong Developments No.8 Pty Ltd.

The site area and legal description is recorded in Table 1 below.

**Table 1** List of property boundaries within the study area.

Cadastral Details	Address
Lot 1, DP112417	216-222 Keira Street
Lot 100, DP 774957	226-230 Keira Street
Lot 9, DP 551157	232-234 Keira Street
Lot 8, DP 546125	236-238 Keira Street
Lot 1, DP 88455	86 Burelli Street
Lot 4, DP 17979	
Lot 5, DP 17979	
Lot B, DP 395330	90 Burelli Street
Lot 1, DP 220513	221-229 Crown Street
Lot 3, DP 17979	231 Crown Street
Lot 2, DP 17979	233-235 Crown Street
Lot 1, DP 17979	
Lot 7, DP 878243	237-241 Crown Street
Lot 1, DP 1135333	243-251 Crown Street
Lot 1, DP 226374	253-259 Crown Street
Lot 1, DP 183348	
Lot 2, DP 226374	
Lot 3, DP 319452	261 Crown Street
Lot 2, DP 319452	269-271 Crown Street
Lot 1, DP 319452	
Lot 2, DP 181570	273-279 Crown Street
Lot 1, DP 1116034	
Lot 1, DP 82673	281-291 Crown Street
Lot 1, DP 117019	
Lot 1, DP 927806	281-291 Burelli Street
Lot 1, DP 1198873	
Lot 1, DP 1087986	

## IDENTIFIED ARCHAEOLOGICAL SENSITIVITY

This assessment has concluded that there are varying degrees of archaeological potential and sensitivity within the study area, owing to it being developed during the 1850s for commercial, industrial, and residential use associated with the development of Crown Street as the main commercial thoroughfare of Wollongong. Archaeological remains of interest relate to 1 specific phase:

- Phase 2: 1848 to 1888.

It is understood that archaeological materials within the study area, if identified, are likely to be linked to this mixed-use history, and date from the mid-19<sup>th</sup> century onwards. A summary of events relating to the study area according to Lot and DP number is provided below.

Lot	DP	Events
1	220513	Messer's Organ & McCready, bootmakers (c.1858 - c.1868)
		John Williams, tailor (1868 - c.1872)
		Mark Tucker, farrier & blacksmith (1875 - 1876)
		JA Walker, farrier & blacksmith (1876 - c.1885)
		Commerce House, shop (c.1860 - 1882)
		Samuel Cutcher, jeweller (c. 1889 - 1905)
		Alfred Brickwood, jeweller (1905 - 1937)
		Union Bank of Australia / CML (1937 - c.1964)
1	112417	JA Walker, residence (1884 - 1938).
100	774957	JA Walker, farrier & blacksmith (1885 - 1904) FW Castle, residence (1905 - c. 1937)
9	551157	
8	546125	
1	88455	
1	179179	"Settlers Arms" or "Cottage of Content", hotel (c. 1847 - 1870)
2		Carcase and Family Butcher (c. 1870 - c.1891)
3		J. Richards and Sons branch establishment (1873 - c.1891)
4		Undeveloped until c.1968
5		
7	878243	c.1913 Terrace Shops
B	395330	
1	1135333	Wollongong Tannery or Mr Allen's Tannery and Residence (1850 - 1875)
		J. Richards and Sons, charcoal producer and leather tannery (c.1875 - c.1891).
		Osbourne's / Parkinson's Cordial Factory (1883 - 1921).
		Commonwealth Bank of Australia (c.1921 - c.1977)
1	226374	Foundations for a stone house (c. 1879s)
2		John McGee, residence c.1870

Lot	DP	Events
		Moses Driver, residence & shop
1	183348	
1	319452	c.1913 Terrace shops
2		
3		
2	326530	c. 1913 Partial residential lot
2	181570	Possible residence and shop for JR Healey (c.1879)
1	82673	Possible residence and shop for JR Healey (c.1879)
		Original Marcus Clark & Co. Building (c.1905 - present)

Many of these businesses and their owners are prominent in the early history of Crown Street and reflect its presence as a commercial centre. In particular, the study area represents a large portion of the throughfare, and the nature of their businesses and their change through time is likely to illustrate the changing nature of Upper Crown Street from a fringe area utilised for more industrial purposes into customer-focused services and retail buildings as the commercial centre migrated towards the railway station with it acting as a significant arrival and departure point in Wollongong.

As such, the study area is generally considered to exhibit moderate to high archaeological potential. Given the proposed depth of impact associated with the planned development, it is therefore likely that the works will encounter archaeological materials. A series of mitigation measures have been provided below to ensure compliance with the *NSW Heritage Act 1977*.

### PROPOSED IMPACTS

The potential archaeological remains within the study area will be impacted through the demolition of the existing buildings, bulk earthworks associated with the construction of basement carparking levels and construction of the proposed new buildings. A program of archaeological testing and open area excavation (if required) is recommended to identify, record, and manage any impacts to the archaeological resource as part of the proposed development.

## RECOMMENDATIONS

To mitigate the harm documented in this assessment, it is recommended that:

- 1) Given that parts of the study area have been assessed as having archaeological potential, and relics of local significance are likely to be impacted during the proposed construction works, it will be necessary to undertake investigative works. As such, an Archaeological Research Design detailing the proposed methodology for undertaking archaeological investigations within the study area should be prepared for the site. A suitably accredited archaeologist who is approved by Heritage NSW to oversee the excavation of sites of local significance will need to be nominated as Excavation Director.
- 2) If historical archaeological relics not assessed or anticipated by this report are found during undertaking of the works, all works in the immediate vicinity are to cease immediately and Heritage NSW be notified. A qualified archaeologist is to be contacted to assess the situation and consult with Heritage NSW regarding the most appropriate course of action.
- 3) Should the actual development be altered significantly from the proposed design, then a reassessment of the heritage/archaeological impact may be required. This includes any impacts not explicitly stated in Section 8.
- 4) A copy of this assessment should be lodged by the proponent in the local history section of the local library, and in the library maintained by the Heritage NSW.

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# 1 INTRODUCTION

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This Historical Archaeological Assessment (HAA) prepared by Austral Archaeology Pty Ltd (Austral) on behalf of Wollongong Developments No.8 Pty Ltd ('the Applicant') supports a State Significant Development Application (SSDA) for an Infill Affordable Housing Development (SSD-76440958) for the site at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong (the site).

Specifically, consent is sought for the following development in this SSDA:

- Demolition of existing structures on the site, retention of heritage facades, tree removal and site excavation for new basement.
- Construction of a new mixed-use development consisting of:
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    - Residential lobbies and podium.
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  - A 10-storey commercial office building, an 8 storey hotel comprising 166 rooms, and numerous retail tenancies (including a supermarket) consisting of:
    - 10,009 sqm of commercial GFA.
    - 8,793 sqm of hotel GFA.
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    - Five (5) loading bays.
    - 320 bicycle parking spaces.
    - 47 motorcycle parking spaces.
- New public open space including a new public plaza.
- Associated landscaping and public domain works.

## 1.1 ASSESSMENT OBJECTIVES

The purpose of this HAA is to assess the significance of the archaeological resource that may be present in the study area, and the impact on the archaeological resource regardless of significance. The report will provide suitable management recommendations should impacts to significant archaeological resources be anticipated.

The objectives of this report are to:

- Identify any potential historical archaeological values within the study area;
- Produce an archaeological predictive model and sensitivity map to guide any management decisions regarding the study area;
- Make a statement of significance regarding any archaeological values that may be impacted by the proposed development;
- Assess the impact of the proposed works on any potential archaeological resources; and
- Make appropriate management and mitigation recommendations.

## 1.2 SITE DESCRIPTION

The site is situated at 216-222, 226-238 Keira Street, 86 Burelli Street, Lot B Burelli Street, Lot 1 and Lot 2 Burelli Street, 221-261, 269-291 Crown Street, Wollongong, within the Wollongong Local Government Area (LGA).

The site forms part of the Wollongong City Centre Precinct, as identified in the *Wollongong Local Environmental Plan 2009*, and lies within the boundary of Wollongong City Council Local Government Area (LGA). It is well located, being approximately 280 metres from Wollongong Train Station which provides services within Wollongong and to the Sydney Central Business District. It is adjacent to Wollongong Central shopping centre, a major regional retail hub. The site has ample access to public open space being less than 50 metres from MacCabe Park.

The site comprises a significant landholding of approximately 13,088 metres<sup>2</sup> with frontages to Crown Street, Keira Street, Burelli Street and Atchison Street. The site is owned by Wollongong Developments No.8 Pty Ltd.

The location of the study area is shown in Figure 1.1, Figure 1.2 and Figure 1.3.

The site area and legal description is recorded in Table 1.1.

**Table 1.1** List of property boundaries within the study area.

Cadastral Details	Address
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Lot 1, DP 117019	
Lot 1, DP 927806	281-291 Burelli Street
Lot 1, DP 1198873	
Lot 1, DP 1087986	

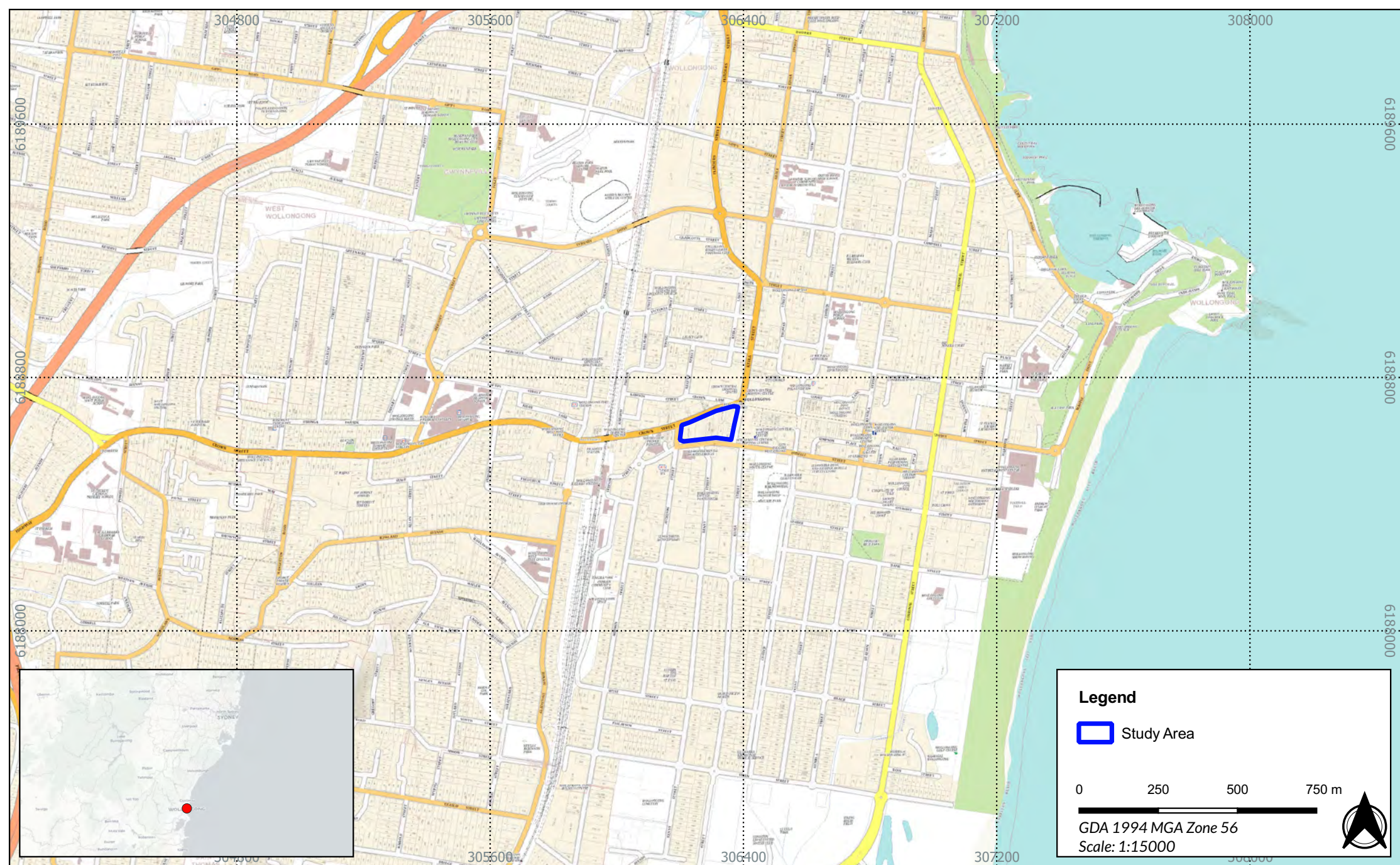
### 1.3 BACKGROUND

An existing consent approved on 12 December 2022 (DA-2021/957) applies to the site. The consent was granted for the demolition of existing structures, retention of heritage facades, tree removal, excavation for basement car parking and construction of a mixed-use development at the street block bound by Crown, Keira, Burelli and Atchison streets, comprising 3 residential towers (shop top housing), one (1) commercial building, retail shops, entertainment facilities (cinema, exhibition/performance space) and a wellness centre (pool, gym, and health services).

### 1.4 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARS) dated 8 October 2024 for application SSD-76440958. Specifically, this report has been prepared to respond to those SEARS summarised in the table below.

Requirement	Response
<p>19. Environmental Heritage</p> <p>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</p>	<p>The Historical Archaeological Assessment prepared by Austral Archaeology. The report is underpinned by the philosophy of the International Council on Monuments and Sites (ICOMOS) and the <i>Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance 2013</i> (Burra Charter), the practices and guidelines of Heritage NSW and the requirements of the Wollongong Local Environmental Plan 2009 (Wollongong LEP) and Wollongong Development Control Plan 2009 (Wollongong DCP).</p>



**Figure 1.1 - Location of the study area**

25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW LPI Basemap, CartoDB Positron

Drawn by: FOT Date: 2025-03-12

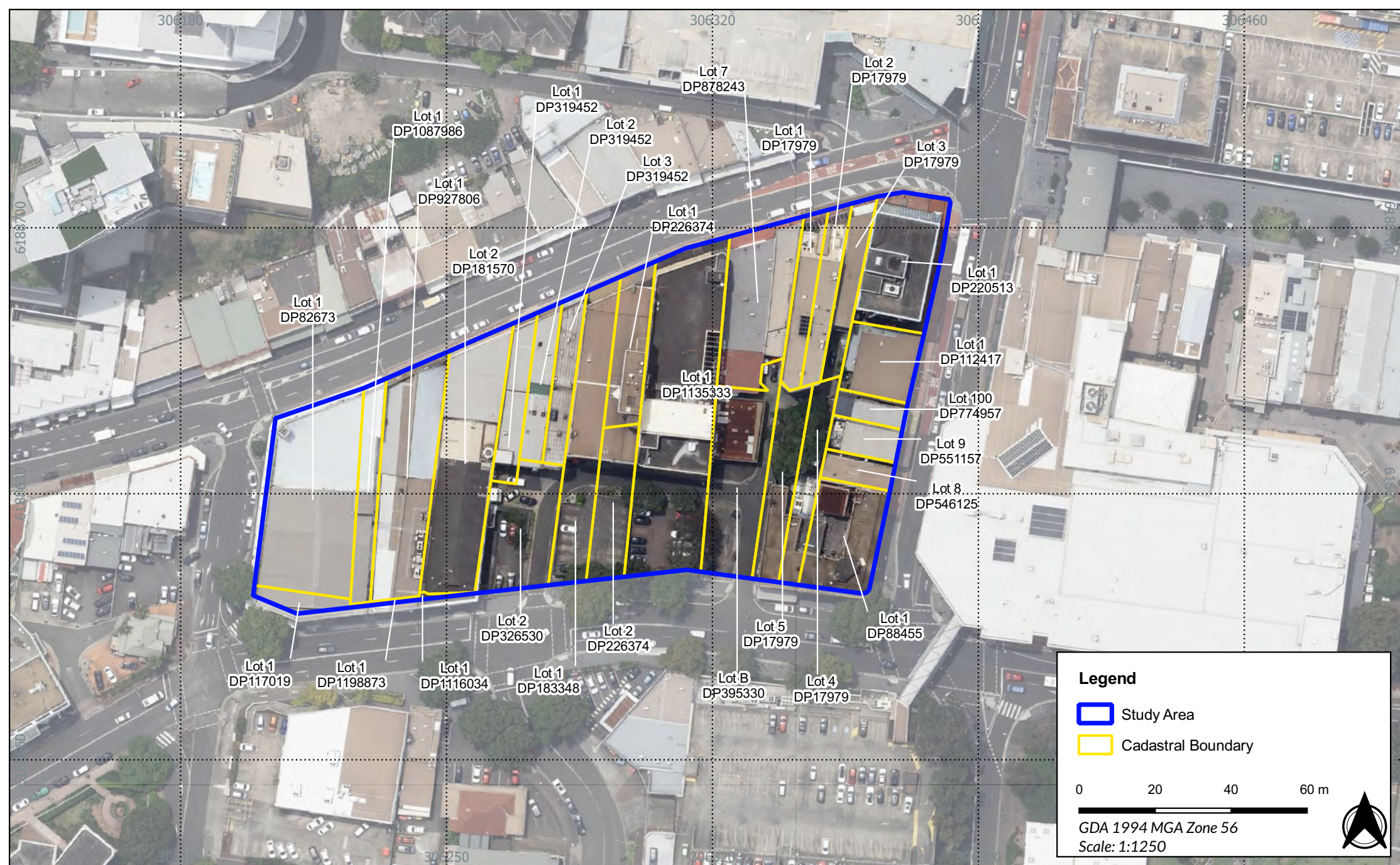




**Figure 1.2 - Detailed aerial of the study area**  
 25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW LPI Aerial, CartoDB Positron

Drawn by: FOT Date: 2025-03-26



**Figure 1.3 - Cadastral boundaries of the study area**

25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW LPI Aerial, NSW LGA Cadastrals

Drawn by: FOT Date: 2025-03-26

## 1.5 METHODOLOGY

Preparation of this report involved a period of documentary research to locate background material to understand the history and use of the study area. Documentary sources were examined and synthesised into a comprehensive historical context (presented in Section 3 of this report), which forms the basis of the archaeological assessment.

Documentary research was supplemented by a physical inspection of the study area, undertaken by a qualified archaeologist. The report is underpinned by the philosophy of the International Council on Monuments and Sites (ICOMOS) and the *Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance 2013* (Burra Charter), the practices and guidelines of Heritage NSW and the requirements of the *Wollongong Local Environmental Plan 2009* (Wollongong LEP) and *Wollongong Development Control Plan 2009* (Wollongong DCP).

## 1.6 CONSULTATION WITH STAKEHOLDERS

The *Assessing heritage significance* guidelines require that targeted stakeholder consultation occurs with relevant knowledge holders. As part of this assessment, Austral has identified and contacted the following stakeholders to obtain information pertinent to the preparation of this HAA:

- Illawarra Historical Society
- The National Trust, NSW

Information from these organisations have been incorporated into this assessment, specifically Sections 3 and 4. Where this information it has been incorporated, it is attributed to the relevant source, which is included in the references in Section 10.

## 1.7 PROJECT TEAM AND ACKNOWLEDGEMENTS

The project team has been led by Luke Jarvis (Archaeologist, Austral) who has managed the project and provided input into the assessment approach and management recommendations. The assessment was authored by Luke Jarvis. David Marcus (Director, Austral) reviewed the draft report for quality assurance and technical adequacy. Finn Otley (GIS Operator, Austral) prepared all mapping presented in this report.

## 1.8 LIMITATIONS OF THE REPORT

This assessment includes an assessment of archaeological values to support the SSDA being made by the Proponent. The report must be read in conjunction with the accompanying technical reports as it refers to supporting documentation not included within this report. It does not include an assessment of Aboriginal cultural heritage that may be present within the study area.

The results, assessments and judgements contained in this report are constrained by the standard limitations of historical research and by the unpredictability inherent in archaeological zoning from the desktop. Whilst every effort has been made to gain insight to the historical values of the study area, Austral cannot be held accountable for errors or omissions arising from such constraining factors.

## 1.9 ABBREVIATIONS

The following are common abbreviations that are used within this report:

Austral	Austral Archaeology Pty Ltd
Burra Charter	<i>Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance 2013</i>
CHL	Commonwealth Heritage List
DCP	Development Control Plan
EPA Act	<i>NSW Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environmental Protection and Biodiversity Act 1999</i>
EPI	Environmental Planning Instrument
FAR	Final Archaeological Report
GFA	Gross Floor Area
HAA	Historical Archaeological Assessment
Heritage Act	<i>NSW Heritage Act 1977</i>
ICOMOS	International Council on Monuments and Sites
IHO	Interim Heritage Order
IM	<i>Illawarra Mercury</i>
LEP	Local Environmental Plan
LGA	Local Government Area
NHL	National Heritage List
NPW Act	<i>NSW National Parks and Wildlife Act 1974</i>
The Proponent	Wollongong Developments No.8 Pty Ltd
RNE	Register of the National Estate
S60 Permit	An application under Section 60 of the <i>NSW Heritage Act 1977</i>
S140 Permit	An application under Section 140 of the <i>NSW Heritage Act 1977</i>
SHI	State Heritage Inventory
SHR	State Heritage Register
Study Area	Crown, Keira and Burelli street, Wollongong (see Table 1.1)
Wollongong DCP	<i>Wollongong Development Control Plan 2009</i>
Wollongong LEP	<i>Wollongong Local Environmental Plan 2009</i>

## 2 STATUTORY CONTEXT

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The following section summarises the relevant statutory context, including heritage listings, acts, and environmental planning instruments which are relevant to the study area and its cultural heritage.

### 2.1 ENVIRONMENTAL PROTECTION & BIODIVERSITY CONSERVATION ACT 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) established the Australian Heritage Council (formerly the Australian Heritage Commission) and provides for the protection of cultural heritage at a national level and items owned or managed by the Commonwealth. The EPBC Act has established 2 heritage registers:

- Commonwealth Heritage List (CHL): for significant items owned or managed by Commonwealth Government agencies.
- National Heritage List (NHL): for items assessed as being of national cultural significance.

A referral under the EPBC Act that is approved by the Australian Heritage Council is required for works to an item registered on either of these lists to ensure that the item's significance is not impacted upon.

**No part of the study area appears on either the CHL or the NHL.**

The Australian Heritage Council is also responsible for keeping the Register of the National Estate (RNE). In 2007, the RNE was frozen, and no further sites were added to it. Although considered defunct, the RNE exists as a non-statutory database detailing information about more than 13,000 places throughout Australia. For Commonwealth properties, the RNE was superseded by the CHL and NHL lists.

**No part of the study area appears on the RNE.**

### 2.2 NEW SOUTH WALES HERITAGE ACT 1977

The *NSW Heritage Act 1977* (Heritage Act) is a set of legal requirements and pathways established with the goal of conserving the environmental heritage of NSW, that is:

*...those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance...*

In accordance with this, a list of heritage significant sites is kept under Part 3A of the Heritage Act which is known as the State Heritage Register (SHR). The Heritage Council is the approval authority under the Heritage Act for works to an item on the SHR. Section 57(1) of the Heritage Act identifies the need for Heritage Council approval if the work involves the following tasks:

- Demolishing the building or work;
- Damaging or despoiling the place, precinct or land, or any part of the place, precinct or land;
- Moving, damaging or destroying the relic or moveable object;
- Excavating any land for the purpose of exposing or moving the relic;
- Carrying out any development in relation to the land on which the building, work or relic is situated, the land that comprises the place, or land within the precinct;
- Altering the building, work, relic or moveable object;

- Displaying any notice or advertisement on the place, building, work, relic, moveable object or land, or in the precinct; and
- Damaging or destroy any tree or other vegetation on or remove any tree or other vegetation from the place, precinct or land.

Demolition of an SHR item (in whole) is prohibited under the Heritage Act, unless the item constitutes a danger to its occupants or the public. A component of an SHR item may only be demolished if it does not contribute to the significance of the item. Section 57(1) of the Heritage Act also applies to archaeological remains (such as relics) within an SHR site, and excavation can only proceed subject to approval of a permit application under Section 60 of the Heritage Act (an S60 Permit) by Heritage NSW.

Heritage NSW has issued a set of Standard Exemptions to subsection 57(1) of the Heritage Act that allow for certain activities and works to occur to SHR items without the need for an approval under Section 60. General Condition 6 of these exemptions does not permit the removal of relics (*NSW Government Gazette* [GG], No. 318, 13 November 2020). Therefore, any work or activity that may result in the removal of relics from an SHR site would need to proceed with an approval under Section 60 of the Heritage Act.

**No part of the study area appears on the SHR.**

### **EXCAVATION PERMITS**

Archaeological remains on sites not listed on the SHR are addressed under Section 139 of the Heritage Act, which states that:

*a person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.*

Relics are defined by the Heritage Act to be:

*...any deposit, artefact, object or material evidence that:*

- relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and*
- is of State or local heritage significance.*

An excavation permit is also required if a relic has been discovered in the course of excavation without a permit (Section 139(2) of the Heritage Act). Section 139 of the Heritage Act applies to all relics which are not listed on the SHR or protected by an Interim Heritage Order (IHO); relics protected by an SHR listing or an IHO are subject to approval required by Section 57(1) of the Heritage Act and require an S60 permit application. If an excavation permit is required by Section 139 of the Heritage Act, an application is made under Section 140 of the Heritage Act (an S140 permit).

To obtain an excavation permit, the Section 140 application must include an archaeological assessment, SoHI and research design. The archaeological assessment establishes the archaeological sensitivity of the site and its significance, while the SoHI documents the likely impact of the proposed development. The research design outlines the method proposed to mitigate the impact of the development (such as monitoring, test excavation, sampling, or open area excavation). The research design also provides research questions that the archaeological resource has the potential to answer. An archaeological assessment, SoHI and research design need to be prepared under the Heritage Council's relevant guidelines, including those for historical archaeological sites, the code of practice for excavation, for assessing significance (Department of Planning and Environment 2023a, 2023b; NSW Department of Planning, Heritage Council of NSW 2006).

The Heritage Act also contains provisions for the unintentional disturbance of archaeological relics. Under Section 146 of the Heritage Act, the Heritage Council must be immediately notified in the event of relics being unintentionally located or disturbed. Works may be required to cease, pending consultation and further research.

### ARCHAEOLOGICAL EXCEPTIONS

A schedule of exceptions pursuant to subsection 139(4) of the Heritage Act were introduced on 1 March 2022. These exceptions allow for the disturbance or excavation of land without an excavation permit under subsections 139(1) or 139(2) of the Heritage Act (*NSW Government Gazette*, No. 59, 18 February 2022) provided that the works fall under one or more of the exceptions described in Clause 2 and which are summarised below in Table 2.1.

**Table 2.1 Summary of archaeological exceptions under Section 139(4) of the Heritage Act.**

Exception	Requirement
A	Any disturbance or excavation of land that has limited archaeological research potential, as demonstrated by a heritage management document, such as an Archaeological Assessment, completed within the last 5 years.
B	Any disturbance or excavation of land that constitutes minor works involving limited impact to relics of local heritage significance, in accordance with 'Relics of local heritage significance: a guide for minor works with limited impact' (Heritage NSW 2022c).
C	Any disturbance or excavation of land that constitutes minor works involving limited impact to relics of local heritage significance, in accordance with 'Relics of local heritage significance: a guide for minor works with limited impact' (Heritage NSW 2022c).
D	Any disturbance or excavation of land for archaeological test excavation of relics of local heritage significance completed in accordance with the guideline 'Relics of local heritage significance: a guide for archaeological test excavation' (Heritage NSW 2022b).
E	Any disturbance or excavation of land for archaeological monitoring of relics of local heritage significance completed in accordance with the guideline 'Relics of local heritage significance: a guide for archaeological monitoring' (Heritage NSW 2022a).

Exception	Requirement
F	Any disturbance or excavation of land: <ol style="list-style-type: none"> <li data-bbox="389 286 1396 349">i. for the purpose of exposing underground utility services infrastructure which occurs within an existing service trench and will not affect any other relics.</li> <li data-bbox="389 360 1396 423">ii. to carry out inspections or emergency maintenance or repair on underground utility services with due care taken to avoid effects on any other relics.</li> <li data-bbox="389 434 1396 497">iii. to maintain, repair, or replace underground utility services to buildings which will not affect any other relics.</li> <li data-bbox="389 508 1396 571">iv. to maintain or repair the foundations of an existing building which will not affect any associated relics.</li> <li data-bbox="389 582 1396 616">v. to expose survey marks for use in conducting a land survey.</li> </ol>

In addition to the exceptions listed in clauses 2(a) to 2(f), the works must also be undertaken in compliance with the General Conditions proscribed under Clause 3. The General Conditions state that the exceptions detailed above do not apply to Aboriginal objects that are protected under the *National Parks and Wildlife Act 1974*, relics of State heritage significance or that are subject to an IHO. The General Conditions also state that the exceptions are self-assessed and therefore it is the responsibility of the proponent to ensure that the proposed activities and works fall under the proscribed activities. Adequate records of activities must be kept for auditing purposes and the activities that are completed must be undertaken by people with knowledge, skills and experience appropriate to the work, certain activities such as archaeological testing and monitoring are subject to certain levels of proscribed experience as set out in the guidelines (Heritage NSW 2022b).

Any activities or works that do not fit strictly within the exceptions outlined in the schedule of exemptions will need to be completed in accordance with an approval under Section 140 of the Heritage Act.

#### HERITAGE AND CONSERVATION REGISTERS

Under Section 170 of the Heritage Act, Government instrumentalities must keep a Heritage and Conservation Register (a Section 170 Register) of items under the control or ownership of the agency which are, or could, be listed as heritage items (of State or local significance). Heritage Council approval is required for sites to be removed from their respective Section 170 registers, for ownership of the property to be transferred, and for the agency in question to vacate or demolish any listed place, building, or work.

**No part of the study area appears on any Section 170 Heritage and Conservation registers.**

### 2.3 ENVIRONMENTAL PLANNING INSTRUMENTS

An Environmental Planning Instrument (EPI) is made under the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act). An EPI can be a Local Environmental Plan (LEP) or a State Environmental Planning Policy (SEPP), with additional guidance as required provided in the form of a Development Control Plan (DCP).

#### WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

The current LEP for the study area is the Wollongong LEP. Part 5.10 of the Wollongong LEP deals with heritage conservation, and subsections (2) and (3) determine whether development consent needs to be granted by Wollongong City Council before any activities occurring which may impact cultural heritage. Heritage items are listed under Schedule 5, Part 1 of the Wollongong LEP.

The western portion of the study area is listed on Schedule 5 of the Wollongong LEP as “Former Marcus Clark Building” (LEP No. 6474).

#### WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The applicable DCP for the study area is the Wollongong DCP. Part E, Chapter 11 of the Wollongong DCP outlines design controls to be implemented when dealing with heritage items in general. Section 19 details requirements for the managing post-European archaeological sites. Additional requirements are contained in the following sections:

- Section 12.2 details requirements in regard to additions and alterations to heritage-listed buildings.
- Section 13.2 details requirements for infill developments within retail heritage areas.
- Section 14.2 details requirements for development in the vicinity of a heritage site.
- Section 19.2 details requirements for managing post-European archaeological sites.

## 2.4 SUMMARY OF HERITAGE LISTINGS

Table 2.2 lists the relevant statutory and non-statutory registers, listings and orders, and identifies those in which any part of the site is listed. The location of heritage items in relation to the study area are outlined in Figure 2.1.

**Table 2.2 Summary of heritage register listings for the subject study area.**

Register/Listing	Inclusion	Statutory implications
NHL	No	None
CHL	No	None
RNE	No	None
SHR	No	None
Wollongong LEP	Yes	Condition 5.10
Wollongong DCP	Yes	Part E11, Sections 12.2, 13.2, 14.2 and 19.2



**Figure 2.1 - Heritage items within close proximity to the study area**

25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW LPI Aerial, NSW EPI Heritage

Drawn by: FOT Date: 2025-03-26

### 3 HISTORICAL CONTEXT

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The following historical background is designed to contextualise a site-specific history which will aid in the understanding of the heritage values of the study area. This work will provide a useful and concise summary of the history of the study area.

#### 3.1 HISTORY OF THE STUDY AREA

This section seeks to provide a context for the historical development of the region.

##### 3.1.1 PHASE 0 – PRE-1770

The original inhabitants of the Illawarra were Aboriginal people of the Dharawal language groups, whose lands are thought to have extended from Botany Bay southwards down towards Jervis Bay and as far inland as Picton, Moss Vale and Marulan. The Dharawal were split into either 'fresh water', 'bitter water' or 'saltwater people' depending on whether they predominantly lived inland and along the plateaus, in swampland, or in coastal areas (Attenbrow 2010, pp. 31–35; Tindale 1940, pp. 194–201).

The Dharawal people were likely to have lived in highly mobile bands or communities of around 50 individuals, with each band or community further divided into local clans whose numbers could vary wildly. Aboriginal people cared for their own specific hunting areas, and lived a semi-nomadic lifestyle encouraging the regular movement of campsite locations while maintaining close connections between groups who spoke dialects of the same language (Sefton 1980, pp. 22–29).

However, following the arrival of European settlers in the Illawarra, the Aboriginal people were forced from their lands, destroying the vital relationship between country, culture, custom and ceremonies for Aboriginal people. By 1820, 40 years after first contact with the British, approximately 3,000 Aboriginal people were living in the Illawarra, but by 1899 their numbers had declined to only 33 people of non-mixed descent (Organ 1990).

##### 3.1.2 PHASE 1 – 1770 to 1846

Captain James Cook first sighted the Illawarra when he unsuccessfully attempted a landing at Red Point on 28 April 1770, but it took until 1796 when the explorers George Bass and Matthew Flinders were able to land their ship, the *Tom Thumb* (Jervis 1942, p. 65). During this trip, Bass and Flinders became the first Europeans to see Lake Illawarra. Their arrival in the Illawarra was followed by European immigrants, who may have started unofficially settling in the Illawarra from the early 1800s, and by 1812, loggers, who were drawn to the area by the abundant forests, were shipping the results of their work back to Sydney (Lindsay 1994, p. 1; McDonald 1966, pp. 5, 10).

The steep bluffs of the Illawarra Escarpment prevented transport of goods to and from Sydney by land, and it was not until 1815 that land around Lake Illawarra began to be opened up for grazing. The issue of descending the escarpment was overcome by Dr Charles Throsby, a former naval surgeon, who was able to travel from Liverpool with a herd of cattle by employing Aboriginal guides and following their trails down from Bulli Mountain in November 1816. Capitalising on his success, Throsby arranged for his stockmen to set up a simple hut and stockyard at the intersection of Harbour and Smith streets in present day Wollongong (Osbourne 2000a, p. 1). Charles Throsby, closely followed by John Oxley, was the earliest settler in the district, both of whom illegally squatted whilst pasturing their cattle (Dowd 1977, p. 2).

News of Throsby's achievement reached Sydney and demand for land in the region increased. This interest was not just due to the region's rich pasture but also its red cedar, which was already being exploited by early timber cutters. In 1821, it was at Throsby's stockman's hut that the first 5 land grants in the area were made to absentee landlords who ran cattle on their lands with a few stockmen present (Dowd 1977, p. 2). One individual who moved to the Illawarra in 1819 was Throsby's nephew, Charles Throsby Smith (also known as CT Smith), who was promised a grant of 300 acres (121.4 hectares) by Governor Macquarie on 1 December 1821, through the grant was not officially registered until 20 December 1835 (Cousins 1948, p. 46; Jervis 1942, p. 106; Smith 1990, p. 44). The study area is located within this 300-acre grant.

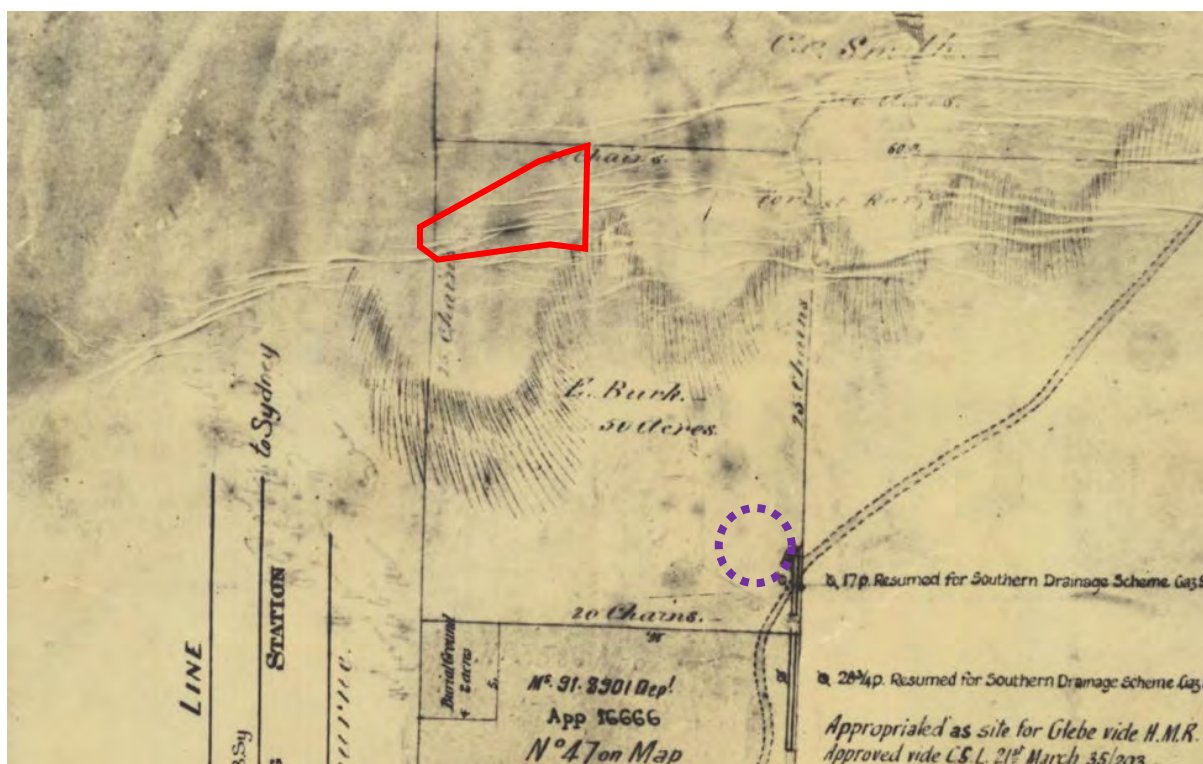
Government interest in the Illawarra was formalised through the establishment of a military garrison on 10 July 1826 with a military barracks completed in 1830, although this was handed over to the mounted police in 1832. A contract for a courthouse and holding cells was issued in 1834 and a small cemetery was also present at this time (Organ 1989). CT Smith petitioned the Government for a portion of his property to be surveyed and laid out in township allotments (Cousins 1948, p. 46; Jervis 1942, p. 103). Thomas Mitchell, the Government Surveyor, arrived to lay out the town in July 1834. In 1894, Mitchell's survey of the private township was recounted by Alexander Stewart:

*The township laid out consisted of the oblong block extending from Crown-street to Smith street and from Keira-street to Harbor street. Keira, Smith, and Harbor-streets were included in the block surveyed. Mr. Smith's southern boundary came to the northern side of Crown-street, and Crown street was therefore not included in the survey. Nor was Coomb-street, the lane running from Crown-street to Market-street with the Salvation Army barracks at one end and the Congregational Church at the other. Mr. Smith had made a promise that he would give a square block of land on the highest point in the township, or on one of the highest rises on his property, for an Anglican church, but whether this promise had been exacted from him by the Crown, or whether he had made it voluntarily to the Church of England authorities, I do not know. However, the church block had to be cut out of the township, and it was the laying out of the township with this block cut out that caused Major Mitchell a good deal of mental anxiety. (Illawarra Mercury [IM], 2 June 1894, p.2).*

The layout by Mitchell was then surveyed by James Meehan. Once the subdivision was complete, the private township of Wollongong consisted of 70 acres (28.3 hectares) out of the overall 300 acres granted to CT Smith. Mitchell's plan for the township of Wollongong records existing buildings as well as proposed property boundaries and the general terrain. In 1834, the Government township was surveyed by Gilbert Elliott. The township was established on land to the south of Crown Street bounded by Harbour, Stewart, and Church streets. However, the study area is located outside of the township laid out by Mitchell and instead formed part of a 50 acre (20.23 hectare) grant given to Edmund Burke. Burke was a former convict who arrived in the colony in 1806 on the *Tellichery* and received a conditional pardon in 1816. He resided in Airs prior to promptly taking up his grant in the Illawarra upon being promised it.

The format of the Government township adopted Mitchell's layout and bordered Burke's grant with Church Street and Crown Street forming the eastern and southern boundaries. Whilst Wollongong grew into a prosperous regional centre during the mid- to late 19<sup>th</sup> century, the grants belonging to CT Smith, Burke (which includes the study area), and Henry Osbourne constrained the expansion of Wollongong to the north and west. The 1828 census describes Edmund Burke as a farmer with 50 acres (20.23 hectares), of which 6 acres (2.42 hectares) were cultivated. He also had 4 cattle and multiple people living with him, including a 27 year old man named John Walker (Couch & Doyle 1992, p. 68). Alexander Stewart provides an early account of Edmund Burke's grant in his description of the 1828 township, where he states "[g]oing south from where Crown-street, Wollongong, now is, was a hut upon Edmund Burke's land, which was south of the top of Crown-street. Burke himself lived in this hut" (IM, 19 April 1894, p.3).

By all accounts, Burke's grant remained largely undeveloped during the 19<sup>th</sup> century except for along the frontage of Crown Street and its intersection with Church Street (Crown Plan W8.879). The *Plan of Ground for the Proposed Township of Wollongong*, surveyed on 2 May 1833, appears to show Burke's Hut as being in the south-eastern corner of his grant, aligned with the main road between Wollongong and Dapto (Figure 3.1). This places Burkes initial residence to the south-east and well outside of the study area.



**Figure 3.1** Location of the study area in relation to Burkes' 50 acre grant.

Source: Crown Plan W1.828. Figure orientated to north. The study area is shown in red. Burkes' buildings denoted by a purple circle.

In 1834, George Brown purchased 10 acres (4.05 hectares) of Burke's grant along the Church Street frontage (Crown Plan I25.672); this lies to the south-east of the study area. It is on his own land that he built and operated a hotel known as The Ship Inn, which was operated by Brown from 1832 until 1837 when he moved to Dapto (*IM*, Tuesday 24 July 1894, p.3; McCaffrey 1922, p.185) [Figure 3.2]. The former location of Brown's land eventually became known as Baxter's Paddock (*IM*, Saturday 5 May 1894, p.3; Saturday 4 August 1894, p.3), and remained at least mostly undeveloped through to the end of the 19<sup>th</sup> century (*IM*, Tuesday 13 October 1891, p.3).

An inspection of the title documents that pertain to the study area show that it was subject to a complex series of land transactions as property speculation and eventual development spread westwards along Crown Street from the harbour and early colonial centre at Market Place and Lower Crown Street. One such purchase relating to the study area was the sale in 1842 by Edmund Burke and his wife Henrietta of part of their 40 acre grant (16.19 hectare) that fronted Crown Street to Thomas Cronin for £125 (NSW Department of Lands, Book 2 Deed 300). Book 2 Deed 300 describes the land Cronin purchased as consisting of a lot measuring 1 chain (20.11 metres) wide by 5 chains (100.58 metres) long, situated 3 chains (60.35 metres) from the intersection of Crown and Keira Street; this broadly conforms with the present day Lot 1, DP1135333, including land that would have been resumed in the widening of Burelli Street. The historical research completed for this assessment has not identified any evidence to suggest that Thomas Cronin occupied or leased his portion of the study area.



Figure 3.2 Approximate location of Brown's 10 acre grant in relation to the study area in 1845.

Source: National Library of Australia Map F 100. Figure orientated south. The study area is shown in red.

### 3.1.3 PHASE 2 – 1848 to 1888

Although coal had been identified in the Illawarra during the late 18<sup>th</sup> century, the Australian Agricultural Company had controversially been given a monopoly over all coal extraction in the Colony and it focused solely on its own mines in the Hunter (Hagen & Wells 1997, p. 35). With the breaking of the monopoly in 1848, the floodgates were opened to small-scale private speculators in the Illawarra and by 1861 coal was being sent to the harbour at Wollongong for both domestic and overseas use (Hagen & Wells 1997, pp. 39–43). This resulted in money flowing into Wollongong which led to improvement in the infrastructure in the town, and which in turn attracted further settlers and investment (Biosis Pty Ltd 2015, p. 22). An increase in population eventually led to the proclamation of the Wollongong Municipality on 28 February 1859 (Kass 2010, p. 122), which funded public works including the metalling of Crown Street for a cost of £1,370 (Biosis Pty Ltd 2015, p. 22). The late 1860s saw the construction of kerosene extraction plants on the edge of Wollongong, the largest situated beside American Creek, and by 1883 the Wollongong Gas Company was supplying gas to provide street lighting throughout the town (Biosis Pty Ltd 2015, p. 22; Kass 2010, p. 122).

Returning to the study area, Burke died in 1848 (Couch & Doyle 1992, p. 69), leaving the remainder of his grant to his wife Henrietta Burke and his children John, Eleanor (Ellen), Elizabeth and Margaret Burke. Between the time of Burke's death in 1848 to the early 1880s, Burke's 3 daughters had married and their husbands, Michael Kenny, John Hewitt and Robert Taylor, acquired a large portion of Burke's grant that fronts Crown and Keira Street and which presumably passed to their ownership through their wives' inheritance (NSW Department of Lands PA38455, PA8610, PA7456, PA20407).

Other portions of the Crown Street frontage were systematically sold. In 1849 a portion of the Crown Street frontage associated with modern-day lots 1 to 3, DP17979, was sold to William Smith, who then conveyed the land to John Osbourne in 1852 (NSW Department of Lands PA30177). Interestingly, between 1847 to 1854, John Osbourne is listed as the licensee of the Settler's Arms, located at the corner of Crown and Keira Street, Wollongong (NSW State Archives NRS 14401, NRS14403). In 1853, Osbourne conveyed the land to James Scott but appears to remain the licensee until 1856 when James Scott is then listed as the licensee for the Settler's Inn (NSW Department of Lands PA30177; NSW Archives NRS 14403).

Shortly after obtaining the licence, James Scott passed away at his residence, which is listed as the Settler's Arms, on 26 June 1856, leaving his wife Margaret Scott to be the licensee of the hotel (*IM*, 30 June 1856, p.6). In 1857, James Hetherington is reported as having successfully applied for a license for "the Settler's Arms, now occupied by Mrs M. Scott" (*IM*, 27 April 1857, p.2). The license appears to alternate between Mrs Scott and James Hetherington under the sign of either The Cottage of Content or The Settler's Arms. The signs of The Settler's Arms, The Settler's Inn and the Settler's Arms Inn also appear to be interchangeable and are used in primary sources in reference to Osbourne's, Scott's and Hetherington's time as licensees. These signs are also used in reference to the Royal Alfred Hotel, located on the adjacent side of the Crown and Keira Street intersection to the north-east, indicating that the sign may have been used to refer to different buildings at different times (Herben 2007, p. 75). After James Scott's death, his widow Margaret Scott married Benjamin Thackeray, and she eventually sold part of her portion of the study area in 1864 and the remainder in 1880 (NSW Department of Land PA30177). The Cottage of Content remained licensed until 1870 (NSW GG, 24 August 1869, p. 2145).

In 1850, Josiah Allen, a tanner and currier (Primary Application [PA] 29777; *IM*, 24 November 1856, p. 3) purchased Lot 1, DP1135333 from Thomas Cronin. Allen appears to have operated the study area as the “Wollongong Tannery” or “Mr Allen’s Tannery” from this point onwards. While there are multiple historical references to a “Wollongong Tannery” operated by R Haworth in Wollongong as early as 1845, this should not be confused with the tannery within the study area as the other one is likely to have been constructed within Haworth’s property in Burelli Street where the present Illawarra Performing Arts Centre is located (Herben 2006, pp. 35–36).

By 1860, Josiah Allen was advertising for a farm labourer, signing the advert as “Mr. Allen’s, Tanner, &c. Crown Street, Wollongong” and in 1861, he advertised as having a “constant supply of superior kiln-burnt lime on sale” at his tannery in Wollongong (*IM*, 29 Jun 1860, p.3; *IM*, 1 October 1861, p.1). Josiah Allen passed away in 1865 and was buried in Wollongong Cemetery (NSW Pioneer Index – Pioneer Series 1778-1888). On his death, the ownership of the study was held in trust by his estate (PA29777). The operation of the tannery was taken over by his wife, and his son Robert Allen until 1875 (*IM*, 29 November 1870, p.3; *IM*, 19 January 1875, p.2). Lot 1, DP1135333 was then leased and operated as a charcoal and leather store by J. Richards & Sons (*IM*, 4 February 1876, p.1). The company J. Richard & Sons appear to have maintained a presence in Crown Street, specifically, the study area, since 1873, when they advertised that they had opened a branch establishment in the premises formerly known as the Cottage of Content (Lots 1-3 DP 17979) (*IM*, 16 May 1873, p.1).

Mr W Parkinson, who later had a long lease on the former tannery site as the owner of Parkinson’s Cordials wrote a letter to the *South Coast Times and Wollongong Argus* (SCT&WA), that described Allen’s Tannery, the key features of the study area, and the production of lime as part of the tanning process:

*...over one hundred years ago the site, of the present Commonwealth Bank in Wollongong was the property of R Allen who was a tanner and carried on the business of a tannery. In Crown Street, there was a cottage in which Mr. Allen lived and alongside it there was the entrance to the tannery. Behind the cottage was the shed for the curriers and fleshers and also a big well. 30ft [9.14 metres]. wide and 38ft [11.58 metres]. deep which was used to catch rainwater for use at the tannery.*

*At the bottom of the yard was a huge shed for storing wattle bark but frequently housed other materials required for the yard. Large scales over 10ft [3.05 metres] high used for weighing hides as they were brought into the tannery stood alongside the shed.*

*Some years ago while digging where the scales had stood I unearthed two 56lb [25.40 kilogram] weights evidently used in weighing the hides in years gone by as one of the weights the year 1796 was stamped and still plainly visible.*

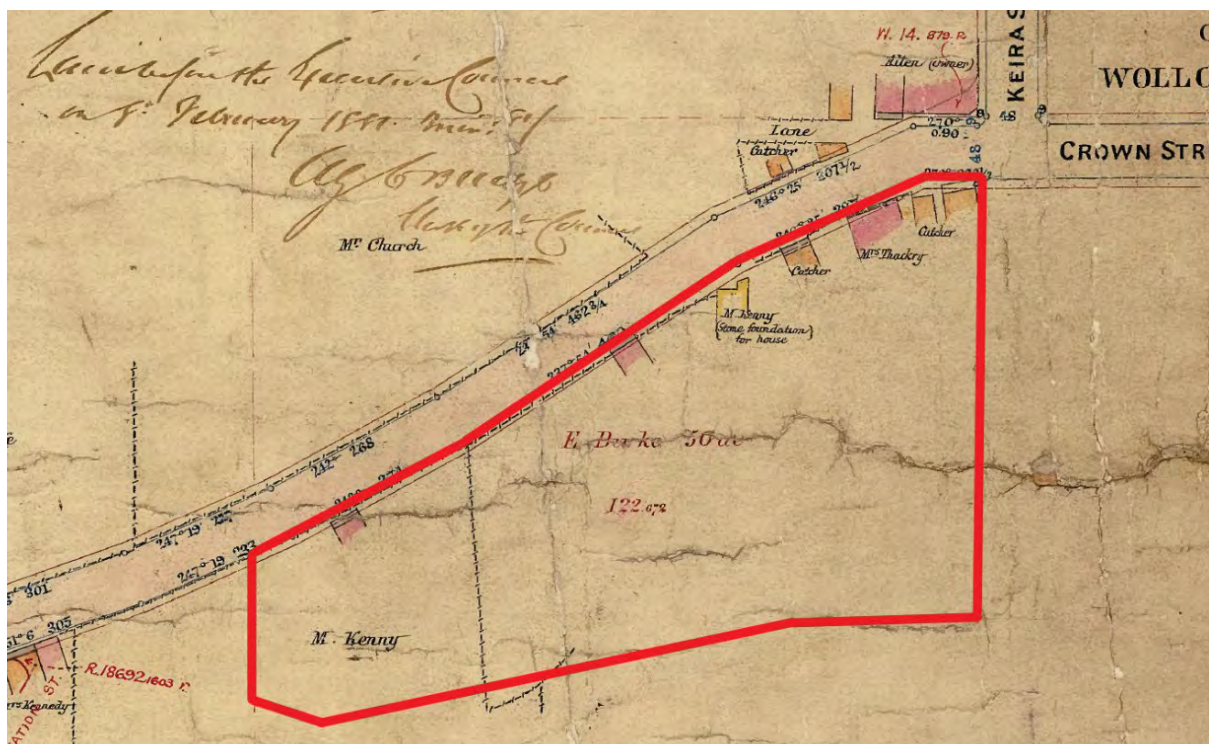
*In the corner the yard opposite the shed was a lime kiln and in 1883 the year in which I first saw this place, the kiln was still standing. The kiln had been used to burn shells from the beaches for in the early days, shells were plentiful and there was a heap of shell grit which was all pure lime and only needed to be treated.*

*In the tanning of hides much lime was used and as no limestone had been discovered near the coast the burning of shells was the only way to secure this material... (SCT&WA, 1952, p.1).*

Alexander Stewart, in series number 38 of his *Reminiscences of the Illawarra*, describes the study area as part of his account of Crown Street in 1870:

...Crossing to the other side of Crown Street the first shop met with was John Williams, tailor, later Jack Walker had a blacksmith's shop here, next George Hall butcher. The butcher's shop was previously a hotel, called the Cottage of Content. The hotel was kept by the Scott family. Next was Allen's tannery and private residence, where Parkinson's cordial factory is today. Next an old cottage, the residence of John McGee. This was later occupied as a shop by Moses Driver. Just about this spot a gateway existed to the Gladstone Estate. Next came Healey's shop and residence (IM, 4 July 1924, p.1).

Stewart's description of the study area can be compared to an 1879 survey of Crown Street West (later known as Upper Crown Street) by Surveyor GH Sheaffe which shows the widths of the carriageway and footways as part of the formalisation of the alignment of the road. This plan shows that by 1879 a number of buildings had been constructed fronting Crown Street West; at this time from east to west these included 2 timber buildings owned by Cutcher, a brick building owned by Mrs Thackry, (likely Margaret Thackery), a timber building also owned by Cutcher, a building labelled "stone foundation for a house" owned by M Kenny and an unlabelled timber structure (Figure 3.3).



**Figure 3.3** 1879 Crown Plan of buildings located along Crown Street West.

Source: Crown Plan W9.879. Figure is orientated north. Study area is shown in red. The plan includes the following legend: Buildings are coloured by construction with timber (orange), brick (pink) and stone (yellow).

The plan appears to corroborate to some degree, Stewart's account. The timber buildings in the north-eastern portion of the study area (Lot 1, DP220513 and Lot 1, DP1135333) are labelled Cutcher. The name would appear to relate to Samuel Cutcher, who was a watchmaker, jeweller, and large landholder in Wollongong but who is only directly referenced in a couple of instances in relation to the purchase history of the study area from 1854 onwards (*The Sydney Mail & NSW Advertiser*, 10 February 1894, p.306; NSW Department of Lands PA16911). It should be noted that Cutcher is also mentioned as being the owner of multiple properties along Crown Street and it is likely that most of the references to him on the 1879 plan correspond to investments or promises he had made to purchase properties rather than him operating or occupying all these properties. The first reference to Cutcher potentially living within the study area is in 1875 when a family notice in the *IM* announced the death of his wife at their residence on Upper Crown Street (*IM* 9 April 1875, p. 2).

The 2 buildings in the north-east corner (Lot 1, DP220513) are described by Stewart as being the workshop of tailor John Williams, who advertised the commencement of his tailoring business in 1868 "in the premises lately occupied by Messer's Organ and McCready" in Upper Crown Street, Wollongong (*IM*, 14 July 1868, p.3). Organ and McCready, referenced in the advert, were themselves bootmakers (*IM*, 19 November 1867, p. 3). A William Organ is listed as a bootmaker in Crown Street in 1858 in the petition to the Governor-General by 114 householders in Wollongong to make the town a municipality (*IM*, 25 November 1858, p3). In 1870, Williams starts to advertise his business as the "London Tailoring Establishment" (*IM*, 1 November 1870, p.3), operating under John Williams' name, was taken over by James Dean in 1872 (*IM*, 8 April 1881, p.3). Dean operated the tailoring business, still advertised as the "London Tailoring Establishment" until 1882 (*IM*, 6 January 1882, p.3). The Old Pioneer column in the *IM* states that in the 1870s James Dean's tailor shop was on the northern side of Crown Street (*IM*, 4 January 1924, p.1), making it likely that this business moved out of the study area shortly after John Williams ceased to trade.

In 1875, Mark Tucker, a farrier and blacksmith, constructed a "new premises recently and specifically erected by him for that purpose, at the corner of Crown and Keira Streets" (*IM*, 31 August 1875, p.3). This indicates that John Williams' tailors may have been replaced or heavily altered as part of its conversion into a blacksmith forge. Tucker had previously operated a business as a farrier and blacksmith in Lower Crown Street, next to the Temperance Hall in 1872 (*IM*, 5 November 1872, p.3). In 1876, John Adamson (JA) Walker purchased and continued to operate Tucker's farriering and blacksmith forge within the study area (*IM*, 5 May 1876, p3). Walker was a farrier and a native of Fifeshire, Scotland, who arrived in the colony aged 10 years old and he was raised in Kiama before moving to Wollongong (*The Kiama Reporter & Illawarra Journal*, 23 September 1903, p.2). Given that Walker passed away in 1903 at the age of 59, this places his birth c.1844 (*IM*, 10 October 1903, p.2). It seems unlikely that this is the same John Walker who was mentioned in the previous section, who lived with Burke on his 50 acres in 1828. Old Pioneer in his *Reminiscences of Illawarra* states that "James Walker had a shop in Crown Street, where Mr Brickwood's jeweller's shop is situated about the year 1876. This shop was removed to Keira Street, opposite the Crown Picture Palace" (*IM*, 4 January 1924, p.1). This account would tally with the later descriptions of the study area and with Walker's forge moving southwards to Keira Street.

The second building, within Lot 1 DP 220513, is likely to be a shop referred to as “Commerce House”, which was advertised by T and W Allen as being open in 1860 and whose adverts appears to refer to a large store with a range of stock available including drapery, millinery, groceries, crockery, earthenware, ironmongery, boots, shoes, and saddlery (*IM*, 16 November 1860, p.3). The store was advertised as being at the “Corner of Crown and Fairy Meadow Road”, and it is likely that Fairy Meadow Road is an alternative name for Keira Street (*Ibid*). An 1874 sales notice places Commerce House (described as an adjoining store and cottage) on the corner of Crown and Keira Street (*IM*, 2 January 1874, p. 3) within Lot 1, DP220513. After 1874, Commerce House is operated as E.T. Drake & Co. until they relocated in 1882 to larger premises referred to as the Arcade (*IM*, 24 March 1882, p.2; *Australian Town and Country Journal*, 23 May 1885, p.26).

The building labelled “Mrs Thackry” likely represents the part of the study area (lots 1-3, DP17979) owned by Margaret Thackery (nee Scott) and the location of the former Settler’s Arms / Cottage of Content, which later became George Hall’s butchers, and may have been operating as a butcher’s shop from as early as 1860 under the ownership of Alfred Waldron (*IM*, 27 November 1860, pg. 3). George Hall was advertised as running a “Carcase & Family Butcher” during the 1860s from premises identified as being in Crown Street, next door to Commerce House (*IM*, 23 June 1863, p.1), which would corroborate the location of Hall’s butcher shop as being in the study area. There are subsequent references to Mr Budge operating as a butcher from this premises between 1890 – 1891 (Herben 2007, p.74; *IM*, 26 November 1891, p.3). Given multiple references to overlapping businesses operating from this location as either the “Cottage of Content” or “next to Commerce House,” it seems likely that this building contained multiple shops or business areas that could be operated concurrently.

It is likely that the 3<sup>rd</sup> Cutcher building in Figure 3.3 is the location of Mr Allen’s residence that fronted Crown Street with the tannery to the rear, as described by W Parkinson (Lot 1, D 1135333). It is unclear whether the reference in the Crown Plan to a “[s]tone foundation for house” means that only the foundations were present at this time, or if it refers to the foundations being made of stone and the remainder of the building being made from another material. This house is present on property owned by Ellen (nee Burke) and her husband Michael Kenny, which Ellen had inherited from her father, Edmund Burke. Michael Kenny is recorded as early as 1841 in the census as living in Crown Street, Wollongong within a completed timber building. His householder return states that there are 6 persons residing at the residence, of which 4 were free and 2 held tickets of leave (NSW State Records, Householder Returns, Illawarra, Misc. Return No. 32; Couch & Doyle 1992, p.67). This places the stone foundations within lots 1 and 2, DP226374. If this residence was present as early as 1841, it would match Stewart’s description of it being “an old cottage”. There is limited evidence for John McGee residing in Crown Street; however, Moses Driver would appear to have resided within lots 1 and 2, DP226374 based on a plan published as part of William Wiley’s subdivision of the study area in 1889 (*IM*, 31 August 1889, p.5). Moses was also described as “...a colo[u]red gentleman, who sold lollies to the children of old Wollongong...” (*IM*, 29 April 1938, p.4). In fact, Moses Driver was an African American who arrived in the colony in 1860 (NSW State Records, Unassisted Immigrant Passenger Lists 1826 – 1922; SCT&WA, 1 June 1901, p.11). He appears to have lived and worked in various locations before purchasing and living on a property in Upper Crown Street, within the study area, from c.1884 until his death in 1901 (*IM*, 13 May 1884, p.2).

John Rotchford Healey (or JR Healey / Healy) is mentioned as residing in Crown Street West or Upper Crown Street during the 1870s and into the 1890s (*IM*, 28 September 1875, p2; *IM*, 24 January 1895, p.2; *IM*, 17 August 1901, p.2). It is unclear which of the 2 residences to the west of Kenny’s cottage in Figure 3.3 may have been occupied by Healey. The gateway to the Gladstone Estate referred to by Stewart was likely to have been located within the road reserve either in Crown Street or Atchison Street; it is unclear whether this is in the study area or further to the west.

### 3.1.4 PHASE 3 –1882 to PRESENT

The Sydney to Kiama Railway commenced construction in 1882, with Wollongong Station opening on 21 June 1887 (Rowland 1953). The construction of the railway and eventual opening of Wollongong Station led to the formal subdivision of lands to the west of Church Street and intensification in development. Most of the development within these subdivisions was of a commercial or industrial nature as businesses sought to exploit the proximity of the railway and the practicality of an active harbour.

The proposed location of the railway station appears to have been the impetus for the subdivision of what had become known as the Kenny Estate in 1883 (*Sydney Morning Herald*, 13 October 1883, p.16). By this time, the Kenny family had sold much of their land to W Wily, who was actually the individual responsible for progressively subdividing and selling the land. The first sale took place on 10 November 1883, with the steamer *Bega* being chartered for the occasion and conveying 150 people down the coast from Sydney; all the Crown Street lots sold, fetching between £4 and £8 per foot (*Sydney Mail & NSW Advertiser*, 17 November 1883, p.934). The sale was conducted in a cottage that was located on the site of the later Marcus Clark & Co store (Lot 1, DP927806); this may have been Healey's cottage, which was described by Stewart as being present in the 1870s in the preceding section of this report. This sale became known as the "Original" or "First Subdivision" of the Kenny Estate. The second subdivision was advertised for sale in May 1886 which consisted primarily of lots outside of the study area (*IM*, 18 May 1886, p.3). These subdivisions led to Keira Street being extended across Crown Street; prior to this it had been a laneway opening into a paddock below (Osbourne 2000b, p. 7).

The subdivision plan that was produced for the second subdivision identifies a number of buildings of interest, including the location of Walker's shoeing forge and a house located on Keira Street (Figure 3.4). It must be noted that subdivision plans are not meant to contain accurately surveyed information, and the buildings represented are normally meant to reflect local landmarks to orientate potential buyers; therefore, the maps used should only be used as a guide and may only represent approximate locations or incomplete information about the buildings that may have been present at this time. This would also explain the lack of details with regards to buildings inside of the study area, such as infrastructure associated with the tannery.

Whilst he was running his business from within the study area from 1876, Walker had only purchased the part of the study area shown as containing his forge in May 1884 (Book 874 No. 94). In 1885, Walker advertised tenders for "the construction of a Brick House" on Keira Street (*IM* 10 March 1885, p.3) and then for the "erection of a weatherboard Blacksmith's Shop" (*IM*, 9 June 1885, p.3). This indicates that the 1876 blacksmith's shop and forge on the corner of Crown and Keira Street may have been abandoned by 1885 and Walker had moved to new premises fronting Keira Street by this time. Indeed, the forge appears to have moved on several occasions as in 1887 John Walker advertises as "having removed into his Spacious New Premises, just at the rear of where his old forge stood" (*IM*, 18 January 1887, p.3). John Walker appears to have resided at his house in Keira Street until his death in 1903 (*IM*, 10 October 1903, p.2). This would place the shoeing forge in Lot 1, DP112417, Lot 100, DP774957, Lot 9, DP551157, and Lot 1, DP884555 while Walker's House would appear to be in Lot 8, DP546125.

Other buildings shown on the subdivision plan include one at the corner of Crown Street and Keira Street, which was likely to be the earlier building constructed by Tucker, a larger building to the west, likely to be Hall's butcher shop, and a smaller cottage further west, which may be Allen's residence.



**Figure 3.4** 1886 Kenny's Second Estate Subdivision Plan.

Source: Wollongong City Council BRN 502835. Figure orientated north. The study area is shown in red.

In 1887, JA Walker was awarded the prize medal and certificate at the International Exhibition, Sydney for the Collective Exhibit of Horse Shoes, in addition to receiving awards in at the Wollongong Agricultural Shows (IM, 5 February 1887, p.4). In 1903, Walker advertised his blacksmithing business for sale, owing to his ill health (IM, 22 July 1903, p.3). Unfortunately, Walker was not able to enjoy retirement, and he passed away on 15 September 1903 before he was able to sell his business, as W Kinneally purchased the business from the estate of Walker in October of that year (IM, 10 October 1903, p.2; 24 October 1903, p.4). It appears the Walker family continued to reside in the cottage in Keira Street until 1904 when Walker's widow, Margaret, passed away (IM, 20 April 1904, p.2). In 1904, FW Castle advertised that he had moved his blacksmith and wheelwrighting business from Flinders Street to Keira Street, occupying JA Walker's former premises (IM, 4 June 1904, p.3). Castle, who was presumably renting the premises, proceeded to purchase the property in December 1905 (NSW Department of Lands PA38455).

The Kenny Estate subdivision poster of 1888 names S Clout and J Hart as owners of 3 lots located within the boundary of the present Lot 1, DP82673, on the western boundary of the study area. The purchase of lots 1 to 3 by Samuel Clout appears to have been property speculation as these are then advertised for sale and sold by auctioneer AT Saulez in 1889 (IM, 25 May 1889, p.5; IM, 13 November 1888, p.2). There is no evidence for J Hart occupying the study area either, therefore it is likely that he also purchased Lot 4 for investment purposes also (Figure 3.5).



**Figure 3.5** 1888 Kenny's Estate Subdivision Plan.

Source: Wollongong City Council Library BRN 502835. Figure orientated north. The study area is shown in red.

As mentioned in the preceding section, watchmaker and jeweller Samuel Cutcher is listed in multiple title documents and in the 1879 Crown Plan as owning several properties fronting Crown Street (i.e., NSW Department of Lands PA16911). These documents indicate that the properties stayed in Cutcher's ownership until 1908. However, Cutcher is most directly associated with a brick 2-storey shop located on the corner of Crown and Keira Street (Sydney Water Archives 1913) [Lot 1 DP 220513]. Cutcher appears to have operated from the property on the corner of Crown and Keira Street from 1889 (IM, 20 August 1889, p.2), but he appears to have only purchased the property from JA Walker's son, George Tait Walker, in 1895 (PA20407). The 2-storey building is likely to have been constructed by Cutcher in 1889 when he advertises that his business "will not be suspended during alterations to premises" (IM, 5 October 1889, p.2). This is likely to have resulted in the demolition or significant alterations to the Commerce House buildings used by T & W Allen and ET Drake, and the blacksmith's shop constructed by Tucker and later used by JA Walker.

Cutcher ran a successful jewellery business at this location from 1889. The IM described Cutcher's jewellery shop as "one of the greatest attractions in the town" (IM 19 November 1889, p. 3). Several advertisements in the IM by Cutcher states that he stocked watches, clocks, jewellery, and spectacles (IM, 27 October 1894, p.3). An image of the Crown and Keira Street intersection following the extension of Keira Street shows a two-storey building on the corner, likely the building occupied by Cutcher (Figure 3.6). In 1906, Cutcher's business was purchased by Alfred Brickwood, a watchmaker, jeweller, and optician who advertised himself as the "Successor to S. Cutcher" (IM, 1 June 1906, p.3) [Figure 3.7]. Alfred Brickwood operated his business until 1937 when it became the Union Bank of Australia (IM, 12 March 1937, p.10).



**Figure 3.6** c.1890 photograph of Cutcher's store at Crown & Keira St. intersection.

*Source: Wollongong City Council P01/P03099. East facing photograph, Cutcher's shop to far right of image.*



**Figure 3.7** c.1906 photograph showing Alfred Brickwood's jewellers.

*Source: Wollongong City Council P05/P05389. West facing photograph of Crown and Keira Street intersection, Brickwood's shop to left of image.*

Further west, in 1883, Robert Osbourne established a cordial factory within part of Lot 1, DP1135333 (*IM*, 11 September 1883, p.3). In 1889 it was advertised that “Mr Osbourne carries on a somewhat extensive cordial manufactory in part of the premises that originally comprised the tan-yard, now in the occupation of Messrs J. Richard’s and Sons’ (*IM*, 30 March 1889, p.2). In 1898, the cordial factory was taken over by Robert Parkinson; previously, Parkinson had operated the Railway Cordial Factory for William Osbourne (Robert Osbourne’s brother) which was later developed into the Tattersalls Hotel (now operating as Dicey Rileys) [Parkinson 2000, p.6]. Parkinson’s Cordial, also known as the “Toast of the Coast” operated from this portion of the study area for 26 years until they moved to 21 Kenny Street, where it remained until the family sold the company to Shelleys in 1966 (Osbourne 2000b, p. 10). Images of the Parkinson’s cordial factory from 1908 to 1919 show several large buildings that appear to be orientated towards Crown Street (Figure 3.8). Messrs J. Richardson and Sons appear to have operated out of the study area until c. 1891 (*IM*, 25 July 1891, p.2).

In 1905 Marcus Clark and Co. were reported as building premises in Upper Crown Street (*IM*, 25 August 1905, p4) [Figure 3.9]. Marcus Clark and Co. was a drapery and general merchandise business that was founded in 1883; the head office was in Sydney, and it expanded rapidly to include other branches in Dubbo, Forbes, Inverell, Lismore, Lithgow, Newcastle, Orange, Tamworth, Wagga Wagga and Wyong (*The Canberra Times*, 5 March 1963, p.30). The store was extensively remodelled and updated in 1927 and again in 1957 (*IM*, 21 October 1927, p.1; *IM*, 19 March 1957, p.6). The company utilised a large part of the western portion of the study area identified as Lot 1, DP82673, Lot 1, DP1087986 and Lot 1, DP117019. After suffering from falling sales, Marcus Clark & Co. was acquired by Waltons Ltd which incorporated the Marcus Clark stores into their existing network (*The Canberra Times*, 21 October 1967, p.16).

The 1913 Sydney Water plan for the study area shows the location and construction of several the buildings that have been identified in the historical context section (Figure 3.10). These buildings are focused on Crown Street; however, the surveyor’s sketchbook includes additional details on the commercial nature and usage of the buildings. Starting on the corner of Crown Street and Keira Street is Cutcher’s brick, 2-storey jewellery store. Heading southwards down Keira Street was a brick cottage and a weatherboard blacksmith shop (corresponding with the location of Walker’s blacksmith shop). Heading westwards along Crown Street after the jewellery shop is an adjoining draper and a fruit shop on a slightly different alignment to the other shops. Moving further west is a brick music shop, a row of weatherboard buildings including a cordial factory, wine shop, cycle, cottage, tailor, photographer, fruiterer, butcher, and 2-storey stationer. Next is the large brick Marcus Clark building, chemists, and a dentist. To the rear of these businesses are a series of storage sheds, stables, WCs and cottages.



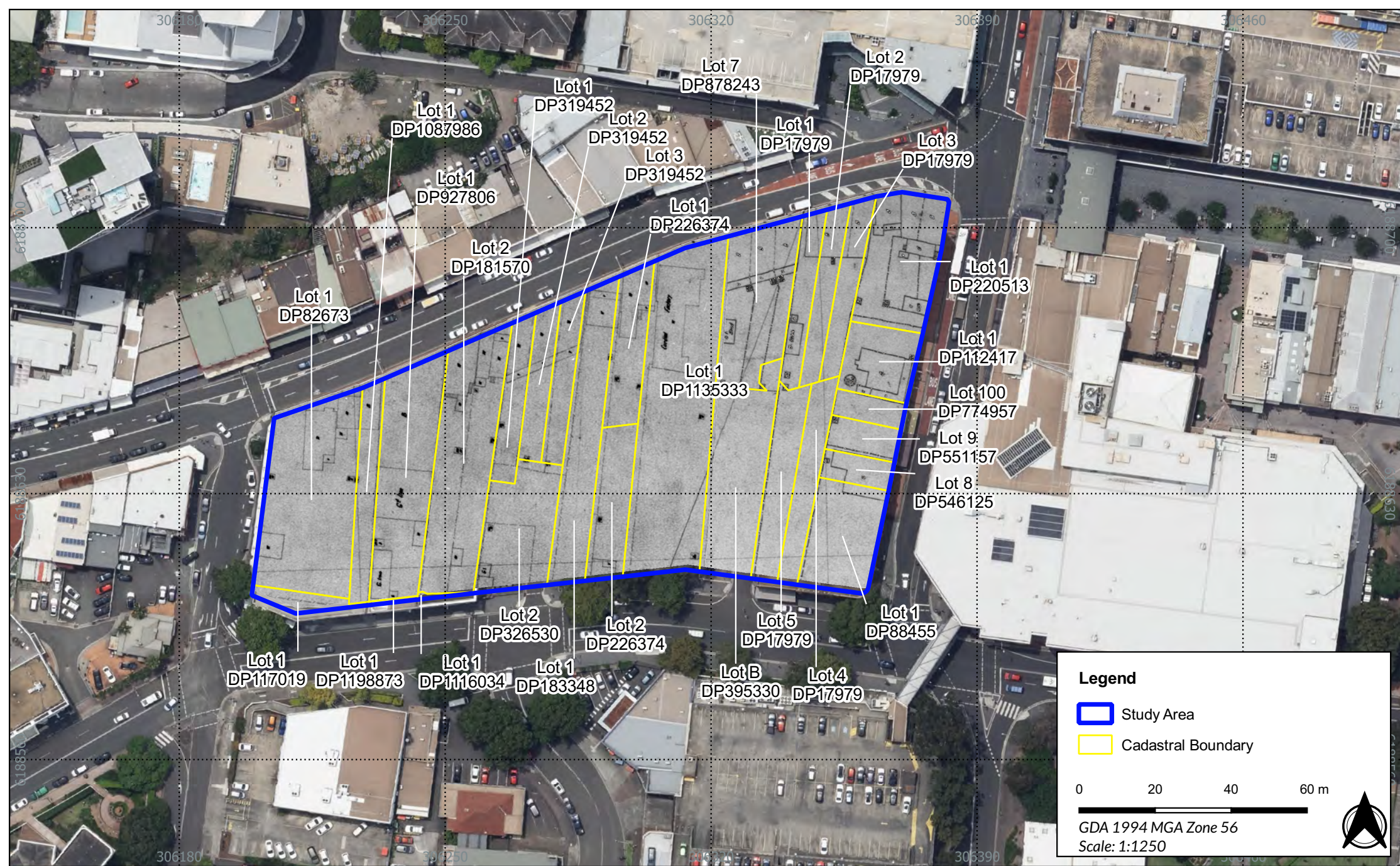
**Figure 3.8** c.1919 photograph showing buildings in Parkinson's Cordial factory.

*Source: Wollongong City Council Local Studies Image No. P08/P087631. Based on details in the image, direction is likely facing north showing the central part of Lot 1 DP 1135333.*



**Figure 3.9** c.1905 photograph showing Marcus Clark & Co building.

*Source: Wollongong City Council Local Studies Image No. P14/P14860.*



**Figure 3.10 - 1913 Sydney Water archive of the study area showing cadastral boundaries**

25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW LPI Aerial, NSW LGA Cadastrals, NSW State Library

Drawn by: FOT Date: 2025-03-12

The 1913 plan places the blacksmith's as being within Lot 1, DP88455 and Lot 8, DP8546125, which differs from the locations identified in the Kenny's Estate subdivision plans (Figure 3.4; Figure 3.5). The location in the 1913 plans corresponds with an account of the location of the blacksmith's forge provided in the reporting for the opening of the Grange Hotel in 1937 which states that "[a] blacksmith's shop had stood where the hotel now stands. They had owned land opposite which had been used as sale yards, and had sold it out, and a modern theatre had been built there" (IM, 3 December 1937, p.4).

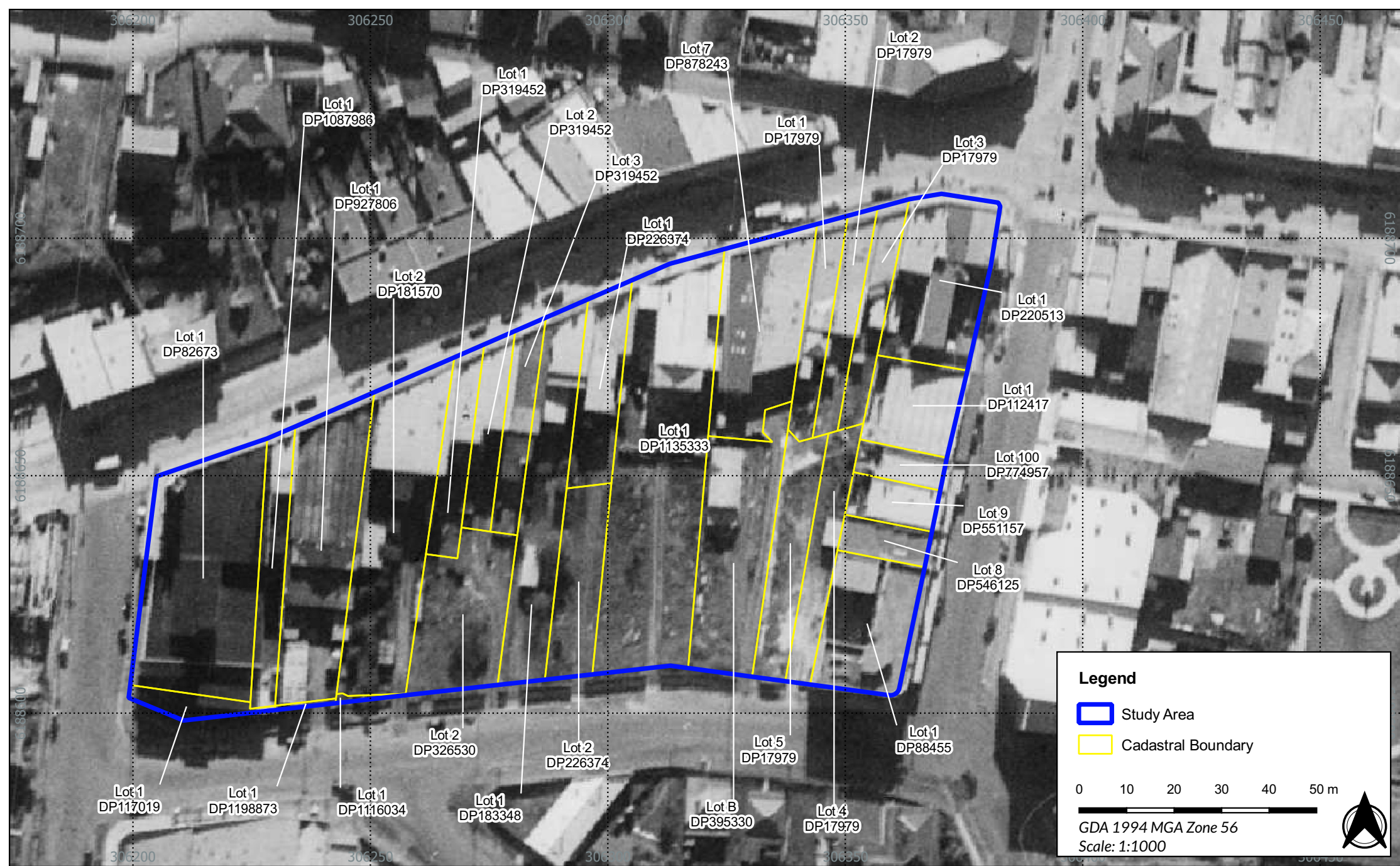
The buildings on the 1913 plan represented the gradual development that occurred within the study area because of the successive subdivisions that surrounded the railway line, and the increased commercialisation associated with the Crown Street and Keira Street intersection. This intensification of development continued throughout the 20<sup>th</sup> century and is clear on the 1938 historical aerial, where the buildings shown on the earlier Sydney Water plan fronting Crown Street appear to have been comprehensively redeveloped or even removed, with a limited correlation between the 1913 and 1938 buildings (Figure 3.12). Of note is the expansion of the Marcus Clark store from Lot 1, DP927806 into Lot 1, DP1087986 and Lot 1, DP82673. The early 20<sup>th</sup> century development of the study area marks a move away from industries such as blacksmithing, tanneries, and cordial manufacture towards solely retail and service industries.

A comparison of images of Crown Street demonstrates the intensification of development along this thoroughfare. Figure 3.11 shows the level of development on Crown Street by 1920, with many older shop facades still appearing to be present. The original 1905 Marcus Clark & Co. façade is visible in the mid-ground, with the newer Marcus Clark & Co. building at the corner of Keira Street and Atchison Street visible in the foreground. Figure 3.13 is taken in 1940 from a similar vantage point as Figure 3.11 showing the Keira Street and Atchison Street interchange and demonstrates the further development of the Crown Street shop frontages as they transition from the 19<sup>th</sup> and early 20<sup>th</sup> century-built forms into 2-storey inter-war shop fronts. The Commonwealth Bank of Australia building, constructed in 1926, is visible in the distance (IM, 2 July 1926, p.2) [Lot 1, DP1135333]. Development within the eastern portion of Crown Street within the study area did not appear to progress significantly, with single-storey shops remaining until the mid-20<sup>th</sup> century (Figure 3.14).



**Figure 3.11** c.1930 Photograph of Crown Street buildings.

*Source: Wollongong City Council Local Studies Image No. P13/P13980. The photograph shows 1927 expanded Marcus Clark & Co building, with original building in middle ground interspersed with remaining 19<sup>th</sup> century to early 20<sup>th</sup> century buildings fronting Crown Street.*



**Figure 3.12 - 1939 aerial of the study area**

25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW Spatial Services, NSW LGA Cadastrals

Drawn by: FOT Date: 2025-03-12



**Figure 3.13** c.1940 photograph of Crown Street.

*Source: Wollongong City Council Local Studies Image No. P03/P03973. Marcus Clark building in foreground with extensively remodelled two-storey Crown Street shops.*



**Figure 3.14** c.1950 – 1960 photograph Crown Street shops.

*Source: Illawarra Historical Society ref. no. 5-15-2010-043 Box F37. View looking west from Crown Street intersection showing shops in eastern and central portion of study area. Colonial Mutual Life Building appears to be the Cutcher / Brickwood jewellers building without the veranda removed.*

The 1938 historical aerial also shows the expansion of Burelli Street; this was achieved in 1928 through the resumption of the southern portions of the lots that comprise the study area (NSW Department of Lands 1933 Map of the Town of Wollongong). Another building present on the 1938 aerial at the corner of Keira and Burelli Street, in the south-eastern portion of the study area (Lot 1, DP88455), is the Grand Hotel. In 1937, The Grand Hotel (Wollongong) Pty Ltd purchased part of FW Castle's property (NSW Department of Lands PA38455). The Grand Hotel was erected in 1937 by the Welch Brothers. The hotel was described as "a 3-storey hotel building... The whole structure is of modern design being sumptuously furnished. Provision is made for the erection of a fourth storey, and the installation of an elevator" (IM, 3 December 1937, p.4). The hotel license was transferred from the Paragon Hotel in Helensburgh by Oliver Welsch, the first licensee (Noel Butlin Archives Centre, ANU N60-YC-2414). The hotel was operated by Tooth & Company and was constructed with access to the town sewerage and water supply (Noel Butlin Archives Centre, ANU N60-YC-2414) [Figure 3.15].



**Figure 3.15** 1938 photograph showing Grand Hotel shortly after construction.

*Source: Noel Butlin Archives Centre, ANU ID No N60-YC-2414.*

The study area continued to develop during the mid- to late 20<sup>th</sup> century with the redevelopment of multiple lots to increase shop capacities and provide office space. A review of historical aerials indicates that development within the study area did not progress significantly until 1961, then the 1957 expansion of the Marcus Clark & Co. encompassed the entire western portion of the study area from Lot 2, DP181570 to Lot 1, DP8267 (Figure 3.18). In the 1977 aerial image, the majority of the study area remained unchanged, with the exception of the Commonwealth Bank building in Lot 1, DP2263784 being expanded to the rear and the construction of the new Colonial Mutual Life (CML) building (Figure 3.19). The CML building is a 7-storey building that replaced the original CML building that occupied what appears to be the location of one of the 2-storey buildings present in the 1913 Sydney Water plan, likely constructed by Cutcher, c.1889 (Figure 3.16; Figure 3.17). The 1986 historical aerial indicates that development within the study area remains consistent until the present day, with the exception of the redevelopment of the shops in Lot 1, DP1135333, lots 1 and 2, DP226374, and Lot 1, DP183348 (Figure 3.20).



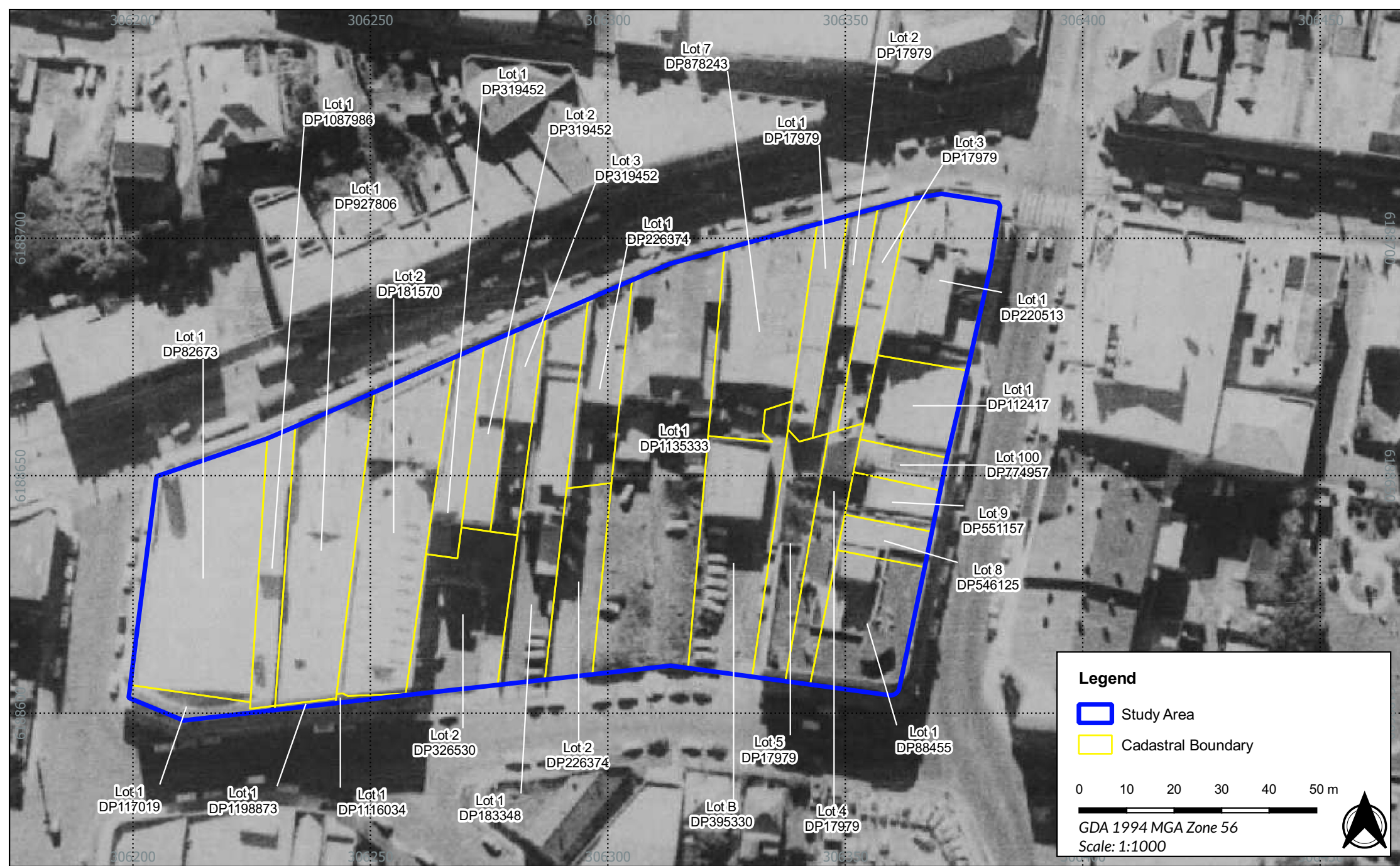
**Figure 3.16** 1964 photograph showing pedestrians outside new CML building.

*Source: National Archives of Australia A1200, L49971.*



**Figure 3.17** 1964 photograph showing Crown and Keira intersection CML building.

*Source: National Archives of Australia A1200, L49965.*

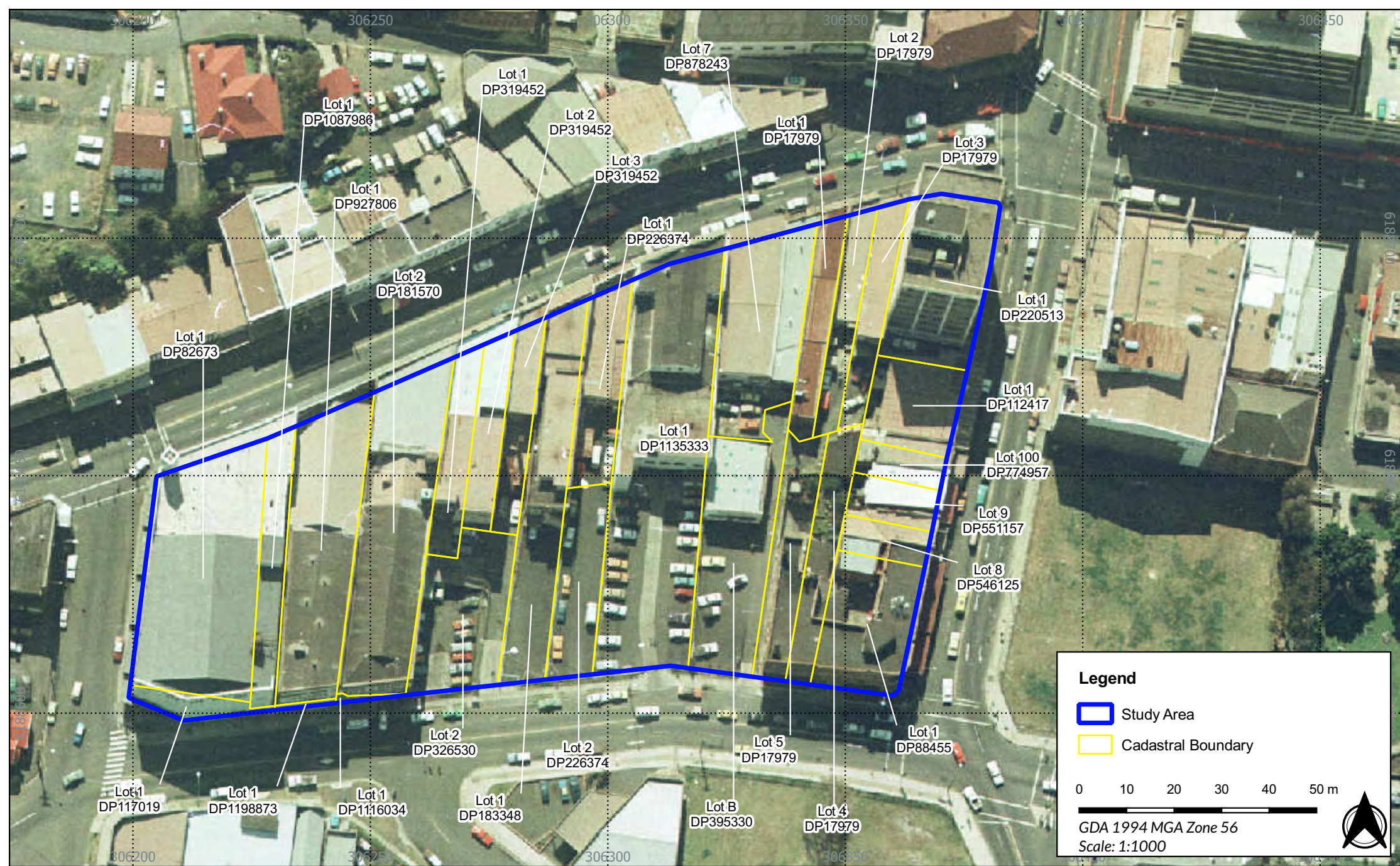


**Figure 3.18 - 1961 aerial of the study area**

25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW Spatial Services, NSW LGA Cadastrals

Drawn by: FOT Date: 2025-03-12

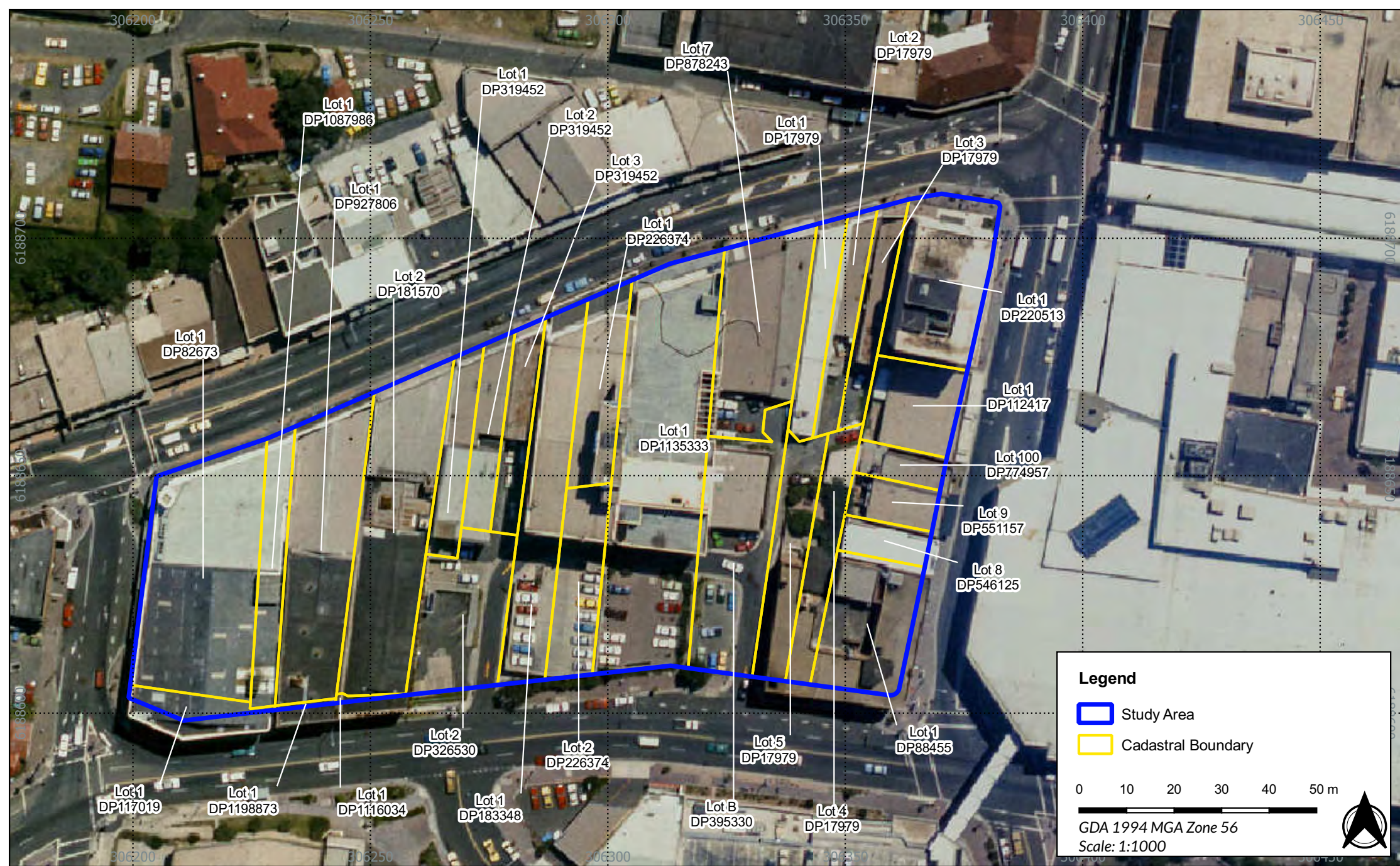


**Figure 3.19 - 1978 aerial of the study area**

25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW Spatial Services, NSW LGA Cadastrals

Drawn by: FOT Date: 2025-03-12



**Figure 3.20 - 1986 aerial of the study area**

25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW Spatial Services, NSW LGA Cadastrals

Drawn by: FOT Date: 2025-03-12

### 3.2 CHRONOLOGY OF THE STUDY AREA

Based on the historical background presented, it is possible to summarise the chronology of the study area. A phased summary of events is presented in Table 3.1 and a summary of events according to Lot and DP number is presented in Table 3.2.

**Table 3.1 Summary of chronological events relating to the study area.**

Phase	Summary	Date range
Phase 0	The Illawarra region was originally inhabited by the Dharawal-speaking Aboriginal people, whose lands stretched from Botany Bay to Jervis Bay and inland.	Pre-1770
Phase 1	<p>By 1821, land grants were made, including one to Throsby Smith, with the study area within his 300 acre grant. The township of Wollongong was surveyed in 1834, while Burke's 50 acre grant, located south of the township, remained largely undeveloped. The growth of Wollongong was constrained by these grants.</p> <p>In 1834, George Brown purchased 10 acres along Church Street, where he operated The Ship Inn until 1837. The land became known as Baxter's Paddock and remained largely undeveloped. In 1842, Edmund Burke sold part of his grant to Thomas Cronin, but there's no evidence Cronin occupied or leased the land.</p>	1770 to 1846
Phase 2	<p>George Burke's land passed to his daughters' husbands after his death in 1848. Portions were sold, including land acquired by John Osbourne in 1849, who ran the Settler's Arms pub. The pub changed hands multiple times before becoming the Cottage of Content.</p> <p>Josiah Allen purchased land in 1850, establishing a tannery that continued under his family's management after his death in 1865. By the 1870s, businesses like John Williams' tailoring shop and Mark Tucker's blacksmith forge were established.</p> <p>The area evolved with commercial and residential development, reflecting Wollongong's broader growth.</p>	1848 to 1888
Phase 3	By the early 20 <sup>th</sup> century, businesses like Marcus Clark & Co. and the Grand hotel were established. Development continued through the mid-20 <sup>th</sup> century, shifting from industrial to retail, with key changes like the construction of the Colonial Mutual Life building and expansion of the Commonwealth Bank. The area's growth was marked by continuous redevelopment throughout the 20 <sup>th</sup> century.	1882 to Present

**Table 3.2 Summary of events relating to the study area according to Lot and DP number.**

Lot	DP	Events
1	220513	Messer's Organ & McCready, bootmakers (c.1858 - c.1868)
		John Williams, tailor (1868 - c.1872)
		Mark Tucker, farrier & blacksmith (1875 - 1876)
		JA Walker, farrier & blacksmith (1876 - c.1885)
		Commerce House, shop (c.1860 - 1882)
		Samuel Cutcher, jeweller (c. 1889 - 1905)
		Alfred Brickwood, jeweller (1905 - 1937)
		Union Bank of Australia / CML (1937 - c.1964)
1	112417	JA Walker, residence (1884 - 1938).
100	774957	JA Walker, farrier & blacksmith (1885 - 1904) FW Castle, residence (1905 - c. 1937)
9	551157	
8	546125	
1	88455	
1	179179	
2	179179	Carcase and Family Butcher (c. 1870 - c.1891)
3		J. Richards and Sons branch establishment (1873 - c.1891)
4		Undeveloped until c.1968
5		
7		878243
B	395330	
1	1135333	Wollongong Tannery or Mr Allen’s Tannery and Residence (1850 - 1875)
		J. Richards and Sons, charcoal producer and leather tannery (c.1875 - c.1891).
		Osbourne's / Parkinson's Cordial Factory (1883 - 1921).
		Commonwealth Bank of Australia (c.1921 - c.1977)
1	226374	Foundations for a stone house (c. 1879s)
2		John McGee, residence c.1870
		Moses Driver, residence & shop
1	183348	
1	319452	c.1913 Terrace shops
2		
3		
2	326530	c. 1913 Partial residential lot

Lot	DP	Events
2	181570	Possible residence and shop for JR Healey (c.1879)
1	82673	Possible residence and shop for JR Healey (c.1879)
		Original Marcus Clark & Co. Building (c.1905 - present))

## 4 SITE INSPECTION

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A physical inspection of the study area was undertaken on 21 April 2022 as part of a previous HAA (Austral Archaeology Pty Ltd 2022a, pp. 36–39) and has been included in this updated report for reference. This inspection consisted of a pedestrian survey of the study area, with a focus on identifying extant heritage structures, and any deposits or areas that may indicate the presence of archaeological materials.

The inspection began within the southern end of the study area in the parking lot situated between Burelli Street and Findlay Place (Figure 4.1). The study area is within a slope landform and has been heavily modified (Figure 4.2). Burelli Street is a bitumen road running east-west along the southern portion of the study area. Buildings are situated to the north of the street, along with the bitumen parking lot and associated fencing.

Buildings north of Findlay Place largely comprise modern concrete structures and bitumen and paving covers the extent of the ground surface. Continuing east, the Grand Hotel is located on the corner of Burelli Street and Keira Street (Figure 4.3). The building is a red brick structure in good condition. Continuing north along Keira Street, buildings are adjoined by a modern footpath and comprise a mix of both brick and concrete structures (Figure 4.4). A privately fenced alley is located along the northern end of Keira Street running west (Figure 4.5).

Crown Street adjoins Kiera Street running east-west. The buildings along Crown Street comprise brick and concrete structures (Figure 4.6). No evidence can be viewed of potential underground structures such as basements from street level. The survey continued west along Crown Street before heading south along Atchison Street. Here, the footpath is bordered by garden beds in the north and south of the study area (Figure 4.7). The entire study area appears heavily modified on the surface, however subsurface deposits such as structural footings, postholes, wells and cesspits may exist that cannot be viewed from street level.



**Figure 4.1** North facing photograph of study area, north of Burelli Street.



**Figure 4.2** South facing photograph of study area, north of Burelli Street



**Figure 4.3** East facing photograph of study area, north of Burelli Street



Figure 4.4 North facing photograph of study area, west of Keira Street

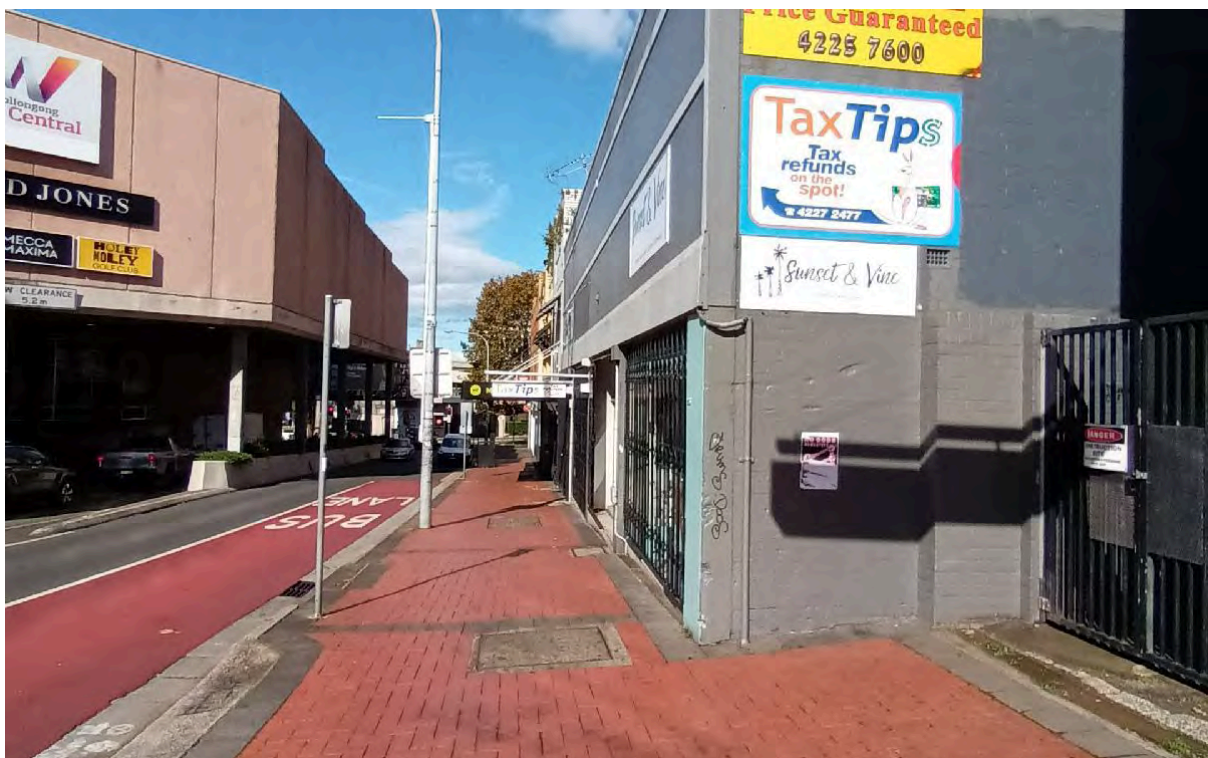


Figure 4.5 South facing photograph of study area, west of Keira Street



Figure 4.6 South-east facing photograph of study area, north of Crown Street



Figure 4.7 South facing photograph of study area, east of Atchison Street

## 5 PREDICTIVE MODEL AND MAPPING

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An assessment of archaeological potential usually considers the historic sequence of occupation in comparison to the structures that are currently extant, as well as the impact that the more recent constructions and works would have had on the earlier occupation phases and, as such, the likely intactness of the archaeological resource. This, in turn, is tied in with the extent to which a site may contribute knowledge not available from other sources to current themes in historical archaeology and related disciplines.

The archaeological potential depends upon the anticipated likelihood of the survival of buried structural fabric and cultural deposits. Structural fabric refers to what is generally regarded as building or civil engineering remnants. Cultural deposits refer to archaeological deposits, i.e., deposited sediments containing artefacts *et cetera*. This estimation provides an estimation of archaeological integrity, estimated through examination of the potential for *in situ* archaeological resources to be encountered that have accumulated over time.

## 5.1 LAND USE BY PHASES

**Table 5.1** Summary of land use according to phase.

Phase	Summary of land use	Date range
Phase 0	The land was primarily used for the traditional practices of the Dharawal-speaking Aboriginal people, who lived in mobile bands and had a deep connection to the land for hunting, gathering, and cultural practices. European settlement led to the displacement of the Aboriginal population, disrupting their traditional land use and replacing it with European agricultural practices.	Pre-1770
Phase 1	European settlers introduced land grants, with the area being used for agriculture and early settlement. The township of Wollongong was established, and land was primarily used for farming and residential purposes. Key developments included inns and properties such as The Ship Inn and Baxter's Paddock, but overall land use was still limited and focused on agriculture and small-scale settlement.	1770 to 1846
Phase 2	Following the economic growth spurred by the end of the Australian Agricultural Company's monopoly, land use became more diverse. Residential and commercial activities expanded, including the establishment of businesses like a tannery, tailoring shop, and blacksmith forge. The area began to shift towards a mix of industrial and commercial land use as Wollongong's economy grew.	1848 to 1888
Phase 3	The completion of the railway spurred intensive urbanisation and land subdivision. Land use shifted significantly from industrial to commercial and retail. Key developments included retail stores, such as Samuel Cutcher's jewellery shop, and larger commercial operations like Marcus Clark & Co. The area transformed into a commercial hub, with continuous redevelopment throughout the 20th century, expanding into office space and banking establishments.	1882 to Present

## 5.2 PREDICTIVE STATEMENTS

Having analysed the historical evidence in the previous chapters, the following section presents a summary of the potential for a physical archaeological resource to be present in the study area, that is, its archaeological sensitivity/potential.

The following predictive model draws on the areas of known archaeological sensitivity. As a general rule of archaeology, sites first redeveloped in either the 19<sup>th</sup> or early 20<sup>th</sup> century can also retain evidence of occupation from previous periods. It is also widespread that such evidence can be recovered even when sites have been redeveloped or disturbed by modern construction activity.

Based on the detailed background history a series of general predictive statements in Table 5.1 have been formulated for each lot and DP located within the study area.

**Table 5.2 Predictive statements for each lot and DP that comprises the study area**

Lot	DP	Phase	Events	Predictive Statements	Arch. Potential
1	220513	Phase 2 (1848 - 1888)	Messer's Organ & McCready, bootmakers (c.1858 - c.1868)	Approximate location of the shop and associated outbuildings that are described in various primary sources. No mapping evidence has been identified; however, this building would correspond to one of the 2 the buildings on the 1879 plan. Archaeological remains are likely to consist of stone or timber footings with the potential for sub-floor deposits. It is likely that outbuildings and exterior stone or brick surfaces may be present. If the shop also acted as a residence, a kitchen may be present. To the rear of the building privies, wells, stables, and other buildings may be present. Isolated rubbish pits and yard deposits may also be present. May be overlain or modified by later developmental phases such as Tucker / Walker's blacksmiths (1868 - 1876) and Cutcher / Brickwood's jewellers (c.1889 - c.1964).	Low
			John Williams, tailor (1868 - c.1872)		
			Mark Tucker, farrier & blacksmith (1875 - 1876)	Approximate location of the shop and associated outbuildings that are described in the 1879 plan as having consisted of a timber building. Archaeological remains are likely to consist of stone or timber footings with the potential for sub-floor deposits. It is likely that outbuildings and exterior stone or brick surfaces may be present. If the shop also acted as a residence, a kitchen may be present. To the rear of the building privies, wells, stables, holding pens and other buildings may be present that are associated with its use as a blacksmiths and farriers. Isolated rubbish pits and yard deposits may also be present. May be overlain or modified by later developmental phases associated with Cutcher / Brickwood's jewellers (c.1889 - c.1964).	Low
			JA Walker, farrier & blacksmith (1876 - c.1885)		
			Commerce House, shop (c.1860 - 1882)	Approximate location of the shop and associated outbuildings that is described in the 1879 plan as having consisted of a timber building. Archaeological remains are likely to consist of stone or timber footings with the potential for sub-floor deposits. It is likely that outbuildings and exterior stone or brick surfaces may be present. If the shop also acted as a residence, a kitchen may be present. To the rear of the building privies, wells, stables, and other buildings may be present that are associated with its use as a blacksmiths and farriers. Isolated rubbish pits and yard deposits may also be present. May be overlain or modified by developmental phases associated with Cutcher / Brickwood's jewellers (c.1889 - c.1964). Building may be present on 1913 plan as the 2 buildings share a similar position and orientation.	Low

Lot	DP	Phase	Events	Predictive Statements	Arch. Potential
1	220513	Phase 3 (1882 - Present)	Samuel Cutcher, jeweller (c. 1889 - 1905)	The jewellers is identified in the 1913 plan as a large 2-storey brick building, and this is also reflected in later photographs of the study area. Archaeological remains are likely to consist of stone or brick footings with associated occupational deposits (i.e., sub-floors). The 1913 plan shows multiple outbuildings including a kitchen, washrooms, laundry, and W.C. The lot is also shown as containing a jeweller and draper (occupying the same 2-story brick building) and a single stored weatherboard fruit shop adjoining the building. This fruit shop may correspond with one of the buildings on the 1879 plan (Commerce House). Building appears to be present until c.1964 in modified forms but is eventually demolished to make way for the CML building. Any archaeological remains are likely to have been truncated or removed through the construction of the later 1964 CML building. The CML building is likely to consist of concrete and brick footings, piles, service trenches and benching to create level floor areas. It is noted that the CML building is set back from Crown Street and therefore a large portion of the earlier buildings would have been located within the front forecourt; this area may have been subject to reduced impacts.	Moderate
			Alfred Brickwood, jeweller (1905 - 1937)		
			Union Bank of Australia / CML (1937 - c.1964)		
1	112417	Phase 3 (1882 - Present)	JA Walker, residence (1884 - 1938).	A single storey brick cottage shown on the 1913 plan likely dates to 1884 and is present on the 1888 and 1889 subdivision plans, albeit as the blacksmith's forge and not the residence. This may be an error on the subdivision plans, or it may indicate that the residence and forge have been re-sited within this and the adjacent lots on more than one occasion. The 1913 plan to the rear of the shops shows a separate W.C. and well / cistern. This building appears to have been demolished by c.1938 and replaced with a 20 <sup>th</sup> century commercial building that is still present. The construction of this later building may have truncated the archaeological remains associated with the residence.	High
100	774957	Phase 3 (1882 - Present)	JA Walker, farrier & blacksmith (1885 - 1904)	Located within property associated with blacksmiths and may contain archaeological remains associated with this usage including structural or depositional features of outbuildings and holding yards. This may include privies, rubbish pits, post holes, brick or stone surfaces, and yard deposits. Later concrete and brick footings may be present associated with the modern commercial building.	Moderate
9	551157		FW Castle, residence (1905 - c. 1937)		

Lot	DP	Phase	Events	Predictive Statements	Arch. Potential
8	546125	Phase 3 (1882 - Present)	J.A. Walker, Farrier & Blacksmith (1885 - 1904), FW Castle (1905 - c. 1937)	The 1913 plan shows a large single storey weatherboard blacksmiths shop. Archaeological remains associated with this usage may include brick, stone or timber footprints, work surfaces, drains and structural or depositional features associated with outbuildings and holding yards. A large W.C. is located within this lot on the 1913 plan; this is likely to date to 1885 or earlier. Later concrete and brick footings may be present associated with the modern commercial building which extends partially into Lot 1, DP17979, the current location of The Grand Hotel. The Grand Hotel is likely to contain basements and other features that would truncate any features within its footprint. Therefore, while Lot 8, DP546125 has archaeological potential, Lot 1, DP17979 has a lower potential to contain archaeological remains.	High
1	88455				Low
1	179179	Phase 2 (1848 - 1888)	"Settlers Arms" or "Cottage of Content", hotel (c. 1847 - 1870)	Property identified on 1879 plan as being a brick structure owned by Mrs. "Thackry". Both the Carcase and Family Butcher and J. Richards & Sons (as a shop for their tanning and leather business) would have been operating from this building during this time, likely from separate parts of the building. Archaeological remains associated with this structure may comprise brick or stone footings. These buildings are confined to lots 1 - 3, DP179179. Outbuildings and features including kitchens, stables, storage sheds and wells, privies or cesspits may be present within these lots. Given the use of these buildings as a hotel, then later a butcher, shoemaker and leather dealer, extensive rubbish pits and backfill deposits may be present. The 1913 plan shows the study area as containing a single storey brick building with several W.C.'s and a stable to the rear. This may represent the original 19 <sup>th</sup> century building or a later alteration. By 1937 the original buildings had been removed and replaced with larger 2-storey shop fronts; these appear to have been extended and altered until c.1993 when a newer building was constructed. These successive alterations may have removed, or truncated archaeological features associated with the earlier phases of occupation.	Moderate
2		Phase 2 (1848 - 1888)	Carcase and Family Butcher (c. 1870 - c.1891)		
3		Phase 2 (1848 - 1888)	J. Richards and Sons branch establishment (1873 - c.1891)		
4		Phase 3 (1882 - Present)	Undeveloped until c.1968		
5	Low				

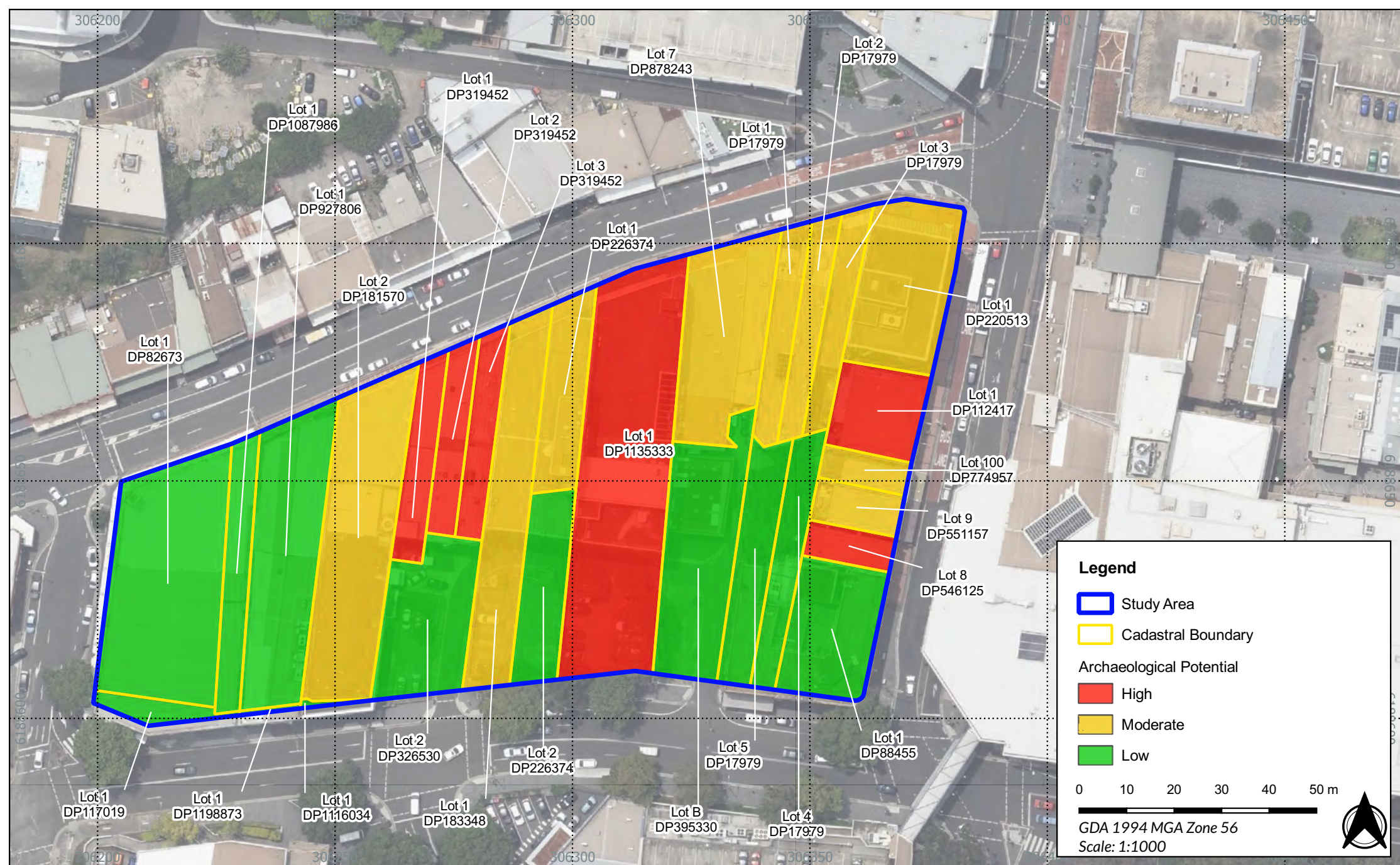
Lot	DP	Phase	Events	Predictive Statements	Arch. Potential
7	878243	Phase 3 (1882 - Present)	c.1913 Terrace Shops	This lot does not appear to have been developed until the 1913 plan, this shows a terrace of 2-storey brick shops fronting Crown Street. These have either been replaced or altered by c.1937, based on the roof configurations. These buildings have been progressively extended to the rear during the mid- to late 20 <sup>th</sup> century. Archaeological remains are likely to consist of brick footings and occupation deposits, with the W.C's and storage sheds on the 1913 plan being located within the current building footprint. These archaeological remains are likely to be confined to Lot 7, DP 878243, while Lot B, DP395330 appears to have remained largely undeveloped and is likely to only contain isolated archaeological features such as yard deposits, rubbish pits and unrecorded wells.	Moderate
B	395330				Low
1	1135333	Phase 2 (1848 - 1888)	Wollongong Tannery or Mr Allen's Tannery and Residence (1850 - 1875)	This lot was first developed as a tannery by Josiah Allen c.1850 and later used by J. Richards & Sons. Later accounts of this lot state that it contained a number of large and deeply cut features such as a 10-metre wide and 11 metre deep water cistern, weighing scales, a lime kiln, cottage and warehouses. The buildings fronting Crown Street are depicted on the 1879 plan and the 1886 and 1888 subdivision plans. Archaeological remains are likely to consist of substantial brick, stone or timber-lined features associated with the well / cistern and tanning pits or vats. Other archaeological remains are likely to consist of buildings or rooms that would have formed part of the tanning process, including curing rooms, tallow rooms, and bark storage. There may also be footings associated with boilers and steam engines that would have been used to mechanise parts of the tanning process. Substantial brick or stone footings associated with the warehouse, lime kiln and weighing scales are also likely to be present. In addition to these features, fronting Crown Street was a single storey weatherboard residence that is also likely to consist of stone, brick or timber footings, with subfloor deposits and outbuildings including kitchens, stables, and privies.	High
			J. Richards and Sons, charcoal producer and leather tannery (c.1875 - c.1891).		
		Phase 3 (1882 - Present)	Osbourne's / Parkinson's Cordial Factory (1883 - 1921).	Osbourne's and then Parkinson's cordial factory initially shared Lot 1, DP113533 with J. Richards & Sons' charcoal and leather business until 1891, when the lot is likely to have become totally given over to the manufacture of cordials. It is unclear whether the cordial factory repurposed buildings and features of the tannery as part of its operation or if the site was redeveloped to facilitate this usage. It is likely that archaeological remains associated with Parkinson's Cordials would consist of brick and concrete foundations for buildings and machinery, along with 2 W.C.'s that are noted on the 1913 plan. The 1913 plan appears is	High

Lot	DP	Phase	Events	Predictive Statements	Arch. Potential
				absent of any buildings apart from the weatherboard factory and none of the large features described as being present in 1883 are present, indicating that these may have been decommissioned as they were redundant. Given the depth of these features, it is plausible that this would have made the site difficult to develop, and it is likely that any deep features may contain extensive backfill deposits dating from the use of the tannery through to the establishment of the cordial factory.	
			Commonwealth Bank of Australia (c.1921 - c.1977)	Once Parkinson's Cordials moved to their new premises in 1921, the Commonwealth Bank of Australia redeveloped the lot as a bank fronting Crown Street. This building is likely to have been constructed on brick and reinforced concrete footings. This bank was present until when the lot was redeveloped into a modern building. It is likely that the construction of the bank and then the modern building will have resulted in the archaeological features associated with the tannery and cordial factory being at least partially removed or truncated. However, given the accounts of deep features present across a large portion of the study area it is likely that all or part of these features remain and that these may contain extensive backfill deposits dating to the use of the tannery or the cordial factory.	Moderate
1	226374	Phase 2 (1848 - 1888)	Foundations for a stone house (c. 1879s)	The c. 1879 plan shows a building with a note stating that "stone foundations for house" are present; it is unclear if this was an existing structure, the remains of a former structure or a building under construction. The house is listed as being owned by Mr Kenny. It is possible Kenny occupied the study area as early as 1841. This cottage appears to be referred to as "old" and as being occupied by John McGee and later Moses Driver by Alexander Stewart. The building on the 1913 plan resembles the location, dimensions, and orientations of the one from the 1879 plan indicating that this building may have survived in some form into the 20 <sup>th</sup> century. Archaeological remains associated with this structure are likely to consist of stone foundations with associated occupational deposits, outbuildings including stables, kitchens, cesspits / W.C.s and wells / cisterns. This building appears to have been extended or replaced during into a 2-storey brick shop by 1937 which was progressively extended until it was redeveloped c.1986 into a modern commercial building.	Moderate
2			John McGee, residence c.1870		
1	183348	Phase 3 (1882 - Present)	Moses Driver, residence & shop		

Lot	DP	Phase	Events	Predictive Statements	Arch. Potential
1	319452	Phase 3 (1882 - Present)	c.1913 Terrace shops	This lot does not appear to have been developed until the 1913 plan, which shows a terrace of 2-storey brick shops fronting Crown Street. These have either been replaced or altered by c.1937 and have been expanded on several occasions since this time. Archaeological remains are likely to consist of brick footings and occupation deposits, with the W.C.'s and storage sheds on the 1913 plan being located within the current building footprint. These archaeological remains are likely to be confined to lots 1 – 3, DP319452.	High
2					
3					
2	326530	Phase 3 (1882 - Present)	c. 1913 Partial residential lot	Lot 2, DP326530 appears to have contained a portion of a residential lot that was resumed as part of the Burelli Street resumption and has remained largely undeveloped since. It is likely to only contain isolated archaeological features such as yard deposits, rubbish pits and unrecorded wells.	Low
2	181570	Phase 2 (1848 - 1888)	Possible residence and shop for JR Healey (c.1879)	Possible location of residence and shop operated by JR Healy, mentioned by Alexander Stewart. Lot corresponds with the location of an unlabelled residence on the 1879 plan and contains single storey brick cottages and shops on the 1913 plan. These appear to have been removed by 1937 and then progressively extended and expanded during the late 20 <sup>th</sup> century and early 21 <sup>st</sup> century into their present form. Archaeological remains within this portion of the study area may comprise stone or brick footings with associated occupational deposits. The cottages and shops are likely to have associated outbuildings including kitchens, stables, store buildings, privies / W.C.s and wells or cisterns. These features are likely to have been removed or truncated through the later construction of the 20 <sup>th</sup> century shops and their extensions.	Moderate
		Phase 2 (1848 - 1888)	Possible residence and shop for JR Healey (c.1879)		Low
1	82673	Phase 3 (1882 - Present)	Original Marcus Clark & Co. Building (c.1905 - present))	The original Marcus Clark & Co. building was constructed on this location in 1905; this was later expanded into Lot 1, DP1087986 and Lot 1, DP82673 as part of renovations completed in 1927 and 1957. There are several other residual lots associated with the realignment of Burelli Street that also form part of the present Marcus Clark & Co. (now Spotlight) complex of buildings. The construction of the Marcus Clark & Co. building is likely to have truncated or removed archaeological remains associated with earlier phases of occupation.	Low

### **5.3 ARCHAEOLOGICAL SENSITIVITY MAPPING**

The results of sections 3 and 4 are depicted in an archaeological sensitivity map below (Figure 5.1). The figure shows the degree of predicted archaeological potential within the study area following site development and forms the basis for the conclusions and management recommendations outlined in Section 0. However, one key point to note is that potential is not equal to significance, and areas of even moderate or high archaeological potential may not actually contain archaeological material which is considered significant (see Section 7).



**Figure 5.1 - Archaeological sensitivity of the study area**

25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW LPI Aerial, NSW LGA Cadastrals

Drawn by: FOT Date: 2025-03-26

## 6 COMPARATIVE ANALYSIS

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The following section presents a comparative analysis of sites with similar archaeological values to the study area.

### 6.1 IDENTIFICATION OF SIMILAR SITES

The study area has been identified as possessing archaeological values associated with the commercial, industrial, and residential development of Wollongong from the mid-19<sup>th</sup> century onwards.

The following sites have been included in the comparative assessment due to their similarity in setting and potential archaeological resources of the study area:

- Keira Street, Wollongong, NSW;
- Langs Corner, Wollongong, NSW;
- Harbour Street, Wollongong, NSW; and,
- Market Place, Wollongong, NSW.

### 6.2 REVIEW OF COMPARATIVE SITES

Based on the identification process, the following 4 sites have been identified as being relevant to the study area.

#### KEIRA STREET, WOLLONGONG

In 2022, an HAA for 81–85 Keira Street, Wollongong was undertaken (Austral Archaeology Pty Ltd 2023b). This project focused on assessing the historical archaeology for a proposed development as part of a Development Application approved by Council. The study area at 81–85 Keira Street contained 3 sites listed on the Wollongong LEP. The comparative potential of this site compared to the study area outlined in this report includes the locality of the site in Wollongong, and the presence of residential and commercial structures.

#### LANGS CORNER, WOLLONGONG

In 2022, a Final Archaeological Report (FAR) was compiled following historical salvage excavations at 95–109 Crown Street, Wollongong (Austral Archaeology Pty Ltd 2022b). This project focused on the salvage of historical archaeological remains in accordance with an S140 permit. The study area at 95–109 Crown Street contained no sites listed on the Wollongong LEP. The comparative potential of this site compared to the study area outlined in this report includes the locality of the site in Wollongong, the presence of residential and commercial structures.

#### HARBOUR STREET, WOLLONGONG

In 2023, an HAA for 3 Harbour Street, Wollongong was undertaken (Austral Archaeology Pty Ltd 2023a). This project focused on assessing the historical archaeology for a proposed development as part of a Development Application approved by Council. The study area at 3 Harbour Street contained 1 site listed on the Wollongong LEP. The comparative potential of this site compared to the study area outlined in this report includes the locality of the site in Wollongong and the presence of late 19<sup>th</sup> century structures.

## **MARKET PLACE, WOLLONGONG**

In 2025, an FAR was compiled following historical salvage excavations at 2 Market Place, Wollongong (Austral Archaeology Pty Ltd 2025). This project focused on the salvage of historical archaeological remains in accordance with a S140 permit. The study area at 2 Market Place contained no heritage listed items. The comparative potential of this site compared to the study area outlined in this report includes the locality of the site in Wollongong and the presence of residential buildings from the mid-19<sup>th</sup> century.

### **6.3 DISCUSSION AND ANALYSIS**

The comparative analysis demonstrates the range of sites in the urban setting of Wollongong within the wider region of the study area. Each site shares a general aspect with the potential historical archaeological remains at Crown, Keira and Burelli Street and further demonstrates the urban development of Wollongong. If remains are present in the study area, these will duplicate the existing dataset. However, the archaeological material has the potential to be of significance in its own regard if it is particularly well preserved and intact.

## 7 ASSESSMENT OF SIGNIFICANCE

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An assessment of cultural significance seeks to establish the importance that a place has to the community. The concept of cultural significance is intrinsically tied to the fabric of the place, its history, setting and its relationship to other items in its surrounds and the response it evokes from the community.

The assessment of cultural significance with respect to archaeological sites can present difficulties because the nature and extent of the "relics" are often indeterminate and value judgements therefore need to be made based on potential attributes. The element of judgement can be greatly reduced by historical or other research, as has been completed for the current study. Archaeological deposits and features provide important evidence of the history and settlement of NSW. These heritage items may include deposits containing material culture (artefacts) that can be analysed to yield information regarding early urban development that is unavailable from other sources. Archaeological investigations can reveal much about technology, industry, past economic and social conditions and people's lives.

Sites that contain these elements therefore have scientific value that may be of considerable significance when analysed in association with documentary evidence. It is through this potential to reveal information about the past use of a place that archaeological sites have heritage significance.

### 7.1 BASIS FOR ASSESSMENT

The Burra Charter of Australia ICOMOS was formulated in 1979 (revised 1999 and 2013) (Australia ICOMOS 2013)], based largely on the Venice Charter (for International Heritage) of 1966. The Burra Charter is the standard adopted by most heritage practitioners in Australia. The Charter divides significance into four categories for the purpose of assessment. They are: Aesthetic, Historical, Scientific/Technical, and Social significance.

The Heritage Council of NSW has established a set of 7 criteria to be used in assessing cultural heritage significance in NSW, assisted by earlier guidelines produced to assist archaeologists in assessing significance for subsurface deposits (Department of Planning and Environment 2023a; Lavelle 2009). The Heritage Council's criteria incorporate those of the Burra Charter, but are expanded to include rarity, representative value, and associative value.

In order to determine the significance of a historical site, the Heritage Council have determined that the following seven criteria are to be considered (Department of Planning and Environment 2023a):

- **Criterion (a):** an item is important in the course, or pattern, of NSW's cultural or natural history (or the local area);
- **Criterion (b):** an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the local area);
- **Criterion (c):** an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- **Criterion (d):** an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the local area);

- **Criterion (e):** an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the local area);
- **Criterion (f):** an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the local area); and
- **Criterion (g):** an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or the local area).

These criteria were designed for use on known or built heritage items, where above ground heritage is both tangible and easily identified. Due to the nature of archaeology being that it is invisible until disturbed, the presence and attributes of archaeological material must be assumed based on the recorded levels of disturbance, known site history and the creation of predictive statements. Ultimately, the actual presence of archaeological material can only ever be framed in terms of the potential for it to be present. Nonetheless, the following assessment deals with the built and archaeological potential within the study area in a consolidated manner.

## 7.2 LEVELS OF SIGNIFICANCE

The Heritage Act allows for the protection of heritage items of State or local significance. The levels of significance can be defined as:

- Items of State significance are of special interest in a State context. They form an irreplaceable part of the environmental heritage of NSW and must have some connection of association to the State.
- Items of local significance are of special interest to the LGA. They important to the local community and often form an important part of the local identity. Collectively, such items reflect the cultural or natural history of the given area.

## 7.3 SIGNIFICANCE ASSESSMENT

The following section addresses the significance of the potential archaeological resource in accordance with the criteria adopted in the Heritage Council's significance guidelines (Department of Planning and Environment 2023a).

### **CRITERION (A): AN ITEM IS IMPORTANT IN THE COURSE, OR PATTERN, OF NSW'S CULTURAL OR NATURAL HISTORY (OR THE LOCAL AREA).**

The study area is likely to contain archaeological remains that are representative of mid- to late 19<sup>th</sup> century urban development, demonstrating occupation over a prolonged period from the sites' initial subdivision in the 1850s to its development into commercial and residential properties in the mid- to late 19<sup>th</sup> century. The study area was subject to a range of uses including the Settler's Arms / Cottage of Content public house (c.1847 - 1870), Carcase and Family Butcher (c.1870 - c.1891), Allen's Tannery (1850 - 1875), Osbourne's / Parkinson's Cordial Factory (1883 - 1921), Commerce House (c.1860 - 1882), Organ & McCready, Bootmakers (c.1858 - c.1868), John Williams, Tailor (1868 c.1872), and Mark Tucker / J.A. Walker's farrier & blacksmith (1875 - c.1885). As such, many parts of the study area have been continuously occupied for commercial purposes from the mid-19<sup>th</sup> century through to the present day. Given the prolonged use of certain lots within the study area for specific commercial, industrial and residential uses any archaeological remains associated with these are likely to retain a certain degree of uniformity (i.e., the tannery, cordial factory, butchers, jewellers).

The study area has potential to contain archaeological material dating back to 1850s and represents a rare opportunity to document a range of industries across an entire block as a single unit that would have played an important role in the development of the township of Wollongong. Overall, the study area is likely to be representative of other such urban sites from across the centre of the Wollongong, Sydney, and Parramatta, with archaeological remains of a commercial nature and with variable levels of preservation and integrity from within various parts of the study area.

The relevant themes which may be applied solely to the archaeological remains within the study area are listed below in Table 7.1.

**Table 7.1 Historical Themes**

Australian Theme	New South Wales Theme	Local Themes
3 Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services, specifically: Shops, butchers, post-offices, and banking, blacksmith
	Industry	Activities associated with the manufacture, production and distribution of goods, specifically: Factory, workshop, industrial machinery, blacksmith, kiln, tannery, factory officer.
4 Building settlements, towns and cities	Accommodation.	Activities associated with the provision of accommodation, and particular types of accommodation, specifically: House sites (archaeological).
5 Working	Labour	Activities associated with work practices and organised and unorganised labour, specifically: Kitchens, hotel with an occupational patronage.
8 Developing Australia's cultural life.	Domestic Life	Activities associated with creating, maintaining, living in and working around houses and institutions, specifically: Domestic artefact scatter, shed, arrangement of interior rooms, kitchen garden.
	Leisure	Activities associated with recreation and relaxation: Hotel.

The archaeological resource within the study area is **considered** to meet Criterion A at the **local** level.

**CRITERION (B): AN ITEM HAS STRONG OR SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP OF PERSONS, OF IMPORTANCE IN NSW'S CULTURAL OR NATURAL HISTORY (OR THE LOCAL AREA).**

The study area is strongly associated with several prominent individuals and families including Josiah Allen, Samuel Cutcher, Alfred Brickwood, JA Walker, Robert Osbourne, and James and William Parkinson. All these individuals were known for commercial reasons and conducted their businesses from within the study area or may have even lived within it. These individuals were also prominent members of

the community as outlined in Criterion D. Several of these businesses (Allen's, Cutcher's, Brickwood's, Walker's and Parkinson's) operated for significant periods of time and would have formed a backdrop to the lives of people living in Wollongong.

These individuals and their associated businesses are widely referenced in local histories and in documentary sources and are symbolic of this early period of history in Wollongong. Whilst evidence of these individuals may not be discernible within the study area, any archaeological remains would provide information relating to the ownership and operation of these businesses and the material expression of these individuals and their family's social and economic status.

The archaeological resource within the study area **is considered** to meet Criterion B at the **local** level.

**CRITERION (C): AN ITEM IS IMPORTANT IN DEMONSTRATING AESTHETIC CHARACTERISTICS AND/OR A HIGH DEGREE OF CREATIVE OR TECHNICAL ACHIEVEMENT IN NSW (OR THE LOCAL AREA).**

The study area has mostly been operated as modernised offices and shop complexes since the mid-20<sup>th</sup> century. As such, the study area is likely to reflect occupation over a long period and is likely to represent a wide range of operations and technological advances.

The built heritage elements of the buildings are likely to embody the regular vernacular architectural and engineering style of the time, predominantly being constructed of brick or weatherboard, and the archaeological remains relating to the study area are likely to reflect similar styles and layouts to other such sites. As such, they are unlikely to be distinctive in terms of architecture or engineering style. As the study area has been continually inhabited from the mid-19<sup>th</sup> century through to the early 21<sup>st</sup> century, the technological advances made during this timeframe, such as the introduction of electricity and plumbed services, are likely to be reflected through a change in technology in the archaeological record as the buildings were modernised.

Due to the use of parts of the study area as a tannery and cordial factory, the study area is likely to contain evidence of past technologies. Whilst the archaeological remains associated with these technologies may inform us of the specific processes that were taking place the documentary research within this report does not indicate that these were the first or last of their kind. The archaeological remains associated with the tannery and cordial factory may demonstrate a range of changes in technologies, specifically, how these were utilised locally within the Illawarra, and this may provide a comparative dataset that may be used to compare these sites with others both locally and further afield.

Any archaeological fabric present within the study area is unlikely to contain aesthetic values. However, individual artefacts may be identified which are aesthetically pleasing. Furthermore, while the archaeological remains may show a change in technology over time, this is unlikely to present in a way that is considered unique or technologically significant.

The archaeological resource within the study area **is not considered** to meet Criterion C at the **State or local** level.

**CRITERION (D): AN ITEM HAS STRONG OR SPECIAL ASSOCIATION WITH A PARTICULAR COMMUNITY OR CULTURAL GROUP IN NSW FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS (OR THE LOCAL AREA).**

Several of the prominent individuals noted in Criterion B were also community leaders in early Wollongong. Of note, is Josiah Allen, who was repeatedly nominated for, and then served as an alderman (*IM*, 7 May 1861, p.3; 10 February 1865, p.2). Allen was also prominent on several committees for the betterment of the town including being a member of the School of Arts institution (*IM*, 3 August 1860, p.2). Samuel Cutcher and James Parkinson also were alderman (*IM*, 8 February 1894, p.2; 21 January

1897, p.2). While the study area is associated with respected members of the community, this connection is not substantial enough to be considered significant for the entire study area in this regard.

The archaeological resource within the study area **is not considered** to meet Criterion D at the **State or local** level.

**CRITERION (E): AN ITEM HAS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF NSW'S CULTURAL OR NATURAL HISTORY (OR THE LOCAL AREA).**

The study area has been assessed as containing a range of residential, commercial, and industrial properties associated with the mid-19<sup>th</sup> century development of Crown Street as a commercial thoroughfare. In particular, the title history for the study area indicates that the study area has been utilised by a range of industries and professions that were important to the establishment of Wollongong. Examples include the Settler's Arms / Cottage of Content public house (c.1847 - 1870) [Lot 1 DP 179179], Carcase and Family Butcher (c.1870 - c.1891) [Lot 1 DP 179179], Allen's Tannery (1850 - 1875) [Lot 1 DP 1135333], Osbourne's / Parkinson's Cordial Factory (1883 - 1921) [Lot 1 DP 1135333], Commerce House (c.1860 - 1882) [Lot 1 DP 220513], Organ & McCready, Bootmakers (c.1858 - c.1868) [Lot 1 DP 220513], John Williams, Tailor (1868 c.1872) [Lot 1 DP 220513], and Mark Tucker / JA Walker's farrier & blacksmith (1875 - c.1885) [Lot 1 DP 220513].

Numerous mid- to late 19<sup>th</sup> century residences have also been identified including residences associated with a number of business owners and other private individuals (i.e., John McGee, Moses Driver, JR Healey). Many of these businesses and their owners are prominent in the early history of Crown Street and reflect its presence as a commercial centre. In particular, the study area represents a large portion of the thoroughfare, and the nature of their businesses and their change through time is likely to illustrate the changing nature of Upper Crown Street from a fringe area utilised for more industrial purposes into customer-focused services and retail buildings as the commercial centre migrated towards the railway station with it acting as a significant arrival and departure point in Wollongong.

Should there be any archaeological remains related to these phases, these would be likely to yield information relating to the operation of mid-19<sup>th</sup> century businesses on Crown Street during this period and the establishment of the commercial centre of Wollongong, which played an important role in the early economic development of the region. The site, therefore, has the potential to contribute to historical and archaeological research-based contexts.

The study area is therefore likely to contain an archaeological resource of interest that relates to an extended period of use between the 1840s and 1890s; this would form the earliest phase of use associated with Crown Street and specifically the development of Upper Crown Street as it developed into the main commercial thoroughfare in Wollongong.

In summary, the site may contain archaeological evidence which could be preserved, and which would demonstrate a continuous occupation history of the study area. Although much of this evidence is already known and could be derived from other historic sources, the archaeological resource is likely to be intact and aid our understanding of the development of Wollongong.

The archaeological resource within the study area **is considered** to meet Criterion E at the **local** level.

**CRITERION (F): AN ITEM POSSESSES UNCOMMON, RARE OR ENDANGERED ASPECTS OF NSW'S CULTURAL OR NATURAL HISTORY (OR THE LOCAL AREA).**

In general, the study area is likely to be representative of other such urban sites from across the centre of the Wollongong, or Sydney business districts, with archaeological remains of a commercial nature and with variable levels of preservation and integrity from within various parts of the study area. As a result, the study area is not considered to possess uncommon, rare or endangered aspects of NSW's cultural history.

However, this is not the case for all archaeological remains and one exception to this is the presence of a tannery, of which there appears to have only been 3 in Wollongong, with the example within the study area being one of the earliest. The archaeological remains of Allen's Tannery are likely to consist of large and substantial features that may have substantial backfill deposits either dating to the use of the tannery or its operation by J. Richards & Sons or Osbourne / Parkinson's Cordial Factory.

The archaeological resource within the study area is **considered** to meet Criterion F at the **local** level.

**CRITERION (G): AN ITEM IS IMPORTANT IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF A CLASS OF NSW'S CULTURAL OR NATURAL PLACES OR CULTURAL OR NATURAL ENVIRONMENTS (OR THE LOCAL AREA).**

Should intact and substantive archaeological remains be identified, these are likely to provide information on how the site was used, although it is unlikely that information gained will go beyond ascribing basic functions to buildings or rooms. It may also be possible to ascribe functions to parts of the site based on the identified archaeological remains and the site's history of ownership (i.e., a tannery, butchers / commercial property). Should deeply stratified features such as wells or cesspits be present, it is likely that personal effects and artefacts will be identified which will relate to the lives of those who lived within the site. Such items can reveal information on the inhabitants and workers in relation to social class and economic standing. Understanding these functions and lives will require a detailed analysis of the artefactual remains if such features are exposed within the works. Overall, the archaeological resource is unlikely to demonstrate important or detailed characteristics associated with social class of NSW's cultural heritage.

The archaeological resource within the study area is **not considered** to meet Criterion G at the **State or local** level.

## **7.4 STATEMENT OF SIGNIFICANCE**

The study area has been identified as likely to contain archaeological remains associated with a range of industrial, commercial, and residential uses that date to the mid to late 19<sup>th</sup> century. These archaeological remains relate to businesses and properties owned by several prominent individuals that were important in the development of Crown Street as a commercial thoroughfare and centre and in the development of Wollongong. Of note are the Allen Tannery, Parkinson's Cordial Factory and Samuel Catcher's Jewellers, all of which were prominent businesses that operated in the study area for 20 years or more. Operating over a prolonged period and represented a long-term and yet continually evolving occupation of the site. Generally, the functional areas of the study area remained largely unchanged during their individual periods of use or to the various technical aspects relating to day-to-day life, although modernisation of various buildings may have occurred.

The archaeological remains within the study area are likely to consist of partially intact remains of shops (i.e., jeweller, butcher), industrial areas (i.e., tannery, cordial factory, blacksmith) and residences. Subject to levels of preservation, these archaeological remains are likely to consist of footings and occupational deposits associated with these buildings along with potential yard surfaces, cesspits, and wells. Allen's

Tannery (Lot 1, DP1135333) is likely to contain a range of substantial archaeological features that are highly likely to survive and contain occupational and backfill deposits. Archaeological remains of shops and residences along Keira and Crown Street are likely to be subject to variable levels of disturbance based on the demolition of these structures and subsequent re-development of the study area that may have at least partially removed evidence of the archaeological material in certain areas, however, it is presently unknown the extent to which this will have impacted these remains.

As such, the archaeological resource within the study area **is considered to meet the Heritage Significance Criteria (a), (b), (e) and (f) at the local level.**

## 8 STATEMENT OF HERITAGE IMPACT

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The purpose of this section is to present a comprehensive assessment of the impacts to the identified archaeological values associated with the study area from the proposed works.

### 8.1 PROPOSED WORKS

Specifically, consent is sought for the following development in this SSDA:

- Demolition of existing structures on the site, retention of heritage facades, tree removal and site excavation for new basement.
- Construction of a new mixed-use development consisting of:
  - Four residential towers, ranging from 16 to 38 storeys and comprising 547 apartments including:
    - Approx. 415 market apartments.
    - Approx. 132 affordable apartments.
    - Residential lobbies and podium.
    - Communal open space.
    - 10-storey commercial office building, comprising 7,296 sqm of Gross Floor Area (GFA).
    - 8-storey, 158 room hotel, including restaurant and conference floorspace comprising 8,931 sqm of GFA.
    - Lower ground, ground and first floor retail spaces totalling 5,324 metres<sup>2</sup> of GFA.
    - Car, motorcycle and bicycle parking for residents, workers and visitors across 2 basement levels, mezzanine, lower ground and levels 1 and 2 including 775 car parking spaces.
  - New public open space including a new public plaza.
  - Associated landscaping and public domain works.

See Appendix A for the relevant DA set.

### 8.2 PREDICTED IMPACTS ON THE ARCHAEOLOGICAL RESOURCE

The proposed works are likely to impact areas that have been assessed as possessing moderate to high levels of archaeological potential. The following section provides an assessment of each element of the proposed works and whether the task has potential to impact on the identified archaeological resource.

#### PREDICTED IMPACTS WITH THE POTENTIAL TO HARM THE ARCHAEOLOGICAL RESOURCE

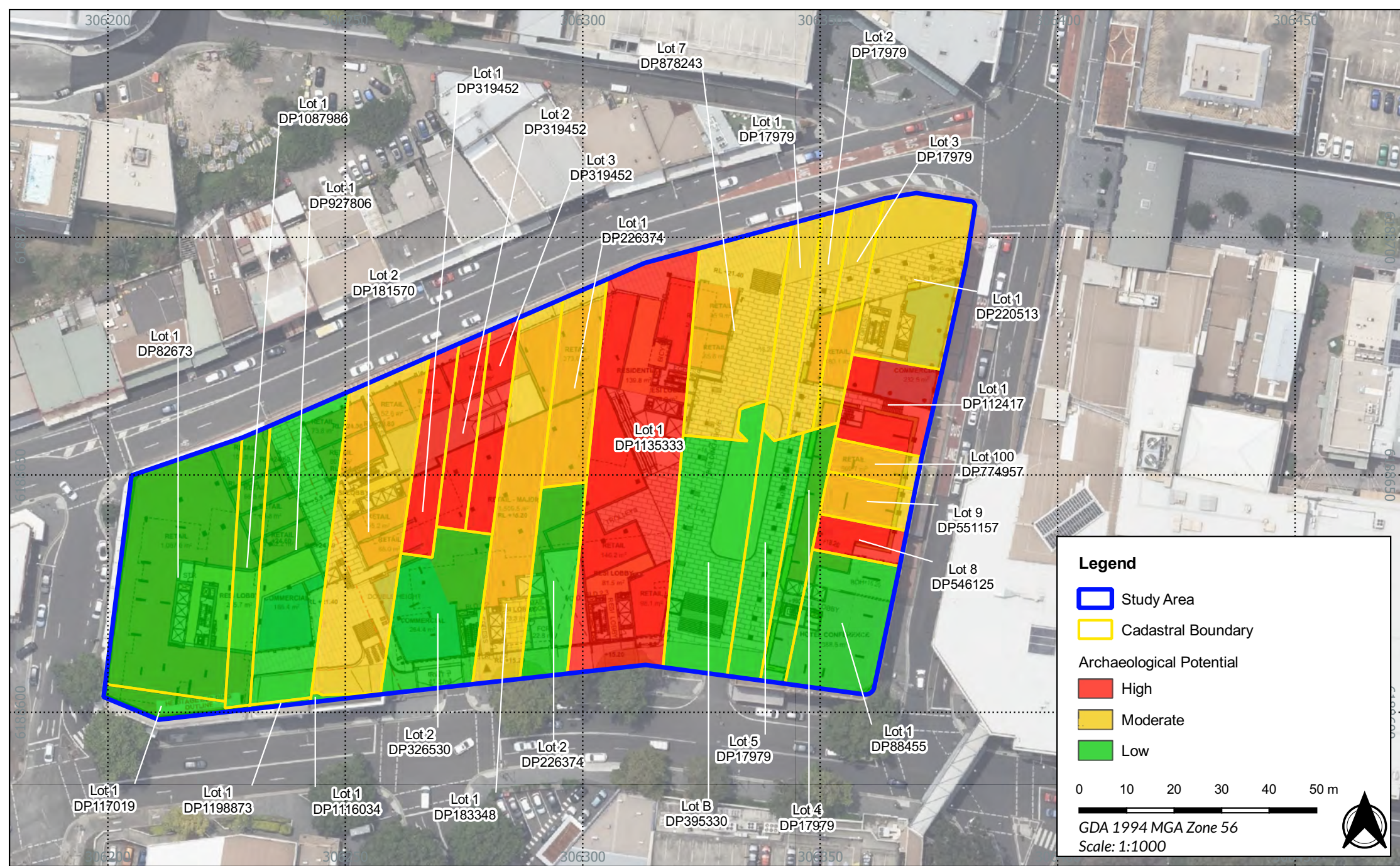
There are likely to impact on areas that have been assessed as possessing moderate to high levels of archaeological potential. These are likely to arise from bulk earthworks associated with the demolition and remediation of the existing structures and the excavation of piers and a basement to facilitate car parking for residents and users of the future building. Whilst the preservation and adaptive reuse of the Marcus Clark & Co. and Grand Hotel facilitates the retention of the built heritage values and reduced ground impacts resulting from setbacks in these locations, these areas have been assessed as possessing limited archaeological potential. If any archaeological remains are identified in these areas, there would be the potential for these to be retained or mitigated from harm.

An overlay of proposed development on the areas of archaeological sensitivity are detailed in Figure 8.1.

## **LEGISLATIVE MITIGATIONS FOR PREDICTED IMPACTS ON THE ARCHAEOLOGICAL RESOURCE**

The tasks outlined above are likely to result in varying levels of impact to archaeological material. Given the proposed depth and components of the planned works, the proximity to heritage significance sites, works, and materials, and the noted archaeological potential, none of the standard exceptions as listed under Section 139 of the Heritage Act apply.

As this project is to proceed as part of an SSDA, it will be necessary to manage harm to archaeological material through the preparation of an Archaeological Research Design (ARD) and undertake appropriate archaeological investigations.



**Figure 8.1 - Proposed development overlaid with archaeological potential**  
 25034 - 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong - HAA

Source: NSW LPI Aerial, DKO (2025)

Drawn by: FOT Date: 2025-03-26



### 8.3 HERITAGE IMPACTS AS PART OF THE DESIGN PROCESS

The discussion of heritage impacts within this HAA addresses the archaeological requirements of the *Guideline for preparing a statement of heritage impact* (Department of Planning and Environment 2023b) and Part E, Chapter 11 of the Wollongong DCP, specifically Section 19 which addresses the management of archaeological resources.

The Department of Planning and Environment guideline requires that certain questions be addressed for specific types of work (2023b, tbl. 2). Responses have been provided for the relevant questions that relate to the management of archaeological values in terms of the proposed development (Table 8.1).

**Table 8.1 Assessment against statements of heritage impact questions.**

Question	Response
If demolition is proposed, why is it necessary?	The proposed development comprises the demolition of the existing buildings, bulk earthworks associated with the construction of basement carparking levels and construction of the proposed new buildings. As such, demolition is integral to the functionality of the proposed development.
Have options for retention and adaptive re-use been explored? If yes, set out why these options have been discarded?	The preservation of the Marcus Clark & Co and Grand Hotel heritage item as part of the development will result in the conservation of the building and its associated fabric. The reduction of ground disturbance works at these locations may limit impacts on the albeit limited archaeological resources in these areas if present. The historical research for this document has identified that there is a history of commercial and industrial development associated with the study area that has remained largely underappreciated in conventional historical accounts.
Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.	The development will provide the opportunity to integrate interpretive displays of archaeological and historical significance into the new buildings and adaptively re-used heritage items that will allow for the significance of the study area and its role in the development of Crown Street and Wollongong to be more fully appreciated. Thus, the placement of interpreted media will be targeted to accentuate the heritage values of the site.

### 8.4 STATEMENT OF HERITAGE IMPACT

The potential archaeological remains within the study area will be impacted through the demolition of the existing buildings, bulk earthworks associated with the construction of basement carparking levels and construction of the proposed new buildings. A program of archaeological testing and open area excavation (if required) is recommended to identify, record, and manage any impacts to the archaeological resource as part of the proposed development.

As such, the proposed works are considered acceptable from a heritage standpoint.

## 9 CONCLUSIONS AND RECOMMENDATIONS

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### 9.1 CONCLUSIONS

Background and site investigations undertaken for this report demonstrate that the study area has potential to contain archaeological material of State or local significance. The study area appears on the Wollongong LEP.

It is concluded that there are varying degrees of archaeological potential and sensitivity within the study area, owing to the to it being developed during the 1850s for commercial, industrial, and residential uses associated with the development of Crown Street as the main commercial throughfare. Archaeological remains of interest relate to 1 specific phase:

- Phase 2: 1848 to 1888.

It is understood that archaeological materials within the study area, if identified, are likely to be linked to commercial, industrial, and residential use from the mid-19<sup>th</sup> century onwards.

As such, the study area is generally considered to exhibit moderate to high archaeological potential. Given the proposed depth of impact associated with the planned development, it is likely that the works will encounter archaeological materials, if present. A series of mitigation measures have been provided below to ensure compliance with the Heritage Act.

### 9.2 RECOMMENDATIONS

To mitigate the harm documented in this assessment, it is recommended that:

- 1) Given that parts of the study area have been assessed as having archaeological potential, and relics of local significance are likely to be impacted during the proposed construction works, it will be necessary to undertake investigative works. As such, an Archaeological Research Design detailing the proposed methodology for undertaking archaeological investigations within the study area should be prepared for the site. A suitably accredited archaeologist who is approved by Heritage NSW to oversee the excavation of sites of local significance will need to be nominated as Excavation Director.
- 2) If historical archaeological relics not assessed or anticipated by this report are found during undertaking of the works, all works in the immediate vicinity are to cease immediately and Heritage NSW be notified. A qualified archaeologist is to be contacted to assess the situation and consult with Heritage NSW regarding the most appropriate course of action.
- 3) Should the actual development be altered significantly from the proposed design, then a reassessment of the heritage/archaeological impact may be required. This includes any impacts not explicitly stated in Section 8.
- 4) A copy of this assessment should be lodged by the proponent in the local history section of the local library, and in the library maintained by the Heritage NSW.

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## **APPENDIX A      PROPOSED WORKS**

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# DEVELOPMENT APPLICATION

221- 291 Crown st, 216-238 Keira st and 86-90 Burelli st,  
Wollongong, NSW, 2500



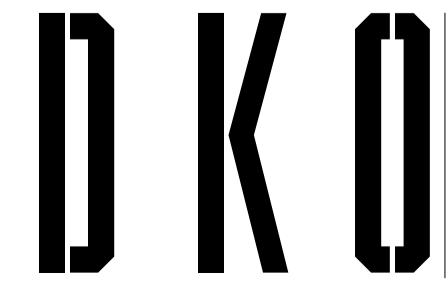
Drawing	Rev	Drawing	Rev
<b>DA0 Cover Pages</b>			
DA0000	Cover Page	A	
DA0001	Overall Development Summary	A	
DA0002	Carparking Development Summary	A	
<b>DA1 Site</b>			
DA1000	Site Analysis	A	
DA1001	Site Photos	A	
DA1002	Site Plan	A	
DA1003	Demolition Plan	A	
DA1004	Staging Plan	A	
<b>DA2 Plans</b>			
DA2000	Basement 02	A	
DA2001	Basement 01	A	
DA2002	Mezzanine level	A	
DA2003	Lower Ground Plan	A	
DA2004	Ground Floor Plan	A	
DA2005	Level 1 Plan	A	
DA2006	Level 2 Plan	A	
DA2007	Level 3 Plan	A	
DA2008	Level 4 Plan	A	
DA2009	Level 5 Plan	A	
DA2010	Level 6 Plan	A	
DA2011	Level 7 Plan	A	
DA2012	Level 8 Plan	A	
DA2013	Level 9 Plan	A	
DA2014	Level 10 Plan	A	
DA2015	Level 11 - 15 Plan	A	
DA2016	Level 16 Plan	A	
DA2017	Level 17 Plan	A	
DA2018	Level 18 - 23 Plan	A	
DA2019	Level 24 Plan	A	
DA2020	Level 25 Plan	A	
DA2021	Level 26 - 29 Plan	A	
DA2022	Level 30 Plan	A	
DA2023	Level 31 - 36 Plan	A	
DA2024	Level 37 Plan	A	
DA2025	Level 38 Plan	A	
DA2026	Roof Level Plan	A	
<b>DA3 Elevation &amp; Sections</b>			
DA3000	Street Elevation 01	A	
DA3001	Street Elevation 02	A	
DA3002	Street Elevation 03	A	
DA3003	Street Elevation 04	A	
DA3004	BLD 1 - Elevations	A	
DA3005	BLD 1 - Elevations	A	
DA3006	BLD 2.1 - Elevations	A	
DA3007	BLD 2.1 - Elevations	A	
DA3008	BLD 2.2 2.3 - Elevation 01	A	
DA3009	BLD 2.2 2.3 -Elevation 02	A	
DA3010	BLD 3 - Elevations	A	
DA3011	BLD 3 - Elevations	A	
DA3012	Commercial BLD - Elevations	A	
DA3013	Hotel - Elevations	A	
DA3014	Hotel - Elevations	A	
DA3015	Section 01	A	
DA3016	Section 02	A	
DA3017	Section 03	A	
DA3018	Section 04	A	
DA3019	Street Perspective	A	
DA3020	Street Perspective	A	
DA3021	Street Perspective	A	
DA3022	Street Perspective	A	
<b>DA4 Compliance Drawings</b>			
DA4000	GFA Calculations 01	A	
DA4001	GFA Calculations 02	A	
DA4002	GFA Calculations 03	A	
DA4003	GFA Calculations 04	A	
DA4004	GFA Calculations 06	A	
DA4005	GFA Calculations 07	A	
DA4006	GFA Calculations 08	A	
DA4007	Solar Access Calculations 01	A	
DA4008	Solar Access Calculations 02	A	
DA4009	Solar Access Calculations 03	A	
DA4010	Solar Access Calculations 04	A	
DA4011	Solar Access Calculations 05	A	
DA4012	Solar Access Calculations 06	A	
DA4013	Cross Vent Calculations 01	A	
DA4014	Cross Vent Calculations 02	A	
DA4015	Cross Vent Calculations 03	A	
DA4016	COS Calculations	A	
DA4017	Solar Access COS Calculations	A	
DA4018	Solar Access COS Calculations	A	
DA4019	Deep Soil Calculations	A	
DA4020	Livable & Adaptable Units 01	A	
DA4021	Livable & Adaptable Units 02	A	
DA4022	Livable & Adaptable Units 03	A	
DA4023	Livable & Adaptable Units 04	A	
DA4024	Adaptable Layout 01	A	
DA4025	Adaptable Layout 02	A	
DA4026	Affordable Housing 01	A	
DA4027	Affordable Housing 02	A	
DA4028	Affordable Housing 03	A	
DA4029	Affordable Housing 04	A	
DA4030	Storage Calculations 01	A	
DA4031	Storage Calculations 02	A	
DA4032	Storage Calculations 03	A	
DA4033	Storage Calculations 04	A	
DA4034	Storage Calculations 05	A	
DA4035	Storage Calculations 06	A	
DA4036	Storage Calculations 07	A	
DA4037	Building Separation	A	
DA4038	Building Height Diagram - Bonus Height Limit	A	
DA4039	Building Height Diagram - Bonus Height Limit	A	
DA4040	Apartment Matrix	A	
DA4041	Apartment Matrix	A	
<b>DA5 Eye of the Sun</b>			
DA5000	Eye of the Sun	A	
DA5001	Eye of the Sun	A	
DA5002	Eye of the Sun	A	
DA5003	Eye of the Sun	A	
DA5004	Eye of the Sun	A	
DA5005	Eye of the Sun	A	
DA5006	Eye of the Sun	A	
DA5007	Eye of the Sun	A	
DA5008	Eye of the Sun	A	
DA5009	Eye of the Sun	A	
DA5010	Eye of the Sun	A	
DA5011	Eye of the Sun	A	
DA5012	Eye of the Sun	A	
DA5013	Eye of the Sun	A	
DA5014	Eye of the Sun	A	
DA5015	Eye of the Sun	A	
DA5016	Eye of the Sun	A	
DA5017	Eye of the Sun	A	
DA5018	Eye of the Sun	A	
DA5019	Eye of the Sun	A	
DA5020	Eye of the Sun	A	
DA5021	Eye of the Sun	A	
DA5022	Eye of the Sun	A	
DA5023	Eye of the Sun	A	
DA5024	Eye of the Sun	A	
<b>DA6 Shadows</b>			
DA6000	Shadow Diagram - Winter Solstice 01	A	
DA6001	Shadow Diagram - Winter Solstice 02	A	
DA6002	Shadow Diagram - Summer Solstice 01	A	
DA6003	Shadow Diagram - Summer Solstice 02	A	
DA6004	Shadow Diagram - Spring Equinox 01	A	
DA6005	Shadow Diagram - Spring Equinox 02	A	
DA6006	Shadow Diagram - Autumn Equinox 01	A	
DA6007	Shadow Diagram - Autumn Equinox 02	A	
<b>DA7 Notification Plans</b>			
DA7000	Notification Plans 01	A	
DA7001	Notification Plans 02	A	
DA7002	Notification Plans 03	A	

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Drawing Name: Cover Page  
 Drawing Scale: DA0000  
 Drawing No.: DA0000  
 Revision: A

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Revision  
A



Residential Car Parking Rates				Market units		Affordable units		Total
Type	DCP	Residential Housing SEPP	Affordable Housing SEPP	Units	Req SEPP	Units	Req SEPP	
1 Bed		0.5	0.4	106	53	57	23	76
2 Bed		1	0.5	218	218	72	36	254
3 Bed		1.5	1	90	135	3	3	138
Adaptable*	10%							55
Visitor	0.2							109
Car Share								
Carwash Bay								
				<b>406</b>		<b>62</b>		<b>577</b>

\* Adaptable parking excluded from total

Non Residential Car Parking Rates			Req.	Proposed
Type				
Retail Supermarket		42/ 1000	63	80
Commercial / Retail		1/ 330	42	88
hotel	N rooms	0.5/ per room	83	0
	Staff	1 / 4	10	10
			<b>52</b>	<b>178</b>

Other Parking Rates			
	Required	Proposed	
Bicycle	2 Per 3	182	182
Bicycle Staff - Retail	1 Per 200 m2	69	69
Bicycle visitor - Retail	1 per 750 m2	19	19
Retail ( Supermarket ) Employee	2.0	2	2
Retail ( Supermarket ) Visitor	2.0	2	2
Bicycle visitor	1 Per 12	46	46
Motorbike Resi	1 Per 15	40	40
Motorbike Non-Resi	1 Per 15	7	7
		<b>367</b>	<b>367</b>

Parking Provision	Residential			Retail / Comm		Supermarket		Total
	Resi	Adapt	Vis	Vis	Staff	Supermarket	Hotel staff	
Basement 02	223	24						247
Basement 01	120	12						167
Mezzanine Level				63	25	80	10	143
Lower Ground	25	0	49					74
Ground Level	15	10						25
Level 1	51	5						56
Level 2	57	5						62
	<b>491</b>	<b>56</b>	<b>49</b>	<b>63</b>	<b>25</b>	<b>80</b>	<b>10</b>	<b>774</b>

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DEVELOPMENT APPLICATION

Drawing Name Carparking Development Summary

Drawing No. DA0002

1:0.34 @ A1  
Revision A



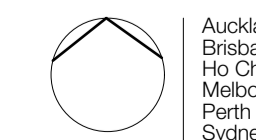
KEY

- SITE
- COMMERCIAL CENTRE
- PUBLIC OPEN SPACE
- MIXED USE
- RESIDENTIAL

Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name  
**Site Analysis**

Drawing Scale  
 Drawing No.  
**DA1000**

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**A**



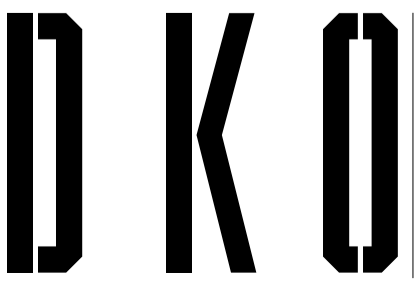
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DEVELOPMENT APPLICATION

Drawing Name: Site Photos  
 Drawing No.: DA1001

@ A1  
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DEVELOPMENT APPLICATION

Drawing Name: Site Plan  
 Drawing Scale: 1:500 @ A1  
 Drawing No.: DA1002  
 Revision: A



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A	11/04/2025	OS,AKJL		For DA Submission

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-  Proposed buildings to be demolished
-  Proposed areas of demolition
-  Facade to be retained
-  Trees to be retained
-  Trees to be removed

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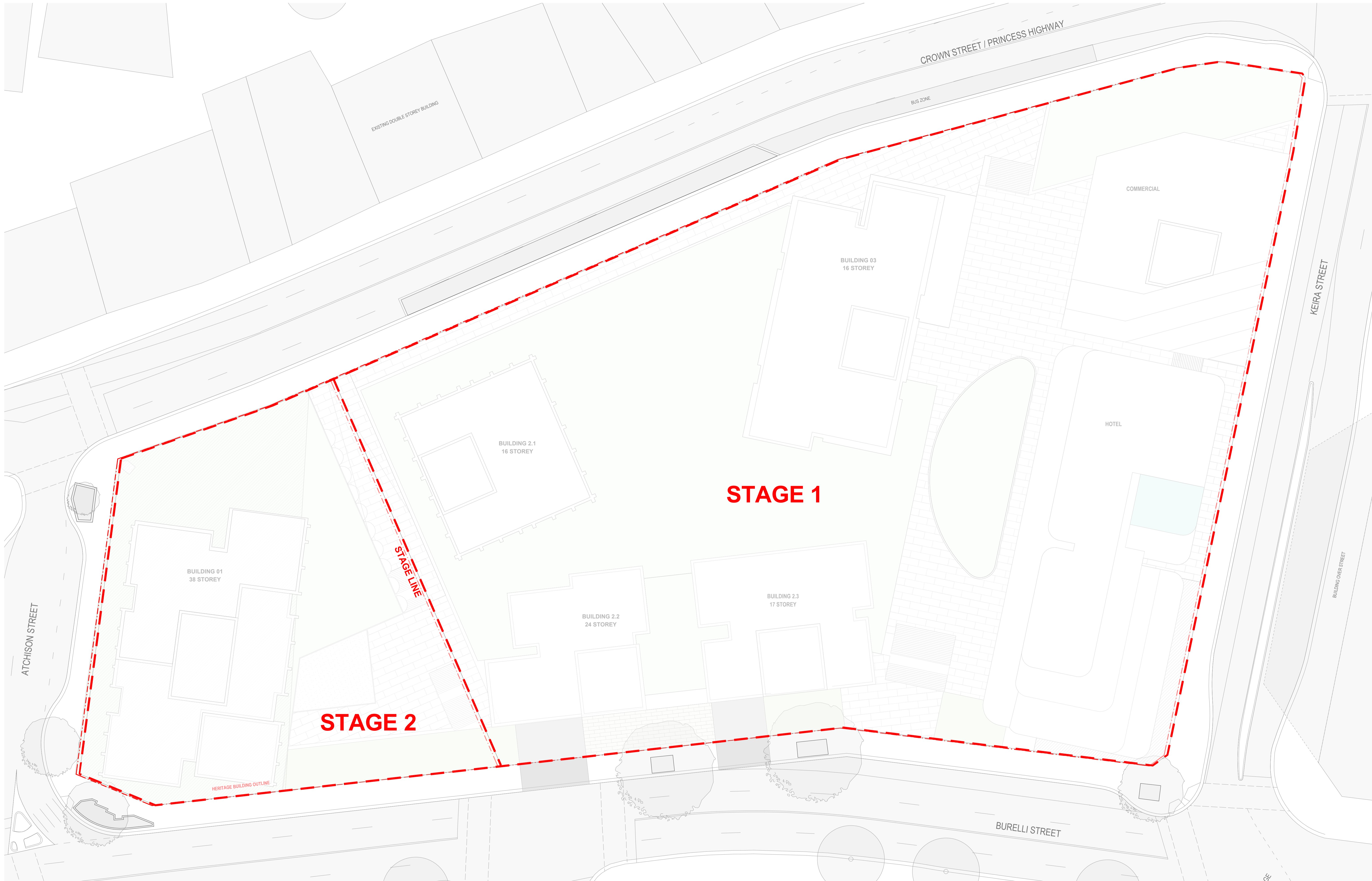
DEVELOPMENT APPLICATION

Drawing Name: Demolition Plan

Drawing Scale: 1:250 @ A1

Drawing No.: DA1003

Revision: A



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A	11/04/2025	OS,AKL		For DA Submission

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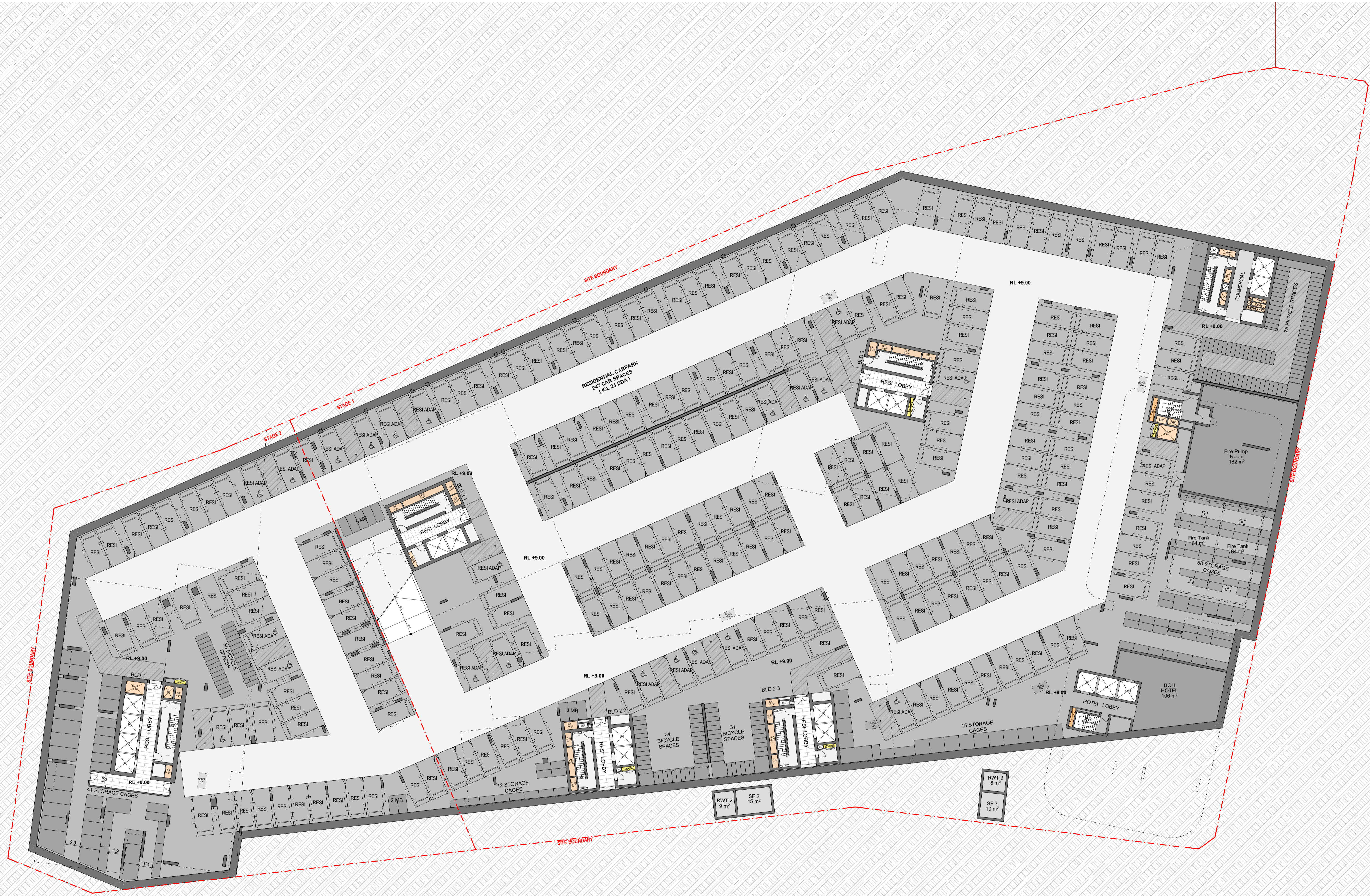
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DEVELOPMENT APPLICATION

Drawing Name: Staging Plan

Drawing Scale: 1:250 @ A1  
 Drawing No.: DA1004  
 Revision: A

1:250 @ A1  
 Revision  
 A



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DEVELOPMENT APPLICATION

Drawing Name: Basement 02  
 Drawing No.: DA2000

1:250 @ A1  
 Revision: A



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DEVELOPMENT APPLICATION

Drawing Name: Basement 01

Drawing No.: DA2001

1:250 @ A1  
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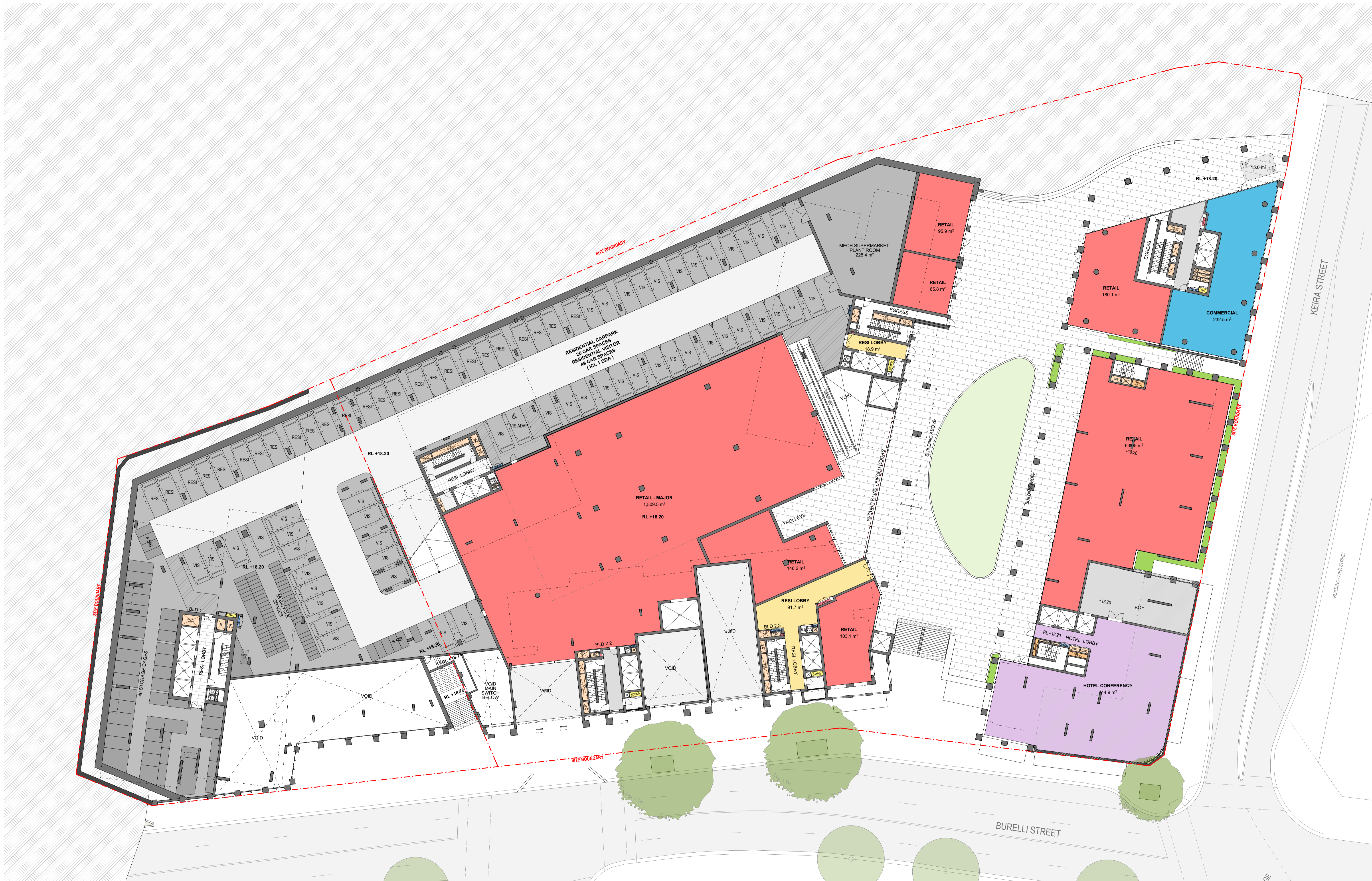
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DEVELOPMENT APPLICATION

Drawing Name: Mezzanine level  
 Drawing No.: DA2002  
 1:250 @ A1  
 Revision: A



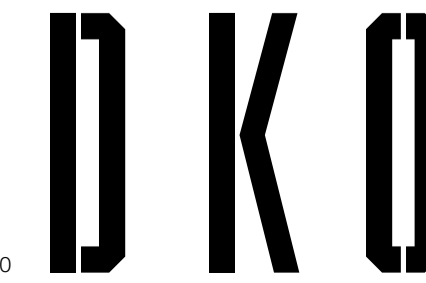
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DEVELOPMENT APPLICATION

Drawing Name: Lower Ground Plan

Drawing No.: DA2003

1:250 @ A1  
 Revision: A



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DEVELOPMENT APPLICATION

Drawing Name: Ground Floor Plan

Drawing No.: DA2004

1:250 @ A1  
 Revision: A