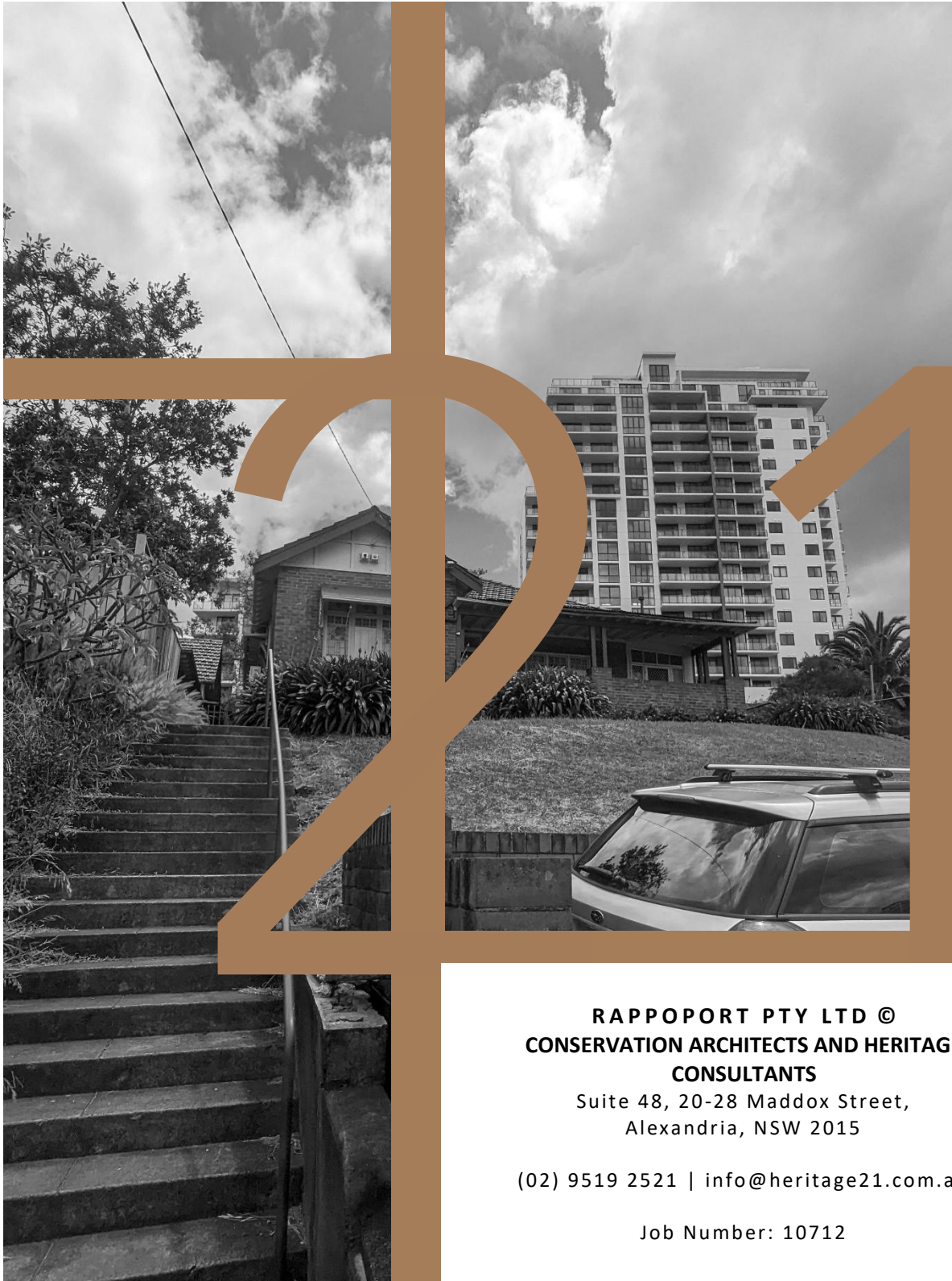


Heritage21

CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

Proposed Bulk Excavation and Shoring at –

357-359 and 363 Crown Street, and 2 and 4 Gladstone Avenue, Wollongong



STATEMENT OF HERITAGE IMPACT

**RAPPOPORT PTY LTD ©
CONSERVATION ARCHITECTS AND HERITAGE
CONSULTANTS**

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Job Number: 10712

TABLE OF CONTENTS

1.0 INTRODUCTION	5
1.1 BACKGROUND	5
1.2 SITE IDENTIFICATION	5
1.3 HERITAGE CONTEXT	6
1.4 PURPOSE	8
1.5 METHODOLOGY	8
1.6 LIMITATIONS	8
1.7 COPYRIGHT	9
2.0 HISTORICAL CONTEXT	10
2.1 LOCAL HISTORY	10
2.2 SITE SPECIFIC HISTORY	16
3.0 PHYSICAL EVIDENCE	22
3.1 THE SETTING	22
3.2 PHYSICAL DESCRIPTION	22
3.3 CONDITION AND INTEGRITY	22
3.4 IMAGES	22
4.0 HERITAGE SIGNIFICANCE	26
4.1 ESTABLISHED SIGNIFICANCE	26
4.2 THE SUBJECT SITE	26
5.0 WORKS PROPOSED	27
5.1 PROPOSAL DESCRIPTION	27
5.2 BACKGROUND	27
5.3 DRAWINGS	27
6.0 ASSESSMENT OF HERITAGE IMPACT	30
6.1 HERITAGE MANAGEMENT FRAMEWORK	30
6.2 HERITAGE IMPACT ASSESSMENT	32
7.0 CONCLUSION & RECOMMENDATIONS	35
7.1 IMPACT SUMMARY	35
7.2 MITIGATION MEASURES/RECOMMENDATIONS	35
7.3 GENERAL CONCLUSION	35
8.0 SOURCES	37

Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to Elders both past and present.

Name of the heritage item:

Moreton Bay Fig

State Heritage Register / LEP heritage schedule item number and name:

I6290 – Wollongong Local Environmental Plan 2009

Address and location:

357-359 and 363 Crown Street, and 2 and 4 Gladstone Avenue, Wollongong

Statement of heritage impact for:

Proposed bulk excavation and shoring

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Prepared for:

Wollongong Developments No 5 Pty Ltd

Cover image: Subject site at 2-4 Gladstone Avenue, facing west (Source: Heritage 21, 03 November 2022).

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment	29.01.2026	PB	DJ	PB
2	Final report issued (RI).	02.02.2026	PB	DJ	PB

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared on behalf of Wollongong Developments No 5 Pty Ltd (the “Applicant”). This SOHI supports an Early Works State Significant Development Application (SSDA) (SSD-97973958) as an Amending SSDA to DA-2023/156 for a mixed-use shop top housing development at 357-359 and 363 Crown Street, and 2 and 4 Gladstone Avenue, Wollongong (“the site”).

This Amending DA seeks approval for the undertaking of early construction works comprising bulk excavation and shoring works to enable the excavation of basement parking areas.

The approval of DA-2023/156 included the carrying out of the nominated early works across part of the site. This application seeks consent to extend the area of those approved works to certain other areas of the site. For a further detailed project description, please refer to the Environmental Impact Statement prepared by Planning Ingenuity.

This report should be read in conjunction with the Environmental Impact Statement prepared by Planning Ingenuity, plans of the proposed works prepared by BKA Architecture, and the other accompanying documents that form part of the State Significant Development Application.

1.2 Site Identification

The site is situated at 357-359 and 363 Crown Street and 2 and 4 Gladstone Avenue, Wollongong. The site is located within the Wollongong Local Government Area (LGA) approximately 70km south of the Sydney CBD.

It is a well-located site, approximately 100m walking distance from the Wollongong Railway Station which provides access to numerous destinations including Sydney, Port Kembla, Shellharbour and Kiama.

The site is in close proximity to the Wollongong Health Precinct including Wollongong Public and Private Hospitals. Wollongong TAFE and Wollongong University are approximately 2km from the site.

Public open spaces near the site include Rotary Park, the Beaton Park Leisure Centre and MacCabe Park in the city centre.

The site consists of the following parcels of land and is legally described as in the below table:

Street Address	Lot/DP
357-359 Crown Street, Wollongong	Lot 2/DP 201949
363 Crown Street, Wollongong	Lot 1/DP 201949
2 Gladstone Avenue, Wollongong	Lot 6/DP 14480

4 Gladstone Avenue., Wollongong

Lot 7/DP 661845

The land is wholly owned by Wollongong Developments No 5 Pty Ltd. The site is irregular shape with an area of approximately 6,514m², with road frontages to Crown Street and Gladstone Avenue and an unnamed laneway near Frederick Street. In addition, the site benefits from a right of carriageway over the adjacent site to the west providing vehicle access to Parkingson Street.



Figure 1. Aerial view of the subject site which is outlined in red (Source: Provided by Level 33 on 22 January 2026).

1.3 Heritage Context

1.3.1 Heritage Listings

Part of the subject site at 363-373 Crown Street, Wollongong **is** listed as an item of environmental heritage under Schedule 5 of the *Wollongong Local Environmental Plan 2009* ('WLEP'). However, it **is not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹

The detail of the listing follows:

¹ The Register of the National Estate ceased as a statutory heritage list in 2007; however, it continues to exist as an inventory of Australian heritage places.

Statutory List – Legislative Requirements				
List	Item Name	Address	Significance	Item No.
Wollongong Local Environmental Plan 2009	Moreton Bay Fig	363–373 Crown Street	Local	6290

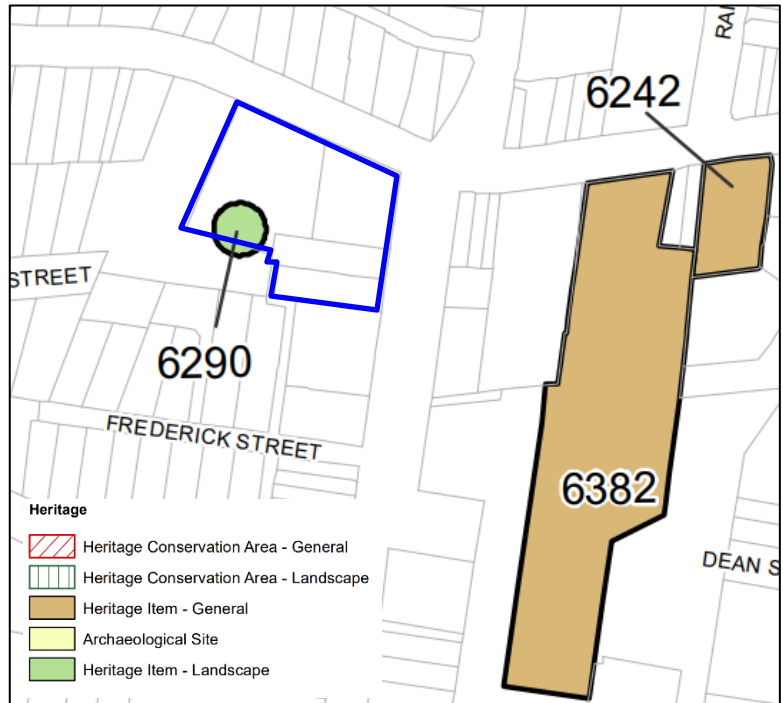


Figure 2. Detail from Heritage Map HER_025B; the subject site is outlined in blue and heritage items, some of which are within the vicinity of the site, are marked brown (Source: NSW Legislation Online, annotated by Heritage 21)

As depicted in Figure 2 above, the subject site is **not** located within the boundaries of a Heritage Conservation Area under Schedule 5 of the WLEP 2009.

1.3.2 Heritage Items in the Vicinity

As depicted in Figure 3 above, the subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the WLEP 2009. The details of the listings follow:

Item Name	Address	Significance	Item Number
Wollongong Railway Station Group	Lot 1 Railway Station Square	State (SHR)	6382
Tattersall’s Hotel	329–333 Crown Street	Local	6242

Note – The Wollongong Railway Station Group is of state heritage significance and is listed on the NSW State Heritage Register (SHR) as Item 01289.

The proposed works are confined to the subject site’s surface and sub-surface and as such would not be within the visual catchment of those heritage items listed above and won’t warrant discussion in the Heritage Impact Assessment in Section 6.

1.4 Purpose

This report has been prepared in the context of a SSDA to assess the heritage impact of changes within the subject site. This SOHI has been prepared in response to the following Secretary's Environmental Assessment Requirements (SEARs):

22. Environmental Heritage

- *Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.*

1.5 Methodology

The methodology used in this SOHI is consistent with *Guidelines for preparing a statement of heritage impact (2023)* and *Assessing heritage significance (2023)* published by the NSW Department of Planning and Environment and has been prepared in accordance with the principles contained in the 2013 edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.6 Limitations

- This Statement of Heritage Impact ("SOHI") is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of council's planning instruments, the Building Code of Australia (BCA) and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Aboriginal and Torres Strait Islander peoples' associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.7 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

2.1.1 Pre-European History

The meaning and origin of the name of Wollongong is unclear, with several theories proposed, however all the suggested meanings do take an Aboriginal word as the original source.² Aboriginal people believe they have lived in Australia since time immemorial, and radiocarbon dating of archaeological sites around the Wollongong area suggests that the Illawarra area has been inhabited by Aboriginal people for at least 30,000 years.³ Wollongong is thought to have been part of the lands of the Wodi Wodi people of the Dharawal language group, whose lands extended as far as the Shoalhaven River and inland towards Mittagong.⁴

Far from the stereotype of simple hunter-gathers, Indigenous society was complex and sophisticated, revolving around efficient resource management, cyclical occupation and an intimate knowledge of the land. Lake Illawarra provided a range of foods such as mussels, oysters and fish.⁵ These animals also provided resources to manufacture tools such as hooks and spear tips.⁶ Fire-stick farming was used to clear scrub and encourage grass growth, which in turn provided opportunities to catch game such as kangaroo.⁷ People travelled from campsite to campsite to not only leave country to rest and recover, but to gather for trade and ceremonial purposes.⁸ Stone items from Albion Park and Bombo were traded to Sydney, while possum skins from Gandagara country were brought into the area.⁹

The arrival of Europeans in the area presented challenges to the Wodi Wodi's way of life. European settlement in the area began when Dr Charles Throsby moved cattle into the area via Bulli Pass in 1815, likely with assistance from Aboriginal men.¹⁰ The process of granting land to Europeans placed pressure on Aboriginal people as access to water supplies and hunting and fishing grounds was restricted by colonists' fences.¹¹ Land clearing and the introduction of new plants and animals contributed to this problem. Conflict between Aboriginal groups and between Aboriginal and European people was the result.¹² For example, open battle occurred at Fairy Meadow between two two Dharawal-speaking groups in 1830 and cycles of theft and reprisals were ongoing between Aboriginal people and Europeans throughout the mid-1800s.¹³ Disease was also a problem, with smallpox and influenza halving the population by about 1830.¹⁴

² "Wollongong," Wollongong City Libraries, November 28, 2019.

³ Jessica Currie, *Bo-Ra-Ne Ya-Goo-Na Par-Ry-Boo-Go Yesterday Today Tomorrow: An Aboriginal History of Willoughby* (Willoughby City Council, 2008), 4; Dr Terry Kass, "A Thematic History of the City of Wollongong - Final Report," *Wollongong City Council*, 2010, 11.

⁴ Mike Donaldson, Les Bursill, and Mary Jacobs, *A History of Aboriginal Illawarra Volume 1: Before Colonisation* (University of Wollongong, 2015), 3.

⁵ Donaldson, Bursill, and Jacobs, *A History of Aboriginal Illawarra Volume 1*, 3.

⁶ Sue Wesson and Kate Gahan, *A History of Aboriginal People of the Illawarra 1770 to 1970* (Hurstville, N.S.W.: National Parks and Wildlife Service, Dept. of Environment and Conservation, 2005), 11.

⁷ Kass, "Thematic History," 11.

⁸ Donaldson, Bursill, and Jacobs, *A History of Aboriginal Illawarra Volume 1*, 4.

⁹ Donaldson, Bursill, and Jacobs, *A History of Aboriginal Illawarra Volume 1*, 25.

¹⁰ Wesson and Gahan, *A History of Aboriginal People of the Illawarra 1770 to 1970*, 14.

¹¹ Kass, "Thematic History," 13.

¹² Wesson and Gahan, *A History of Aboriginal People of the Illawarra 1770 to 1970*, 17.

¹³ Kass, "Thematic History," 13; Wesson and Gahan, *A History of Aboriginal People of the Illawarra 1770 to 1970*, 19.

¹⁴ Mike Donaldson, Les Bursill, and Mary Jacobs, *A History of Aboriginal Illawarra Volume 2: Colonisation*, vol. 2 (University of Wollongong, 2017), 7.

Despite this, Aboriginal people also found ways to adapt to the newcomers. The case of the figtree on Byarong Creek (in the suburb now known as Figtree) saw concerted attempts by Aboriginal people to preserve the ceremonial and birthing site in the 1830s, resulting in the tree remaining until it was removed due to disease and ill health in the 1990s.¹⁵ Cuttings taken from the tree resulted in daughter trees being planted in the park associated with the site. In addition, as late as 1883 initiations were still being held which involved Wodi Wodi people.¹⁶ Aboriginal guides were employed by Europeans at various times during the 19th century, such as by Charles Throsby in 1815 and later.¹⁷ Participation in the new European-style economy allowed Aboriginal people to gain or keep an (unequal) place in the newcomers' society. Working for cash or goods allowed them to stay in the area that had important family or cultural associations.¹⁸

Michael Organ points out that dispersal of Aboriginal people along the coast both north and south of Wollongong took place from about 1850 onwards, with people both coming into and leaving the area.¹⁹ Close connections developed between the La Perouse community in Sydney and those of the Wollongong area.²⁰ This movement was often associated with seasonal work, which itself allowed Aboriginal people to maintain connections to sites on country that they passed through.²¹

The establishment of the New South Wales Aborigines Protection Board (APB) in 1883 "further modified the patterns of occupation" of Aboriginal people in the Wollongong area.²² Small reserves of land were set aside for Aboriginal people to live on and some supplies for farming and fishing were also provided. Boats supplied provided the foundation for a fishing industry to develop near Hill 60 at Port Kembla, where people also worked in the shipping and coal industry while sending children to the local public school.²³ However the demand of the NSW Public Works Department to remove the people to a reserve further south in 1914 showed structural indifference to the significance of Hill 60 to the Aboriginal people living nearby.²⁴ The reserve system and the APB's practice of removing children from families impacted the transmission of cultural knowledge and movement through country to visit important sites.²⁵

During the 20th century, changing government policies and social values have seen further changes in the lives of Aboriginal people in the Wollongong area. For example, in 1929 residents of Hill 60 were able to gain community support to prevent the construction of a golf course on this significant site.²⁶ It was "an important link in the chain of still active ancient seasonal coastal camps that stretched from La Perouse to across the Victorian border" where Dharawal language was still spoken.²⁷ However their lack of freedom of movement was again highlighted when Hill 60 was compulsorily cleared for major defensive works during World War II.²⁸ During the 1970s, growing agitation for land rights and social equality saw land rights claims

¹⁵ Wesson and Gahan, *A History of Aboriginal People of the Illawarra 1770 to 1970*, 20.

¹⁶ Donaldson, Bursill, and Jacobs, *A History of Aboriginal Illawarra Volume 1*, 26.

¹⁷ Kass, "Thematic History," 15.

¹⁸ Wesson and Gahan, *A History of Aboriginal People of the Illawarra 1770 to 1970*, 36.

¹⁹ Organ, Michael, *A Documentary History of the Illawarra & South Coast Aborigines* (Aboriginal Education Unit Wollongong University, 1990), xxviii.

²⁰ Kass, "Thematic History," 16.

²¹ Wesson and Gahan, *A History of Aboriginal People of the Illawarra 1770 to 1970*, 40.

²² Wesson and Gahan, *A History of Aboriginal People of the Illawarra 1770 to 1970*, 22.

²³ Kass, "Thematic History," 16.

²⁴ Kass, "Thematic History," 16.

²⁵ Wesson and Gahan, *A History of Aboriginal People of the Illawarra 1770 to 1970*, 32.

²⁶ Kass, "Thematic History," 17.

²⁷ Donaldson, Bursill, and Jacobs, *Aboriginal Illawarra Vol. 2*, 45.

²⁸ Wesson and Gahan, *A History of Aboriginal People of the Illawarra 1770 to 1970*, 52.

made on lands that had “traditional been occupied for many years but had only recently been taken from Aboriginal owners.”²⁹ Hill 60 has remained a focal point for Aboriginal people through to the present day, with the site’s importance now recognised with its listing on the State Heritage Inventory in 2001.³⁰

2.1.2 European Settlement

A report about the local cedar industry, written by John Oxley in 1826 is the earliest reference to the name of Wollongong.³¹ A first settlement was established in 1815 by Dr Charles Throsby who brought his cattle from the Southern Highlands to a freshwater lagoon situated near South Beach. It was probably near the corner of modern Harbour and Smith Streets.³² During 1817, a number of land grants were made in the area to Richard Brooks, George Johnston, Andrew Allan, Robert Jenkins and David Allan. John Osborne, one of the first medical practitioners in Wollongong, obtained a grant in the area adjacent to the modern train station in 1831.³³ The poorly resourced lands survey department meant that many landholders in the area were given promises which they then used to claim land once they had found a suitable site, meaning that many grants were not officially recorded until years after they settled there.³⁴ For example, in 1841, a grant of 1,000 acres adjacent to John Osborne’s Garden Hill grant was issued to Robert Campbell and Charles Campbell on the basis of a promise to James S. Spearing of 1825.³⁵



Figure 3. Mount Keira, c1840, watercolour attributed to Frederick Garling (Source: Call No. ML 1246, State Library of NSW)

²⁹ Kass, “Thematic History,” 17.

³⁰ Heritage NSW, “Hill 60/Illohra Battery,” Heritage Item ID 5052361, State Heritage Inventory.

³¹ Kass, “Thematic History,” 22.

³² Kass, “Thematic History,” 19.

³³ “Grant,” Serial 28 No. 235, Historical Land Records Viewer.

³⁴ Kass, “Thematic History,” 20.

³⁵ Kass, “Thematic History,” 20.

2.1.3 Subdivisions and Development

In 1834 the township of Wollongong was laid out by the Surveyor-General from Sydney on property owned by Charles Throsby-Smith (nephew of Dr Charles Throsby abovementioned).³⁶ With the land pegged out and marked for sale by 1837, Smith hoped his allotments would become the centre of the town of Wollongong, as he had two allotments marked out as squares, one as a church square and the other as a market square.³⁷ During the 1850s at least four hotels/pubs had been established around the Market Square, which was the focus of the town due to its proximity to the harbour (until the arrival of rail and improved roads, sea was the primary mode of transport and trade).³⁸ In 1835 Surveyor Gilbert Elliott was sent to the Illawarra for the purpose of surveying out the Government land in Wollongong, south of Crown Street and Throsby-Smith's grant.³⁹ These allotments were also placed on the market for sale. The growing population saw the establishment of a post office and courthouse and a steam-powered mill replaced the water and wind mills which had previously ground local grain.⁴⁰ A National School (forerunner of the state public school) was built in the town by 1839.⁴¹ Foundation stones for both Catholic and Anglican churches were laid in 1838 (although the Anglican building was never completed).⁴²

Initially industry in Wollongong was based on timber-getting followed by agriculture. Products were shipped to Sydney from the harbour. In 1849 James Shoobert opened the first coal mine in the area at Mount Keira, marking the start of Wollongong's close association with mining.⁴³ Kass points out that the construction of tramways leading from the mines on the escarpment to the harbour created a distinctive landscape around the city.⁴⁴ Throughout the 19th century coal mining was the primary industry in the area, particularly between 1870-1890 when demand was high.⁴⁵ A coke works operated at Wollongong Harbour in the 1870s, but their existence was short-lived.⁴⁶ In the 20th century many of those operations were consolidated and coal was shipped to Port Kembla instead of the harbour at Wollongong.⁴⁷

In the words of Terry Kass, "metal refining and processing in the twentieth century were instrumental in converting Wollongong from an area reliant upon coal and dairying into an industrial metropolis."⁴⁸ Iron and steel manufacture, powered by the local coal mines, became the dominant industry in the 1900s. BHP became the major operator in the area, with smaller competitors such as Australian Iron and Steel Ltd and Southern Copper either being absorbed into other companies or shutting down.⁴⁹

Dairying became an important agricultural industry from the 1880s with the advancement of new technologies such as refrigeration and the establishment of the railway line.⁵⁰ Co-operative companies

³⁶ Wollongong City Council, *Wollongong City Centre Heritage Study* (Wollongong City Council, 2021), 12.

³⁷ Wollongong City Council, *Wollongong City Centre Heritage Study*, 11.

³⁸ Wollongong City Council, *Wollongong City Centre Heritage Study*, 12.

³⁹ Kass, "Thematic History," 138.

⁴⁰ Kass, "Thematic History," 23.

⁴¹ "Advertising," *Sydney Herald*, September 6, 1839.

⁴² Wollongong City Council, *Wollongong City Centre Heritage Study*, 15.

⁴³ "Wollongong."

⁴⁴ Kass, "Thematic History," 30.

⁴⁵ Kass, "Thematic History," 32.

⁴⁶ "Wollongong."

⁴⁷ Kass, "Thematic History," 32.

⁴⁸ Kass, "Thematic History," 67.

⁴⁹ Kass, "Thematic History," 69.

⁵⁰ Kass, "Thematic History," 27.

formed to market butter and fresh milk, with much of the produce being sold in Sydney particularly during the 1900s.⁵¹

As the population of Wollongong expanded during the second half of the nineteenth century, development moved away from the harbour. During the second half of the 19th century, a number of public buildings were established, such as a new courthouse (1858), gaol (1859), new public school (1884) and a town hall (1887).⁵² Wollongong was connected to the telegraph line via Campbelltown in 1862 with a correspondent from the *Illawarra Mercury* extolling it as “one of the greatest marvels of modern civilisation.”⁵³ A range of banks also opened up branches in the town during this period.⁵⁴ In 1859, Wollongong became the State's first country municipality.⁵⁵ Churches were established to meet the spiritual needs of the town with Catholic, Congregational and Anglican churches opening between 1849 and 1859.⁵⁶ The town centre gradually moved from the Market Square area to the Corrimal/Crown Street and Crown/Kembla Street intersections. The arrival of the railway in 1887 contributed to this shift in focus.⁵⁷ The town became centred on the Council Chambers (Town Hall) and the new Post Office built in 1892 - it was only one street away from the Market Street Post Office but showed the movement of the commercial hub.⁵⁸

After World War I, Wollongong saw “significant growth” stimulated in particular by the developing metal manufacturing industry at Port Kembla.⁵⁹ In response, apartment or multi-unit structures were being purpose-built from the 1930s, beginning a trend which has continued to the present day.⁶⁰ In addition, the development of small villages such as Austinmer around Wollongong into seaside resorts brought further economic development to the town as the major regional centre.⁶¹ Wollongong was proclaimed a city on 11 September 1942.⁶²

From 1945, post-war migration was a main driver of growth in Wollongong, with the population of the town more than doubling between 1947 and 1961.⁶³ The steel works and associated industries attracted migrant workers and indeed the steel works even sponsored some to come to Australia for work.⁶⁴ To meet the demands of this growth, the City of Greater Wollongong was formed in 1947 comprising the amalgamation of the City of Wollongong and the Shires of Bulli and Central Illawarra, as well as the Municipality of North Illawarra.⁶⁵ In 1970 the City of Greater Wollongong became the City of Wollongong once again.⁶⁶ Unemployment became a problem in the area during the 1940s, particularly for women who had migrated with steel-worker partners to the area. Incentives to attract employment opportunities for those women resulted in the opening of factories such as that operated by Berlei in Denison Street.⁶⁷ Throughout the second half of the 20th century a number of schools and the University of Wollongong were

⁵¹ Kass, “Thematic History,” 27.

⁵² Kass, “Thematic History,” 23.

⁵³ “Opening of the Wollongong Telegraph,” *Illawarra Mercury*, August 12, 1862.

⁵⁴ Kass, “Thematic History,” 23.

⁵⁵ “Municipality of Wollongong,” *New South Wales Government Gazette*, March 1, 1859.

⁵⁶ “Wollongong.”

⁵⁷ “Wollongong.”

⁵⁸ Australian Government Department of Climate Change, Energy, the Environment and Water, “Lower Crown Street Precinct, Crown St, Wollongong, NSW, Australia,” Place ID: 105728, Australian Heritage Database.

⁵⁹ Wollongong City Council, *Wollongong City Centre Heritage Study*, 13.

⁶⁰ Kass, “Thematic History,” 58.

⁶¹ Kass, “Thematic History,” 50–52.

⁶² “Local Government Act, 1919 Proclamation,” *Government Gazette of the State of New South Wales*, September 11, 1942.

⁶³ Wollongong City Council, *Wollongong City Centre Heritage Study*, 14.

⁶⁴ Kass, “Thematic History,” 68.

⁶⁵ Kass, “Thematic History,” 125.

⁶⁶ “Local Government Act 1919 Proclamation,” *Government Gazette of the State of New South Wales*, October 30, 1970.

⁶⁷ Wollongong City Council, *Wollongong City Centre Heritage Study*, 14.

established, while the retail and commercial centre of Crown Street continued to develop.⁶⁸ Crown Street Mall and Wollongong Mall were constructed during the 1970s and 1980s and have undergone renewal more recently.⁶⁹

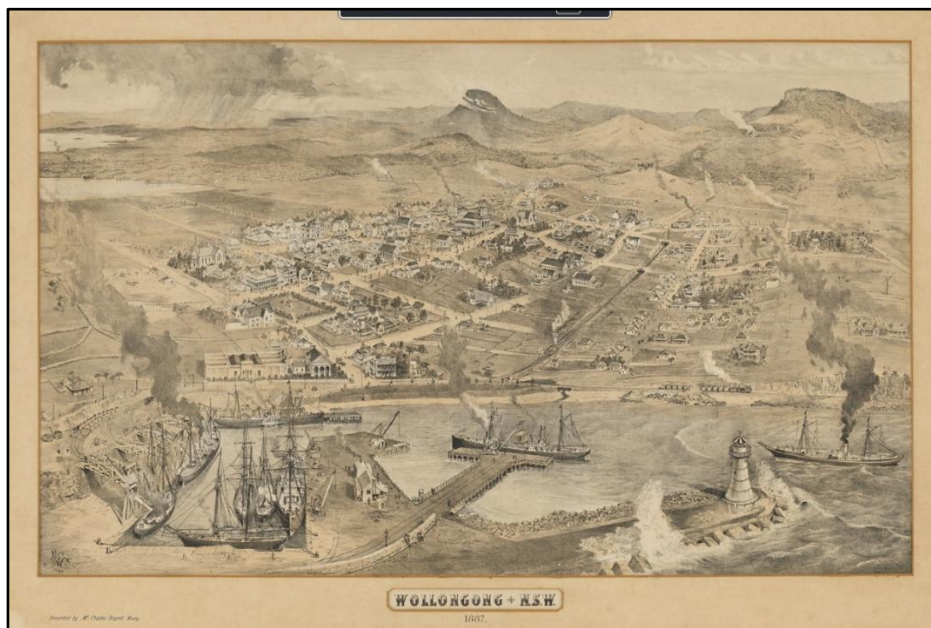


Figure 4. Drawing entitled *Wollongong Harbour 1887*. (Source: Image P11/P11511, Local Study Archives, Wollongong City Library).

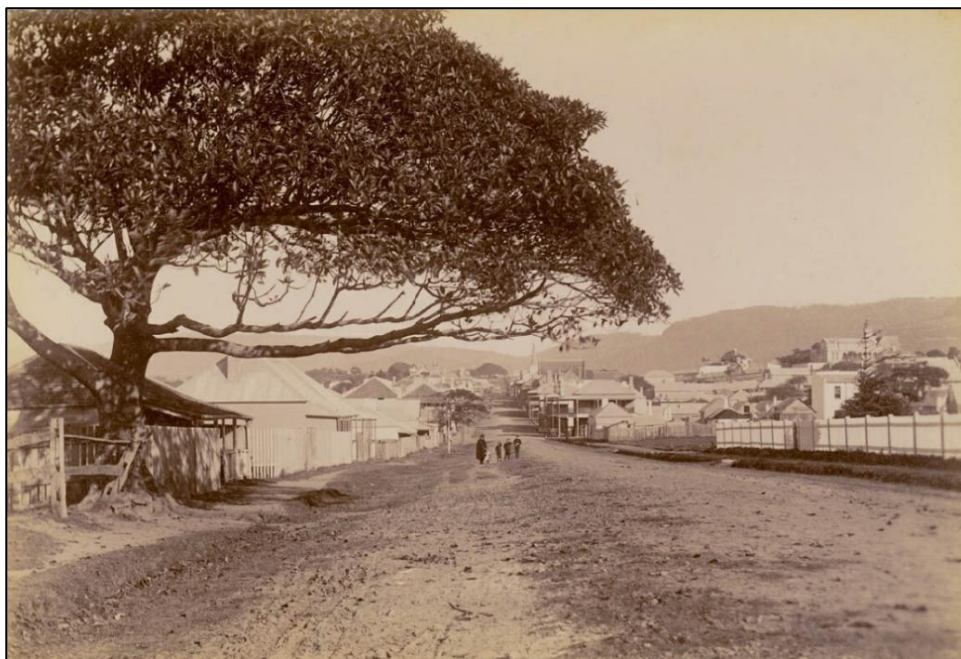


Figure 5. Crown Street, Wollongong, looking west, c.1910 (Source: Call No. PXE 711/577, State Library of NSW)

⁶⁸ Wollongong City Council, *Wollongong City Centre Heritage Study*, 16.

⁶⁹ Kass, "Thematic History," 109; Wollongong City Council, *Wollongong City Centre Heritage Study*, 16.



Figure 6. Aerial view of Wollongong CBD, 1979, showing Crown Central shopping centre, Keira Street and Market Street (Source: Image No. P21572, Local Study Archives, Wollongong City Library).

2.2 Site Specific History

Note: The below is a historical summary based on Heritage 21’s Heritage Interpretation Plan prepared for DA-2023/156. That report should be referred to for the full history of the subject site.

The subject site was part of the original 640 acres of Crown land granted to Dr John Osborne, Royal Navy Surgeon, on 19 October 1831. Dr Osborne studied and obtained his medical degree at Dublin University and entered the Royal Navy as a surgeon during the Napoleonic Wars.⁷⁰ When peace was declared, Dr Osborne left the navy and came to Australia where he was granted the land, which he originally named Glen Glesh and later renamed Garden Hill. After being granted the land, Osborne returned to Strabane in Ireland and eventually returned to Wollongong with his wife, six children and at least eleven other family members in 1836. Osborne, his wife and their six children moved into the cottage he had built which stood at the location of the present-day Wollongong Railway Station. They later moved into a two-storeyed residence (Garden Hill House) at Garden Hill, which was located on the site of the present-day Wollongong Hospital.⁷¹

Dr Osborne passed away at Garden Hill on 6 June 1850. Osborne has been remembered as a prominent figure in Wollongong history as being “one of the original pioneers of the Illawarra”.⁷² Following his death part of the estate was left to his sons, William and Alick, who divided it. Alick’s portion of inherited land was named Mangerton, and the area still retains this name today. The portion of the land inherited by William was named Garden Vale and later renamed Gladstone, as can be seen on parish maps of Wollongong which indicate the notation “Gladstone” encompassing the subject site. It is likely that William constructed

⁷⁰ “Pioneer Families,” *Sydney Mail*, 20 March 1935, 23.

⁷¹ “Convict Ship Surgeon – Superintendent,” Free Settler or Felon, https://www.freesettlorfelon.com/john_osborne_surgeon.html.

⁷² “Miss Isabella Osborne,” *Illawarra Mercury*, 15 September 1939, 9.

Gladstone House upon inheritance of the estate, as a newspaper article from the mid-1900s references the house as being built “100 years ago on land which was one of the first grants made in Wollongong”.⁷³ There are two publicly available photographs of Gladstone House, which reveal its appearance as being a single-storey dwelling with a bull nosed veranda and rear service wing (see Figure 7).



Figure 7. Undated historical photograph of Gladstone House (Source: Image number: P08/P08319, Wollongong City Libraries).

After passing through another member of the Osborne family, the subject site was eventually subdivided into seven allotments in 1927 and auctioned by J.A Mayo and Co. It then went through two key periods of occupation. After inheriting money from the family, the Osborne’s housekeeper Mary Tindell purchased Gladstone House in 1927 and resided there until 1944. On 5 January 1944, Gladstone House was transferred from Robert Charles Lindsay Tindell to Donald William Green, a shop assistant.⁷⁴ By July 1944, Green had made Gladstone House available to the Wollongong branch of Australian Comforts Fund (A.C.F) as a Young Women’s Christian Association (YWCA) Leave House for service women. Renovations were undertaken by Green and volunteers to accommodate up to 25 service women:

Wollongong’s century-old home, known as Gladstone, situated in Crown street just off Gladstone Ave will be officially opened as a Leave House for service women by Lady Wakehurst on Saturday, August 12. The premises have been transformed during recent months and already upwards of 60 service women have taken advantage of the facilities offered and have been loud in their praises for those who were far sighted enough and who had the enthusiasm to overcome the many difficulties in providing this very necessary leave house for their use.

Four dormitories provide accommodation for twenty-five service women, and the large and comfortable lounge room looks particularly attractive. Included in the furnishings is a piano, originally donated to the 34th Battalion by the Misses Osborne, and which, on the

⁷³ “Leave House For Service Women,” South Coast Times and Wollongong Argus, 18 August 1944, 14.

⁷⁴ NSW Land Registry Services, Historical Land Records Viewer, Vol 4042 Fol 130.

break-up of that battalion was made available again to the Wollongong branch of the Australian Comforts Fund.

The premises include a well appointed breakfast room and kitchen, also a laundry and ironing room and bathroom accommodation. An unusual feature of the kitchen, is the large oil painting on the wall of the chimney this being the work of Miss Robbie, who is assistant Commissioner for the Y.W.C.A. Regional War Service.⁷⁵

On 14 June 1956, Lot B (formerly Lots 1, 2 and 3) was purchased by Westcliffe House Pty Ltd. A newspaper article published in the *South Coast Times* in 1958 records that Westcliffe House, a “modern block of shops catering for a wide variety of customers,” had been constructed.⁷⁶ It is likely that Gladstone House was demolished upon Westcliffe’s purchase of this allotment, as by 1960 Lot B was being leased by Keith George Hummerston and Charlotte Agnes Hummerston of the “lock up shop known as 363 Crown Street, Wollongong.”⁷⁷ Historical aerial imagery from 1961 (Figure 10) also shows Westcliffe’s new buildings where Gladstone House once stood.

The demolition of Gladstone House was likely a sad occurrence for the local community; however, its memory was sure to remain with those that it had made an impression on, for being “one of Wollongong’s oldest homes, which [overlooked] extensive views of ocean and coastline from its site in the heart of the city.”⁷⁸

2.2.1 Moreton Bay Fig Tree and the Masonic Club

The Statement of Significance available on the State Heritage Inventory for the Moreton Bay Fig Tree is as follows:

The Moreton Bay Fig adjoining the Masonic Temple is of significance for the local area as notable, aged, rare and representative example of this tree species which presents a local landmark. It is alleged that the tree is associated with the early days of the Free Masonic movement in Wollongong.⁷⁹

Heritage 21 was unable to obtain any historical information pertaining to a Masonic Temple at or adjacent to the subject site. A Masonic Club however was established at the two-storey dwelling located westerly adjacent to the subject site. This club is shown in a photograph from 1956 and its caption on the Wollongong City Libraries website notes that it was originally the home of A.V. Green, a newsagent of Wollongong.⁸⁰ Historic aerial imagery reveals that this building was not constructed until after 1938 and the Moreton Bay Fig Tree was of a notable size at this time. Therefore, it is more likely that as per the historical description on heritage item’s inventory card that the tree is “typical of early plantings introduced throughout the Illawarra region used for ornamental purposes and as windbreaks to protect homesteads

⁷⁵ “LEAVE HOUSE,” *South Coast Times and Wollongong Argus*, 7 July 1944, 11.

⁷⁶ Wollongong City Libraries, “Westcliffe House,” 24 July 1958.

⁷⁷ NSW Land Registry Services, Historical Land Records Viewer, Vol 7272 Fol 193.

⁷⁸ “YWCA Leave House opened yesterday at Wollongong by Lady Wakehurst,” *The Sun*, 13 August 1944, 10.

⁷⁹ Heritage NSW, “Moreton Bay Fig,” State Heritage Inventory, Heritage Item ID: 2700786.

⁸⁰ Wollongong City Libraries, “Wollongong Masonic Club”.

and associated buildings”.⁸¹ Heritage 21 surmises that the fig tree was likely planted during the Osborne’s ownership of the property.

2.2.2 2-4 Gladstone Avenue

The key period of occupation at 2-4 Gladstone Avenue was during the Frost brother’s ownership of the properties. The Frost brothers were born in Yorkshire, England and in c.1888 the family sailed to Australia and settled at Catherine Bay Hill. After only residing there for a short time, the family moved to Mt Kembla where the Adam Frost Sr, in association with his sons took over the wheeling contract at the Mt Kembla Colliery. Upon Adam Frost Sr’s death in 1908, the sons took over the contract until 1913.⁸²

Lots 5-7 were purchased by Matthew Frost, contractor of Mount Kembla, on 26 July 1927. Adam Frost, contractor of Mount Kembla (brother of Matthew), purchased Lot 4 on 2 August 1927. By March 1928, an application had been approved for the construction of “two brick cottages for A. and M. Frost on Gladstone Avenue.”⁸³ Matthew and Adam had both been hailed as heroes during the Mt Kembla mine disaster of 1902 and were awarded medals for their service. The kindness of the Frost families was long remembered and appreciated by those involved:

*The heroic tasks accomplished by the late Mr. Mat Frost during the Mount Kembla Mine disaster are still spoken of by Mount Kembla miners, and the subsequent kindness and help dispensed by the Frost Bros. and their families during that disastrous period will long be remembered and appreciated by those who lost those so dear to them in this terrible catastrophe.*⁸⁴

An obituary for Adam Frost noted that he passed away on 21 November 1937 at his residence “2 Gladstone Avenue, Wollongong,” indicating that he and his family were residing at that address still at that time.⁸⁵ Furthermore, an obituary for Adam’s wife published in 1952 reveals that in 1927, she had moved to her present address (being 2 Gladstone Avenue) and had resided there ever since.⁸⁶ Matthew Frost passed away on 4 March 1940, and his obituary records his residence as “4 Gladstone Avenue, Wollongong.”⁸⁷ Adam Frost’s obituary notes that the brothers made the decision to live their retirement “at Wollongong where they resided in ornate homes, side by side, ever since.”⁸⁸

On 30 June 1955, Lots 4 and 5 were transferred from the Frosts to the Vacuum Oil Company Proprietary Limited. Lot 6 was eventually transferred to John Hinderry and Wahib Hinderry on 30 January 1958, and Lot 7 was transferred to John Lenin Crittendon on 29 May 1969.

⁸¹ Heritage NSW, “Moreton Bay Fig,” State Heritage Inventory, Heritage Item ID: 2700786.

⁸² “Obituary,” *Illawarra Mercury*, 26 November 1937, 10.

⁸³ “Wollongong Council,” *South Coast Times and Wollongong Argus*, 2 March 1928, 11.

⁸⁴ “Obituary,” *Illawarra Mercury*, 8 March 1940, 13.

⁸⁵ “Family Notices,” *The Labor Daily*, 23 November 1937, 4.

⁸⁶ “Obituary,” *South Coast Times and Wollongong Argus*, 31 January 1952, 3.

⁸⁷ “Family Notices,” *The Sydney Morning Herald*, 6 March 1940, 14.

⁸⁸ “Obituary,” *South Coast Times and Wollongong Argus*, 26 November 1937, 19.

2.2.3 Historical Aerial Imagery

The 1938 aerial photograph (Figure 8) indicates that Gladstone House was extant at the time. An accessway to the dwelling from the corner of Crown Street and Gladstone Avenue can be seen in the image. The dwelling had extensive landscaping and an elaborate front garden with mature plantings. The Moreton Bay Fig tree present on site was a part of the garden setting of this historic dwelling and is seen in the 1938 aerial. Gladstone House is also seen in the 1955 historical aerial image (Figure 9). It appears that the dwelling was demolished sometime after 1955. The 1961 aerial (Figure 10) shows the present two-storey building located along Crown Street and another building along the eastern boundary on Gladstone Avenue. The building along Gladstone Avenue appears to have been demolished sometime in the early 2000s. The below historical aerial imagery shows the evolution of the subject site over time.

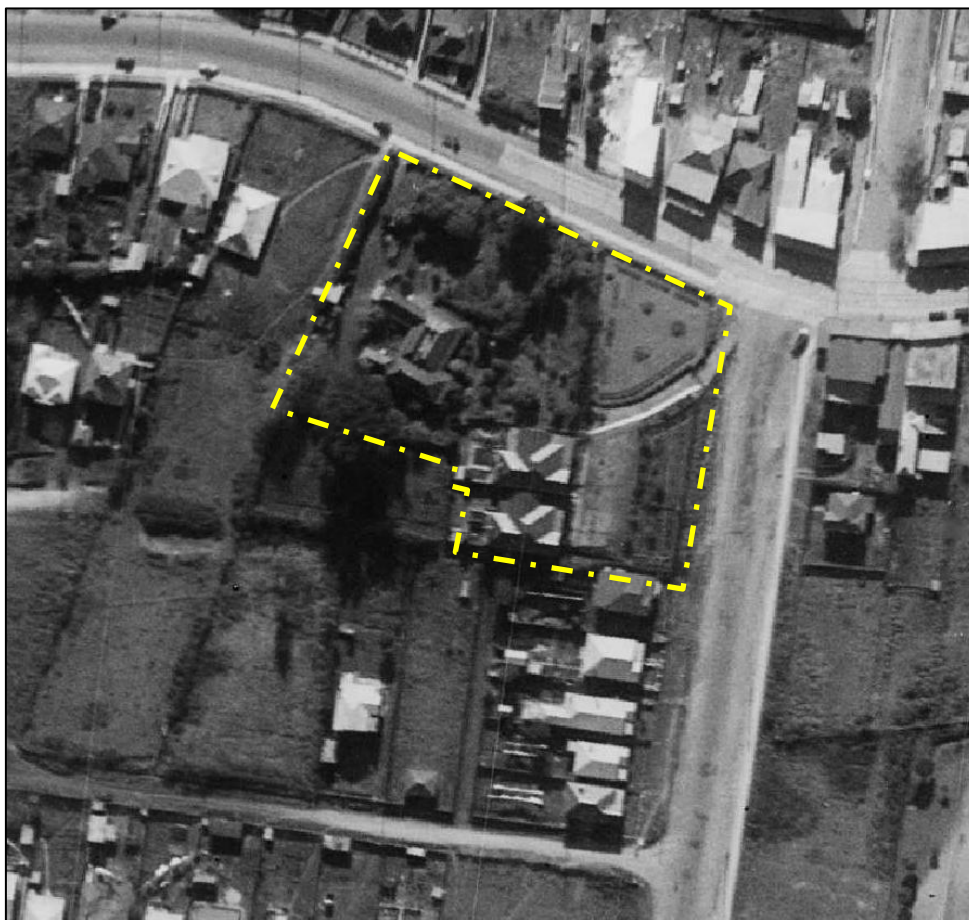


Figure 8. 1938 aerial view of the subject site, showing Gladstone House and the Frosts' houses (Source: Wollongong City Council – Wollongong Aerial Photography 1938 to 2022, annotated by Heritage 21).



Figure 9. 1955 aerial view of the subject site, showing Gladstone House still in existence (Source: Wollongong City Council – Wollongong Aerial Photography 1938 to 2022, annotated by Heritage 21)

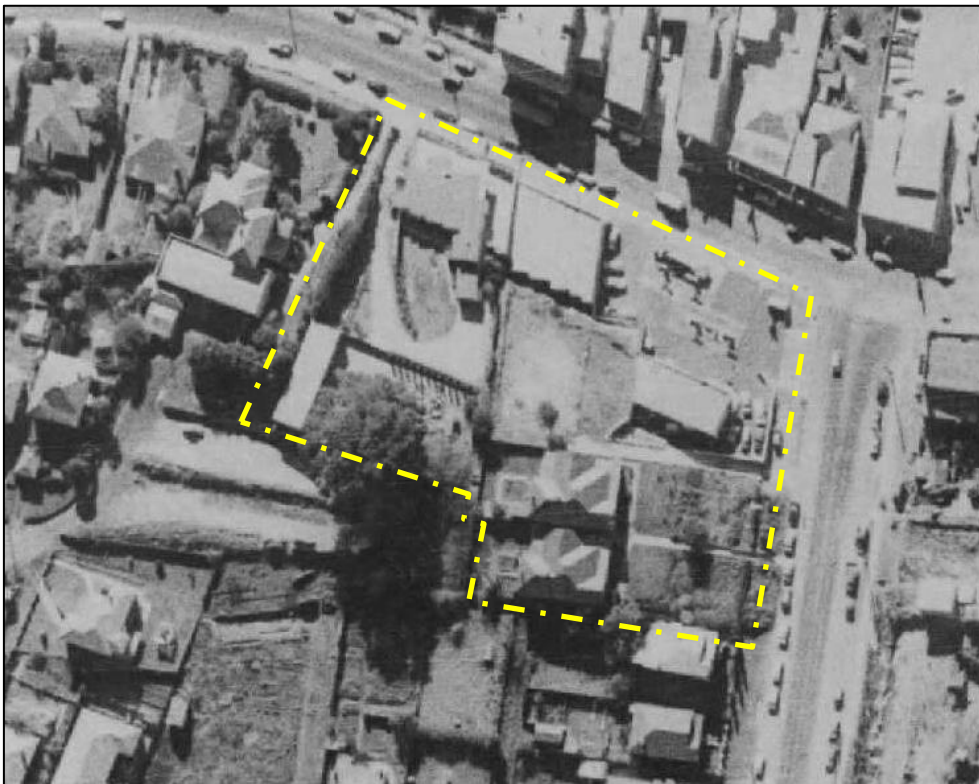


Figure 10. 1961 aerial view of structures in and around site showing that Gladstone House had been demolished by this year (Source: Wollongong City Council – Wollongong Aerial Photography 1938 to 2022, annotated by Heritage 21).

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The subject site encompasses four allotments at 2 and 4 Gladstone Avenue and 357-359, and 363 Crown Street, Wollongong. The city of Wollongong is located approximately 70 kilometres south of the Sydney Central Business District (CBD). The site is irregular shape with an area of approximately 6,514m², with road frontages to Crown Street and Gladstone Avenue and an unnamed laneway near Frederick Street. Crown Street and Gladstone Avenue are both characterised by mostly retail and commercial premises. The heritage listed, Wollongong Railway Station Group is located to the east of the site but is not in its immediate vicinity. Views to the Wollongong Railway Station from the subject site are limited due to the multi-storey car park located along Gladstone Avenue.

3.2 Physical Description

The subject site slopes down approximately 10m from west to the east. The subject site formerly contained a 1950s two-storey mixed use building at 357-363 Crown Street and two Interwar dwellings at 2 and 4 Gladstone Avenue. These buildings have however been demolished as per the approval of DA-2023/156 and the subject site is presently void of buildings. The former buildings can be seen in the photographs in Section 3.4. Part of the heritage listed Moreton Bay Fig tree is located along the southern boundary of the site.

3.3 Condition and Integrity

The former buildings on the subject site were observed by Heritage 21 to be in a good condition at the time of the SOHI prepared for the submission of DA-2023/156.

3.4 Images

The following photographs were taken by Heritage 21 on 03 November 2022, unless stated otherwise.



Figure 11. View of the site, facing west. Note the heritage listed Moreton Bay fig indicated by the red arrow.



Figure 12. External view of the former two-storey mixed use building located along Crown Street.



Figure 13. View of the subject site as viewed from Crown Street, facing west.



Figure 14. View of the multi-storey development adjacent to the subject site as viewed from Crown Street, facing west.



Figure 15. View of the site as viewed from the corner of Railway Station Square, facing north.



Figure 16. View of Wollongong Station from Railway Station Square, facing east. Note the multi-storey carpark to the left.



Figure 17. View of the subject site as viewed from Gladstone Avenue, facing west.



Figure 18. View of the heritage listed Moreton Bay Fig.



Figure 19. View of the Moreton Bay Fig located at the subject site along its southern boundary.



Figure 20. View of the car park located to the rear of the former 1950s mixed use building.



Figure 21. External front view of the former single storey dwelling at 2 Gladstone Avenue.



Figure 22. External front view of the former single storey dwelling at 4 Gladstone Avenue.



Figure 23. External rear view of the former single storey dwelling at 2 Gladstone Avenue.



Figure 24. External rear view of the former single storey dwelling at 4 Gladstone Avenue.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site and heritage item Moreton Bay Fig (6290) it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for the subject site (4.2.1) Moreton Bay Fig, which is located in the southern extent of the subject site (refer to Section 4.1.1), are provided below. The significance of these places, will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 The Subject Site (Moreton Bay Fig – Item 6290)

The following Statement of Significance for the Moreton Bay Fig Tree located at 363- 373 Crown Street, Wollongong is available on the NSW State Heritage Inventory:

*The Moreton Bay Fig adjoining the Masonic Temple is of significance for the local area as notable, aged, rare, and representative example of this tree species which presents a local landmark. It is alleged that the tree is associated with the early days of the Free Masonic movement in Wollongong.*⁸⁹

4.2 The Subject Site

4.2.1 Assessment of Significance

In order to make an assessment of whether the proposed development to the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. The assessment is based upon criteria specified by the NSW Office of Environment and Heritage.⁹⁰

Notwithstanding the historical development of the subject site and its association to the Osborne family, there is no evidence to suggest that the subject site demonstrates any of the criteria against which heritage significance is assessed.

⁸⁹ Heritage NSW, "Moreton Bay Fig," State Heritage Inventory, Heritage Item ID: 2700786.

⁹⁰ NSW Heritage Office, "Statements of Heritage Impact," in *NSW Heritage Manual* (Paramatta: Department of Planning and Environment, 1996).

5.0 WORKS PROPOSED

5.1 Proposal Description

This Amending DA seeks approval for the undertaking of early construction works comprising bulk excavation and shoring works to enable the excavation of basement parking areas.

The approval of DA-2023/156 included the carrying out of the nominated early works across part of the site. This application seeks consent to extend the area of those approved works to certain other areas of the site. For a further detailed project description, please refer to the Environmental Impact Statement prepared by Planning Ingenuity.

5.2 Background

A previous Development Application for the subject site, DA-2023/156, was conditionally approved by the Southern Regional Planning Panel on 3 December 2024, for which Heritage 21 previously prepared a Statement of Heritage Impact report, dated 10 January. Heritage 21 also prepared a SOHI (dated 12 December 2025) for SSD-84127221, which is a rezoning proposal and SSDA as an Amending SSDA to DA-2023/156 for a mixed-use shop top housing development.

5.3 Drawings

Our assessment of the proposal is based on the following drawings by BKA Architecture dated 30 January 2026 and received by Heritage 21 on 30 January 2026. These are reproduced below for reference only; the full set of drawings accompanying the application should be referred to for any details.

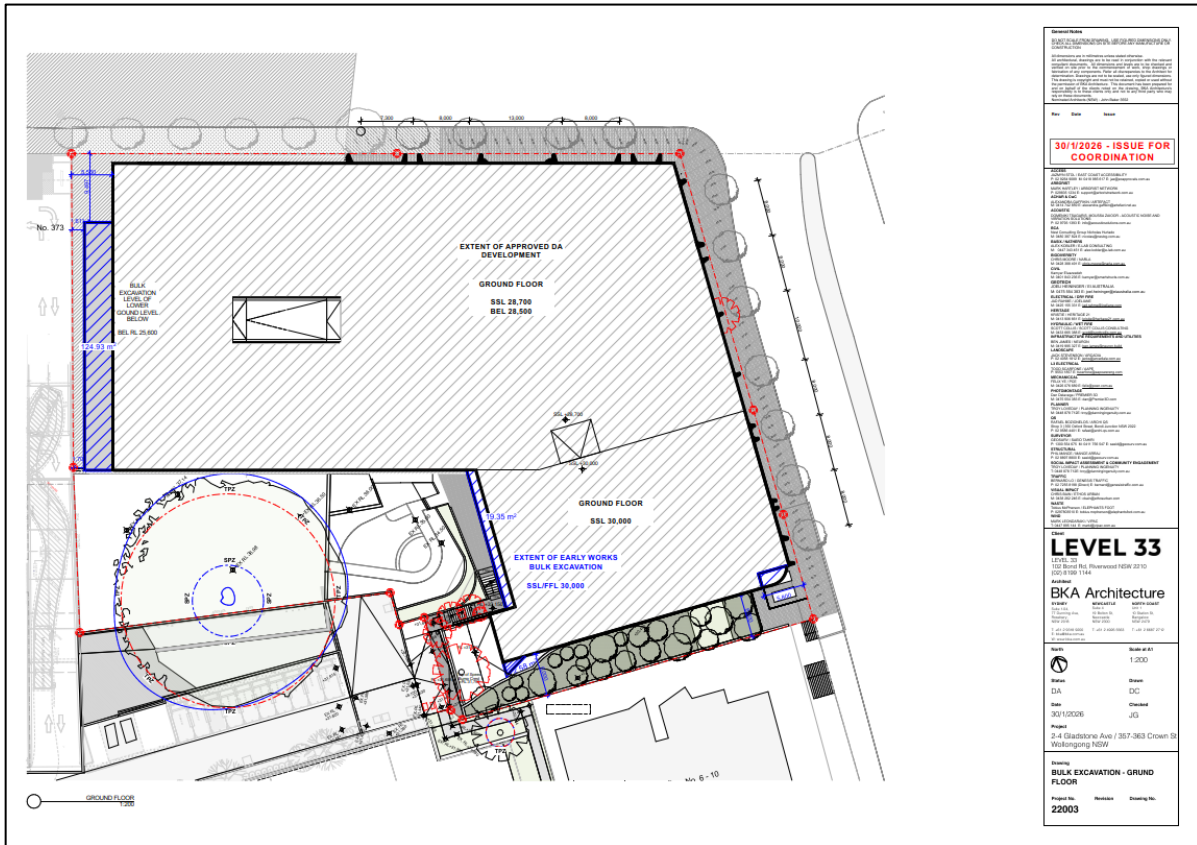


Figure 27. Bulk Excavation – Ground Floor.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Wollongong Local Environmental Plan 2009

The statutory heritage conservation requirements contained in Section 5.10 of the *Wollongong Local Environmental Plan 2009* (WLEP) are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 Wollongong Development Control Plan 2009

Our assessment of heritage impact also considers the heritage-related sections of the *Wollongong Development Control Plan 2009* (WDCP) that are pertinent to the subject site and proposed development. These include:

Part D – Locality Based DCPs/ Precinct Plans

D13: Wollongong City Centre

7. Planning Controls for Special Areas

7.1 Special areas with heritage items

7.1.1 Development of Heritage items

Part E – General Controls – Environmental Controls

E11: Heritage Conservation

Note – The WDCP 2009 does not strictly apply to State Significant Development by virtue of Section 2.10(a) of the *State Environmental Planning Policy (Planning Systems) 2021*.

6.1.3 Impact Assessment Against the NSW Department of Planning and Environment Guidelines

6.1.4 Heritage Guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Department of Planning and Environment provides a list of considerations in the form of questions aimed at directing and triggering

heritage impact assessments.⁹¹ These are divided into sections to match the different types of proposals that may occur on a heritage item, item in a Heritage Conservation Area or item in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Works adjacent to a heritage item or within the Heritage Conservation Area (listed on an LEP)

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the Heritage Conservation Area?*
- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*
- *Will the proposed works impact on the integrity or the streetscape of the Heritage Conservation Area?*

6.1.5 Directions issued by the Minister for Planning

The following direction issued by the Minister for Planning to relevant planning authorities under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*, is applicable to the proposal:

Focus area 3: Biodiversity and Conservation

3.2 Heritage Conservation

⁹¹ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Department of Planning and Environment, NSW Government, 2023).

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, Moreton Bay Fig (6290), and the state and local heritage items in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0), the Proposal (refer to Section 5.0) and a review of the Heritage Management Framework (refer to Section 6.1).

The subject site is located at 357-359 and 363 Crown Street, and 2 and 4 Gladstone Avenue. Part of heritage item Moreton Bay Fig (6290) is located in the southern extent of the subject site, which is listed under Schedule 5 of the WLEP 2009. The subject site is in the vicinity of State heritage listed item Wollongong Railway Station Group (6382) and local heritage item Tattersall's Hotel (6242), however the proposed works would not be within the visual catchment of either of these items.

Heritage 21 has been engaged by Level 33 since the concept design phase of the project and has been actively involved in providing ongoing built heritage advice during the design development process. As outlined in Section 5.1, this application seeks approval for the undertaking of early construction works comprising bulk excavation and shoring works to enable the excavation of basement parking areas. Therefore, this report addresses the proposed bulk excavation and shoring works only, and Heritage 21's SOHI submitted with SSD-84127221 should be referred to for discussion pertaining to the mixed-use development and re-zoning at the subject site.

The approval of DA-2023/156 included the carrying out of the nominated early works across part of the site. This application seeks consent to extend the area of those approved works to certain other areas of the site. Heritage 21 notes that the former buildings on the site have now been demolished as per the approval of DA-2023/156. Therefore, the proposed extension of these areas would not impact on any built heritage or fabric and due to being sub-surface, would not result in a visual impact to the nearby heritage items or the streetscape.

The heritage listed Moreton Bay Fig (6290) is located along the southern boundary of the subject site. The tree is of local significance for being "a notable, aged, rare, and representative example of this tree species which presents a local landmark."⁹² The tree would be retained by the proposal and it would remain visible from the Crown Street and Gladstone Avenue streetscapes, therefore retaining its prominence in the public domain and its identity as a local landmark.

No excavation would be undertaken in the tree protection zone (TPZ) or structural root zone (SRZ) and as indicated on the plans shown in Section 5, a buffer zone has been provided around the tree, to ensure that the proposal would not impact the tree's integrity. Further mitigation measures and landscaping to ensure continued health of the tree have been provided in SSD-84127221. Heritage 21 has also provided a mitigation measure in Section 7, recommending that care and protection plans be developed in conjunction with the arborist while undertaking the proposed works. Based on the mitigation measures and the landscaping proposed in SSD-84127221, Heritage 21 also considers the proposal to be in line with the

⁹² Heritage NSW, "Moreton Bay Fig," State Heritage Inventory, Heritage Item ID: 2700786.

relevant Direction issued by the Minister for Planning, specifically *Focus area 3.2 Heritage Conservation* in that it would protect and conserve the heritage item.

For the reasons explored above, Heritage 21 is of the opinion that the proposal would not have a detrimental impact on the subject site and the heritage item Moreton Bay Fig (6290), located on its southern boundary.

6.2.1 Impact Assessment against the WLEP 2009

The statutory heritage conservation requirements contained in Section 5.10 of the WLEP 2009 are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives	The proposal involves excavation and shoring works on a site which consists of a Heritage Item – Landscape (Moreton Bay Fig) which is listed under Schedule 5 of the <i>Wollongong LEP 2009</i> . The proposal aims to retain the heritage listed tree and would not entail any excavation or major works in the TPZ or SRZ. It is our general assessment that the proposal (as detailed in Section 5.0 above) would not engender a negative impact on the heritage significance of this heritage item.
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact accompanies the Application in order to enable the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the subject site and the heritage item in the southern extent of the site.
(5) Heritage assessment	

6.2.2 Impact Assessment Against the Department of Planning and Environment Guidelines

As acknowledged in Section 6.1.3, the NSW Department of Planning and Environment has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
Works adjacent to a heritage item or within the Heritage Conservation Area (listed on an LEP)	
<i>Will the proposed works affect the heritage significance of the adjacent heritage item or the Heritage Conservation Area?</i>	Part of heritage item Moreton Bay Fig (6290) is located in the southern extent of the subject site. The proposal would ensure that the heritage item retains its prominence in the public domain and its identity as a local landmark. No excavation would be undertaken in the TPZ or SRZ and as indicated on the plans shown in Section 5, a buffer zone has been provided around the tree, to ensure that the proposal would not impact the tree's integrity. Mitigation measures and landscaping to ensure continued health of the tree have also been provided in SSD-84127221. Therefore, Heritage 21 is of the opinion that considerable efforts have been made to maintain the heritage significance of the tree.

Question	Assessment
<i>Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?</i>	The current proposal would be confined to the surface and sub-surface of the subject site and as such would not impact any key view lines to and from the heritage item, nor would it impact on the streetscape.
<i>Will the proposed works impact on the integrity or the streetscape of the Heritage Conservation Area?</i>	

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Department of Planning and Environment's guidelines require the following aspects of the proposal to be summarised.⁹³

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site and Moreton Bay Fig (6290):

- The proposal would retain heritage item Moreton Bay Fig (6290) and would ensure that the integrity and TPZ and SRZ of the tree would not be impacted.
- The Moreton Bay Fig would remain visible from the Crown Street and Gladstone Avenue streetscapes, therefore retaining its prominence in the public domain and its identity as a local landmark.
- The proposed works would be confined to the surface and sub-surface of the subject site and as such would not have a visual impact on the streetscape or nearby heritage items.
- There are presently no buildings on site and as such no built heritage or fabric would be impacted by the current proposal.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site, and the Moreton Bay Fig (6290). The neutral impacts of the proposal have been addressed in Section 7.1.1. Recommendations are provided in Section 7.2 as further mitigation measures.

7.2 Mitigation Measures/Recommendations

To ensure maximum conservation of the significance of the subject site and the Moreton Bay Fig (6290) Heritage 21 also recommends the following:

- Care and protection plans should be developed in conjunction with the arborist while undertaking any excavation or shoring activities in the vicinity of the heritage listed Moreton Bay Fig tree. There should be arborist project management and supervision of all proposed works in the TPZ and SRZ to ensure that there are no negative impacts on the Moreton Bay Fig tree while the construction works are in progress and to ensure that the subject tree is retained in a viable condition.

7.3 General Conclusion

Heritage 21 is therefore confident that the proposal complies with pertinent heritage controls and would not engender a negative impact on the heritage significance of the subject site or heritage item Moreton

⁹³ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact*.

Bay Fig (6290). We therefore recommend that the Department of Planning, Housing and Infrastructure view the application favourably on heritage grounds.

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