

Megan Jones
ARCHITECT

**St George Illawarra Dragons
Community and High-Performance Centre
Fairy Meadow**

Statement of Heritage Impact

Prepared for
Bridge42 Pty Ltd

July 2023 • Issue A
Project number CMJ 627

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Background and purpose of the report	1
1.2	Methodology and terminology	1
1.3	Site location and description	1
1.4	Overview of the proposal	1
1.5	Documentation	3
1.6	Heritage management context	3
1.7	Author identification	3
2	SUMMARY HISTORY OF THE PRECINCT AND THE BALGOWNIE MIGRANT WORKERS' HOSTEL	4
2.1	Introduction	4
2.2	Aboriginal history pre-1788	4
2.3	Post-Contact history	4
2.4	Balgownie Migrant Workers' Hostel	5
2.5	Significance of the Remnant Huts	8
3	DESCRIPTION OF THE SITE AND ITS BUILDINGS	9
3.1	Site Description	9
3.2	Building Descriptions	9
4	THE PROPOSAL	13
5	ASSESSMENT OF HERITAGE IMPACT	14
5.1	Introduction	14
5.2	Assessment of heritage impact in relation to the HeritageNSW standard questions	14
5.3	Assessment of heritage impact in relation to the relevant heritage policies in the Wollongong LEP 2009	15
5.4	Assessment of heritage impact in relation to the relevant heritage policies in the Wollongong DCP 2009 Chapter D-14 Wollongong Innovation Campus	16
6	CONCLUSIONS	17

Document Issue Register

Issue	Date	Purpose	Written	Approved
P1	14 July 2023	First Draft	CMJ	CMJ
A	25 July 2023	Final for IDA submission	CMJ	CMJ

230725 J627 Dragons CHPC SoHI A

1 INTRODUCTION

1.1 Background and purpose of the report

This Statement of Heritage Impact has been prepared to accompany the Integrated Development Application to create the St George Illawarra Dragons Community and High Performance Precinct within the East Campus of the University of Wollongong at Fairy Meadow. It will assess the impact of the proposal on the cultural significance of the remnant buildings of the Balgownie Migrant Workers' Hostel within to the site. This report should be read in conjunction with all supporting material associated with the Development Application including the Planning Report prepared by Ethos Urban.

1.2 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996). The report adopts the terminology defined in the Australia ICOMOS Burra Charter, 2013 for the conservation and management of places of cultural significance in Australia.

1.3 Site location and description

The site is within Campus East, or the Innovation Campus, of the University of Wollongong. It is bounded to the north by the rear of dwellings fronting Elliotts Road, to the south by the Sustainable Buildings Research Centre, to the east by Squires Way and to the west by the rear of dwellings fronting Cowper Street. It is accessed via Innovation Way, the southernmost section of which is included in the study area. Innovation Way is a two-lane asphalted road running north-south, with concrete edging, but no kerb or gutters. There are grassed swales along each side of the road, with inlets to stormwater drains. The original Balgownie Migrant Workers' huts still located within the site as positioned at the centre of grassed sporting fields. Refer Figure 1.



1 Aerial Photo with the site of the proposed St George Illawarra Dragons Community and High Performance Precinct. The site of the remnant buildings of the Balgownie Migrant Workers' Hostel is outlined in blue.
Source: SIX Maps



1.4 Overview of the proposal

St George Illawarra Dragons Community and High Performance Precinct is proposed to be established within the East Campus of the University of Wollongong at Fairy Meadow. The boundaries and layout of the proposed St George Dragons Community and High Performance Precinct are illustrated in Figure 2.

The proposed development of the site comprises:

- Site preparation
- A new Community and High Performance Centre
- Two new playing fields
- Landscaped public domain
- On grade carpark



2 Context map with the location of the St George Illawarra Dragons Community and High Performance Precinct, Fairy Meadow not to scale. The SHR site is outlined in blue.
Source: Populous



1.5 Documentation

Documents referred to in this report include:

- *Balgownie Migrant Workers' Hostel: Huts 201, 204 and 210*, Squires Way Fairy Meadow NSW 2519 State Heritage Inventory Database No.: 5055121.
- *Statement of Heritage Impact Former Balgownie Migrant Workers Hostel IDA 11a Cowper Street, Fairy Meadow NSW* by Weir Phillips
- Integrated Development Application drawings prepared by Populous

1.6 Heritage management context

The proposed St George Illawarra Dragons Community and High Performance Precinct is adjacent to the three remnant buildings of the Balgownie Migrant Workers' Hostel. These buildings are listed as heritage items in Schedule 5 Part 1 of the LEP 2009 as "Balgownie Migrant Workers' Hostel" Item No. 61075 and on the NSW State Heritage Register SHR No. 01767. The buildings are numbered 201, 204 and 210.



- 3 Precinct and environs of St George Illawarra Dragons Community and High Performance Precinct, (shown outlined in red).
Source: Wollongong LEP 2009 Heritage Map 25, with overlay.



The SHR Listing is included in Appendix A. The boundary of the SHR site is: Northern boundary is 1 metre north of Building 210, western boundary is 1 metre west of Building 204, eastern boundary is 3 metres west of Building 201 and southern boundary is edge of access road.

1.7 Author identification

This document was prepared by Megan Jones, Architect and Principal of Michael E + C Megan Jones Pty Ltd trading as Megan Jones Architect. Megan has over 40 years' experience in the provision of architectural and heritage architectural services for the conservation and adaptive re-use of heritage buildings and sites and the preparation of heritage assessments and heritage planning documents for heritage buildings and sites.

2 SUMMARY HISTORY OF THE PRECINCT AND THE BALGOWNIE MIGRANT WORKERS' HOSTEL

2.1 Introduction

The information provided in this historical overview has been obtained from Extent Heritage 'European Heritage Assessment', Health and Wellbeing Precinct Innovation Campus, (2017) and Colin Brady Architect & Planning's Assessment Study of European Heritage, Brandon Park, Fairy Meadow (2002) , prepared for University of Wollongong) and from the NSW Heritage Database. The information in this section focuses on physical changes to the site and not the social and historical aspects of the wider region.

2.2 Aboriginal history pre-1788

The Dharawal people are the Traditional Owners of the Fairy Meadow and Wollongong area. Their lands extend along the coast from Stanwell Park in the north to the Shoalhaven in the south and inland towards Kangaroo Valley. Dharawal people who live near the coast are saltwater people, and those who live inland along river valleys and mountain plateaus are freshwater people. The southern part of the Dharawal area is the land of the Wodi Wodi (Wadi Wadi) clan, who camped near Lake Illawarra both before and after European settlers arrived in the region. This Aboriginal community had a well-developed and complex society, and physical and cultural evidence of this remains today in the forms of burials, middens and other sites. The Aboriginal history has also been preserved through traditional knowledge and dreaming stories which have been passed down through the generations. Traditional stories tell of their arrival at the mouth of Lake Illawarra in canoes when the Ancestors were animals. They brought the Dharawal or Cabbage tree palm (*Livistona australis*) with them and are named for this sacred tree.

2.3 Post-Contact history

Aboriginal communities first encountered Europeans in 1796.

Red cedar (*Toona ciliata*) timber-getters operated in Illawarra escarpment (rain) forests as the first 'settler' industry in the area from the 1810s.

Dr Charles Throsby used the coastal Illawarra grasslands as cattle fodder in 1815 opening the area to European settlement. He focussed his herd behind the fresh water lagoon then situated at the junction of the current day Harbour and Smith Streets where he built a stockman's hut and cattle yards and this was a meeting point for the first Illawarra land grantees in 1816.

The first settlement in the area now known as Wollongong was by Charles Throsby Smith, nephew of Throsby. He was one of the first to receive a land grant in the district and in 1822 was the first to settle on his 300 acre parcel. Smith's barn, located near Wollongong harbour, became the first school house in 1826 and then church building in 1828.

A military presence was established in the area now known as Port Kembla in 1826. They were relocated to the area now known as Wollongong in 1830. They were replaced by a local magistrate in 1833. This activity was focussed around the harbour. In 1833 the area's first school was established.

In 1834 land owner Charles Throsby Smith (nephew of Dr. Charles Throsby)'s land was nominated as the site for the township to be known as Wollongong.

In 1834 Surveyor General Major Thomas Mitchell surveyed the town with the centrepiece of land devoted to the Church of England. As there was no crown land, Throsby-Smith sold his land to the Government and it was transferred to the church. The surveyed town was bounded by streets to be known as Harbour, Keira, Smith and Crown Streets (ibid, 2011, 18). The original township was bounded by Crown, Keira, Smith and Harbour Streets which remain major streets in Wollongong today.

The Illawarra District Council was formed in 1843. In 1859, two municipal councils were formed: Municipality of Wollongong which was proclaimed on 22 February, and Central Illawarra Municipality which was formed on 19 August 1859 (this took in the area from Unanderra to Macquarie Rivulet). North Illawarra Municipality was formed on 26 October 1868 and included the area from Fairy Creek to Bellambi. In 1947 The City of Greater Wollongong was formed by the amalgamation of the City of Wollongong, the Shires of Bulli and Central

Illawarra and the Municipality of North Illawarra, under the Local Government Act, 1919 in the NSW Government Gazette 104 of 12 September 1947.

Wollongong expanded in the 1880s and the railway which finally linked the area to Sydney, encouraged movement away from Mitchell's plan. The relative isolation of the Illawarra ended in 1888 when the railway was finally introduced to link the area to Sydney. The town was transformed from a focus on the wharves to one on the railway and began to expand away from St. Michael's central position. The rail allowed the area to ship milk, coal and coke to Sydney city, expanding Wollongong city's potential enormously. By the turn of the century a smelting works and number of coke oven batteries were opened and the town's population rose from 1635 in 1881 to 3545 in 1901 (an average growth rate of 3.9%)

2.4 Balgownie Migrant Workers' Hostel

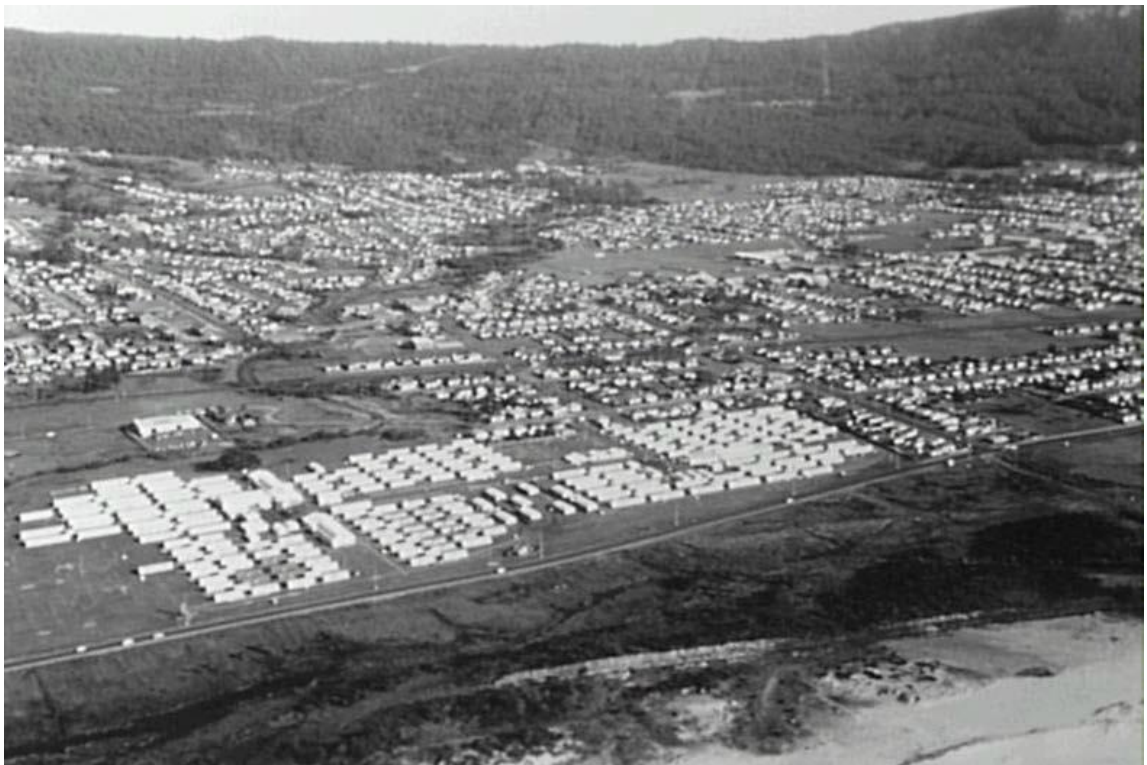
In the early 1950s, the Commonwealth Government built a number of Migrant Hostels to house migrant workers who had emigrated to Australia under their increased migration policies, with 37 being located in NSW alone.

Three such hostels were built in the Illawarra at Unanderra, Berkley and the Balgownie Migrant Workers' Hostel at Fairy Meadow, now the site of the University of Wollongong's Campus East.

The Balgownie Migrant Hostel was built by Concrete Constructions Pty Ltd, the contract being let in October 1950 and occupied in December 1951.

The first Nissen Hut was designed by Canadian Lieutenant Colonel Peter Norman Nissen in 1916. In WWII the Nissen Hut design was modified and extensively used in military activities. The British Nissen Hut was copied by Americans in the Quonset hut and evolved to become quite different by the end of WWII.

The site had up to 182 Nissen and Quonset huts which were divided into six blocks. Each pair of blocks had a shared communal Kitchen/Dining Hall and Laundry facilities.



4 The Balgownie Migrant Workers' Hostel at Fairy Meadow c1960
Source: Lost Wollongong.com



5 The Balgownie Migrant Workers' Hostel at Fairy Meadow c1957
Source: Migrantweb.com Hostels Forum

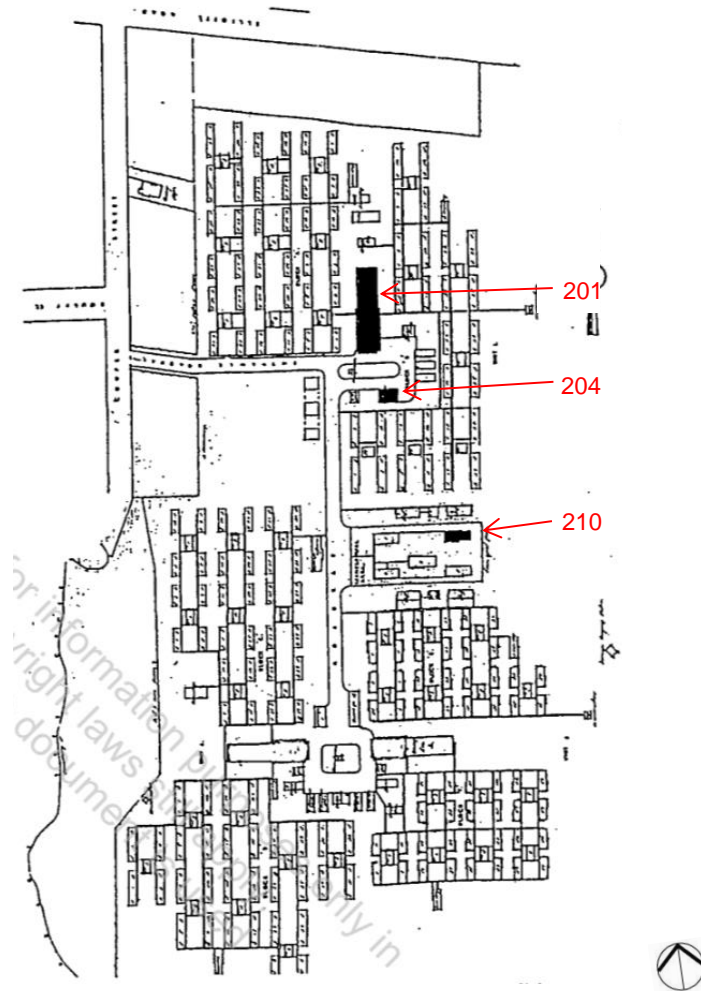


6 Interior of the hostel dining room in the 1960s
Source: Migrantweb.com Hostels Forum

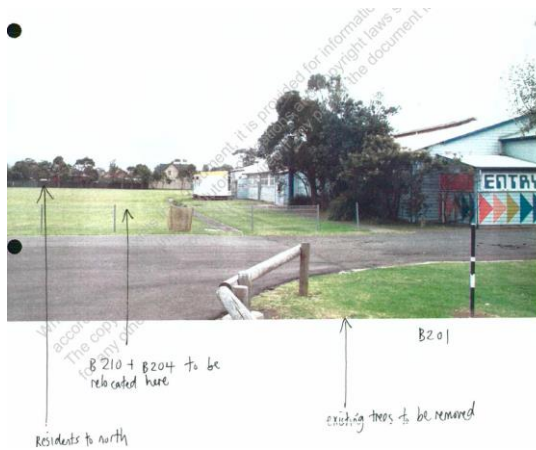
The hostel was later renamed Fairy Meadow Migrant Hostel and continued operation until 1982.

The buildings numbered 201, 204 and 210 were part of a large complex of huts divided into blocks around common dining room and laundry buildings. Figure 7 shows the original locations of the remnant huts which are shaded in black. Building 201 is in its original location, whilst Buildings 204 and 210 were moved from

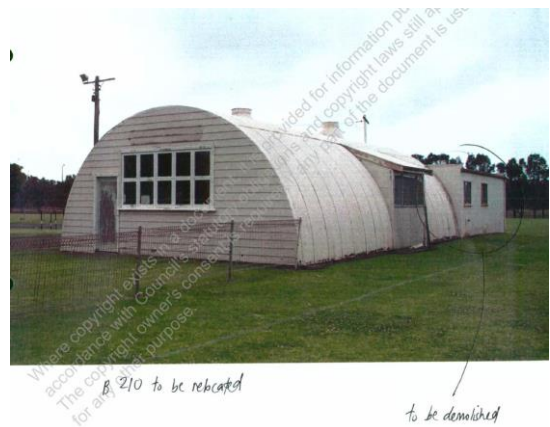
their former flood-prone location in 2005 to a raised berm near building 201 to undertake restoration works to provide a viable adaptive reuse of the buildings within a heritage precinct of similar buildings to better interpret the original Migrants' Camp.



7 The original location of the Buildings 201, 204 and 210 in the wider Migrant Camp Site (shaded black)
Source: Wollongong City Council



8 Building 201 with its extension prior to the relocation of Buildings 210 and 204. Viewed from the South.
Source: Wollongong City Council



9 Building 204 prior to its relocation. Note the later extension to the hut was demolished as part of the works.
Source: Wollongong City Council



- 10 Building 204 prior to its relocation. Viewed from the South east. Note the later extensions to both buildings were removed as part of the adaptive re-use works
Source: Wollongong City Council

2.5 Significance of the Remnant Huts

The following summary of significance is extracted from the State Heritage Inventory:

The Buildings 201, 204 and 210 have historical significance as physical evidence of the Balgownie Migrant Workers' Hostel that was constructed at Fairy Meadow in 1950 and 1951 (and in use until 1982) as part of an Australia-wide post-World War II immigration program. This immigration program had wide ranging impacts upon the development and growth of Wollongong.

The Nissen hut and Quonset huts are locally rare, as other buildings of the period have not survived at the other Wollongong migrant hostel sites set up at that time (in Unanderra and Berkeley). They are also rare on a Statewide basis as surviving Nissen and Quonset huts adapted for use at a former New South Wales migrant hostel site.

These structures have an historical association with author Mary Rose Liverani and with the community of migrants who started their Australian life at the hostel before moving on to become influential in the economic and cultural life of Wollongong.

The buildings have some technical significance relating to the adaptation of Nissen and Quonset huts which have been modified for use at a migrant hostel location.

The buildings and their location have social significance due to the community of past residents and their descendants who have strong emotional ties to the site and still live in the Wollongong district.

3 DESCRIPTION OF THE SITE AND ITS BUILDINGS

3.1 Site Description

The Balgownie Migrant Workers' Hostel is located within an open parkland setting. To the east of this item on the opposite side of Squires Way is Puckeys Estate Reserve, comprised of a She-oak forest, but also has sand dune and wetland areas, including areas along Para Creek. To the south opposite the playing fields are University of Wollongong Innovation Campus Student accommodation buildings. To the west and north of the site beyond the parkland setting are residential subdivisions. Refer Figure 1.



11 Aerial photo of the three buildings comprising the SHR/LEP listed Balgownie Migrant Workers' Hostel
Source: SIX maps



3.2 Building Descriptions

The original Balgownie Migrant Workers' Hostel had several buildings, of which only three remain, namely buildings 201, 204, and 210.

Building 201 was the Former Migrant Hostel Kitchen/Dining Room. It is in its original 1951 location. It was conserved and adapted to the university science centre in. It is currently used as a child care facility. The building comprises a single storey weatherboard clad kitchen area with clerestory ventilation and a 12 m x 30 m 'Quonset 40' structure with curved corrugated steel roof/walls. and a southern skillion verandah. The

corrugated steel runs along the curve of the roof, with sections to the sides and below windowsills running horizontally. The northern end of the Quonset building was formerly occupied by a gabled roof extension, which has been removed and replaced with weatherboard cladding with a ventilation grille. Improved site drainage intended to protect Building 201 from all but one-in-one-hundred-year flooding was installed. However, Building 201 has flooded twice in the past 12 months.

Buildings 210 and 204 are occupied by the University Alumni Bookshop.

Building 204 which was the Former Migrant Hostel Laundry Exchange was relocated to this site in 2005. It is a 13 m x 7.6 m Nissen hut clad with corrugated steel and has dormer windows/doors along its eastern and western sides. The northern and southern ends of the structure are clad in weatherboard with windows to the northern end and windows and a door to the southern.

Building 210 which served as the former Migrant Hostel staff residence was relocated to this site in 2005. It is a 16m x 6.4 m Quonset hut clad with corrugated steel with dormer window and door extensions along the entire eastern and western sides. The curved profile of the structure continues below the windows along each side. The northern and southern ends of the structure are clad in narrow weatherboard, and the entire structure is supported on a timber framed floor bearing hardwood stumps.

The three buildings have undergone changes over time and are in good condition.



Buildings 201 and 204 viewed from the North



Building 201 and grounds of the Child Care Centre viewed from the East



Building 201 and grounds of the Child Care Centre viewed from the North East



Buildings 210 and 201 viewed from the South



Building 201 viewed from the South East



Buildings 204 and 210 viewed from the South West



Buildings 204 and 210 viewed from the North



North and East facade of Building 204



Southern facade of Building 204



North and West facade of Building 210



South facade of Building 210



Space between the buildings looking North



Space between the buildings looking South. Building 201 on the left



Western face of Building 201

4 THE PROPOSAL

The proposed new Community and High Performance Centre comprises the following components:

- Site preparation works, including removal of existing at-grade car parking, earthworks, tree protection and removal, stormwater management works and termination of utilities.
- Construction and use of a new Community and High Performance Centre, including facilities such as:
 - Gymnasium
 - Player amenities such as locker rooms, players' lounge, viewing balcony and dining areas
 - Staff amenities, including end of trip facilities and bike storage
 - Allied health and training rooms, including medical and physical recovery rooms
 - Lecture theatre and collaboration and partner spaces
 - Club administration and community outreach program office spaces
 - Back of house and administration services and rooms (such as plant, laundry rooms, uniform and merchandise rooms)
 - Players' lounge and dining area
- Construction and use of two new playing fields, comprising:
 - A new NRL-standard elite training field for training by the Dragons' first grade teams, immediately north of the Community and High Performance Centre.
 - A new community field to the west of the retained heritage huts with floodlighting to allow evening use by the community including the All Abilities Squad, Indigenous and After School Programs.
- Landscaping and public domain works within the curtilages of the proposed development including improved open space areas, raised seating along the west side of the elite training field, landscape embellishment works and pedestrian and cyclist pathways.
- New at-grade car park to the south of the Community and High Performance Centre comprising 60 car parking spaces and car parking spaces along the east side of Innovation Way.

The extent of works is shown on the drawings prepared by Populous Architects. Refer to Figure 2 for the Site Plan.

The new community field (Field 2) is set back 3,580mm to the west of the western SHR curtilage boundary. It is located on an existing open grassed playing field.

5 ASSESSMENT OF HERITAGE IMPACT

5.1 Introduction

This section of the report identifies and assesses the potential heritage impacts associated with the proposal to amend the Wollongong Local Environmental Plan 2009 and Wollongong Development Control Plan 2009. The proposal is assessed against the relevant policies and guidelines in:

- Standard questions in the 1996 HeritageNSW publication: *Statements of Heritage Impact*
- Relevant heritage policies in the Wollongong LEP 2009 and DCP 2009

5.2 Assessment of heritage impact in relation to the HeritageNSW standard questions

The following table sets out the assessment of the Proposal using the relevant standard questions in the 1996 HeritageNSW publication: *Statements of Heritage Impact*. Text provided in italics is taken directly from the Heritage Office Guidelines. Only criteria relevant to the proposal are included.

Proposed Change to Heritage Item	Questions to be addressed	Assessment of the Proposal
New development adjacent to a heritage item	<ul style="list-style-type: none"> – <i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i> – <i>Why is the new development required to be adjacent to a heritage item?</i> – <i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i> – <i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i> – <i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i> – <i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i> – <i>Will the additions visually dominate the heritage item? How has this been minimised?</i> – <i>Will the public, and users of the item, still be able to view and appreciate its significance?</i> – <i>Will the additions visually dominate the heritage item? How has this been minimised?</i> – <i>Will the public, and users of the item, still be able to view and appreciate its significance?</i> 	<p>The grassed area to the West of the SHR listed Balgownie Migrant Workers' Hostel is currently used as a playing field. The land to the North and East (beyond the playground of the Child Care Centre) is open grassland. The land to the South beyond the road and car park is also open grassland.</p> <p>The redevelopment of the land to the West to provide a dedicated rugby league playing field will have a negligible impact on the setting of Buildings 204 and 210 and will not visually dominate the buildings.</p> <p>No buildings or works are proposed adjacent to or within the SHR listed Balgownie Migrant Workers' Hostel SHR site. The new community field (Field 2) is set back 3580mm to the west of the SHR curtilage boundary. Access around the heritage buildings will not be affected.</p> <p>The redevelopment of the land to the South of the road and Buildings 201 and 210 for Field 1 and the Community and High Performance Centre will have a negligible impact on the setting of Buildings 201 and 210 and will not visually dominate the buildings.</p> <p>The SHR curtilage of the Balgownie Migrant Workers' Hostel will not be encroached upon.</p> <p>No archaeological deposits will be affected.</p>

5.3 Assessment of heritage impact in relation to the relevant heritage policies in the Wollongong LEP 2009

Wollongong LEP 2009 Heritage Requirements	Assessment of the Proposal
<p><i>5.10 Heritage Conservation</i></p> <p><i>(1) Objectives</i></p> <p><i>The objectives of this clause are as follows—</i></p> <p><i>(a) to conserve the environmental heritage of Wollongong,</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites,</i></p> <p><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</i></p>	<p>The grassed area to the West of the SHR listed Balgownie Migrant Workers’ Hostel is currently used as a playing field. The land to the North and East (beyond the playground of the Child Care Centre) is open grassland. The land to the South beyond the road and car park is also open grassland.</p> <p>The redevelopment of the land to the West to provide a dedicated rugby league playing field will have a negligible impact on the setting of Buildings 204 and 210 and will not visually dominate the buildings.</p> <p>No buildings or works are proposed adjacent to or within the SHR listed Balgownie Migrant Workers’ Hostel SHR site. The new community field (Field 2) is set back 3580mm to the west of the SHR curtilage boundary. Access around the heritage buildings will not be affected.</p>
<p><i>(4) Effect of proposed development on heritage significance</i></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>The redevelopment of the land to the South of the road and Buildings 201 and 210 for Field 1 and the Community and High Performance Centre will have a negligible impact on the setting of Buildings 201 and 210 and will not visually dominate the buildings.</p> <p>The SHR curtilage of the Balgownie Migrant Workers’ Hostel will not be encroached upon.</p> <p>No archaeological deposits will be affected.</p>
<p><i>(5) Heritage assessment</i></p> <p><i>The consent authority may, before granting consent to any development —</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	

5.4 Assessment of heritage impact in relation to the relevant heritage policies in the Wollongong DCP 2009 Chapter D-14 Wollongong Innovation Campus

Wollongong DCP 2009 Heritage Requirements	Assessment of the Proposal
<p><i>Chapter E11 Heritage Conservation</i></p> <p><i>Objectives</i></p> <p><i>1. The objectives of this chapter of the DCP are:</i></p> <ul style="list-style-type: none"> <i>a) To conserve the environmental heritage of the City in accordance with the principles contained in the Burra Charter;</i> <i>b) To consider the potential heritage significance of all properties identified on the Wollongong LEP 2009 Heritage Map and other applications as a matter to be taken into account in the assessment of Development Applications affecting those properties;</i> <i>c) To integrate conservation issues and management into the planning and development control process;</i> <i>d) To ensure that any development with respect to a heritage site is undertaken in a manner that is sympathetic to, and does not detract from the identified significance of the site;</i> <i>e) To encourage innovative approaches to the conservation of Wollongong's heritage and to provide incentives for good management practice;</i> <i>f) To promote Wollongong's cultural heritage as a valuable resource that must be conserved for future generations.</i> <i>g) To encourage and guide recording and interpretation of significant heritage throughout the development process.</i> 	<p>Refer to comments above.</p> <p>This Statement of Heritage Impact assesses the impact of the development on the SHR listed Balgownie Migrant Workers' Hostel.</p> <p>The proposal will not materially or visually affect the huts or their setting and will facilitate the public to appreciate their cultural significance.</p>

6 CONCLUSIONS

The redevelopment of the land to the West to provide a dedicated rugby league playing fields will have a negligible impact on the setting of Buildings 204 and 210 within the SHR listed Balgownie Migrant Workers' Hostel and will not visually dominate the buildings.

The redevelopment of the land to the South of the road and Buildings 201 and 210 for Field 1 and the Community and High Performance Centre will have a negligible impact on the setting of Buildings 201 and 210 and will not visually dominate the buildings.

No buildings or works are proposed adjacent to or within the SHR listed Balgownie Migrant Workers' Hostel SHR site. The new community field (Field 2) is set back 3580mm to the west of the SHR curtilage boundary. Access around the heritage buildings will not be affected.

The proposal will not materially or visually affect the SHR listed Balgownie Migrant Workers' Hostel or its setting and will facilitate the public to appreciate its cultural significance.

APPENDIX A - State Heritage Inventory for *Balgownie Migrant Workers' Hostel: Huts 201, 204 and 210*

Item Details

Name
Balgownie Migrant Workers Hostel
SHR/LEP/S170
Balgownie Migrant Workers Hostel
Address
9 Squires Way FAIRY MEADOW NSW 2519
Local Govt Area
Wollongong City
Local Aboriginal Land Council
Unknown

Item Type
Built
Group/Collection
Government and Administration
Category
Other - Government & Administration

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
9	Squires Way	FAIRY MEADOW/NSW/2519	Wollongong City	Unknown	Wollongong	Camden	Unknown	Primary Address

Significance

Statement Of Significance

The Nissen hut (building 204) and the two Quonset huts (buildings 201 and 210) have historical significance as physical evidence of the Balgownie Migrant Workers Hostel that was constructed at Fairy Meadow in 1950 and 1951 (and in use until 1982) as part of an Australia-wide post-World War II immigration program. This immigration program had wide ranging impacts upon the development and growth of Wollongong. The two Nissen huts and one Quonset are locally rare, as other buildings of the period have not survived at the other Wollongong migrant hostel sites set up at that time (in Unanderra and Berkeley). They are also rare on a Statewide basis as surviving Nissen and Quonset huts adapted for use at a former New South Wales migrant hostel site. These structures have an historical association with author Mary Rose Liverani and with the community of migrants who started their Australian life at the hostel before moving on to become influential in the economic and cultural life of Wollongong. The buildings have some technical significance relating to the adaptation of Nissen and Quonset huts which have been modified for use at a migrant hostel location. The buildings and their location have social significance due to the community of past residents and their descendants who have strong emotional ties to the site and still live in the Wollongong district.

Criteria a)

Historical Significance

State

Criteria b)

Historical Association Significance

State

Criteria c)

Aesthetic/Technical Significance

State

Criteria d)

Social/Cultural Significance

State

Criteria e)

Research Potential

State

Criteria f)

Rarity

State

Criteria g)

Representative

State

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
	No Results Found	

Description

Designer

Builder/Maker

Concrete Constructions Pty Ltd

Physical Description

SHR: Nissen Huts and Quonset Huts

Building 201 - Former Migrant Hostel Kitchen/Dining Room, then a university science centre and currently conserved, refurbished and used as a child care facility. The building has three parts: a single storey weatherboard clad kitchen area with clerestory ventilation; a 100ft. x 41ft. Quonset hut with curved corrugated steel roof/walls; a gable roofed corrugated steel clad extension

Building 204 - Former Migrant hostel Laundry Exchange, next the university library/ bookstore and now conserved and ready for occupation by unspecified university services. The building has two parts. The western section is a 25 ft x 43 ft Nissen hut. The eastern section c.1980 concrete block and metal deck structure.

Building 210 - Former Migrant Hostel staff residence, now conserved, refurbished and awaiting occupation by unspecified university services. This is a 21ft. x 53 ft. Quonset hut.

Updated

Physical Condition

SHR: The condition of the buildings is excellent, following thorough conservation carried out in 2004/5. The larger Quonset hut (building 201) is in use as a childcare facility. Buildings 204 and 210 are occupied by University of Wollongong services. Buildings 204 and 210 have been moved from their former flood-prone location to a raised berm near building 201. Improved site drainage protects building 201 from all but one-in-one-hundred-year flooding.

Updated

Modifications And Dates

Further Comments

Huts remaining from hostel use and brick family units built in 1973 to create self-contained accommodation for migrant families. Some of the open areas of the hostel site used for recreation remains unbuilt upon.

Current Use

Childcare Centre, Science Centre, Student Accommodation

Former Use
Migrant Hostel

Listings

Listings				Records Retrieved: 1	
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Wollongong Local Environmental Plan 2009	61075	2/26/2010 12:00:00 AM	2010-76	

Procedures/Exemptions

Procedures/Exemptions				Records Retrieved: 0	
Section of Act	Description	Title	Comments	Action Date	Outcome
			No Results Found		

History

Historical Notes or Provenance

Updated

The following has been abridged from the State Heritage Register:

The buildings numbered 201, 204, and 210 are remnants of the Balgownie Migrant Workers Hostel. The Hostel was constructed in late 1950 and 1951 as a migrant workers hostel to meet the demand for housing created by a Commonwealth government policy for increased immigration. At the same time around the rest of the state there were numerous other hostels built to meet the demands brought about by the immigration policy. The Balgownie Migrant Hostel was built by Concrete Constructions Pty Ltd, the contract being let in October 1950 and occupied in December 1951. The hostel was later renamed Fairy Meadow Migrant Hostel and continued operation until 1982.

The property was purchased by the University of Wollongong for student accommodation in June 1987. About 1989 the building known as 201 a former dining hall was converted for use as the Science Centre. There is also a childcare centre operating in one of the Huts.

The first Nissen Hut was designed by Canadian Lieutenant Colonel Peter Norman Nissen in 1916. In WWII the Nissen Hut design was modified and extensively used in military activities.

The British Nissen Hut was copied by Americans in the Quonset hut and evolved to become quite different by the end of WWII.

The buildings numbered 201, 204 and 210 are remnants of the hostel completed in 1951. They were part of a large complex of huts divided into blocks around common dining room and laundry buildings.

See SHR Listing for further information.

Historic Themes

Records Retrieved: 4

National Theme	State Theme	Local Theme
4. Settlement	Accommodation	Accommodating migrants in hostels and camps
2. Peopling	Migration	Accommodation and first home
Building settlements, towns and cities	Agriculture	Accommodating migrants in hostels and camps
Peopling the continent	Persons	Accommodation and first home

Recommended Management

Management Summary

SHR

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 4

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Review of heritage items in Wollongong LGA			2019		ZMP
Review of heritage items in Wollongong LGA			2013		Zoran Popovic
Wollongong Migration Heritage Places			2007		M Walker et al.
Wollongong Migration Heritage Places			2007		Meredith Walker et al.

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source

Local Government

Record Owner

Wollongong City Council

Heritage Item ID

5062332

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to heritagemailbox@environment.nsw.gov.au

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.



© Land and Property Information 2015

State Heritage Register - SHR:01767 - Plan: 2198

Balgownie Migrant Workers Hostel: Huts 201, 204 and 210

Squires Way, Fairy Meadow

Gazetted Date: 28/08/2009

0 10 20 30 40 Meters

Scale: 1:1,000 @A4

Datum/Projection: GCS_GDA_1994

