



URBIS

# HERITAGE IMPACT STATEMENT

Gwynneville Estate  
Murphys Avenue,  
Gwynneville NSW 2500

Prepared for  
**NSW LAND AND HOUSING CORPORATION**  
21 February 2025

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# 1. EXECUTIVE SUMMARY

## BACKGROUND

This report has been prepared on behalf of Homes NSW (formerly the NSW Land and Housing Corporation - LAHC) to support a planning proposal for urban renewal of land at Gwynneville, NSW and amend the *Wollongong Local Environmental Plan 2009* (WLEP) to accommodate urban renewal of land at Gwynneville..

Covering approximately 9 hectares, the site is located 2km north-west of the Wollongong CBD. The site is immediately south of the University of Wollongong, and east of the Botanic Gardens. Irvine Street makes up the site's eastern boundary, with Murphy Avenue to the south. The Northfields Avenue Bus Interchange is approximately 150m northwest of the site, and North Wollongong Railway Station is approximately 1km to the east.

The Gwynneville precinct has been identified as a location capable of supporting more social, affordable and diverse private market housing for the Illawarra community, and to contribute to addressing NSW's housing crisis.

The site currently accommodates approximately 132 residential lots, consisting of:

- 79 social dwelling units on 75 residential lots owned by LAHC; and
- Approximately 56 privately owned dwelling units on 56 residential lots.

Most of the dwellings were constructed during the 1940s - 1950s. The site is made up of predominantly single storey detached dwellings set in a modified grid-type street layout.

Over 60% of the homes in the precinct are owned by Homes NSW, providing an opportunity to consider additional density while taking into account key constraints such as traffic, views to and from Gleniffer Brae, Cratloe Cottage, the Illawarra Escarpment including Mount Keira as well potential to increase and embellish existing areas of open space.

Homes NSW propose amending the Wollongong Local Environmental Plan 2009 (WLEP) to help deliver a diverse range of housing typologies which will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.

The planning proposal intends to change the current zone of the land from R2 Low Density Residential to R4 High Density Residential, with new and expanded areas of RE1 Public Recreation. This will create the opportunity for more low to mid- rise apartments in the precinct.

Homes NSW aims to create a high-amenity, walkable residential neighbourhood with an increased density and choice of affordable and diverse housing options that provide for a broad range of community needs and family types - including students, people on low incomes, people with disability and seniors.

New residential development will enable increased housing choices within in a well-connected location benefiting from frequent free shuttle bus services operating between University of Wollongong, North Wollongong railway station and a multitude of destinations including the city centre and hospital.

The development is well positioned to support the NSW Government's affordable housing targets and increase housing supply in the Illawarra.

## HERITAGE CONTEXT

The subject site is not heritage listed. It is however located within the broader vicinity of a small number of heritage items, and adjoins the Wollongong Botanic Gardens along the western boundary.

The subject site has been assessed against the Heritage Council of NSW's seven criteria for assessing heritage significance. The subject site has been assessed to not meet the requisite threshold for heritage listing.

The subject site contains a mixture of dwelling types as a result of sporadic site redevelopment over the recent decades, meaning that the areas is not an originally intact example of a NSW Housing Commission development. Further, the extant buildings are considered to be basic examples of a cement fibro bungalow

typology which is commonplace throughout the broader Sydney metropolitan area and is of no particular aesthetic distinction.

The subject site is likely to hold some degree of social significance for the families and occupants housed here as part of the NSW Housing Commission Trust's estate. Whilst we have not undertaken a quantitative assessment of social significance of the place, which is beyond the scope of this report, it is likely that the level of social significance held by current and past occupants relates to strongly to a level of amenity and security, rather than reflective of the specific location of built form. Generally these values can be achieved through provision of a suitable alternative which provides the same or improved level of amenity, comfort and security.

Overall we consider that the subject site does not contain any elements of built heritage significance and the site does not meet the threshold for heritage listing. No built elements on the subject site warrant retention on heritage grounds.

## IMPACT ASSESSMENT

A detailed impact assessment of the Planning Proposal has been undertaken in Section 7 of this report, with reference to the urban design concept plan which has been included to demonstrate a potential future built outcome that could be facilitated through the amended planning controls. The Planning Proposal has been assessed to have no adverse heritage impact on the heritage items located in the broader vicinity of the subject site. Key aspects of the proposal assessment are listed below:

- The subject site does not contain any listed heritage items and has been assessed herein not to meet the requisite threshold for heritage listing in accordance with the assessment criteria set out by the Heritage Council of New South Wales. There are no elements of built heritage significance within the subject site which are required to be retained on heritage grounds.
- The subject site is located within the broader vicinity of heritage items including Cratloe Cottage, Gleniffer Brae House and Gardens to the east, the Illawarra Escarpment, particularly Mount Keira. The Planning Proposal will not alter the existing heritage listings or curtilages of any heritage items currently listed under Schedule 5 of the WLEP.
- The Planning Proposal is intended to amend the underlying planning controls for the subject site to facilitate future redevelopment. No physical built works are proposed at this stage. Any physical works to the place will be subject to further stages of assessment and impact assessment as required.
- The urban design concept plan lodged with this Planning Proposal indicates that the intended future re-subdivision of the site will retain all existing street networks and suburban block forms, and will likely only contain re-subdivision of the blocks to provide for a higher density of residential accommodation. The final layout or approach for this eventual re-subdivision has not been confirmed and does not form part of this application. On the whole, the proposed urban design concept plan is a sympathetic response to the existing streetscape layout of the subject site, which was established in the early 1950s when the site was initially developed. This original street network will be retained and therefore we consider that there are no adverse heritage impacts that would arise from the Planning Proposal scope or the future intended re-subdivision of the site. No changes are proposed to the existing subdivision pattern of any heritage items.
- The subject site is only minimally visible in outward south-facing views from Gleniffer Brae and the Illawarra Escarpment Landscape Area heritage items. All heritage items in the vicinity will retain their principal view lines, established curtilage and physical and visual settings, particularly towards the coastline, and no future development on the subject site in line with this Planning Proposal will obscure the established significant views towards these heritage items.
- Elements of the future built form that may be facilitated by this Planning Proposal could be visible in long-ranging outward views to the south from the adjacent Gleniffer Brae heritage item, however this will simply contribute to the already modified urban development across Wollongong that currently dominates this view. The eventual redevelopment of the subject site with buildings reaching 4-6 storeys in height, as per the indicative urban design concept plan, will not have a marked impact on these broader views nor change the overall character of the area. To minimise the visibility of potential future development, the urban design concept plan indicates that densities will be focused to the north-east of the subject site where the natural topography is lower, and therefore building heights will be less visible from surrounding vantage points.



- The subject site and its existing development is visible in southward facing views from within the adjoining Botanic Gardens, which is not heritage listed but is nonetheless an important landscape area. The Botanic Gardens, particularly concerning the potential increased densities and additional light pollution is mitigated by the urban design concept plan. Significant landscape features, particularly flora and significant trees will be retained with movement corridors restricted to set pathways that do not encroach on the vantage points of the Botanic Gardens. Careful design of potential future built development, including building articulation, scale, massing, materiality and landscaping, will be required to ensure that the visual impact of future development is appropriate in relation to the adjoining Botanic Gardens and does not adversely impact the natural and landscaped setting and character of this area.

The planning proposal was submitted to Wollongong City Council on 19 July 2024, which was then placed on preliminary notification for public and agency comment. Following this notification period, Council and Homes NSW worked together to establish key amendments to the proposal and master plan that formed the basis of the reporting to Council in November 2024. The planning proposal was unanimously approved by Council on 25 November 2024 to proceed to the next step in the approval process, i.e. Gateway Determination. The revised proposal and masterplan included revisions which relate to key sites and implementation, built form outcomes, and public open space delivery. This report has been updated to reflect the outcomes of the amended planning proposal and master plan, current as of February 2025.

For the reasons stated above, the Planning Proposal is recommended for approval from a heritage perspective.

## 2. INTRODUCTION

### 2.1. BACKGROUND & PURPOSE

This report has been prepared on behalf of Homes NSW (formerly the NSW Land and Housing Corporation - LAHC) to support a planning proposal for urban renewal of land at Gwynneville, NSW.

Covering approximately 9 hectares in area, the Gwynneville precinct is located 2km north-west of the Wollongong CBD. The site sits immediately south of the University of Wollongong, and east of the Botanic Gardens. Irvine Street makes up the site's eastern boundary, with Murphy Avenue to the south. Refer to Figure 1 below.

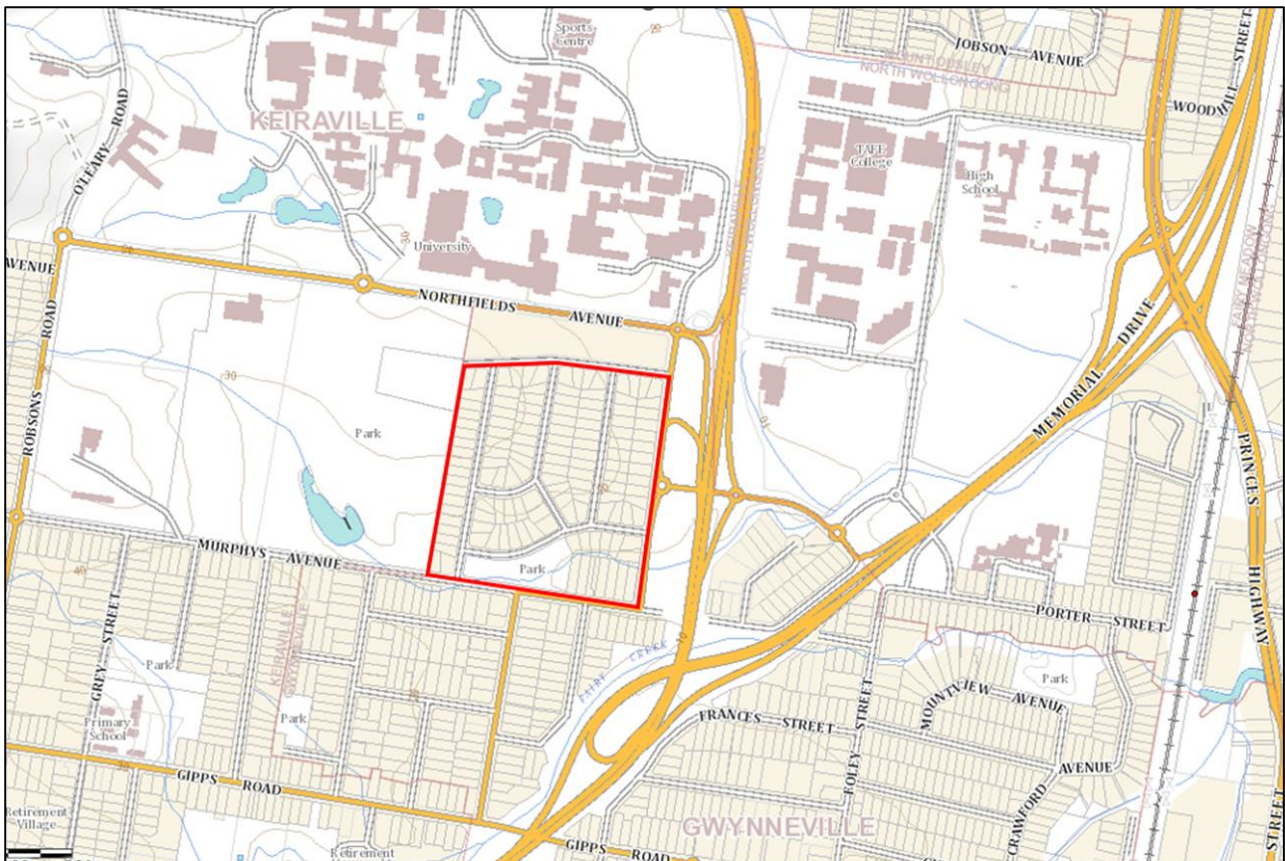


Figure 1 Location map showing the subject site outlined in red.

Source: SIX Maps 2023, provided by Noble Planning

The Northfields Avenue Bus Interchange is approximately 150m northwest of the site, and North Wollongong Railway Station is approximately 1km to the east.

Many of the existing dwellings in Gwynneville were constructed by the NSW Government during the 1950s. The precinct is made up of predominantly single storey detached dwellings set in a modified grid-type street layout.

The Gwynneville precinct has been identified as a location capable of supporting more social, affordable and diverse private market housing for the Illawarra community, and to contribute to addressing NSW's housing crisis.

The site currently comprises approximately 131 residential lots, consisting of:

- A total of 79 social dwelling units on 75 individual lots owned by LAHC; and
- Approximately 56 privately owned dwelling units on 56 individual lots.

Over 60% of the homes in the precinct are owned by Homes NSW, providing an opportunity to consider additional density while taking into account key constraints such as traffic, views to and from Mount Keira as well potential to increase and embellish existing areas of open space.

Redevelopment of the Gwynneville precinct requires a formal rezoning process to confirm an amended land use zone; increased FSR and building heights, and result in improvements to the current street network, pedestrian connectivity, open space / parkland, and public amenity.

Homes NSW propose amending the Wollongong Local Environmental Plan 2009 (WLEP) to help deliver a diverse range of housing typologies which will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.

The planning proposal intends to change the current zone of the land from R2 Low Density Residential to R4 High Density Residential, with new and expanded areas of RE1 Public Recreation. This will create the opportunity for more low to mid- rise apartments in the precinct.

The base FSR of 0.5:1 and the height control of 9m that currently applies to the precinct is not proposed change. However, building height and FSR incentives will facilitate site amalgamation to create lots more capable of accommodating increased density and providing amenity. Height and FSR bonuses will be contingent upon achieving design excellence outcomes, providing public benefits such as social and affordable housing, and increased public open space within the precinct.

Homes NSW aims to create a high-amenity, walkable residential neighbourhood with an increased density and choice of affordable and diverse housing options that provide for a broad range of community needs and family types - including students, people on low incomes, people with disability and seniors.

New residential development will enable increased housing choices within in a well-connected location benefiting from frequent free shuttle bus services operating between University of Wollongong, North Wollongong railway station and a multitude of destinations including the city centre and hospital.

The proposal is supported by an urban design concept plan (refer Figure 2 below):



Figure 2 Urban design concept plan.

Source: Gyde Consulting 2025

The subject site is not heritage listed. It is however located within the broader vicinity of a small number of heritage items including Cratloe Cottage, Glenniffer Brae House and Gardens to the east, the Illawarra Escarpment, particularly Mount Keira, and adjoins the Wollongong Botanic Gardens along the western boundary.

This HIS has been prepared to determine the potential heritage impacts of the Planning Proposal on the heritage significance of the heritage items in the vicinity of the site. A detailed impact assessment of the Planning Proposal has been undertaken in Section 7 of this report.

## 2.2. METHODOLOGY & LIMITATIONS

This Heritage Impact Statement (HIS) has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Wollongong Local Environmental Plan 2009* (WLEP) and the Wollongong Development Control Plan (DCP) 2009.

This HIS is limited to the assessment of built heritage impacts of the Planning Proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal.

Internal access was not provided into any of the buildings on the subject site. This HIS has been prepared based on our external observations of existing buildings only.

## **2.3. AUTHOR IDENTIFICATION**

The following report has been prepared by Ashleigh Persian (Associate Director Heritage) and Blanche Kennedy Heritage Consultant). This report has been endorsed and reviewed by Alexandria Cornish (Associate Director). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.



## 3. SITE DESCRIPTION

### 3.1. SITE LOCATION

The subject site is located immediately south of the University of Wollongong campus in Gwynneville, within the Local Government Area (LGA) of Wollongong. The site is a consolidation of numerous individual property allotments. Covering approximately 9 hectares, the site is located 2km north-west of the Wollongong CBD. The site is immediately south of the University of Wollongong, and east of the Botanic Gardens. Irvine Street makes up the site's eastern boundary, with Murphy Avenue to the south (refer Figure 1 below). The Northfields Avenue bus interchange is approximately 150m northwest of the site, and North Wollongong railway station is approximately 1km to the east.

### 3.2. SETTING

The subject site sits within a predominantly residential area of Wollongong, to the north-west of the Wollongong Central Business District (CBD). The area is characterised by low density residential housing along with medium density multi-unit housing and a range of community uses including schools, local shops and recreation spaces. The suburb of Gwynneville is bisected by the north-south alignment of the Princes Highway / Memorial Drive motorway. The tributaries of Fairy Creek meander through the suburb, resulting in a number of open space recreation areas including Wiseman Park Reserve, Beaton Park and the Wollongong Botanic Gardens. The University of Wollongong Campus is located to the immediate north of Gwynneville and borders the northern boundary of the subject site.

### 3.3. SUBJECT SITE DESCRIPTION

The site currently accommodates approximately 132 residential lots, consisting of:

- 79 social dwelling units on 75 residential lots (comprising 73 individual dwelling units on 73 lots; 2 dwelling units / apartments on 1 lot; and 4 dwelling units / apartments on 1 lot) owned by LAHC; and
- Approximately 57 privately owned dwelling units on 57 residential lots.



Figure 3 Aerial diagram showing the subject site outlined in red.

Source: SIX Maps 2023

The site is made up of predominantly single storey detached dwellings set in a modified grid-type street layout. Most of the dwellings were constructed during the 1950s and are of a standard asbestos fibro sheet



cladding construction on brick piers. The dwellings generally have timber framed windows, a brick chimney and tiled roofs. Little modification appears to have been undertaken on the dwellings since their construction based on external observations only. There are a number of privately owned properties within the subject site which have been redeveloped over the preceding decades with contemporary brick or cement render dwellings. These newer dwellings are placed sporadically throughout the development.

The dwellings do not appear to have any significant landscaping features, with the majority of properties comprising open lawn areas to the front and rear of the dwelling, and wire fencing installed. The majority of vegetation within the properties are low density shrubs and non-significant garden landscapes.

The following photographs provide a summary of the general built typologies within the subject site.



Figure 4 Typical 1950s' dwelling within the site

Source: Urbis



Figure 5 Typical 1950s' dwelling within the site

Source: Urbis



Figure 6 Typical 1950s' dwelling within the site

Source: Urbis



Figure 7 Typical contemporary dwelling in the site

Source: Urbis





Figure 8 Typical contemporary dwelling in the site

Source: Urbis



Figure 9 Typical contemporary dwelling in the site

Source: Urbis



Figure 10 Typical 1950s' dwelling within the site

Source: Urbis



Figure 11 Typical 1950s' dwelling within the site

Source: Urbis



Figure 12 Typical streetscape setting

Source: Urbis



Figure 13 Typical streetscape setting

Source: Urbis



Views to and from the dwellings within the subject site are wholly internally focused within the site area. Views to and from the individual dwellings are not considered to be significant.

We have reviewed views to and from vicinity heritage items and the subject site, in particular views from the adjacent Gleniffer Brae heritage item and the Illawarra Escarpment Landscape conservation area towards the subject site. As illustrated in the below photographs, there is little discernible visual correlation between the subject site and the adjacent Gleniffer Brae item and the Illawarra Escarpment Landscape Conservation Area.

Whilst the closest heritage item to the subject site is the Gleniffer Brae item, as Figure 14 indicates, the vegetation surrounding the Botanic Gardens creates a visual buffer between the two buildings. This arrangement creates a visual and physical barrier between the two items, with no known prior relationship or correlation. The overall topography of the landscape, including the surrounding flora obstructs a clear overall view of the subject site and the vicinity heritage items. The distance between the heritage items and the subject site, particularly also in the case of the Illawarra Escarpment Landscape Conservation Area and Cratloe Cottage, does not allow for a visual representation that encompasses both the item and the subject site.

Key views to the subject site from the vicinity heritage items which have been considered in this report, are shown in the following photographs and the plan overleaf.



Figure 14 View 1: View east from Gleniffer Brae (subject site not visible down the slope but indicated with arrow – vegetation from Botanic Gardens visible and provides buffer).

Source: Urbis



Figure 15 Closer view of photo to the left (View 1).

Source: Urbis



Figure 16 View 2: View from Botanic Gardens Discovery Centre building west towards subject site – not heritage listed but a historic cottage in garden setting and views should be protected.

Source: Urbis



Figure 17 View 3: Facing subject site from curtilage of Discovery Centre – subject site dwellings visible through vegetation.

Source: Urbis



Figure 18 View 4: View from Botanic Gardens west towards subject site – not heritage listed but views within the Gardens should be protected to retain its setting. Sparse vegetation between Gardens and site in this view – limited vegetated screening existing.

Source: Urbis



Figure 19 View 5: View within Botanic Gardens west towards Discovery Centre with subject site beyond – not heritage listed but views within the Gardens should be protected to retain its setting.

Source: Urbis





Figure 20 View 6: View east from Mt Keira Lookout within the Illawarra Escarpment Conservation Area – subject site visible in broader context.

Source: Urbis

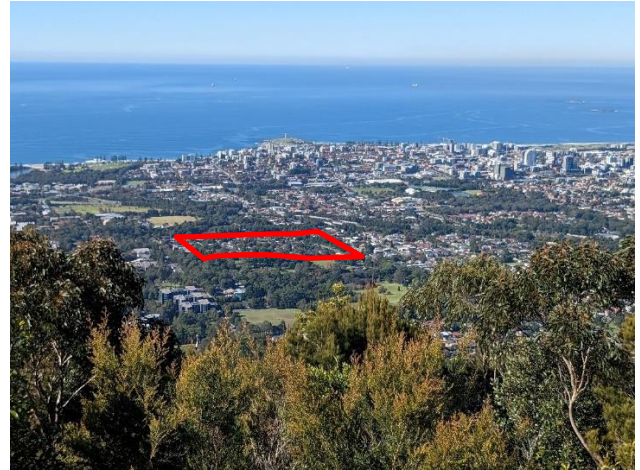


Figure 21 Closer view of photo to the left (View 6).

Source: Urbis

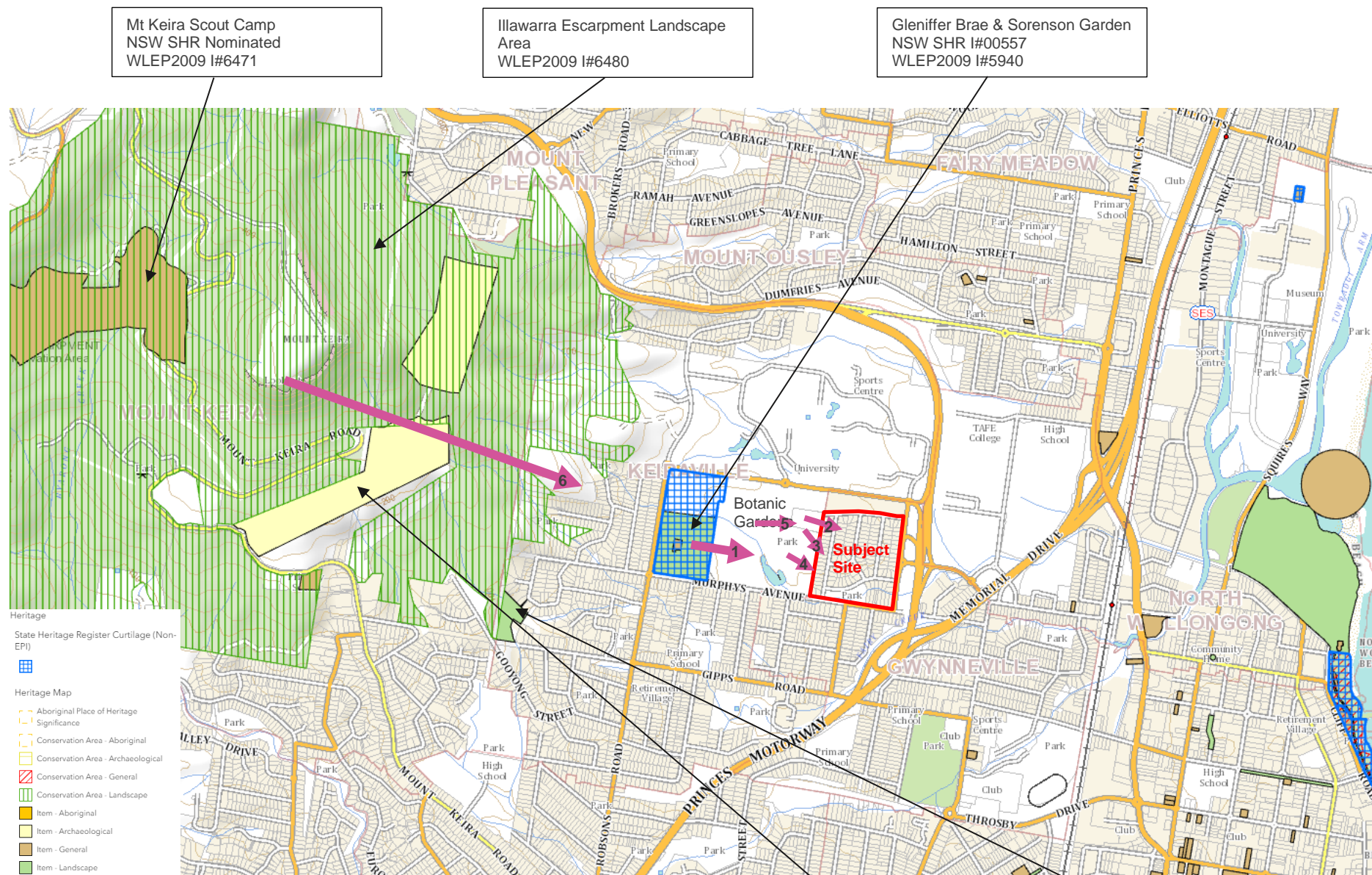


Figure 22 Views towards site from vicinity heritage items.

Source: NSW Planning Portal ePlanning Spatial Viewer (Urbis Annotations)

## 4. HISTORICAL OVERVIEW

### 4.1. AREA HISTORY (POST EUROPEAN SETTLEMENT)

The following historical summary has been extracted in-part from the Wollongong City Library entry for Gwynneville.<sup>1</sup>

#### **Suburb Name**

*Gwynneville was originally part of a grant to James S Spearing called 'Paulsgrove' or 'Mount Keira Estate'. The Mount Keira Estate extended westward from where the railway line is now located.*

*Gwynneville is one of the older subdivisions in the Wollongong Municipality. It is thought to be named after John Gwynne, a farmer in the area. Allotments from the Gwynneville Estate were advertised for sale in the Illawarra Mercury on 12 November 1889.*

#### **James Stares Spearing and 'Paulsgrove' 1884**

*According to the 1828 census, James Stares Spearing "came free" to Australia in 1825. Upon his arrival he received promises of two grants, each of 1,000 acres, from Governor Brisbane. These became portions 7 and 8 of the Parish of Wollongong, and were known as the 'Paulsgrove estate'. Portion 7 extended west from Foley's Road to about half way up Mount Keira and south from Lysaght Street, North Wollongong, to Wiseman Park, Gwynneville.*

*The 1832 census credits Spearing with 400 acres of cleared land and 250 acres of cultivated land, as well as 5 horses, 50 cattle and 111 sheep.*

*In the 1832 Australian Almanac, Spearing was noted as being the "principal agriculturalist of the district". He had a beautiful garden well stocked with fruit trees and vegetables, two water mills and a windmill, with tradesmen employed at them. By 1830 he had had up to 61 convicts assigned to him, who performed most of the manual work on the property.*

*In December 1835, the Paulsgrove properties were conveyed to Lt Colonel John Thomas Leahy, who changed the name to Mt Keera. On his death in 1839 the property passed to his heir, his brother Daniel. Daniel conveyed the property to Robert and Charles Campbell in 1841. In accordance with the trusts of sale, the Campbells subdivided the estate into a large number of smaller housing and farm lots. These were sold piecemeal over the next few years. The subdivision was known as the Mt Keera Estate subdivision.*

#### **Mt Keera Estate subdivision, 1842**

*Maps of the area at this time confirm that the Mt Keera subdivision roughly encompassed Gwynneville in Lots 60-80 found north and south of Gipps Road, and Lots 85-90 found north of Murphy's Road and adjacent to Gleniffer Brae. Lots 66-70 encompassed the Dobing's bush area.*

#### **Further subdivisions**

*In 1929, 50 residential lots with tarred and metalled roads, town water and electric light were advertised. They were encompassed by Kiernan Street, Gipps Road, Crawford Avenue and Foleys Flat Road.*

*In 1937, 30 blocks along southern Porter Street were released.*

*In 1938, the 'Mountainview Estate' was developed along Eastern Avenue.*

*Also in 1938, there was a subdivision bordered by Frances Street, Foleys Road, Fairy Creek and Murphy's Lane (now Hillview Avenue). The advertisement notes that a regular bus service was available.*

*Wiseman's Park was also further subdivided in 1938.*

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<sup>1</sup> 'Gwynneville' in the Wollongong City Libraries, <https://wollongong.nsw.gov.au/library/explore-our-past/yoursuburb/suburbs/gwynneville>



*In 1940, the 'Sunnybank' estate along Murphys Road, perpendicular to Eastern Ave, was released. It contained 24 sites with electric light, water and gas.*

*In 1941, a further 38 sites were offered in W J Robinson's subdivision. In the advertisement for the land sale, the area is described as the "most popular and progressive residential centre in Wollongong".*

### **Gwynne family**

*The Gwynne family have a long connection with the area. They first acquired 100 acres of land within the Mt Keira subdivision, and held land well into the next century. Maps show that John Gwynne had property north of Gipps Street, on lot 72 of the Mount Keira Estate. This land encompassed Eastern Avenue, William (now Moore) Street, Fairy Street and John Street, and extended east to Foleys Road and north to Murphys Avenue.*

*John Gwynne was heavily involved with operations at the Mount Keira mine, and was injured by a runaway skip on the mine tram line in 1888. He also participated in an 1894 survey of the Illawarra area with noted local surveyor Carl Weber. His will, probated in 1911, describes him as a farmer of the Gwynneville area and notes that he left all of his land to his wife, Anne Gwynne.*

### **Edward Oxenbridge**

*Edward Oxenbridge was born in Camden in 1839. From the age of 15, he made the daily trip from Appin down the Mount Keira pass to Wollongong on horseback, in order to deliver Her Majesty's mails.*

*In The Pioneer Sourcebook he remembers John Gwynne of the Gwynneville Estate who worked with him in the mail distribution. He also describes one occasion when he was held up by a bushranger.*

### **The Shipp family**

*William Shipp arrived in Australia with his brother in about 1851. The Shipp family established a connection with the Gwynneville area through their residence at Mount Keira at a time when "all the area west of Wollongong was known as Mt Keira".*

*William Shipp worked for a while in the Wollongong area, before settling with his family in Gwynneville / Keiraville. He became associated with the Mount Keira Colliery when he helped to build the rail incline down to the harbour. He also assisted with the braking of the wagons down that incline.*

*His brother Thomas came to the area a little later, and worked in the colliery as a carpenter.*

### **The McGoldricks**

*The Shipp family also describe other residents of the area at the time. They note that amongst the old families of Mount Keira must also be mentioned James and Thomas McGoldrick.*

*James McGoldrick was described as a miner in an abstract to the title of allotment 17 - 18 of Gwynne's 1924 subdivision, lots 71 & 72 of the original subdivision of the Mount Keira Estate.*

*According to a 1920 map, the McGoldricks lived in Moore Street. Mrs McGoldrick along with T J Gillis and Frank Gray, is also mentioned as one of the main workers at the Gwynneville School of Arts.*

### **Other residents**

*The Pioneer Sourcebook notes that amongst the old families who purchased farms on the original Mount Keira estate were Denis Foley, Denis Williams, Mr Young, Percy Owen, William Northfield, Mr Zlotkowski, John Stewart, William Robson, John Gilmore, Hugh Higgins and John Spence.*

*With very few exceptions, the old holdings have changed hands. In some cases they have been cut up into smaller areas and re-sold.*

*One of these residents, Mr Young, later gave a lecture in the School of Arts describing 1870 as he remembered it.*

*Mr James Dean of Crown Street also describes many of the settlers in the area west of Wollongong, including Billy Ahearn, Dennis Foley, William Gwynne, Dennis Williams and Walter Buckle. He*

*describes how on moonlit nights he would shoot opossums at Wiseman's Park, and notes that birds of every kind frequented the area.*

*He describes how at the top end of this park Mr Walter Buckle had a fine orchard containing some beautiful fruit, where the residents of Wollongong would often take a walk to gather fruit.*

### **Early Industry**

*As noted above, James Spearing was a noted early agriculturalist in the area. After the subdivision of his land the area continued to be used for agricultural purposes. A number of small farms used the land for grazing and producing different items ranging from oats, barley, maize and potatoes to fruit and other crops.*

*Later, the area became noted for its association with the Mount Keira Colliery and the Hoskins-Australian Iron and Steel Works. The tram line which conveyed coal to the harbour passed directly through Gwynneville, and many locals were involved in the operation, upkeep and maintenance of the line.*

*The Federal Cokeworks was on the site now occupied by Beaton Park. It employed 32 men at the end of 1911. The adjacent gas works also dominated industry in the area.*

*On the site of Wiseman's Park a small brickworks operated for a number of years.*

*By the early 1920s, the business district of Wollongong was developing along the Princes Highway. A 1924 subdivision encompassing the western side of the Princes Highway and Gipps Street is described as prime land for business purposes.*

### **Some later local businesses included:**

*S.A Denison & Sons, championship bread makers specialising in wheatmeal, located on Foley's Road. Their premises were built in 1939, and Mr Denison had to work long hours due to the labour shortage created by WWII. He worked through the night with the inside staff and delivered throughout the day. Improvements made in 1947 included an oil fired oven, more space, new carts and more horses. The bakery won numerous championships in all open classes of bread for many years running.*

*The South Coast Nursery, on Foley's Road. The nursery were reputed local growers and producers of high quality flowers, fruits and vegetables.*

*The grocery store known as Martin's Corner, Foley's Road. The store was well stocked with locally produced fruit and vegetables, and operated a delivery service throughout the Illawarra.*

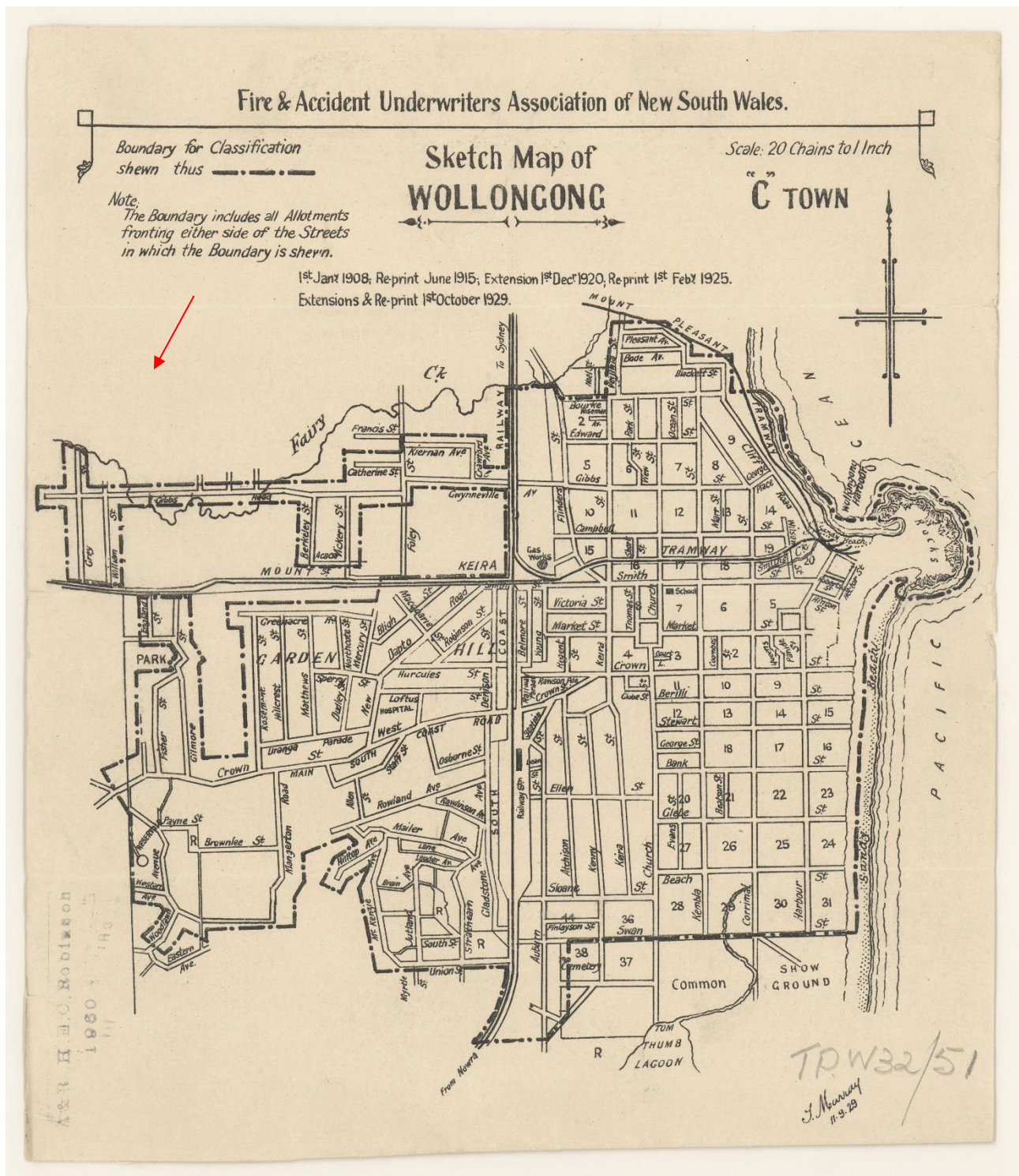


Figure 23 – Sketch map of the established Wollongong streets to the south of the subject site, dated the 1<sup>st</sup> of January 1908. The approximate area of the subject site is indicated by the red arrow.

Source: Sydney City Archives, FL20538207



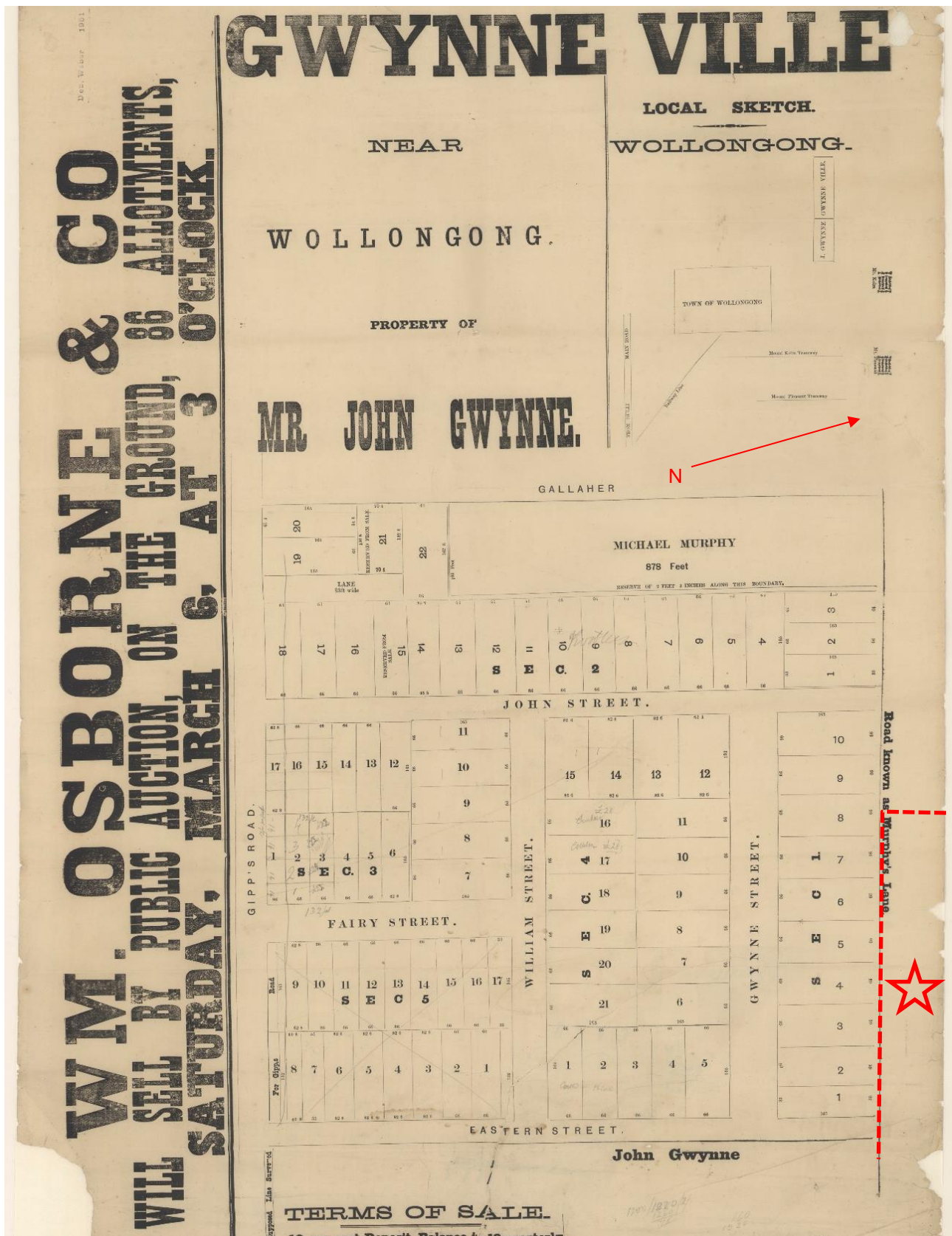


Figure 24 –Gwynneville Estate subdivision plans, c. 1886, showing subdivision of the surrounding areas (location of subject site indicated in red dashed lines).

Source: Sydney City Archives

## 4.2. SUBJECT SITE HISTORY

The subject site was originally a part of the 1,000 acre land grant to J.S. Spearing (Figure 25). The grant was transferred to Robert Campbell and Charles Campbell under Crown Grant on the 10th of May 1841.

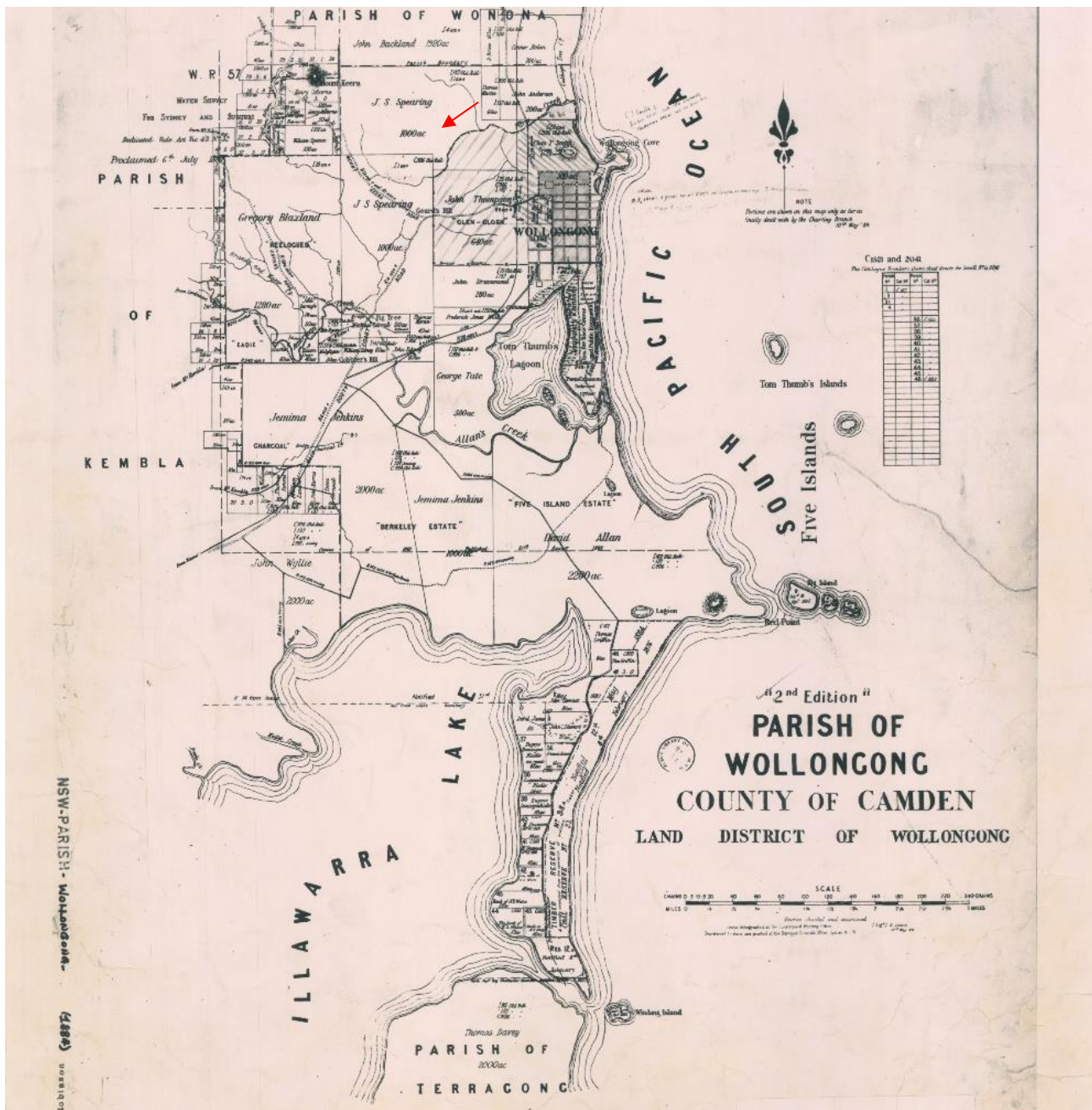


Figure 25 – Original land grant 7- J.S. Spearing c. 1884 Parish map 2<sup>nd</sup> ed. The subject site approximate area is indicated by the red arrow.

Source: Parish of Wollongong [cartographic material : County Camden - Land district of Wollongong, Wollongong City Libraries]

The subject site formed part of the 'Mount Keera Estate' subdivision dated c. 1842, comprising parts of Lots 84, 85 and 86 (refer below). The adjoining lots 53, 54, 81, 82 and 83 comprised Glenniffer Brae Estate and then later, the Wollongong Botanic Gardens.



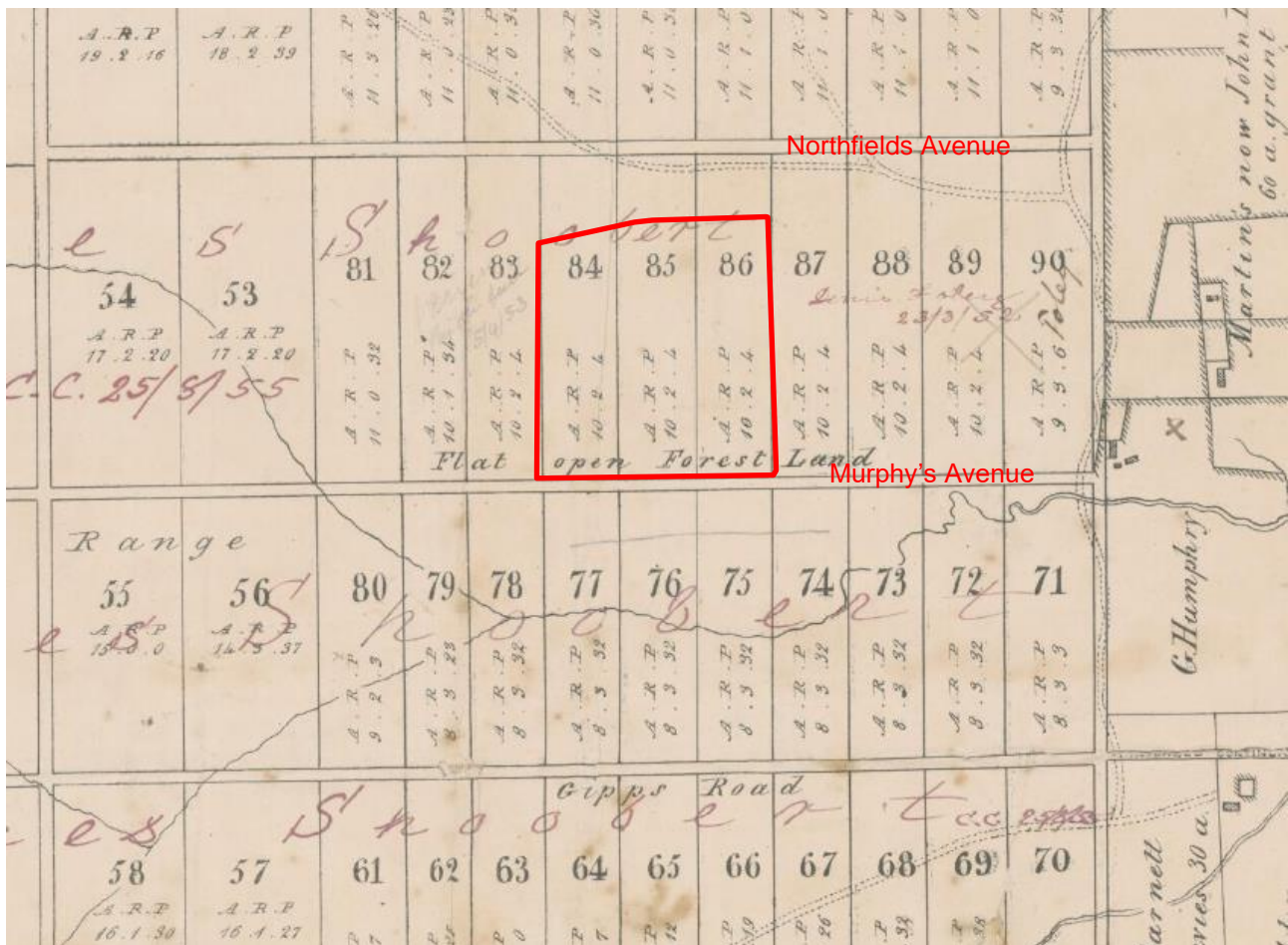


Figure 26 – Extract of the 1842 Plan of Mount Keera Estate Illawarra near Wollongong. The subject site is outlined in red.

Source: Armstrong, J & Clint, Raphael. 1842, *Plan of Mount Keera Estate Illawarra near Wollongong, the property of the late Lieut Colnl. Leahy to be sold by auction by [Mr Blackman] on [Monday May 2 1842] R. Clint Lithograph, [Sydney]* viewed 7 July 2023 <http://nla.gov.au/nla.obj-1569213664>

By 1886, the land situated in Gwynneville was named Gwynne Ville after the Gwynne family, the proprietors of the land. Gwynneville was originally sold in two large lots, which were both subdivided. The first section of land was held under the ownership of the proprietor Mr John Gwynne, who contained 86 allotments, which went up for auction on the 3rd of March 1886. The other portion of land in which the subject site sits, was under the ownership of Mr William J Gwynne. The area was bordered by Northfields Avenue, Gipps Rd and Murphy's Lane and was auctioned as 47 allotments on the 27th of November 1886.<sup>2</sup>

By 1920 the subject site was marked as Fitzgerald farm and maintained farming land until after 1948. The Fitzgeralds constructed Cratloe Cottage in 1921, to the north-west of the subject site, now the Discovery Centre forming part of the Wollongong Botanic Garden. The Fitzgeralds sold at least part of their land to A.S. Hoskins in 1938, who proceed to build Gleniffer Brae Estate.

<sup>2</sup> Ibid.







Figure 28 – Sunnybank North Wollongong Subdivision map for the site, 1940. Approximate location of subject site shown in red (main picture not to scale).

Source: Sunnybank North Wollongong [cartographic material], Wollongong City Libraries

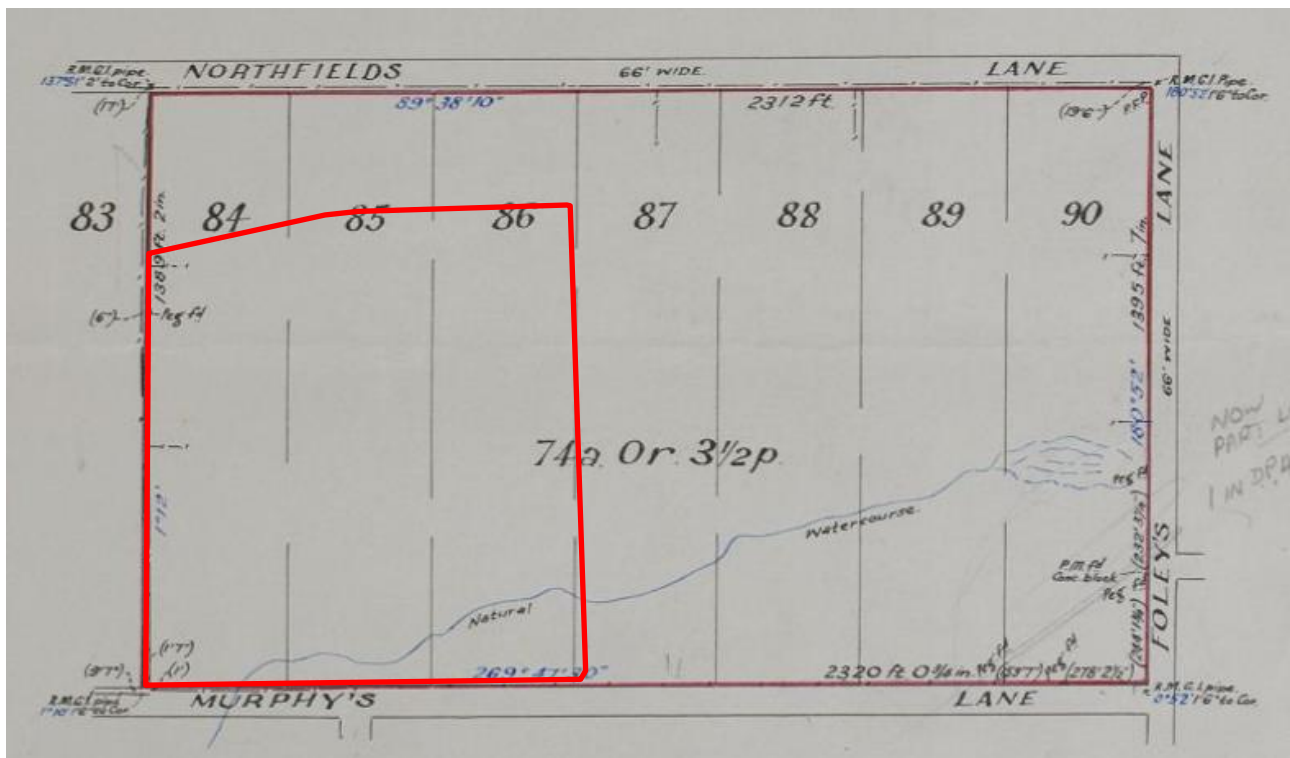


Figure 29 – Land Title map of the subject site, c. 1940.

Source: NSW Land Registry Services, Historic Land Records Viewer



Figure 30 – Aerial image of the site from 1941, outlined in red.

Source: [wollongong.maps.arcgis.com](http://wollongong.maps.arcgis.com)

The above 1941 aerial confirms that outbuildings and landscaping associated with a neighbouring dwelling were located along the eastern periphery of the subject site. Further detail regarding this neighbouring holding is not known but is presumed to form part of the improvements for the former Fitzgerald Farm dating back to c.1920s. This dwelling and all outbuildings and landscaping were eventually demolished in the 1960s.

The first development on the subject site is also visible in the above aerial to the south-east corner of the site, and is suspected to be the brick dwelling at 6 Murphys Avenue or one of the retail buildings currently located in this area.

On the 14<sup>th</sup> of April 1944, Sunnybank (Wollongong) Pty. under crown grant, was transferred sixty-nine acres, three roods, and twenty-two and a half perches or thereabouts of land, comprising in part the subject site<sup>4</sup>. By the 12<sup>th</sup> of September 1949 the Housing Commission Trust of New South Wales took ownership of the land at the subject site under Crown Grant.<sup>5</sup> At this time the subject site was situated on land within the Greater Wollongong Parish of Wollongong and Camden and comprised thirty-two acres, and twenty-seven perches or thereabouts. Figure 32 depicts the state of subdivision of the site existing at this time.

By 1948-51, further development along Murphys Avenue in the south east corner of the subject site had been undertaken, with the following aerial confirming that at least four dwellings or shops had been constructed at this time. The remainder of the subject site appears to still be used for farming at this point.

<sup>4</sup> NSW Land Registry Services, *Historic Land Records Viewer*, Primary Application 5421-200

<sup>5</sup> NSW Land Registry Services, *Historic Land Records Viewer*, Primary Application 6027-126



Figure 31 – Aerial image of the site from 1948-51, outlined in red.  
Source: [wollongong.maps.arcgis.com](http://wollongong.maps.arcgis.com)

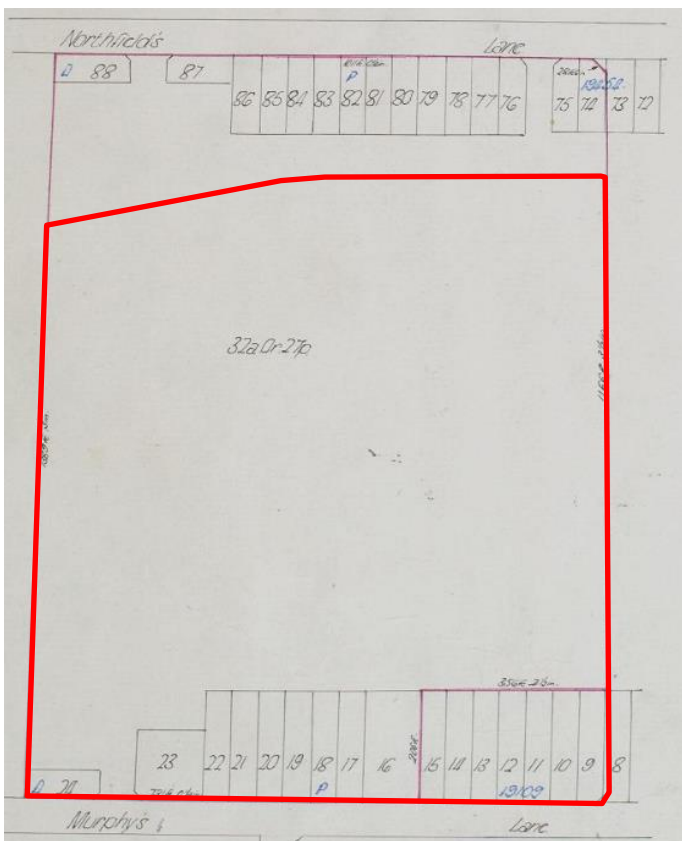


Figure 32 – Land Title map of the subject site, c. 1949.

Source: NSW Land Registry Services, Historic Land Records Viewer



The existing housing development was constructed by the Housing Commission Trust of New South Wales in the 1950s. The site was fully developed by 1955 (Figure 33).

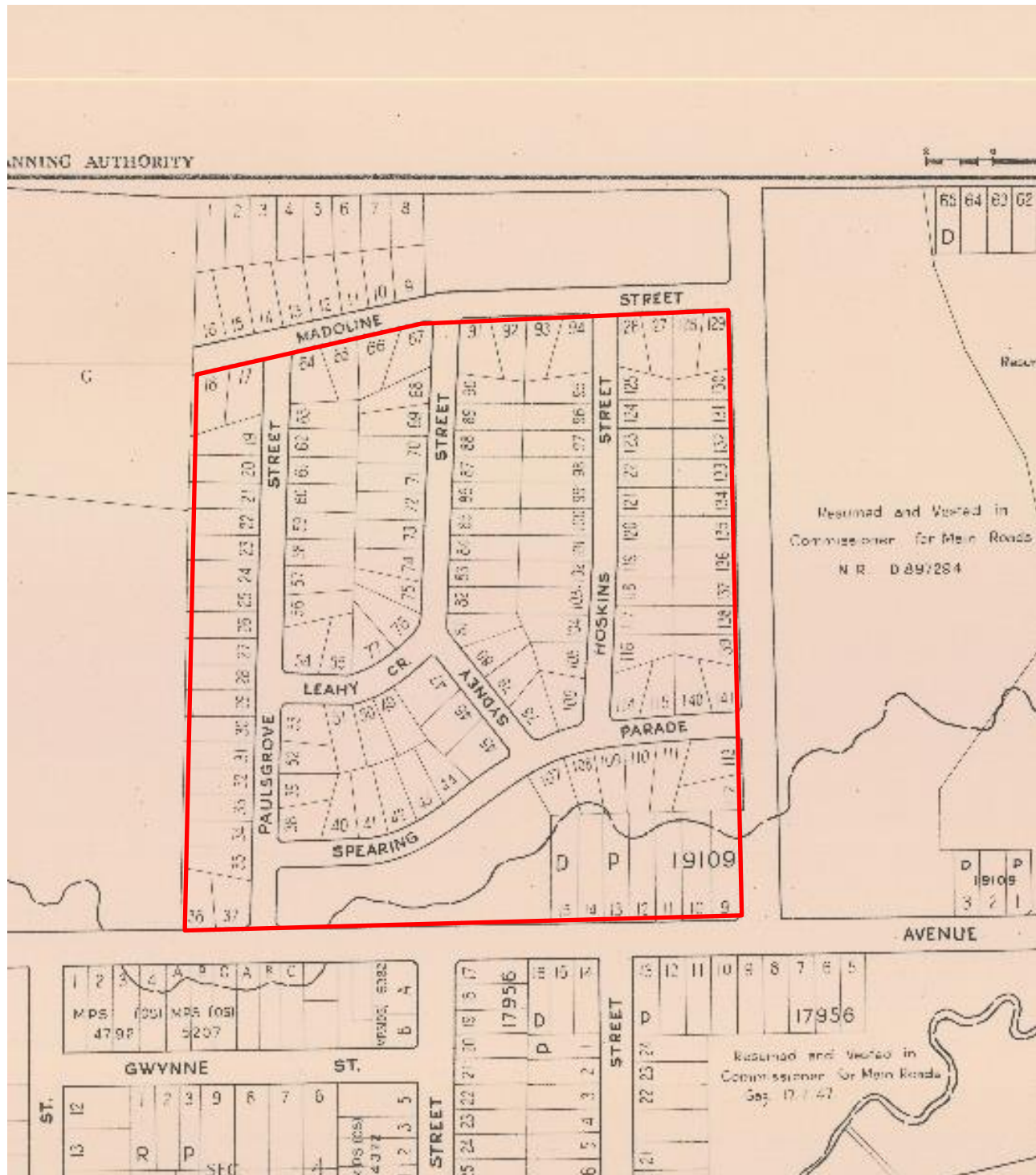


Figure 33 – Wollongong 'a' parish map, c. 1956. The subject site is fully established at this time and outlined in red.

Source: Wollongong 'a' [cartographic material] / compiled by The Illawarra Planning Authority, 1956, Wollongong City Libraries





Figure 34 – Aerial image of the site from 1955, outlined in red.

Source: [wollongong.maps.arcgis.com](http://wollongong.maps.arcgis.com)

Notable newspaper articles track the development of the subject site, and possible other housing commission developments within the surrounding suburbs, highlighting the community's response which included a sensationalist public discourse about the development's effects on the individuals at the site and how the development represented the ongoing gentrification and urbanisation of Gwynneville as an evolving suburb (Figure 35 to Figure 38).<sup>6</sup>

<sup>6</sup> [Trove.nla.gov.au](http://Trove.nla.gov.au), 'South Coast Times and Wollongong Argus' and 'Illawarra Mercury' newspapers, various dates.

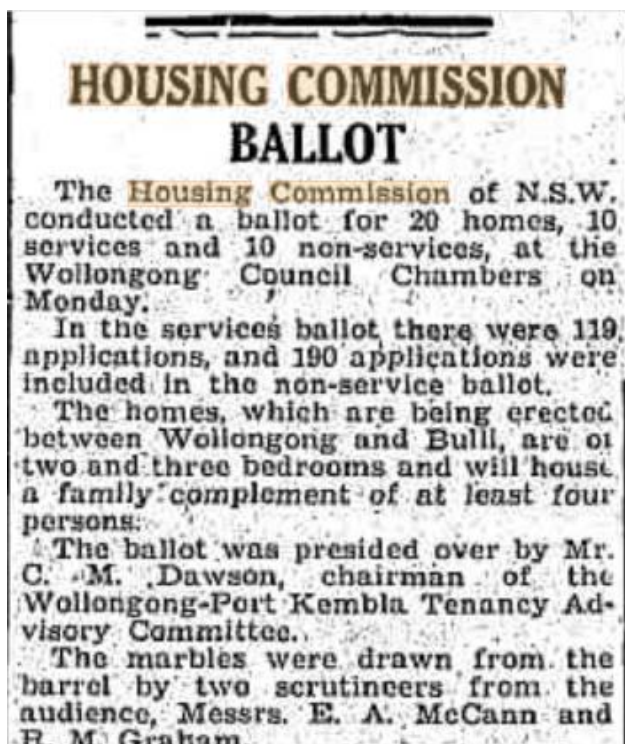


Figure 35 – Newspaper article for a housing commission ballot in north Wollongong/Gwynneville, dated 1947.

Source: [Trove.nla.gov.au](https://trove.nla.gov.au)

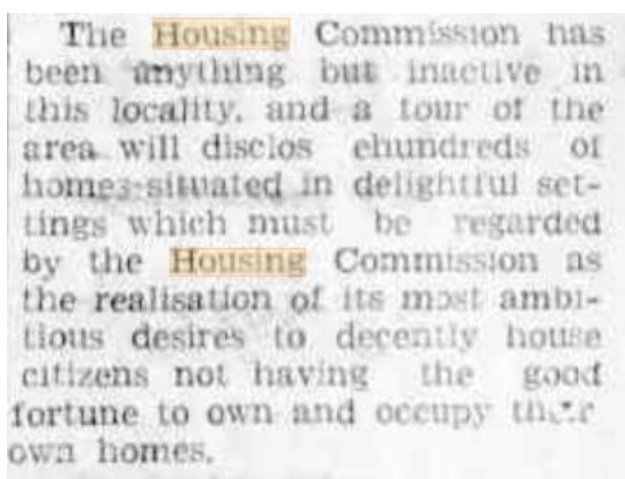


Figure 37 – Newspaper article for a housing commission in north Wollongong/Gwynneville, dated 1951.

Source: [Trove.nla.gov.au](https://trove.nla.gov.au)

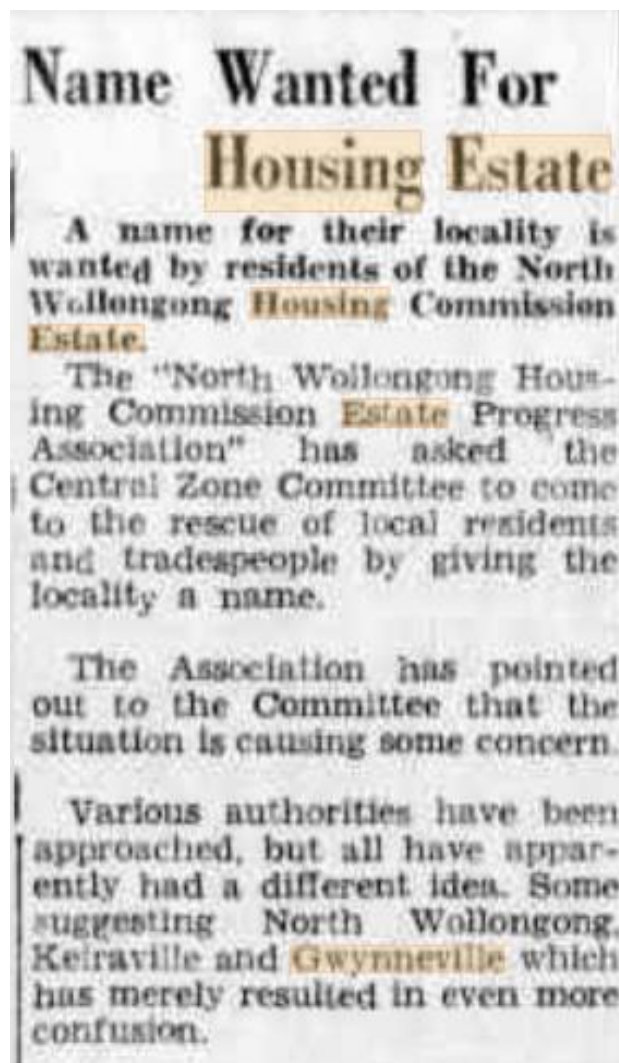


Figure 36 – Newspaper article for a housing commission in north Wollongong/Gwynneville, dated 1953.

Source: [Trove.nla.gov.au](https://trove.nla.gov.au)

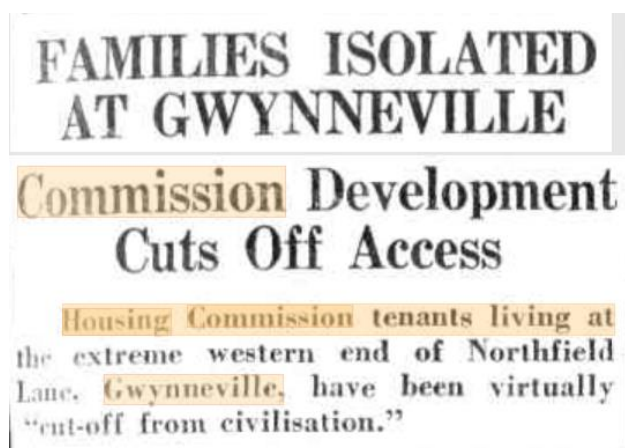


Figure 38 – Newspaper article for a housing commission in north Wollongong/Gwynneville, dated 1955.

Source: [Trove.nla.gov.au](https://trove.nla.gov.au)



The surrounding botanic gardens were being established to the west of the subject site by 1966 along with the surrounding streets.



Figure 39 – Aerial image of the site from 1966, outlined in red.

*Source: Historical Imagery Viewer*

The housing commission's development was retained over the following years with no subdivision change to the lot boundaries. Development within the greater Gwynneville area continued and further vegetation was established within the site and the surrounding area.



Figure 40 – Aerial image of the site from 1969, outlined in red.

*Source: Historical Imagery Viewer*



Figure 41 – Aerial image of the site from 1975, outlined in red.

*Source: Historical Imagery Viewer*





Figure 42 – Aerial image of the site from 2004, outlined in red.

*Source: Historical Imagery Viewer*

## 5. HERITAGE SIGNIFICANCE

### 5.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

### 5.2. HERITAGE LISTINGS

#### 5.2.1. Subject Site Heritage Listings

The subject site does not contain any statutory heritage listings under any statutory heritage registers or lists.

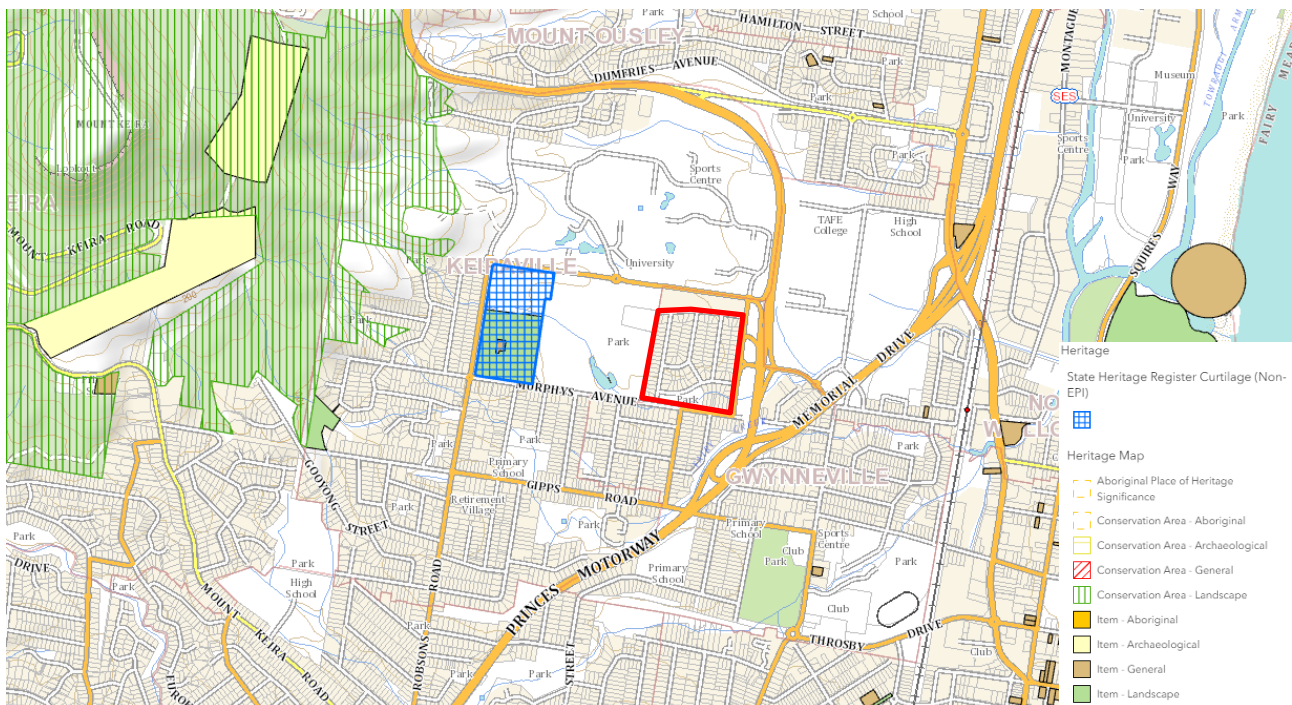


Figure 43 Heritage map showing the subject site outlined in red.

Source: NSW Planning Portal ePlanning Spatial Viewer

#### 5.2.2. Vicinity Heritage Items

The subject site is located within the vicinity of the following heritage items:

- Gleniffer Brae & Sorenson Garden, listed as Item 00557 on the NSW State Heritage Register (SHR) under the *Heritage Act 1977* and Item 5940 under Schedule 5 of the WLEP.
- Significant Trees in Reserve listed as Item 6513 under Schedule 5 of the WLEP – not within a visible corridor of the subject site.
- Kemira Colliery Archaeological Site listed as Item 7101 under Schedule 5 of the WLEP.
- Illawarra Escarpment Landscape Area listed as Item 6480 under Schedule 5 of the WLEP.
- Mt Keira Scout Camp listed as Item 6471 under Schedule 5 of the WLEP and nominated for SHR listing.

Given the natural topography of the site and the surrounding area, and established visible connections, the only relevant heritage items in relation to the subject site are the adjacent Gleniffer Brae Estate and the



Illawarra Escarpment Landscape Area. Refer to Section 3.3 of this report for more detail on established view lines. Furthermore, whilst the Wollongong Botanic Gardens are not listed as a heritage item on a statutory heritage list, we acknowledge that this is an important curated landscape, and contains elements of built heritage interest such as the former Cratloe Cottage (b. 1921), to the north-west of the subject site, now known as the Discovery Centre forming part of the Wollongong Botanic Garden. For the purposes of this report, we have assessed the potential impact of the Proposal on the Botanic Gardens setting and views as well as the former cottage.



Figure 44 Gleniffer Brae

Source: Urbis



Figure 45 Illawarra Escarpment Area

Source: Urbis



Figure 46 Wollongong Botanic Gardens

Source: Urbis



Figure 47 Discovery Centre

Source: Urbis



## 5.3. SIGNIFICANCE ASSESSMENT

There are generally four levels of heritage significance used in Australia: local significance, state significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for state significance, an item must meet at least two of the seven assessment criteria, or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The following assessment of heritage significance has been prepared in accordance with the Heritage NSW 'Assessing Heritage Significance' guidelines (2023) to determine whether the subject site meets the requisite threshold for heritage listing and at what significance level.

### 5.3.1. Criterion A – Historic Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Table 1 Assessment of Heritage Significance Criterion A – Historic Significance

Criterion A – Historic Significance	
Significance Indicators	Significance Assessment
<input type="checkbox"/> Association with an event, or series of events, of historical, cultural or natural significance.	The subject site comprises a 1950s social housing development established by the NSW Housing Commission Trust. The estate is not fully intact and a number of properties are privately owned and have been redeveloped, resulting in a mixture of housing typologies throughout the site. While representative of the public housing needs of the period, this housing estate is not the earliest nor most intact example within the broader Sydney region and does not contain housing typologies of any particular aesthetic distinction.  The subject property does not meet the requisite threshold for heritage listing under this criterion.
<input type="checkbox"/> Demonstration of important periods or phases in history.	
<input type="checkbox"/> Association with important cultural phases or movements.	
<input type="checkbox"/> Demonstration of important historical, natural or cultural processes or activities.	
<input type="checkbox"/> Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement.	

### 5.3.2. Criterion B – Historical Association

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Table 2 Assessment of Heritage Significance Criterion B – Historical Association

Criterion B – Historical Association	
Significance Indicators	Significance Assessment
<input type="checkbox"/> A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation.	The subject site has strong associations with the NSW Housing Commission Trust who established the estate in the 1950s. This association has diminished over time while some properties have

Criterion B – Historical Association	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>An event or series of events of place over an extended period historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation.</i>	<p>been privately sold and redeveloped, resulting in a mixture of housing typologies throughout the site.</p> <p>The subject property does not meet the requisite threshold for heritage listing under this criterion.</p>
<input type="checkbox"/> <i>One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object.</i>	

### 5.3.3. Criterion C – Aesthetic/Creative/Technical

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Table 3 Assessment of Heritage Significance Criterion C – Aesthetic/Creative/Technical

Criterion C – Aesthetic/Creative/Technical	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Recognition as a landmark or distinctive aesthetic natural environment.</i>	<p>The subject site contains a mixture of housing typologies ranging from the original 1950s' cement fibro bungalows on brick piers, through to contemporary rendered and face brick dwellings. The original 1950s' dwellings are pedestrian examples of a common typology which is prevalent throughout Wollongong and the rest of the broader Sydney metropolitan area. The examples located within the subject site are in various states of repair and intactness and are not considered to represent examples of the style which have any distinguishing landmark or design features.</p> <p>The subject property does not meet the requisite threshold for heritage listing under this criterion.</p>
<input type="checkbox"/> <i>Recognition of artistic or design excellence.</i>	
<input type="checkbox"/> <i>Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions.</i>	
<input type="checkbox"/> <i>Distinctiveness as a design solution, treatment or use of technology.</i>	
<input type="checkbox"/> <i>Adapts technology in a creative manner or extends the limits of available technology.</i>	

### 5.3.4. Criterion D – Social, Cultural and Spiritual

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

Table 4 Assessment of Heritage Significance Criterion D – Social, Cultural and Spiritual

Criterion D – Social, Cultural and Spiritual	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment.</i> <input type="checkbox"/> <i>Important to the community as a landmark within social and political history.</i> <input type="checkbox"/> <i>Important as a place of symbolic meaning and community identity.</i> <input type="checkbox"/> <i>Important as a place of public socialisation.</i> <input type="checkbox"/> <i>Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums).</i> <input type="checkbox"/> <i>Important in linking the past affectionately to the present.</i>	<p>The subject site is likely to hold some degree of social significance for the families and occupants housed here as part of the NSW Housing Commission Trust's estate. Whilst we have not undertaken a quantitative assessment of social significance of the place, which is beyond the scope of this report, it is likely that the level of social significance held by current and past occupants relates to strongly to a level of amenity and security, rather than reflective of the specific location of built form. The site does not hold any significant landmark place identifying features which would be considered important within the broader community.</p> <p>The subject property does not meet the requisite threshold for heritage listing under this criterion.</p>

### 5.3.5. Criterion E – Research Potential

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Table 5 Assessment of Heritage Significance Criterion E – Research Potential

Criterion E – Research Potential	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Comparative analysis.</i> <input type="checkbox"/> <i>Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past.</i> <input type="checkbox"/> <i>Potential to inform/confirm unproven historical concepts or research questions relevant to our past.</i> <input type="checkbox"/> <i>Potential to provide information about single or multiple periods of occupation or use.</i>	<p>The subject site is not considered to hold potential to yield substantial or new information relating to technical accomplishments or architectural design and practices. The site is not considered to be an important benchmark or reference site. Information available at the subject site would be readily available from a vast array of similar housing developments of the same period which proliferated throughout the broader region in the 1950s.</p> <p>The subject property does not meet the requisite threshold for heritage listing under this criterion.</p>



Criterion E – Research Potential	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Potential to yield site-specific information that would contribute to an understanding of significance against other criteria.</i>	

### 5.3.6. Criterion F – Rare

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Table 6 Assessment of Heritage Significance Criterion F – Rare

Criterion F – Rare	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised.</i>	<p>The subject site is not considered to hold significance for rarity at the broader site level or at the individual building level. Housing development such as the subject site including those developed for social housing needs, were commonplace during the 1950s and the typology of dwelling existing within the site is typical of other cement fibro single storey bungalows found throughout the broader Sydney metropolitan area.</p> <p>The site does not demonstrate rare evidence of an event, phase, process function or custom, or an activity that was / is considered to be distinctive or uncommon. The site is not considered to have special architectural interest.</p> <p>The subject property does not meet the requisite threshold for heritage listing under this criterion.</p>
<input type="checkbox"/> <i>Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred.</i>	
<input type="checkbox"/> <i>Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.</i>	
<input type="checkbox"/> <i>Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.</i>	

### 5.3.7. Criterion G – Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Table 7 Assessment of Heritage Significance Criterion G – Representative

Criterion G – Representative	
Significance Indicators	Significance Assessment
<input type="checkbox"/> A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.	<p>The subject site is a common representative example of a mid-twentieth-century housing development constructed for social housing needs. These developments were common throughout the broader Sydney region. The subject site is not considered to be a particularly intact or refined example of typology and contains a mixture of dwelling types as a result of individual property redevelopment over time, resulting in a less cohesive urban group. The group of buildings is not considered to represent historical or aesthetic importance, or be a fine, intact or pivotal example.</p> <p>The subject property does not meet the requisite threshold for heritage listing under this criterion.</p>
<input type="checkbox"/> Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance.	
<input type="checkbox"/> Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance.	
<input type="checkbox"/> Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.	

## 5.4. STATEMENTS OF SIGNIFICANCE

### 5.4.1. Subject Site Statement of Significance

The subject site has been assessed against the Heritage Council of NSW's seven criteria for assessing heritage significance. The subject site has been assessed to not meet the requisite threshold for heritage listing.

The subject site contains a mixture of dwelling types as a result of sporadic site redevelopment over the recent decades, meaning that the areas is not an originally intact example of a NSW Housing Commission development. Further, the extant buildings are considered to be basic examples of a cement fibro bungalow typology which is commonplace throughout the broader Sydney metropolitan area and is of no particular aesthetic distinction.

The subject site is likely to hold some degree of social significance for the families and occupants housed here as part of the NSW Housing Commission Trust's estate. Whilst we have not undertaken a quantitative assessment of social significance of the place, which is beyond the scope of this report, it is likely that the level of social significance held by current and past occupants relates to strongly to a level of amenity and security, rather than reflective of the specific location of built form. Generally these amenity values can be achieved through provision of a suitable alternative which provides the same or improved level of amenity, comfort and security.

Overall we consider that the subject site does not contain any elements of built heritage significance and the site does not meet the threshold for heritage listing. No built elements on the subject site warrant retention on heritage grounds.

## 5.4.2. Vicinity Heritage Item Statements of Significance

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Table 8 Vicinity Heritage Item Statements of Significance

Vicinity Heritage Item	Established Statement of Significance
Gleniffer Brae & Sorenson Garden, listed as Item 00557 on the NSW State Heritage Register (SHR) under the Heritage Act 1977 and Item 5940 under Schedule 5 of the WLEP.	<p><i>Gleniffer Brae is intimately associated with that period of Illawarra's history which saw the beginning of major economic development. It is associated with the Hoskins family and particularly Arthur Sidney Hoskins, pioneers of the steel industry and responsible for its creation and development at Port Kembla. The estate is thus not only a gentleman's residence but the manager's house for a large industrial complex. Sidney Hoskins, for whom the house and garden was designed and built, was instrumental establishing the Illawarra steel industry and made a significant contribution to the community life of Wollongong.</i></p> <p><i>Gleniffer Brae forms a well designed residential estate in sympathy with the surrounding site which was selected for its topographical setting. It is associated with architect Geoffrey Loveridge and landscape designer Paul Sorensen. Gleniffer Brae exhibits a high quality of craftsmanship in the fabric of the original buildings. The detailing represents the finest in Australian building skills of the pre-war period and this is enhanced by the fact that its original fabric is more or less intact. The open space around the house permits a full appreciation of the scale and design of the house. The grounds' original garden design are very attractive in their own right (Conacher &amp; Delahunty Architects, 1993).</i></p> <p><i>The house constitutes a fine example of the Inter-war period English Tudor or Elizabethan Revival style of architecture, influenced by English architecture and cleverly and unusually adapted to the requirements of a single storey complex. The English Tudor or Elizabethan Revival style very much reflected the orientation and values of wealthy families in the period to World War II, who tended to look to Britain as the 'Home' country, who had Royalist sympathies and who promoted attachment to 'King and Empire'.</i></p> <p><i>The gardens constitute an integral part of the design and setting of the house and show the outcome of an integrated association between architect and landscape designer. The grounds' original garden design is representative of designer Paul Sorensen's ability to incorporate the surrounding landscape and flora into the overall design and to capture and extend the dramatic effect of the natural landscape through spatial planning, planting and construction of hard landscape elements. In the execution of the landscape design, Sorensen transplanted from the surrounding bush several large Illawarra flame trees (<i>Brachychiton acerifolium</i>), that is reputed to be one of the earliest successful examples of</i></p>



Vicinity Heritage Item	Established Statement of Significance
	<p><i>transplantation of mature Australian native trees, a process still regarded as almost impossible.</i></p> <p><i>The estate's current use as now the Wollongong Botanic Gardens precinct and the house's current use as home of the Wollongong Conservatorium of Music continue the estate's association with the community and educational life of Wollongong and the Illawarra region.</i></p> <p><i>Few capitalists associated with the mining and industrial development chose to live in the Illawarra. Gleniffer Brae stands apart as the only example of a 'grand house' on a grand estate in the City of Wollongong. Gleniffer Brae together with Invergowrie at Exeter are a unique pair, both estates being the outcome of the collaboration between architect Geoffrey Loveridge and landscape designer Paul Sorensen, both built for two brothers Cecil and Sidney Hoskins family who each married a sister of Geoffrey Loveridge. Their rarity is heightened by the fact that the pair of estates survive as relatively intact outstanding examples of Interwar period architecture and landscape design (NBRIS, 2005, partly based on Conacher &amp; Delahunty Architects 1993).<sup>7</sup></i></p>
Significant Trees in Reserve listed as Item 6513 under Schedule 5 of the WLEP – not within a visible corridor of the subject site.	<p><i>The trees in Gipps Road / Schoobert Crescent reserve are of significance for the local area as a collection of notable, aged, rare and representative tree specimens which present a local landmark.<sup>8</sup></i></p>
Kemira Colliery Archaeological Site listed as Item 7101 under Schedule 5 of the WLEP.	<p><i>The Kemira Colliery is significant as the site of the first coal mine in the Southern Coalfields and it was the oldest operating coal mine in Australia when it closed in 1991 (after 142 years). It retains evidence of the early historical phases of coal mining in the area. The site represents the evolution of the Illawarra coal industry which was quickly established once the Australian Agricultural Company's monopoly on coal mining ceased. The Colliery is significant as evidence of the evolving relationships between mines, mining companies and their workers and for the dramatic impact it had on the settlement pattern of the Illawarra. A distinctive pattern developed with the mines located on the escarpment serviced by a town with private and company housing. The mid 19th century occupation is represented by the sandstone portal and retaining walls, flue and chimney, the exposed building footprint of the end room of the boiler house as well as the archaeological potential of the pit top building sites and the mine incline. All of the 20th century buildings have been removed, although footprints of the buildings still exist.<sup>9</sup></i></p>

<sup>7</sup> NSW State Heritage Inventory, Gleniffer Brae, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045680>

<sup>8</sup> NSW State Heritage Inventory, Significant Trees, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5062583>

<sup>9</sup> NSW State Heritage Inventory, Kemira Colliery, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5062610>

Vicinity Heritage Item	Established Statement of Significance
<p>Illawarra Escarpment Landscape Area listed as Item 6480 under Schedule 5 of the WLEP.</p>	<p><i>The Illawarra Escarpment is a major contributor to the distinctive character of each locality in the Wollongong LGA. The Illawarra Escarpment is a major landform and landmark along the Illawarra Region. The Escarpment is a highly significant landscape to the Local Aboriginal Community and contains a number of landforms associated with Dreaming stories including Mt Keira and Mt Kembla. Following settlement of the Illawarra, the use and exploitation of which (together with the coastal plain) was the genesis of rural (mainly dairying) and urban development of the Illawarra, especially as a major coalfield and steel-making centre in Australia.</i></p> <p><i>The Illawarra Escarpment also contains a range of relatively intact ecological communities including a number of endangered ecological communities and large remnant trees such as a giant Fig tree at Thirroul and a large Red Cedar above the Kemira mine portal. The escarpment is critical for the conservation of regional biodiversity, being some of the most important in southern New South Wales for their flora and fauna, associated with tall moist forest, including rainforest.</i></p> <p><i>The escarpment area has a high scenic quality given the combined effect of a narrow coastal plain, rugged escarpment edge, rich forest and contrasting pasture lands. The Illawarra Escarpment is also widely considered to have a high scenic environmental quality in comparison to other coastal plain and escarpment landscape areas along the New South Wales coast.</i></p> <p><i>The Illawarra Escarpment is significant for its historical evidence and associations will all the processes of development and change that have occurred since European settlement, including old roads, mine structures and dwellings, abandoned house sites, pit pony paddocks and trace evidence of timber getting and other agricultural activities. The Illawarra Escarpment contains a range of individual heritage items and traces of early settlement, remains of old / disused settlement and old access roads, including slab houses, Bulli Pass (an off-cuts of Westamacott's Pass), Throsby's track and aboriginal dreaming track at Bulli, mining sites and structures, Kembla Grange &amp; Mount Kembla tank trap route, retaining wall / embankment for the old cliff-face short-cut road just north of Rixon's Pass etc. The majority of these items are of regional significance (some of which have also been recommended for formal nomination on the State Heritage Register).<sup>10</sup></i></p>
<p>Mt Keira Scout Camp listed as Item 6471 under Schedule 5 of the</p>	<p><i>The Mount Keira scout camp complex is of significance for Wollongong area for historical, aesthetic, social and reasons of representativeness. The site is continuously associated with the</i></p>

<sup>10</sup> NSW State Heritage Inventory, Illawarra Escarpment Landscape Area, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5067711>

Vicinity Heritage Item	Established Statement of Significance
WLEP and nominated for SHR listing.	<p><i>Scout movement since 1939 and has associations with the local community through a number of local families whose members were using the site. The complex demonstrates evidence of Sorensen's original design, which is of heritage value in its own right. The site is a local landmark that strongly contributes to the community's sense of place. The integrity of original landscape design presents as very high. Paul Sorensen was commissioned by the Hoskins family to design the Mount Keira Scout Camp and some of the features of the camp, including the preservation of landmark trees, the integration of the architecture into the surrounding setting and reuse of onsite materials, are considered fine examples of the techniques used by Sorensen in his work.<sup>11</sup></i></p>

<sup>11</sup> NSW State Heritage Inventory, Mount Keira Scout Camp, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5062611>



## 6. THE PROPOSAL

The Department of Land and Housing Corporation (LAHC) is seeking a planning proposal to amend the *Wollongong Local Environmental Plan 2009* (WLEP) to accommodate urban renewal of land at Gwynneville, NSW. The amended controls will facilitate the delivery of a diverse range of housing typologies which will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent and student accommodation. The proposal will allow for approximately 1,250 dwellings, at least 30% of which will be social and affordable housing.

Redevelopment of the Gwynneville precinct will require rezoning to facilitate an amended land use zone; increased FSR and building heights, and result in improvements to the current street network, pedestrian connectivity, open space / parkland, and public amenity. The proposal will improve connections to the University of Wollongong Campus with an opportunity to incorporate student accommodation as part of the overall housing mix.

The development is well positioned to support the NSW Government's affordable housing targets and increase housing supply in the Illawarra. The proposal is supported by an urban design concept plan (refer Figure 2 below):



Figure 48 Urban design concept plan.

Source: Gyde Consulting 2025



Figure 49 Proposed Landscape Plan

Source: Gyde Consulting 2025





## 7. IMPACT ASSESSMENT

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

It is worth noting that this Planning Proposal seeks consent to modify the underlying planning controls for the site and does not seek consent for any actual built works. Any built works proposed in the future will be subject to a separate Development Application. An urban design concept plan has been prepared for the Planning Proposal which provides an indicative potential layout of future development across the site that could feasibly be developed under the amended planning controls. We have had regard to this urban design concept plan in our assessment of impact, with regard to potential future building heights and densities across the site.

### 7.1. WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the WLEP.

Table 9 Impact assessment against the relevant clauses of the WLEP

Clause	Response
<p><b>(2) Requirement for consent</b></p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p>	<p>The subject site does not contain any listed heritage items, however it is located within the broader vicinity of heritage items. Accordingly, this heritage impact statement has assessed the potential heritage impacts of the Planning Proposal on the significance of the vicinity heritage items.</p> <p>The Planning Proposal will not alter the existing heritage listings or curtilages of any heritage items currently listed under Schedule 5 of the WLEP.</p>

Clause	Response
<p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	
<p><b>(4) Effect of proposed development on heritage significance</b></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>A detailed heritage impact assessment has been undertaken in the following sections of this report. The Planning Proposal and the associated urban design concept plan which represents potential future built form have been assessed to have no adverse heritage impacts on the heritage items in the vicinity or established significant views. Future built development in accordance with the Planning Proposal amendments will be subject to further development consent and impact assessment processes.</p>
<p><b>(5) Heritage assessment</b></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>	<p>This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposed works. This heritage impact statement satisfies the requirement under this clause.</p>



## 7.2. WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The table below provides an impact assessment of the proposal against the relevant controls for heritage conservation in the Wollongong DCP.

Table 10 Impact assessment against the relevant controls of the Wollongong DCP

Control	Response
<b>Part E – General Controls – Environmental Controls</b>	
<b>Chapter E11: Heritage Conservation</b>	
<p><b>11 SUBDIVISION</b></p> <p><i>6. In certain cases, Council may require the proposed subdivision plan to show the proposed building envelopes for each proposed lot, in order to determine whether or not the proposed curtilage of the heritage item is appropriate, in order to maintain the significance of the item and to maintain any views to or from the heritage item.</i></p>	<p>As previously discussed, the Planning Proposal does not include an application for subdivision or any actual built works. However, the intention of the Planning Proposal and the underlying planning control amendments, is to facilitate future redevelopment of the subject site, which will involve the subdivision of the existing estate.</p> <p>The urban design concept plan lodged with this Planning Proposal indicated that the intended future re-subdivision of the site will retain all existing street networks and suburban block forms, and will likely only contain re-subdivision of the blocks to provide for a higher density of residential accommodation. The final layout or approach for this eventual re-subdivision has not been confirmed and does not form part of this application.</p> <p>On the whole, the proposed urban design concept plan is a sympathetic response to the existing streetscape layout of the subject site, which was established in the early 1950s when the site was initially developed. This original street network will be retained and therefore we consider that there are no adverse heritage impacts that would arise from the Planning Proposal scope or the future intended re-subdivision of the site.</p> <p>No changes are proposed to the existing subdivision pattern of any heritage items.</p>
<p><i>7. Council may impose restrictions upon the title of a proposed lot that is within the vicinity of a heritage site, to ensure that the development of the adjoining land does not adversely affect the cultural significance of a heritage site. This may include (but not necessarily be limited to) height limitations, building setbacks, access arrangements, building orientation, and presentation to the street.</i></p>	<p>The urban design concept plan lodged with this Planning Proposal and the building siting and heights that are proposed on this plan are indicative only of a potential future built outcome for the site. These building locations and heights have been prepared with careful consideration of the surrounding urban development in the area, and in particular the visual relationship of the subject site and the adjoining Botanic Gardens, Gleniffer Brae heritage item, and Illawarra Escarpment view lines.</p>

Control	Response
	<p>We are comfortable that the indicative future built form that may be facilitated through this Planning Proposal, and as outlined in the urban design concept plan, is consistent with the densities of new development in the immediate locality, and is a sympathetic response to the subject site given its natural topography and orientation of existing street networks. Overall there are no adverse heritage impacts as a result of this Planning Proposal, noting that any future built form development will be subject to further impact assessment requirements at DA stage.</p>
<p><b>14 DEVELOPMENT IN THE VICINITY OF A HERITAGE SITE</b></p> <p><i>1. Development on land adjacent to or within the vicinity of a heritage item or a heritage conservation area should not detract from the identified significance or setting of the heritage building or the heritage conservation area.</i></p>	<p>Notwithstanding that this Planning Proposal does not contain an application for any physical development works to the place, we note that the proposed urban design concept plan has been prepared to demonstrate that future built development in accordance with this Planning Proposal will be appropriate with regard to the heritage items in the vicinity. There are no changes proposed to any of the vicinity heritage items, their listings or curtilages, as part of this Planning Proposal, or future development it may facilitate.</p> <p>All heritage items in the vicinity will retain their established curtilage and physical and visual settings, and no future development on the subject site will obscure the established significant views towards these heritage items.</p> <p>Elements of the future built form that may be facilitated by this Planning Proposal could be visible in long-ranging outward views to the south from the adjacent Gleniffer Brae heritage item, however this will simply contribute to the already modified urban development across Wollongong that currently dominates this view. The eventual redevelopment of the subject site with buildings reaching 4-6 storeys in height, as per the indicative urban design concept plan, will not have a marked impact on these broader views nor change the overall character of the area.</p> <p>To minimise the visibility of potential future development, the urban design concept plan indicates that densities will be focused to the north-east of the subject site where the natural topography is lower, and therefore building heights will be less visible from surrounding vantage points.</p>

Control	Response
	<p>Overall the Planning Proposal and the future development which may be facilitated by it, will not have a detrimental impact on the established significance, settings or significant views associated with any of the heritage items in the vicinity.</p>
<p><i>2. Where development is proposed adjacent to or within the vicinity of a heritage site or heritage conservation area, the following matters must be taken into consideration:-</i></p> <p><i>(a) The character, siting, bulk, scale, height and external appearance of the development;</i></p>	<p>These items will be subject to future development consent assessment and impact assessment requirements as part of future Development Applications (or similar) when approval for physical built works is being sought.</p>
<p><i>(b) The visual relationship between the proposed development and the heritage item or heritage conservation area;</i></p>	<p>Refer to Section 3 of this report which outlines the existing visual relationships between the subject site and those heritage items in the vicinity. Overall the subject is only minimally visible in outward south-facing views from Gleniffer Brae and the Illawarra Escarpment Landscape Area, and any future development of the subject site will not impact established significant view lines towards these items.</p> <p>The subject site and its existing development is visible in southward facing views from within the adjoining Botanic Gardens, which is not heritage listed but is nonetheless an important landscape area. Careful design of potential future built development, including building articulation, scale, massing, materiality and landscaping, will be required to ensure that the visual impact of future development is appropriate in relation to the adjoining Botanic Gardens and does not adversely impact the natural and landscaped setting and character of this area.</p>
<p><i>(c) The potential for overshadowing of the adjoining heritage item or any building within a heritage conservation area;</i></p>	<p>The vicinity heritage items are substantially distanced from the subject site and there is no potential for overshadowing as a result of the future development which may be facilitated by the Planning Proposal, particularly in relation to the maximum building heights of 4-6 storeys as outlined on the urban design concept plan. Further potential of overshadowing adjoining items is mitigated on the western alignment. Buildings of 4-6 storeys are constrained to the eastern alignment, further distancing itself from the vicinity heritage item, Gleniffer Brae. The western alignment is</p>



Control	Response
	predominantly 3 – 4 storeys and are identified to have no impact on the visual curtilage and views of vicinity heritage items, or have any potential to overshadow.
<p><i>(d) The colours and textures of materials proposed to be used in the development;</i></p> <p><i>(e) The landscaping and fencing of the proposed development;</i></p> <p><i>(f) The location of car parking spaces and access ways into the development;</i></p> <p><i>(g) The impact of any proposed advertising signs or structures;</i></p>	These items will be subject to future development consent assessment and impact assessment requirements as part of future Development Applications (or similar) when approval for physical built works is being sought.
<i>(h) the maintenance of the existing streetscape, where the particular streetscape has significance to the heritage site;</i>	The existing streetscape has no known heritage significance in relation to the vicinity heritage items.
<p><i>(i) The impact the proposed use would have on the amenity of the heritage site; and</i></p> <p><i>(j) The effect the construction phase will have on the well being of a heritage building.</i></p>	The Planning Proposal and future development which may be facilitated by it, and any associated construction phases, would have no impact on amenity of the vicinity heritage items.
<i>3. Development in the vicinity of a heritage item should give strong regard to any significant views to and from the heritage item or heritage conservation area and any public domain area.</i>	<p>Refer to Section 3.3 of this report which outlines the existing visual relationships between the subject site and those heritage items in the vicinity.</p> <p>Overall the subject is only minimally visible in outward south-facing views from Gleniffer Brae and the Illawarra Escarpment Landscape Area, and any future development of the subject site in line with this Planning Proposal will not impact established significant view lines towards these items.</p> <p>All heritage items in the vicinity will retain their established curtilage and physical and visual settings, and no future development on the subject site in line with this Planning Proposal will obscure the established significant views towards these heritage items.</p> <p>Elements of the future built form that may be facilitated by this Planning Proposal could be visible in long-ranging outward views to the south from the adjacent Gleniffer Brae heritage item, however this will simply contribute to the already modified urban development across Wollongong that currently dominates this view. The eventual redevelopment of the subject site with buildings</p>

Control	Response
	<p>reaching 4-6 storeys in height, as per the indicative urban design concept plan, will not have a marked impact on these broader views nor change the overall character of the area.</p> <p>To minimise the visibility of potential future development, the urban design concept plan indicates that densities will be focused to the north-east of the subject site where the natural topography is lower, and therefore building heights will be less visible from surrounding vantage points.</p> <p>The subject site and its existing development is visible in southward facing views from within the adjoining Botanic Gardens, which is not heritage listed but is nonetheless an important landscape area. Careful design of potential future built development, including building articulation, scale, massing, materiality and landscaping, will be required to ensure that the visual impact of future development is appropriate in relation to the adjoining Botanic Gardens and does not adversely impact the natural and landscaped setting and character of this area.</p>
<p><i>4. Where subdivision is proposed in the vicinity of a heritage item, the impact of future development of the lots should be considered.</i></p>	<p>See above discussion in relation to subdivision.</p>

### 7.3. HERITAGE NSW GUIDELINE CONSIDERATIONS

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's *Guidelines for preparing a statement of heritage impact* (2023).

Table 11 Impact assessment against the relevant Heritage NSW Guideline Considerations

Provision	Response
<i>Will the proposed works be the best conservation solution for the heritage item?</i>	No aspect of the Planning Proposal or the future built form it may facilitate will adversely impact on the conservation of heritage items located in the vicinity of the site.
<i>Will the works promote the ongoing use and upkeep of the item?</i>	The current and future uses of all vicinity heritage items will remain unaffected by the subject Planning Proposal or future development in line with the amended planning controls for the subject site.
<i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i>	Not applicable. No physical works to any heritage items are proposed.
<i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i>	<p>Refer to Section 3.3 of this report which outlines the existing visual relationships between the subject site and those heritage items in the vicinity.</p> <p>Overall the subject is only minimally visible in outward south-facing views from Gleniffer Brae and the Illawarra Escarpment Landscape Area, and any future development of the subject site in line with this Planning Proposal will not impact established significant view lines towards these items.</p> <p>All heritage items in the vicinity will retain their established curtilage and physical and visual settings, and no future development on the subject site in line with this Planning Proposal will obscure the established significant views towards these heritage items.</p> <p>Elements of the future built form that may be facilitated by this Planning Proposal could be visible in long-ranging outward views to the south from the adjacent Gleniffer Brae heritage item, however this will simply contribute to the already modified urban development across Wollongong that currently dominates this view. The eventual redevelopment of the subject site with buildings reaching 4-6 storeys in height, as per the indicative urban design concept plan, will not have a marked</p>

Provision	Response
	<p>impact on these broader views nor change the overall character of the area.</p> <p>To minimise the visibility of potential future development, the urban design concept plan indicates that densities will be focused to the north-east of the subject site where the natural topography is lower, and therefore building heights will be less visible from surrounding vantage points.</p> <p>The subject site and its existing development is visible in southward facing views from within the adjoining Botanic Gardens, which is not heritage listed but is nonetheless an important landscape area. Careful design of potential future built development, including building articulation, scale, massing, materiality and landscaping, will be required to ensure that the visual impact of future development is appropriate in relation to the adjoining Botanic Gardens and does not adversely impact the natural and landscaped setting and character of this area.</p>
<i>Are the proposed works part of a broader scope of works?</i>	The Planning Proposal is intended to amend the underlying planning controls for the subject site to facilitate future redevelopment. Any physical works to the place will be subject to further stages of assessment and impact assessment as required.
<i>If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?</i>	The Planning Proposal relates to a site located within the broader vicinity of heritage items in the Wollongong LGA and accordingly an impact assessment against the Wollongong DCP is included at Section 7.2 of this report.
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	The Planning Proposal, and the eventual redevelopment of the site in line with the amended planning controls, will have no adverse heritage impacts on the significance of heritage items in the vicinity for the reasons outlined in this report.
<p><b>Subdivision or boundary adjustment</b></p> <p><i>Will the proposed subdivision retain an adequate setting or context for the heritage item?</i></p> <p><i>Could the proposed subdivision compromise the heritage significance of the heritage item?</i></p>	<p>As previously discussed, the Planning Proposal does not include an application for subdivision or any actual built works. However, the intention of the Planning Proposal and the underlying planning control amendments, is to facilitate future redevelopment of the subject site, which will involve the subdivision of the existing estate.</p> <p>The urban design concept plan lodged with this Planning Proposal indicated that the intended</p>



Provision	Response
<p><i>Do the proposed works comply with the Subdivision and NSW State Heritage Register items policy (Heritage NSW 2019)?</i></p>	<p>future re-subdivision of the site will retain all existing street networks and suburban block forms, and will likely only contain re-subdivision of the blocks to provide for a higher density of residential accommodation. The final layout or approach for this eventual re-subdivision has not been confirmed and does not form part of this application.</p> <p>On the whole, the proposed urban design concept plan is a sympathetic response to the existing streetscape layout of the subject site, which was established in the early 1950s when the site was initially developed. This original street network will be retained and therefore we consider that there are no adverse heritage impacts that would arise from the Planning Proposal scope or the future intended re-subdivision of the site.</p> <p>No changes are proposed to the existing subdivision pattern of any heritage items.</p>
<p><b>Access</b></p> <p><i>Will the heritage item be accessed by the public? If so, has the advice of an access consultant been sought to investigate options of Disability Discrimination Act compliant access that may have least impact on the heritage item?</i></p>	<p>The Planning Proposal, and the eventual redevelopment of the site in line with the amended planning controls, will have no impact on the existing access arrangements for heritage items in the vicinity.</p>
<p><b>Interpretation</b></p> <p><i>Will the proposed works contribute to a continued understanding of the heritage item's history and significance?</i></p> <p><i>Can interpretive features be integrated into the design?</i></p>	<p>The Planning Proposal, and the eventual redevelopment of the site in line with the amended planning controls, will have no impact on the ability to interpret and understand the heritage items in the vicinity.</p>
<p><b>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</b></p> <p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p> <p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p> <p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	<p>This has been discussed in detail above.</p>

## 8. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment of the Planning Proposal has been undertaken in Section 7 of this report, with reference to the urban design concept plan which has been included to demonstrate a potential future built outcome that could be facilitated through the amended planning controls. The Planning Proposal has been assessed to have no adverse heritage impact on the heritage items located in the broader vicinity of the subject site. Key aspects of the proposal assessment are listed below:

- The subject site does not contain any listed heritage items and has been assessed herein not to meet the requisite threshold for heritage listing in accordance with the assessment criteria set out by the Heritage Council of New South Wales. There are no elements of built heritage significance within the subject site which are required to be retained on heritage grounds.
- The subject site is located within the broader vicinity of heritage items including Cratloe Cottage, Gleniffer Brae House and Gardens to the east, the Illawarra Escarpment, particularly Mount Keira. The Planning Proposal will not alter the existing heritage listings or curtilages of any heritage items currently listed under Schedule 5 of the WLEP.
- The Planning Proposal is intended to amend the underlying planning controls for the subject site to facilitate future redevelopment. No physical built works are proposed at this stage. Any physical works to the place will be subject to further stages of assessment and impact assessment as required.
- The urban design concept plan lodged with this Planning Proposal indicates that the intended future re-subdivision of the site will retain all existing street networks and suburban block forms, and will likely only contain re-subdivision of the blocks to provide for a higher density of residential accommodation. The final layout or approach for this eventual re-subdivision has not been confirmed and does not form part of this application. On the whole, the proposed urban design concept plan is a sympathetic response to the existing streetscape layout of the subject site, which was established in the early 1950s when the site was initially developed. This original street network will be retained and therefore we consider that there are no adverse heritage impacts that would arise from the Planning Proposal scope or the future intended re-subdivision of the site. No changes are proposed to the existing subdivision pattern of any heritage items.
- The subject site is only minimally visible in outward south-facing views from Gleniffer Brae and the Illawarra Escarpment Landscape Area heritage items. All heritage items in the vicinity will retain their principal view lines, established curtilage and physical and visual settings, particularly towards the coastline, and no future development on the subject site in line with this Planning Proposal will obscure the established significant views towards these heritage items.
- Elements of the future built form that may be facilitated by this Planning Proposal could be visible in long-ranging outward views to the south from the adjacent Gleniffer Brae heritage item, however this will simply contribute to the already modified urban development across Wollongong that currently dominates this view. The eventual redevelopment of the subject site with buildings reaching 4-6 storeys in height, as per the indicative urban design concept plan, will not have a marked impact on these broader views nor change the overall character of the area. To minimise the visibility of potential future development, the urban design concept plan indicates that densities will be focused to the north-east of the subject site where the natural topography is lower, and therefore building heights will be less visible from surrounding vantage points.
- The subject site and its existing development is visible in southward facing views from within the adjoining Botanic Gardens, which is not heritage listed but is nonetheless an important landscape area. The broader biodiversity of the Botanic Gardens, particularly concerning the potential increased densities and additional light pollution is mitigated by the urban design concept plan. Significant landscape features, particularly flora and significant trees will be retained with movement corridors restricted to set pathways that do not encroach on the vantage points of the Botanic Gardens. Careful design of potential future built development, including building articulation, scale, massing, materiality and landscaping, will be required to ensure that the visual impact of future development is appropriate in relation to the adjoining Botanic Gardens and does not adversely impact the natural and landscaped setting and character of this area.

For the reasons stated above, the Planning Proposal is recommended for approval from a heritage perspective.

## 9. BIBLIOGRAPHY & REFERENCES

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*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*

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