

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-189
DA Number	DA-2022/966
LGA	Wollongong City Council
Proposed Development	Upgrade of air conditioning system and fire sprinkler system
Street Address	46 Burelli Street and 93 Crown Street Wollongong
Applicant/Owner	Wollongong City Council
Date of DA lodgement	13 September 2022
Total number of Submissions	One (1) In support
Number of Unique Objections	None
Recommendation	Approval
Regional Development Criteria (State Environmental Planning Policy (Planning Systems) 2021 – Schedule 6 Regionally significant development)	<p>Clause3 Council related development over \$5 million.</p> <p>Under Schedule 6, Council related development with a capital investment value (CIV) of more than \$5 million is identified as regionally significant development. The CIV values the proposed development at \$9,500,000 (excluding GST).</p>
List of all relevant s4.15(1)(a) matters	<p>List all of the relevant environmental planning instruments:</p> <p>s4.15(1)(a)(1) –</p> <p><u>State Environmental Planning Policies (SEPPs):</u></p> <ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Koala Habitat Protection) 2021 State Environmental Planning Policy (Planning Systems) 2021 <p><u>Local Environmental Planning Policies:</u></p> <p>Wollongong Local Environmental Plan (WLEP) 2009</p> <p><u>Other policies</u></p> <ul style="list-style-type: none"> Wollongong Development Control Plan 2009 (WDCP 2009) Wollongong City-Wide Development Contributions Plan (2021) <p>s4.15(1)(a)(ii) (ii) any proposed instrument that is or has been the subject of public notification:</p> <p>N/A</p> <p>s4.15 (1)(a)(iii) Any development control plan:</p> <p>Wollongong Development Control Plan 2009</p> <p>s4.15 (1)(a)(iiia) any planning agreement that has been entered into under section 7.4 or a developer has offered to enter into under section 7.4</p> <p>N/A</p> <p>s4.15 (1)(a)(iv) the regulations</p> <p>N/A.</p>
List all documents submitted with this report	<p>Attachments</p> <ol style="list-style-type: none"> Aerial photograph

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for the Panel's consideration	2. WLEP zoning map 3 Plans 4 Heritage Impact Statement 5 WDCP 2009 assessment 6 Draft conditions of consent
Clause 4.6 requests	<ul style="list-style-type: none">N/A
Summary of key submissions	<ul style="list-style-type: none">Nil
Report prepared by	Brad Harris – Development Project Officer
Report date	21 February 2023

Summary of s4.15 matters Yes

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? N/A

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? N/A

Conditions

Have draft conditions been provided to the applicant for comment? Yes

EXECUTIVE SUMMARY

Reason for consideration by Southern Regional Planning Panel

The proposal has been referred to Southern Regional Planning Panel as it involves Council related development with a capital investment value (CIV) of more than \$5 million.

Proposal

The proposal is to upgrade of air conditioning system and fire sprinkler system.

Permissibility

The site is zoned B3 Commercial Core pursuant to Wollongong Local Environmental Plan 2009. The proposed air conditioning upgrade and new sprinkler system are ancillary to the existing approved uses and are therefore permissible with development consent.

Consultation

The proposal notified in accordance with Council's Notification Policy received one submission in support of the proposal.

Key assessment issues

- Heritage impacts

RECOMMENDATION

It is recommended that the application be conditionally approved.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

State Environmental Planning Policies:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Koala Habitat Protection) 2021
- State Environmental Planning Policy (Planning Systems) 2021

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan 2009

Other Policies:

- Wollongong City Wide Development Contributions Plan
- Wollongong Community Participation Plan 2019

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal involves upgrading the existing air conditioning system in the Wollongong Art Gallery and the Wollongong Town Hall and the fire sprinkler system in the Art Gallery building (as a result of a Fire Safety Review). The proposed upgrades have been designed to respect and protect the heritage values of the buildings whilst delivering fit for purpose, fully functional upgrades to the existing systems.

Generally, the proposal includes the following works:

- Heating and air conditioning refit/upgrades to the Wollongong Town Hall and Art Gallery buildings:
- Provision of a centralised and more efficient air conditioning system within the Town Hall building to service both buildings to improve air temperature control.
- Associated alterations to the Art Gallery and Town Hall, including demolition of internal walls and toilet facilities.
- Installation of glazed partitions to the mezzanine level of the Art Gallery.
- Installation of airlocks to the Art Gallery doors.

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- Installation of acoustic walls for the roof-top plant.
- Removal of the existing chiller unit (HVAC system) located on the external terrace of the Art Gallery.

All work relates to the two existing buildings, no new buildings are proposed.



Figure 1- View of main exhibit entrance door within the Art Gallery (Source: Advisian, 2022)



Figure 2: View of terrace at Art Gallery with proposed removal of heating, ventilation and air conditioning (HVAC) seen at far left.

1.3 BACKGROUND

Development history

Application Number	Description	Decision	Determined
DA-2013/440	Function Centre - Use of the Wollongong Town Hall for (occasional) retail events	APPROVED	21/06/2013
DA-2013/1159	Use of Arts Precinct for major events - all Tier 4 events and a maximum of four (4) x Tier 3 events	APPROVED	31/03/2014
DA-2013/1159/A	Use of Arts Precinct for major events - all Tier 4 events and a maximum of four (4) x Tier 3 events Modification A - changes to conditions of consent and defined event site boundaries	APPROVED	24/11/2020
PL-2021/180	Wollongong Town Hall & Art Gallery Buildings air conditioning & heating upgrades - MS Teams	COMPLETED	14/12/2021
LG-2011/25	Wollongong City Council sustainability services display at rear of Town Hall on Sunday 24th July 2011	APPROVED	19/07/2011
LG-2015/22	Use of Arts Precinct for Comic Gong event	APPROVED	21/04/2015

A pre-lodgement meeting was held for the proposal on 11 November 2021.

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Customer service actions

There are no outstanding customer service requests of relevance to the development.

1.4 SITE DESCRIPTION

The site is located at the Art Gallery 46 Burelli Street and Wollongong Town Hall 93 Crown Street Wollongong and the title reference is Lot 1 DP 1161730 and Lots 1-5 DP 1131686.

The site is bounded by Crown Street (north), Kembla Street (west) and Burelli Street (south). To the east is the Arts Precinct Area, including open space, restaurants, and the Illawarra Performing Arts Centre (IPAC).

Property constraints

Council records identify the land as being impacted by the following constraints:

Flooding: The site is identified as being located within an unclassified flood risk precinct. As no works are proposed at ground level no concerns are raised in respect of flooding.

Heritage: Both the Art Gallery and Town Hall are listed as heritage items under the provisions of WLEP 2009. Council's heritage officer has assessed the proposal and provided a satisfactory referral subject to conditions of consent.



Figure 3: Art Gallery as viewed from the corner of Burelli Street and Kembla Street

1.5 SUBMISSIONS

The application was notified in accordance with Council's Community Participation Plan 2019. One (1) submission was received in support of the proposal.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Satisfactory referrals have been provided by Council's BCA, Contributions and Heritage Officers. Appropriate conditions of consent have been recommended.

1.6.2 EXTERNAL CONSULTATION

None required

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

This Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 that relate to the operation of this Act in connection with the terrestrial and aquatic environment.

NSW BIODIVERSITY CONSERVATION ACT 2016

Section 1.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides that Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 (BC Act).

Part 7 of the BC Act relates to Biodiversity assessment and approvals under the EP&A Act where it contains additional requirements with respect to assessments, consents and approvals under this Act.

The site is not identified as being of high biodiversity value on the [Biodiversity Values Map](#).

The development would therefore not be considered to result in adverse impacts on biodiversity and is consistent with the provisions of the Biodiversity Conservation Act 2016.

2.1 SECTION 4.15(1)(A)(1) ANY ENVIRONMENTAL PLANNING INSTRUMENT

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 2 Coastal Management

The proposed development is not located within land identified as the part of the Coastal Zone. The provisions of this chapter do not apply.

Chapter 4 Remediation of Land

No constraints or past uses have been identified that would give rise to concerns or the need for further investigation regarding land contamination nor is any excavation proposed. Therefore the SRPP as determining authority can be satisfied that clause 4.6 matters are satisfied.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2021

The State Environmental Planning Policy (Koala Habitat Protection) 2021 applies to the Wollongong Local Government Area, identified as being in the South Coast koala management area.

11 Development assessment process—no approved koala plan of management for land

There is no approved koala plan of management applying to the land, and the land does not have an area of at least 1 hectare (including adjoining land within the same ownership). As such, Clause 11 does not apply to the land.

12 Development assessment process—other land

Consent can be issued for development on the subject land if Council is satisfied that the land is *not* core koala habitat.

The land has not been assessed by a suitably qualified and experience person as being highly suitable koala habitat, and Council has no record of the presence of koalas on the site currently or within the previous 18 years. The proposal does not include the removal of native vegetation. As such, the land is not considered to core koala habitat and consent can be granted for the proposed development in this regard.

2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Schedule 6 Regionally significant development

The proposed development has a capital investment value exceeding \$5million and is Council related development. Therefore, the application is considered Regionally Significant Development. The Southern Region Planning Panel is the consent authority for this application.

2.1.4 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

community facility means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned B3 Commercial Core.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To strengthen the role of the Wollongong city centre as the regional business, retail and cultural centre of the Illawarra region.*
- *To provide for high density residential development within a mixed use development if it—*
 - (a) is in a location that is accessible to public transport, employment, retail, commercial and service facilities, and*
 - (b) contributes to the vitality of the Wollongong city centre.*

The proposal is satisfactory with regard to the above objectives.

The land use table permits the following uses in the zone.

Permitted without consent

Advertising structures; Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; **Community facilities**; Educational establishments; Entertainment facilities; Exhibition homes; Function centres; Helipads; Home businesses; Hostels; Hotel or motel accommodation; **Information and education facilities**; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Seniors housing; Service stations; Sex services premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Wholesale supplies

The existing buildings on the subject site are categorised as a **community facility** (Town Hall) and **information and education facility** (Art Gallery) as defined above. The proposed air conditioning upgrade and new sprinkler system are ancillary to the existing approved uses and are therefore permissible with development consent.

Part 4 Principal applicable development standards

Clause 4.3 Height of buildings

There is no proposed change to the existing building height.

Clause 4.4A Floor space ratio – Wollongong city centre

The proposal does not comprise any additional gross floor area.

Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation

(1) **Objectives** *The objectives of this clause are as follows—*

- (a) *to conserve the environmental heritage of Wollongong,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(2) **Requirement for consent** *Development consent is required for any of the following—*

- (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) *a heritage item,*
 - (ii) *an Aboriginal object,*
 - (iii) *a building, work, relic or tree within a heritage conservation area,*
- (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,*
- (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,*
- (d) *disturbing or excavating an Aboriginal place of heritage significance,*
- (e) *erecting a building on land—*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) *subdividing land—*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

The subject site contains a heritage item being Item No. 6381 Wollongong Town Hall and former Council Chambers (now art gallery) 93 Crown Street and 46 Burelli Street

Other nearby Heritage Items are:

6370 – Wollongong East Post Office 91 Crown Street

6285 – Norfolk Island Pine 93 Crown Street

6238 - (Shop) 87 Crown Street

6228 - St Andrew's Presbyterian Church and hall 50 Burelli Street

The heritage items are shown in **Figure 2** below:



Figure 41: LEP extract identifying heritage items in vicinity of subject site.

The application as submitted was supported by a Heritage Impact Statement prepared by Advisian.

Council's heritage officer has advised that the report has satisfactorily addressed the provisions of Clause 5.10 of WLEP2009 in relation to heritage conservation subject to conditions.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The development is already serviced by electricity, water and sewerage services.

A condition is proposed requiring approval from the relevant authorities for the connection of electricity, water and sewerage to service the site.

Clause 7.5 Acid Sulfate Soils

The site is identified as being affected by class 5 acid sulphate soils. An acid sulphate soils management plan is not required as no earthworks are proposed.

Clause 7.6 Earthworks

The proposal does not involve any earthworks.

Clause 7.13 Certain land within business zones

The proposal does not change the existing use of the Town Hall or the art gallery which both retain active uses at ground floor level in accordance with this clause.

Clause 7.18 Design excellence in Wollongong city centre and at key sites

The site is located within the Wollongong city centre and is subject to this clause, the objective of which is to deliver the high standards of architecture and urban design. The requirements of this clause are:

- (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- (b) *whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,*
- (c) *whether the proposed development detrimentally impacts on view corridors,*
- (d) *whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,*
- (e) *how the proposed development addresses the following matters:*
 - (i) *the suitability of the land for development,*
 - (ii) *existing and proposed uses and use mix,*

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- (iii) *heritage issues and streetscape constraints,*
- (iv) *the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
- (v) *bulk, massing and modulation of buildings,*
- (vi) *street frontage heights,*
- (vii) *environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
- (viii) *the achievement of the principles of ecologically sustainable development,*
- (ix) *pedestrian, cycle, vehicular and service access, circulation and requirements,*
- (x) *impact on, and any proposed improvements to, the public domain.*

Given the minor nature of works and the fact that all external works are located at roof level and not readily observed from ground level it was not considered necessary for the application to be reviewed by the Design Review Panel.

The proposal is considered to be consistent with the provisions for design excellence as follows:

- The site is suitable for the development
- The use is compatible with the existing and likely future uses in the locality
- Heritage restrictions or impacts have been considered as satisfactory
- The proposal is not expected to result in any adverse environmental impacts.
- The proposal is satisfactory with regard to access, servicing and parking
- No impacts are expected on the public domain.

Clause 7.19 Active street frontages

Active street frontages are retained.

Part 8 Local provisions—Wollongong city centre

The site is located within the area defined as the Wollongong city centre by WLEP2009 and accordingly the provisions within this part of the LEP are of relevance to the proposal.

Clause 8.1 Objectives for development in Wollongong city centre

The objectives of this Part and (in so far as it relates to the Wollongong city centre) clause 7.18 are as follows—

- (a) *to promote the economic revitalisation of the Wollongong city centre,*
- (b) *to strengthen the regional position of the Wollongong city centre as a multifunctional and innovative centre that encourages employment and economic growth,*
- (c) *to protect and enhance the vitality, identity and diversity of the Wollongong city centre,*
- (d) *to promote employment, residential, recreational and tourism opportunities within the Wollongong city centre,*
- (e) *to facilitate the development of building design excellence appropriate to a regional city,*
- (f) *to promote housing choice and housing affordability,*
- (g) *to encourage responsible management, development and conservation of natural and man-made resources and to ensure that the Wollongong city centre achieves sustainable social, economic and environmental outcomes,*
- (h) *to protect and enhance the environmentally sensitive areas and natural and cultural heritage of the Wollongong city centre for the benefit of present and future generations.*

The proposed works are consistent with these objectives and will contribute to the enhancement of existing facilities which provide a valuable community function within the Wollongong City Centre.

2.2 SECTION 4.15(1)(A)(II) ANY PROPOSED INSTRUMENT

None applicable

2.3 SECTION 4.15(1)(A)(III) ANY DEVELOPMENT CONTROL PLAN

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The DCP controls relevant to the proposal which are largely internal works is Chapter E11 – Heritage Conservation.

The Heritage Impact Statement that forms part of the lodgement submission outlines the details relating to how the proposed development complies with this Chapter of the DCP. The proposal does not detract from the heritage significance of nearby sited heritage items as the proposed works are wholly confined within the site footprint. The proposal may have temporary and minor visual impacts during construction.

The proposal has been designed to respect and minimise impacts to the character, siting, bulk, scale, height and external appearance of the development. The proposal has undergone several design revisions, incorporating feedback from Council's internal heritage team to minimise any adverse heritage and visual impacts as well as to provide a safe operational experience for staff and patrons. Additionally, the proposed alterations and removal of the chiller from the terrace of the Art Gallery will improve the visual prominence of the Art Gallery façade. The installation of the acoustic walls has also been designed to adequately manage any visual or noise impacts associated with the operation of the centralised air conditioning system. Further, the installation of the sprinkler systems has been designed to minimise intervention, as far as practicable, to any original fabric. Additionally, the sprinkler system has potential to reduce the risk to life and mitigate damage to the buildings caused by fire

The proposal is considered to have minimal impact on the heritage building on the site and other heritage buildings in the immediate locality. Council's heritage officer is supportive of the proposal in terms of heritage impacts appropriate conditions of consent have been provided to ensure an appropriate outcome is achieved in terms of heritage impacts.

DEVELOPMENT CONTRIBUTIONS

Wollongong City-Wide Development Contributions Plan - City Centre

The Wollongong City-Wide Development Contributions Plan applies to the subject property. This Plan levies a contribution based on the estimated cost of development.

- The proposed cost of development* is over \$250,001 – a levy rate of 2% applies:

$$\text{Contribution Amount} = \text{Cost of Works } \$9,500,000.00 \times 2\% \text{ levy rate} = \$190,000.00$$

Council's Development Contributions Officer has advised that s208(4) of the EPA Regs 2021 can be taken into consideration to reduce the cost of development for the purposes of calculating development contributions to zero. That is, the costs associated with:

- (b) *the costs of repairs to a building or works on the land that will be kept in connection with the development,*
- (g) *the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land*

The cost of the upgrade/refurbishment of the air conditioning and the fire sprinkler system should not be taken into account for the purposes of calculating development contributions. Therefore no contributions are applicable.

2.4 SECTION 4.15(1)(A)(IIIA) ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO UNDER SECTION 7.4, OR ANY DRAFT PLANNING AGREEMENT THAT A DEVELOPER HAS OFFERED TO ENTER INTO UNDER SECTION 7.4

There are no planning agreements entered into or any draft agreement offered to enter into under S7.4 which affect the development.

2.5 SECTION 4.15(A)(IV) THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH)

Environmental Planning and Assessment Regulation 2021

92 What additional matters must a consent authority take into consideration in determining a development application?

Not applicable

93 Fire safety and other considerations

Satisfactory

94 Consent authority may require buildings to be upgraded

Satisfactory

2.6 SECTION 4.15(1)(B) THE LIKELY IMPACTS OF DEVELOPMENT

The proposal is considered acceptable with regard to the likely impacts.

2.7 SECTION 4.15(1)(C) THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

Does the proposal fit in the locality?

The proposal is considered appropriate with regard to the zoning of the site and is not expected to have any negative impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

2.8 SECTION 4.15(1)(D) ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

The only submission received was in support of the proposal.

2.9 SECTION 4.15(1)(E) THE PUBLIC INTEREST

The application is not expected to have any unreasonable impacts on the environment or the amenity of the locality. It is considered appropriate with consideration to the zoning and the character of the area and is therefore considered to be in the public interest.

3 CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section S4.15(1) of the Environmental Planning and Assessment Act 1979. The proposed development is permissible with consent and has regard to the objectives of the zone and is consistent with the applicable provisions of the relevant planning instruments including Wollongong LEP 2009, relevant state policies, Council DCPs, Codes and Policies.

The design of the development is appropriate regarding the controls outlined in these instruments. The proposal complies with the relevant controls under WLEP 2009. Internal referrals are satisfactory. Public submissions have been considered in the assessment.

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It is considered that the proposed development has been designed appropriately given the nature and characteristics of the heritage buildings and surroundings and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.

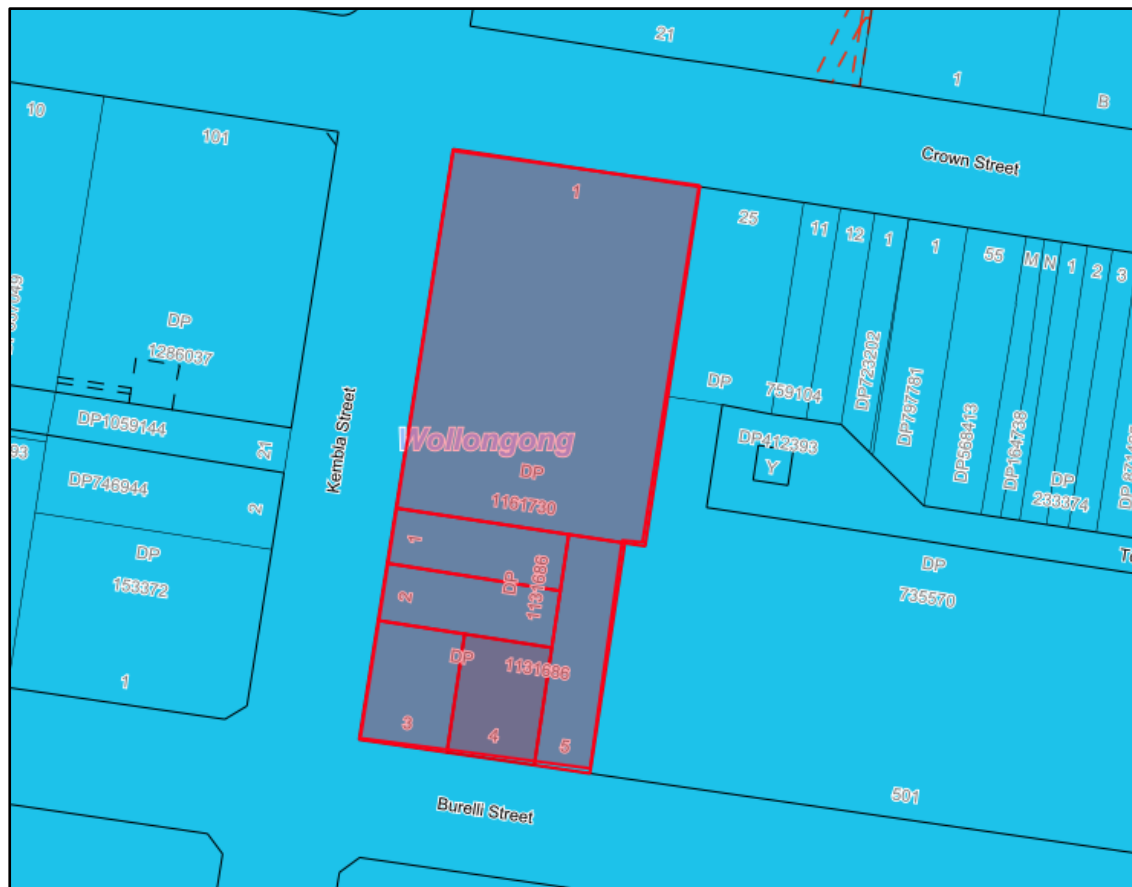
4 RECOMMENDATION

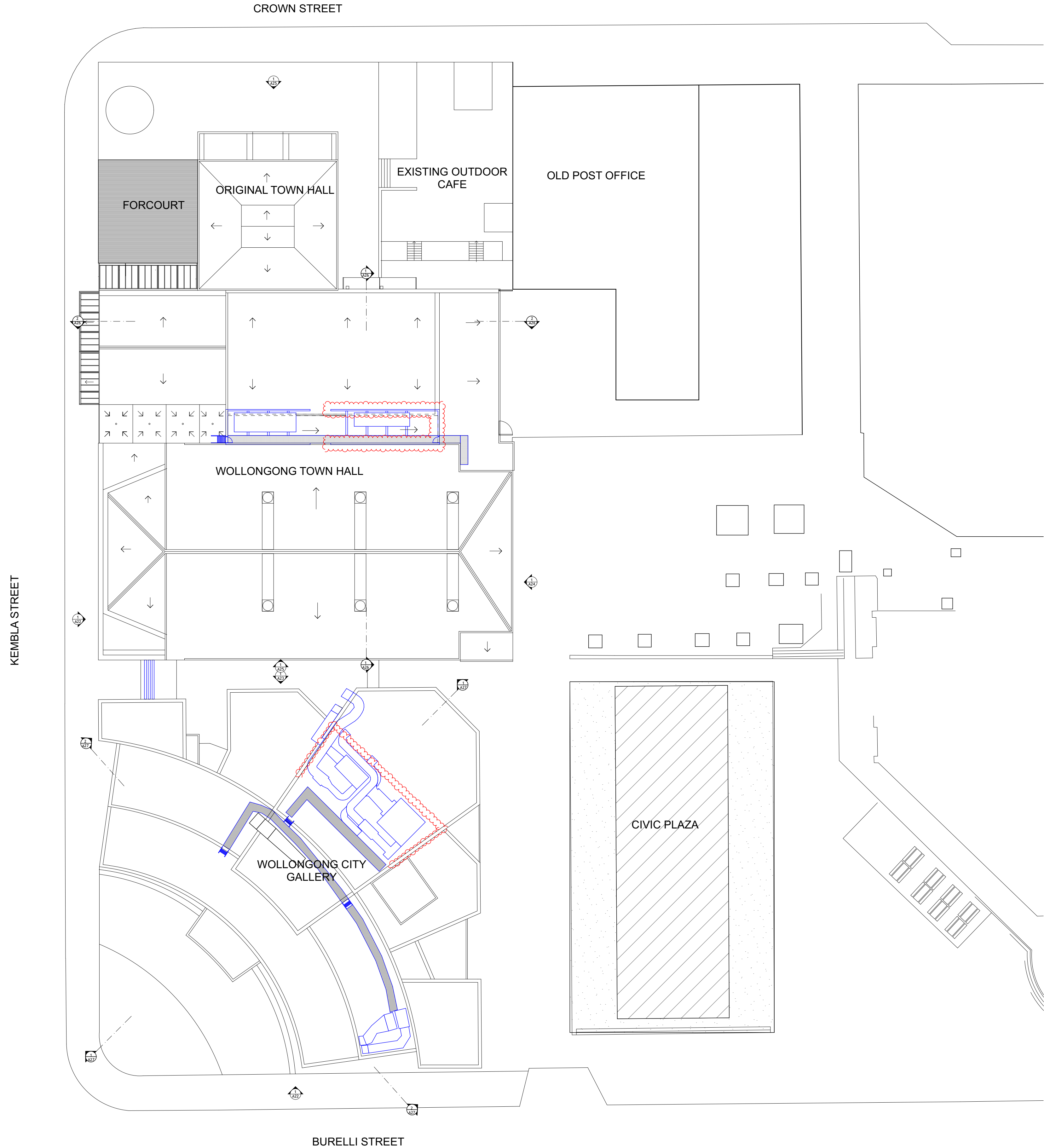
It is recommended that the development application be approved subject to appropriate conditions of consent which form **Attachment 6**.

Attachments

- 1 Aerial photograph
- 2 WLEP zoning map
3. Plans
4. Heritage Impact Statement
5. WDCP 2009 assessment
- 6 Draft conditions of consent

ATTACHMENT 2: Zoning Map





DRAWING SCHEDULE

SHEET No.	DESCRIPTION
A00	COVER SHEET & LOCATION PLAN
A01	SITE PLAN
A02	ART GALLERY - EXISTING/DEMOLITION BASEMENT
A03	ART GALLERY - PROPOSED BASEMENT
A04	ART GALLERY - EXISTING/DEMOLITION LEVEL 1
A05	ART GALLERY - PROPOSED LEVEL 1
A06	ART GALLERY - EXISTING/DEMOLITION LEVEL 1 MEZZ
A07	ART GALLERY - PROPOSED LEVEL 1 MEZZ
A08	ART GALLERY - EXISTING/DEMOLITION LEVEL 2
A09	ART GALLERY - PROPOSED LEVEL 2
A10	ART GALLERY - EXISTING/DEMOLITION LEVEL 3
A11	ART GALLERY - PROPOSED LEVEL 3
A12	ART GALLERY - EXISTING/DEMOLITION ROOF PLAN
A13	ART GALLERY - PROPOSED ROOF PLAN
A14	TOWN HALL - EXISTING/DEMOLITION LEVEL 1
A15	TOWN HALL - PROPOSED LEVEL 1
A16	TOWN HALL - EXISTING/DEMOLITION LEVEL 2/3
A17	TOWN HALL - PROPOSED LEVEL 2/3
A18	TOWN HALL - EXISTING/DEMOLITION LEVEL 4
A19	TOWN HALL - PROPOSED LEVEL 4
A20	TOWN HALL - EXISTING/DEMOLITION ROOF PLAN
A21	TOWN HALL - PROPOSED ROOF PLAN
A22	ELEVATIONS - SHEET 01
A23	ELEVATIONS - SHEET 02
A24	ELEVATIONS - SHEET 03
A25	ELEVATIONS - SHEET 04
A26	SECTIONS - SHEET 01
A27	SECTIONS - SHEET 02
A28	SHADOWS - SHEET 01
A29	SHADOWS - SHEET 02
A30	PHOTOMONTAGE - SHEET 01
A32	PHOTOMONTAGE - SHEET 02
A32	PHOTOMONTAGE - SHEET 03

PROPOSED SITE PLAN

1:250

--- DEMOLISHED WORKS SHOWN DASHED
[Blue outline] PROPOSED NEW WORKS AREA

DEVELOPMENT APPLICATION ISSUE

					DATUM	SURVEYOR	DRAWN	DATE	APPROVED	SCALES	NORTH POINT	CITY OF WOLLONGONG	PJ or TR No.	PJ-2384	A1
					AZIMUTH	FIELD BOOK	PL	03/22	(FOR COUNCIL USE ONLY)				SHEET 2 OF 33 SHEETS		ORIGINAL
B	DEVELOPMENT APPLICATION ISSUE		PL	AMC	08/22		DESIGNED	DATE	SENIOR DESIGN ENGINEER				DRAWING No.	SHEET No.	ISSUE
A	DEVELOPMENT APPLICATION ISSUE		PL	AMC	05/22	RELATED PLANS	PL	03/22	STRUCTURAL/ARCHITECTURAL						
ISSUE	DESCRIPTION		DRAWN	APPR'D	DATE		CHECKED	DATE							
							AMC	03/22	DATE						

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN





DEVELOPMENT APPLICATION ISSUE

Document Set ID: 23238878
Version: 1, Version Date: 13/09/2022



1 ART GALLERY - PROPOSED BASEMENT PLAN
SCALE: 1:100

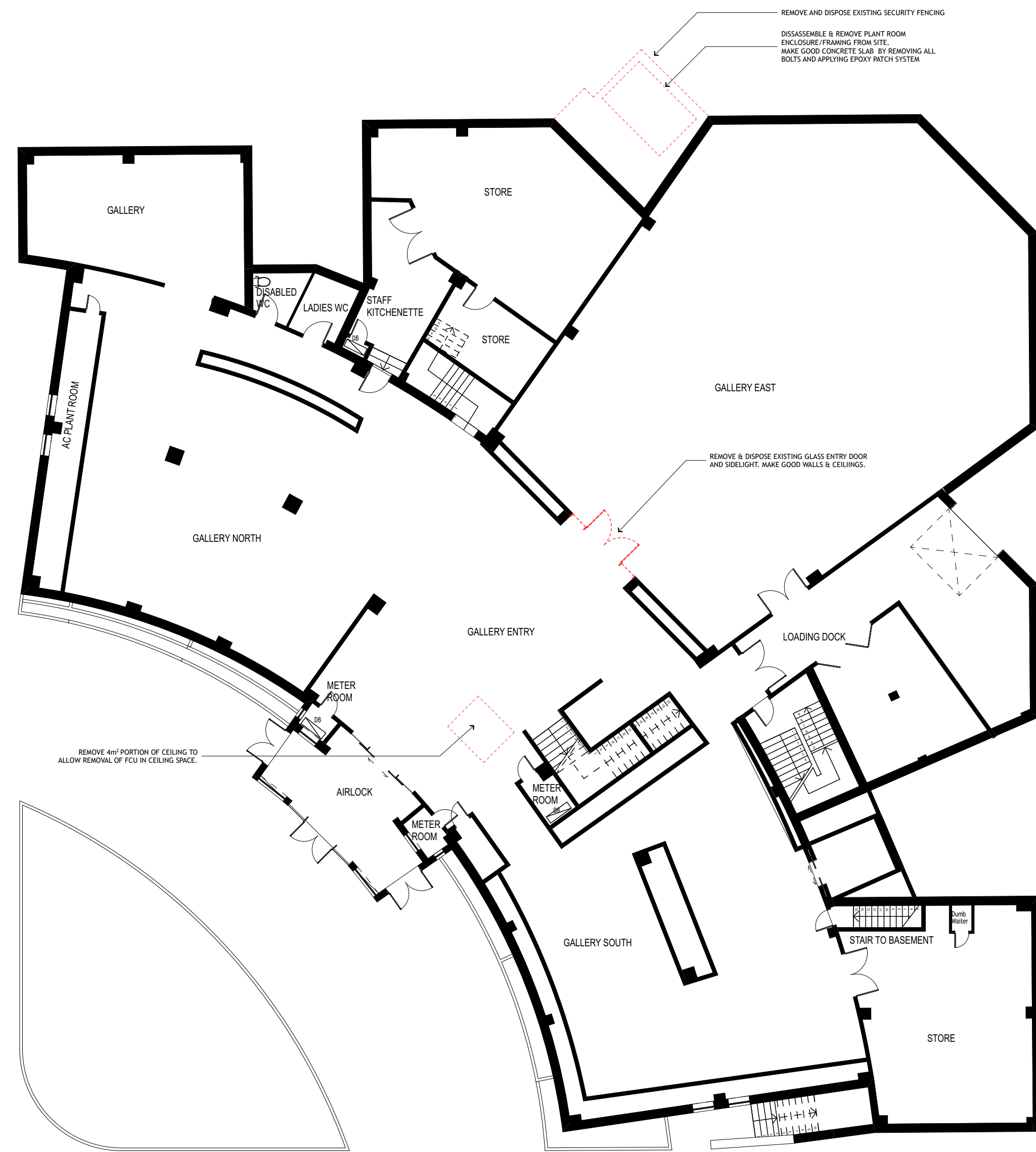
--- DEMOLISHED WORKS SHOWN DASHED
[Blue Box] PROPOSED NEW WORKS AREA

										DATUM		SURVEYOR		DRAWN PL.....		DATE 03/22		APPROVED (FOR COUNCIL USE ONLY)				SCALES		NORTH POINT		CITY OF WOLLONGONG						PJ or TR No.		PJ-2384		A1	
										AZIMUTH		FIELD BOOK		DESIGNED PL.....		DATE 03/22		SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL				AS SHOWN		WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 ART GALLERY BASEMENT - PROPOSED FLOOR PLAN		SHEET 4 OF 33 SHEETS		ORIGINAL		ISSUE							
B		DEVELOPMENT APPLICATION ISSUE						PL		AMC		08/22		RELATED PLANS				CHECKED AMC.....		DATE 03/22		DATE.....		DESIGN & TECHNICAL SERVICES Ph 02 42277111		DRAWING No.		SHEET No.		A03		B					
A		DEVELOPMENT APPLICATION ISSUE						PL		AMC		05/22						DATE.....																			
ISSUE		DESCRIPTION						DRAWN		APPR'D		DATE																									

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN





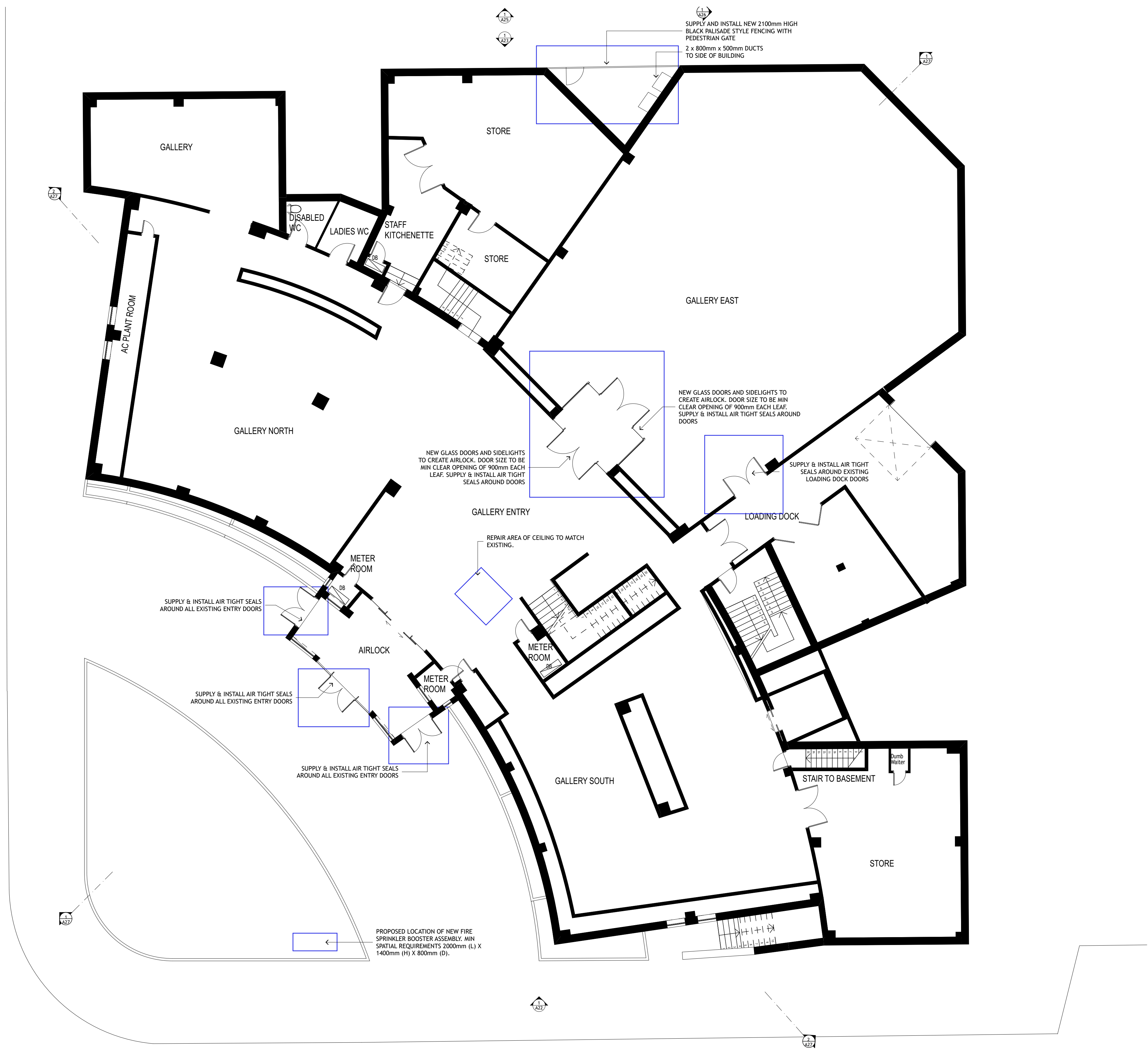
1 ART GALLERY - EXISTING LEVEL 1 PLAN
SCALE: 1:150



2 ART GALLERY - DEMOLITION LEVEL 1 PLAN
SCALE: 1:150



--- DEMOLISHED WORKS SHOWN DASHED
PROPOSED NEW WORKS AREA

					DATUM	SURVEYOR	DRAWN	DATE	APPROVED (FOR COUNCIL USE ONLY)			SCALES	NORTH POINT	<div>CITY OF WOLLONGONG</div> <div>WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 ART GALLERY LEVEL 1 - EXISTING/DEMO FLOOR PLANS</div>	 <div>DESIGN & TECHNICAL SERVICES Ph 02 42277111</div>	PJ or TR No.	PJ-2384	A1						
					AZIMUTH	FIELD BOOK	DESIGNED	DATE	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL			AS SHOWN				SHEET 5 OF 33 SHEETS		ORIGINAL						
					RELATED PLANS		PL	AMC	08/22	DRAWING No.						SHEET No.	ISSUE							
							PL	AMC	05/22															
B	DEVELOPMENT APPLICATION ISSUE						PL	AMC	08/22											—	A04	B		
A	DEVELOPMENT APPLICATION ISSUE						PL	AMC	05/22															
ISSUE	DESCRIPTION				DRAWN	APPR'D	DATE				DATE													
														DESIGN & TECHNICAL SERVICES Ph 02 42277111										

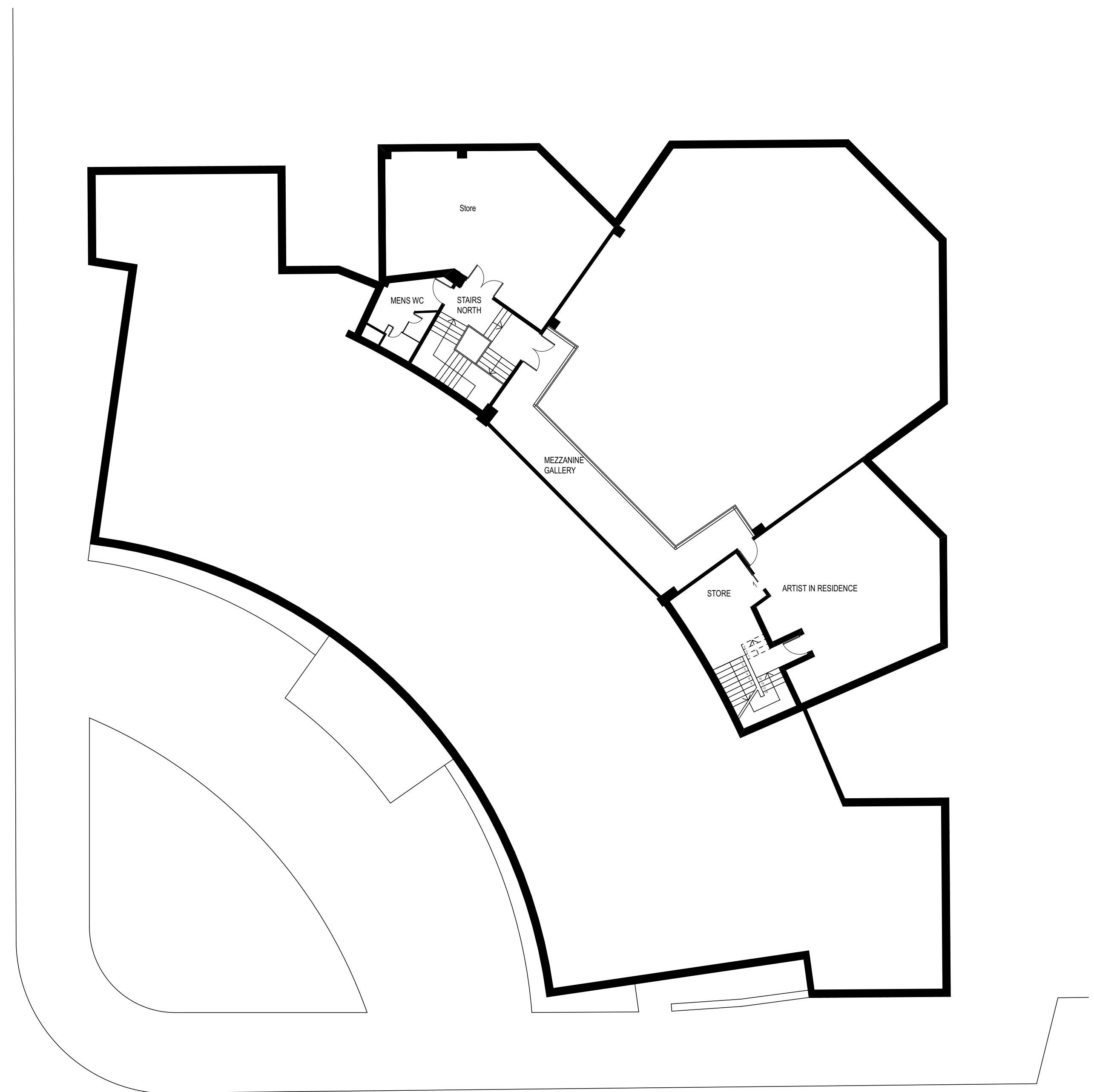
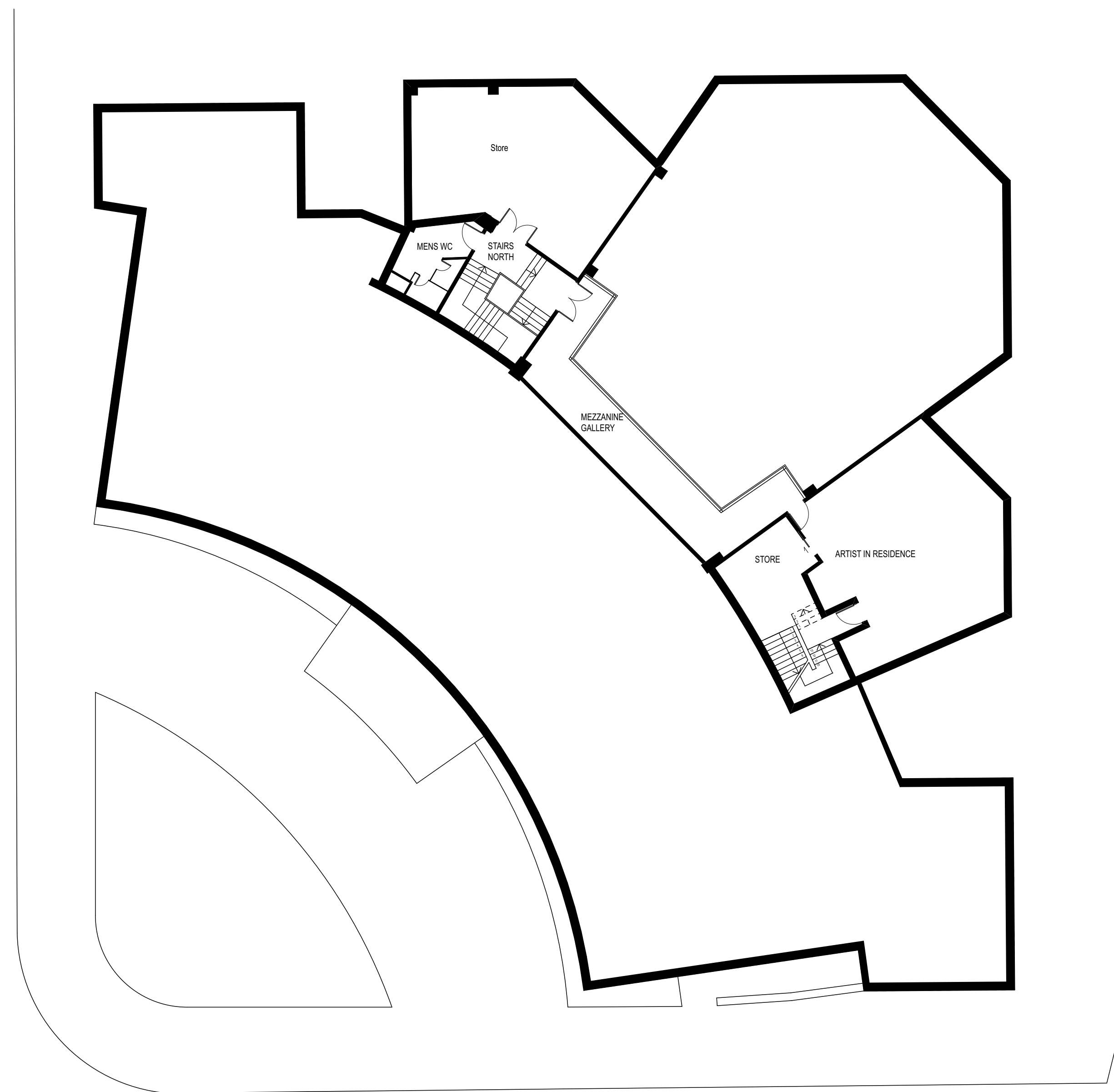


1 ART GALLERY - PROPOSED LEVEL 1 PLAN
SCALE: 1:100

--- DEMOLISHED WORKS SHOWN DASHED
[Blue dashed box] PROPOSED NEW WORKS AREA



				DATUM	SURVEYOR	DRAWN PL.....	DATE 03/22	APPROVED (FOR COUNCIL USE ONLY)		SCALES	NORTH POINT	CITY OF WOLLONGONG WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 ART GALLERY LEVEL 1 - PROPOSED FLOOR PLAN	 DESIGN & TECHNICAL SERVICES Ph 02 42277111	PJ or TR No.	PJ-2384	A1			
				AZIMUTH	FIELD BOOK	DESIGNED PL.....	DATE 03/22			SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL	SHEET 6 OF 33 SHEETS			ORIGINAL					
B	DEVELOPMENT APPLICATION ISSUE	PL	AMC	08/22	RELATED PLANS		CHECKED AMC.....	DATE 03/22		AS SHOWN	DRAWING No.			SHEET No.	ISSUE				
A	DEVELOPMENT APPLICATION ISSUE	PL	AMC	05/22															
ISSUE		DESCRIPTION			DRAWN	APPR'D	DATE												

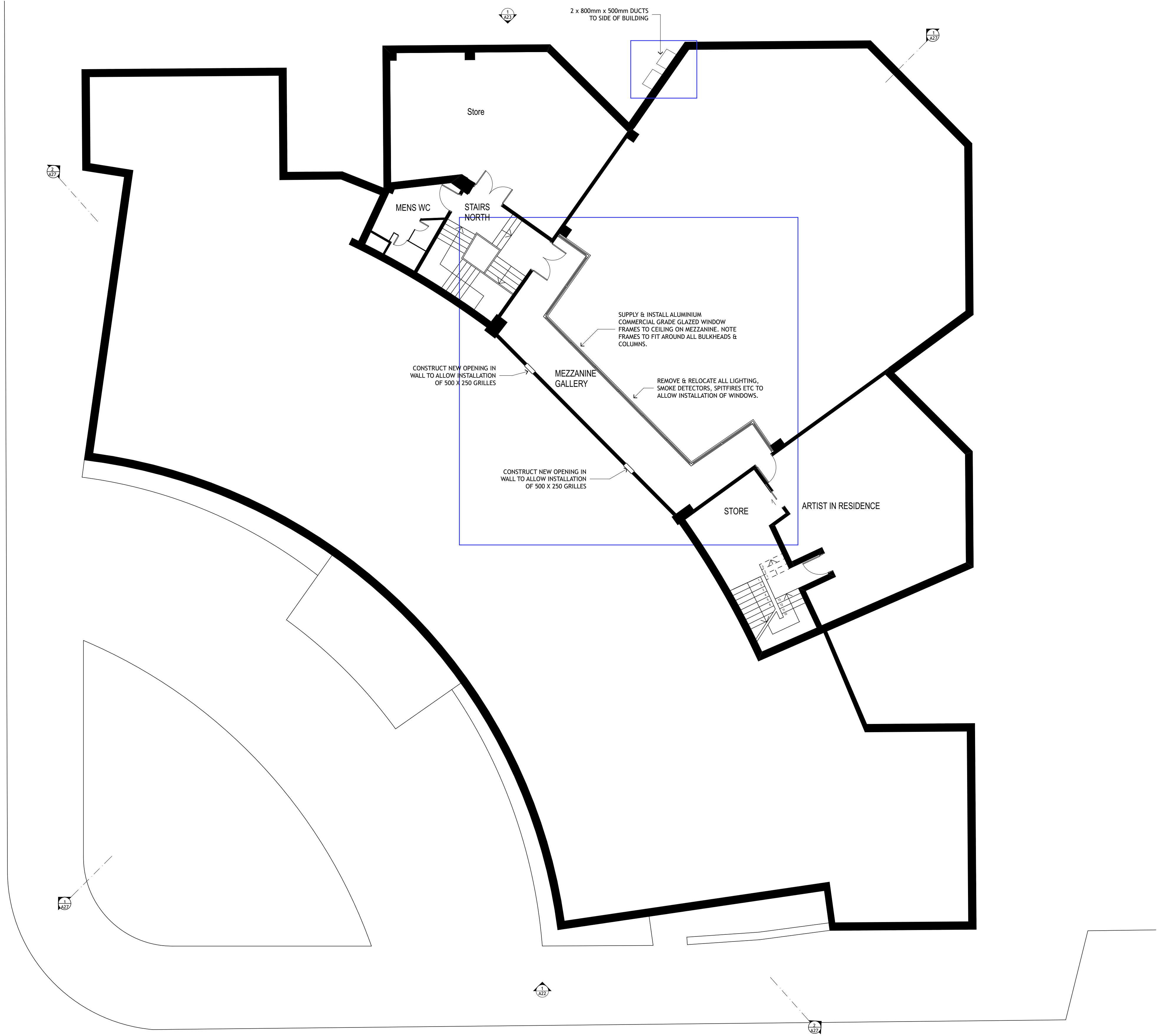
0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN



--- DEMOLISHED WORKS SHOWN DASHED



PROPOSED NEW WORKS AREA

				DATUM	SURVEYOR	DRAWN PL.....	DATE 03/22	APPROVED (FOR COUNCIL USE ONLY)		SCALES AS SHOWN	NORTH POINT	CITY OF WOLLONGONG WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 ART GALLERY LEVEL 1 MEZZ-EXISTING/DEMO FLOOR PLANS	 DESIGN & TECHNICAL SERVICES Ph 02 42277111	PJ or TR No.	PJ-2384	A1
				AZIMUTH	FIELD BOOK	DESIGNED PL.....	DATE 03/22	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL						SHEET 7 OF 33 SHEETS	ORIGINAL	
				RELATED PLANS		CHECKED AMC.....	DATE 03/22							DRAWING No.	SHEET No.	ISSUE
B	DEVELOPMENT APPLICATION ISSUE	PL	AMC	08/22										—	A06	B
A	DEVELOPMENT APPLICATION ISSUE	PL	AMC	05/22												
ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE												



1 ART GALLERY - PROPOSED LEVEL 1 MEZZANINE PLAN
SCALE: 1:100

--- DEMOLISHED WORKS SHOWN DASHED
PROPOSED NEW WORKS AREA

										DATUM		SURVEYOR		DRAWN PL.....		DATE 03/22		APPROVED (FOR COUNCIL USE ONLY)				SCALES		NORTH POINT		CITY OF WOLLONGONG						PJ or TR No.		PJ-2384		A1	
										AZIMUTH		FIELD BOOK		DESIGNED PL.....		DATE 03/22		SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL				AS SHOWN		WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 ART GALLERY LEVEL 1 MEZZ - PROPOSED FLOOR PLAN		SHEET 8 OF 33 SHEETS		ORIGINAL		ISSUE							
B				DEVELOPMENT APPLICATION ISSUE				PL		AMC		08/22		RELATED PLANS		CHECKED AMC.....		DATE 03/22				DATE.....															
A				DEVELOPMENT APPLICATION ISSUE				PL		AMC		05/22																									
ISSUE				DESCRIPTION				DRAWN		APPR'D		DATE																									

0102030405060708090100mm ON ORIGINAL PLAN






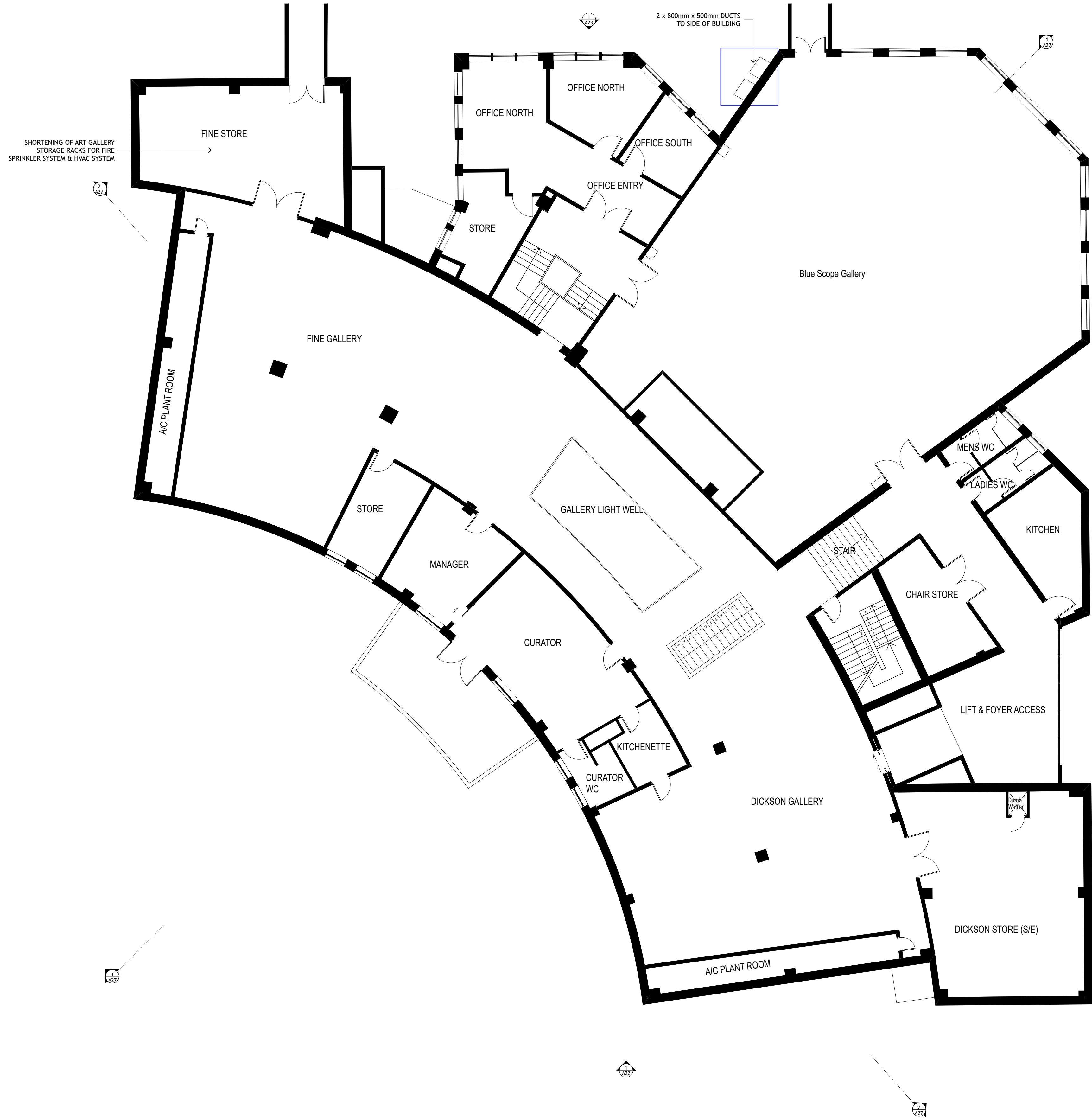
1 ART GALLERY - EXISTING LEVEL 2 PLAN
SCALE: 1:150



2 ART GALLERY - DEMOLITION LEVEL 2 PLAN
SCALE: 1:150



--- DEMOLISHED WORKS SHOWN DASHED
□ PROPOSED NEW WORKS AREA

				DATUM	SURVEYOR	DRAWN	DATE	APPROVED			SCALES	NORTH POINT	CITY OF WOLLONGONG	 WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 ART GALLERY LEVEL 2 - EXISTING/DEMO FLOOR PLANS	 DESIGN & TECHNICAL SERVICES Ph 02 42277111	PJ or TR No. PJ-2384		A1					
				AZIMUTH	FIELD BOOK	DESIGNED	DATE	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL			AS SHOWN						SHEET 9 OF 33 SHEETS		ORIGINAL				
B	DEVELOPMENT APPLICATION ISSUE			PL	AMC	08/22	RELATED PLANS														DRAWING No. —	SHEET No. A08	ISSUE B
A	DEVELOPMENT APPLICATION ISSUE			PL	AMC	05/22																	
ISSUE	DESCRIPTION			DRAWN	APPR'D	DATE																	



1 ART GALLERY - PROPOSED LEVEL 2 PLAN
SCALE: 1:100

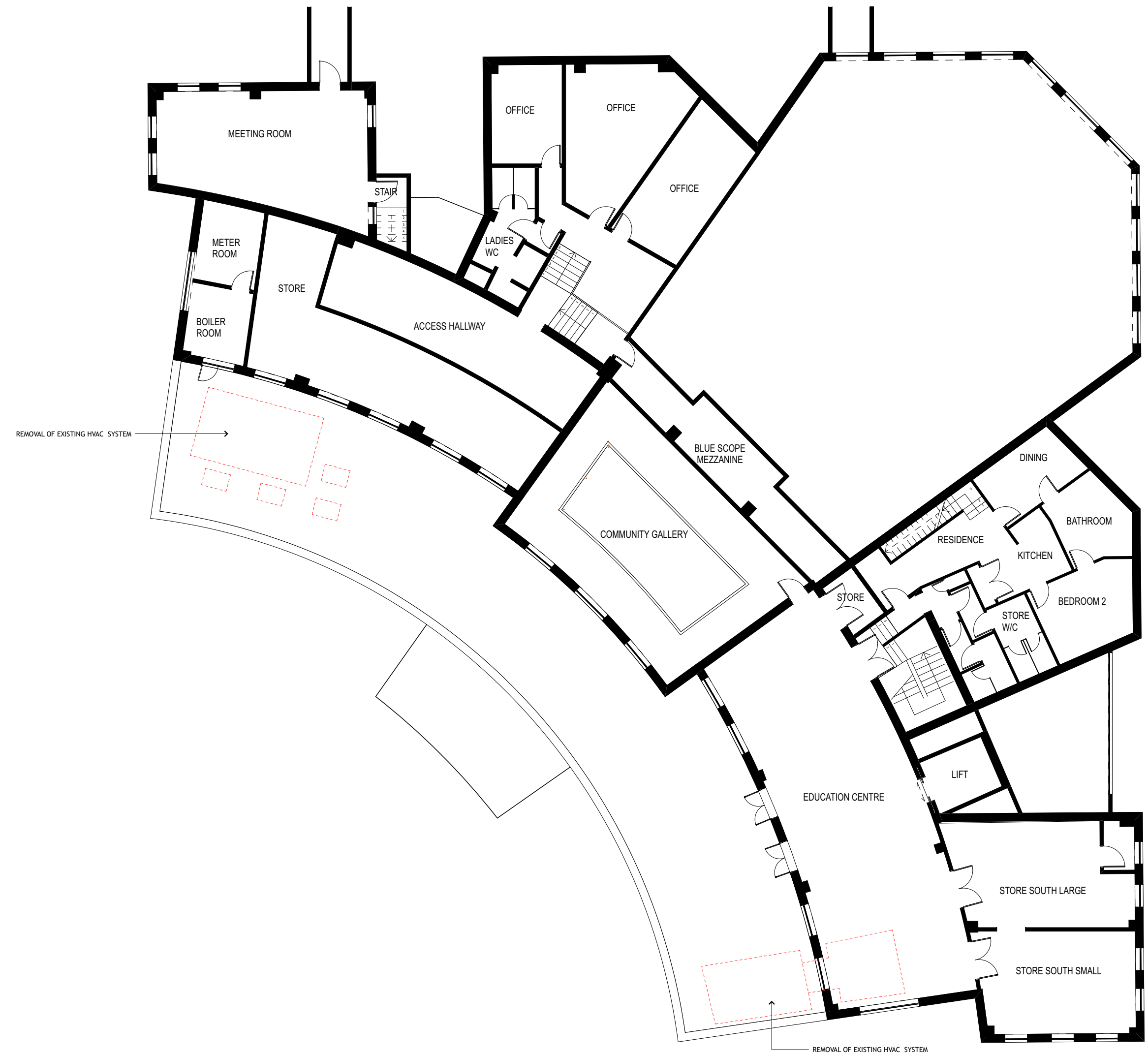
--- DEMOLISHED WORKS SHOWN DASHED
[Blue Box] PROPOSED NEW WORKS AREA

										DATUM	SURVEYOR	DRAWN	DATE	APPROVED (FOR COUNCIL USE ONLY)			SCALES	NORTH POINT	CITY OF WOLLONGONG			PJ or TR No.		PJ-2384	A1
										AZIMUTH	FIELD BOOK	DESIGNED	DATE	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL			AS SHOWN			WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 ART GALLERY LEVEL 2 - PROPOSED FLOOR PLAN		DESIGN & TECHNICAL SERVICES Ph 02 42277111	SHEET 10 OF 33 SHEETS		ORIGINAL
										RELATED PLANS		CHECKED	DATE	DATE									DRAWING No.	SHEET No.	ISSUE
B	DEVELOPMENT APPLICATION ISSUE						PL	AMC	08/22												—	A09	B		
A	DEVELOPMENT APPLICATION ISSUE						PL	AMC	05/22																
ISSUE		DESCRIPTION						DRAWN	APPR'D	DATE															

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN





1 ART GALLERY - EXISTING LEVEL 3 PLAN
SCALE: 1:150

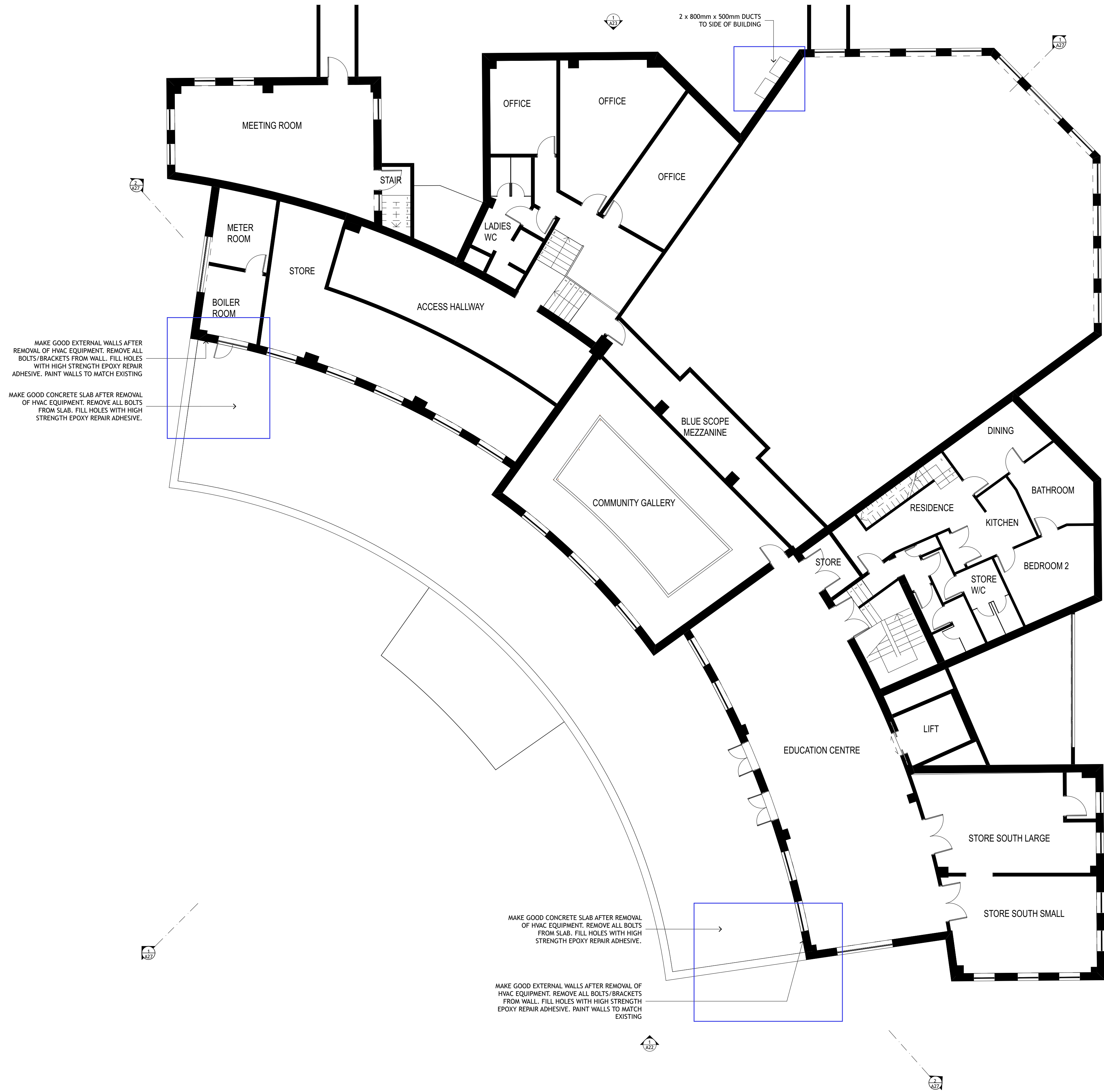


2 ART GALLERY - DEMOLITION LEVEL 3 PLAN
SCALE: 1:150

--- DEMOLISHED WORKS SHOWN DASHED
[Blue Box] PROPOSED NEW WORKS AREA



				DATUM	SURVEYOR	DRAWN PL.....	DATE 03/22	APPROVED (FOR COUNCIL USE ONLY)			SCALES	NORTH POINT	CITY OF WOLLONGONG		 DESIGN & TECHNICAL SERVICES Ph 02 42277111	PJ or TR No. PJ-2384		A1	
				AZIMUTH	FIELD BOOK	DESIGNED PL.....	DATE 03/22	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL			AS SHOWN		WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500			SHEET 11 OF 33 SHEETS		ORIGINAL	
B	DEVELOPMENT APPLICATION ISSUE			PL	AMC	08/22	RELATED PLANS		CHECKED AMC.....				DATE 03/22	DATE		ART GALLERY LEVEL 3 - EXISTING/DEMO FLOOR PLANS	DRAWING No. —	SHEET No. A10	ISSUE B
A	DEVELOPMENT APPLICATION ISSUE			PL	AMC	05/22													
ISSUE	DESCRIPTION			DRAWN	APPR'D	DATE													

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1 ART GALLERY - PROPOSED LEVEL 3 PLAN
SCALE: 1:100

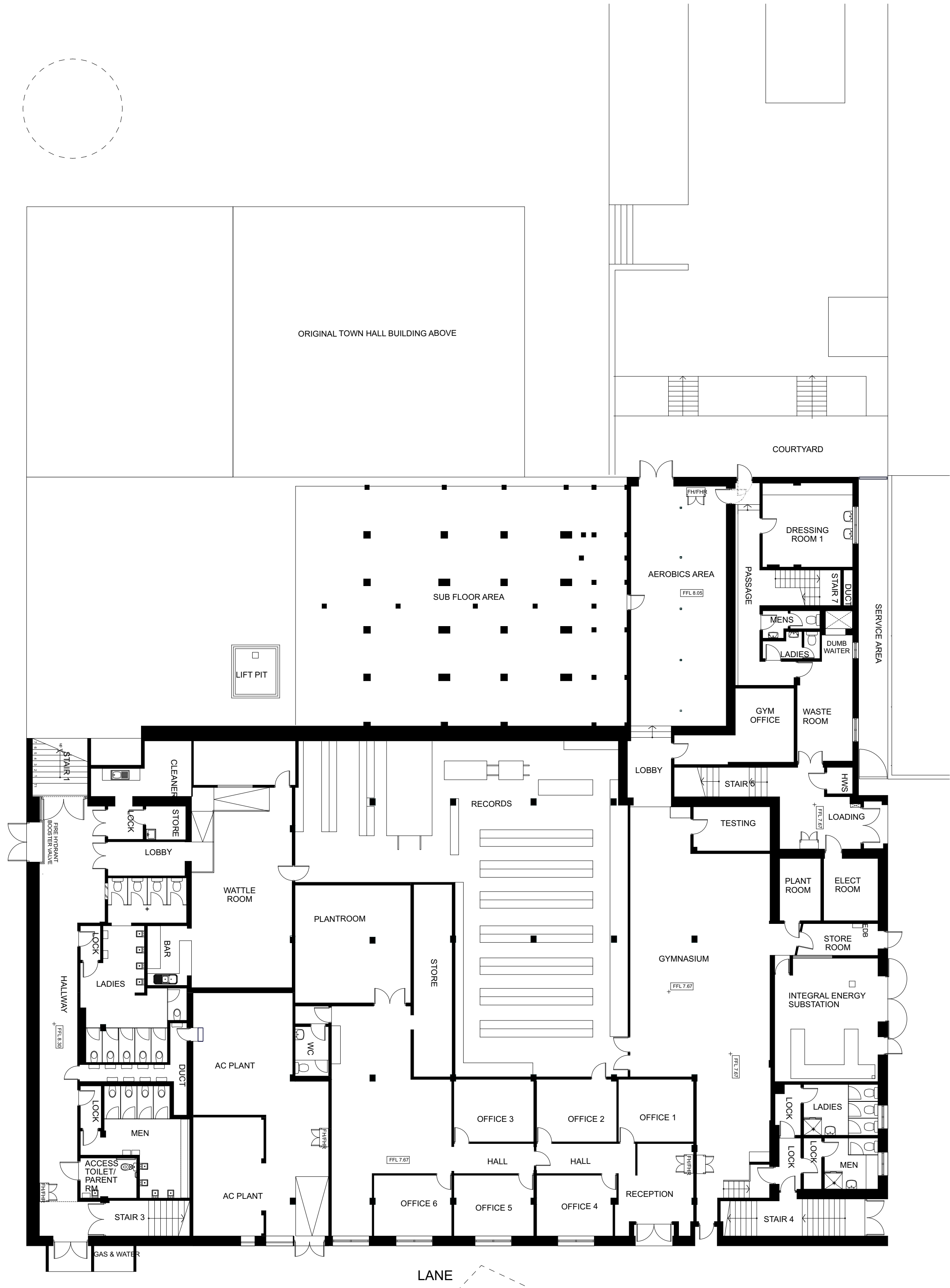
--- DEMOLISHED WORKS SHOWN DASHED
[Blue Outline] PROPOSED NEW WORKS AREA

										DATUM		SURVEYOR		DRAWN PL.....		DATE 03/22		APPROVED (FOR COUNCIL USE ONLY)				SCALES		NORTH POINT		CITY OF WOLLONGONG						PJ or TR No.		PJ-2384		A1	
										AZIMUTH		FIELD BOOK		DESIGNED PL.....		DATE 03/22		SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL				AS SHOWN		SHEET 12 OF 33 SHEETS		DRAWING No.		SHEET No.		ORIGINAL		ISSUE					
B A				DEVELOPMENT APPLICATION ISSUE DEVELOPMENT APPLICATION ISSUE				PL PL				AMC AMC				08/22 05/22						RELATED PLANS															
ISSUE				DESCRIPTION				DRAWN				APPR'D				DATE						CHECKED AMC		DATE 03/22		DATE											

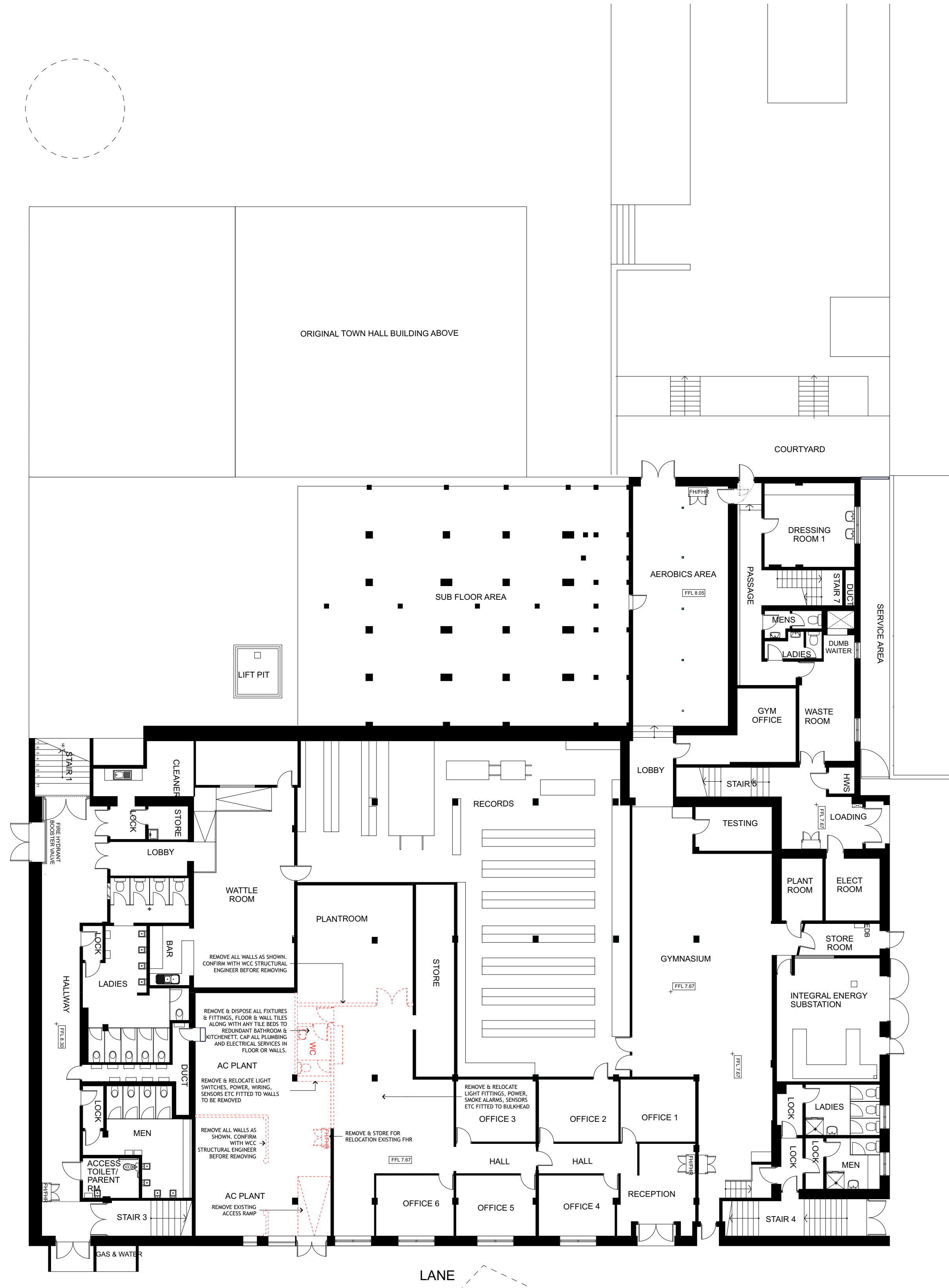
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 PROPOSED NEW WORKS AREA

				DATUM	SURVEYOR	DRAWN PL.....	DATE 03/22	APPROVED (FOR COUNCIL USE ONLY) SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL  DATE	SCALES	NORTH POINT	CITY OF WOLLONGONG WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 ART GALLERY ROOF - PROPOSED PLAN	 <small>DESIGN & TECHNICAL SERVICES Ph 02 42272111</small>	PJ or TR No.	PJ-2384	A1				
				AZIMUTH	FIELD BOOK	DESIGNED PL.....	DATE 03/22						SHEET 14 OF 33 SHEETS	ORIGINAL					
B	DEVELOPMENT APPLICATION ISSUE			PL	AMC	08/22	RELATED PLANS						CHECKED AMC.....	DATE 03/22	AS SHOWN		DRAWING No.	SHEET No.	ISSUE
A	DEVELOPMENT APPLICATION ISSUE			PL	AMC	05/22													
ISSUE				DESCRIPTION			DRAWN	APPR'D	DATE										





1 TOWN HALL - EXISTING LEVEL 1 PLAN
SCALE: 1:150



2 TOWN HALL - DEMOLITION LEVEL 1 PLAN
SCALE: 1:150

--- DEMOLISHED WORKS SHOWN DASHED
PROPOSED NEW WORKS AREA



							DATUM	SURVEYOR	DRAWN	DATE	APPROVED			SCALES	NORTH POINT	CITY OF WOLLONGONG  WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 TOWN HALL LEVEL 1 - EXISTING/DEMO PLANS DESIGN & TECHNICAL SERVICES Ph 02 42277111	PJ or TR No.	PJ-2384	A1	
							AZIMUTH	FIELD BOOK	PL	03/22	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL			AS SHOWN			SHEET 15 OF 33 SHEETS DRAWING No. — SHEET No. A14 ISSUE B			
				RELATED PLANS			DESIGNED	DATE	STRUCTURAL/ARCHITECTURAL											
							CHECKED	DATE												
							AMC	03/22	DATE											
B	DEVELOPMENT APPLICATION ISSUE					PL	AMC	08/22												
A	DEVELOPMENT APPLICATION ISSUE					PL	AMC	05/22												
ISSUE		DESCRIPTION				DRAWN	APPR'D	DATE												

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN

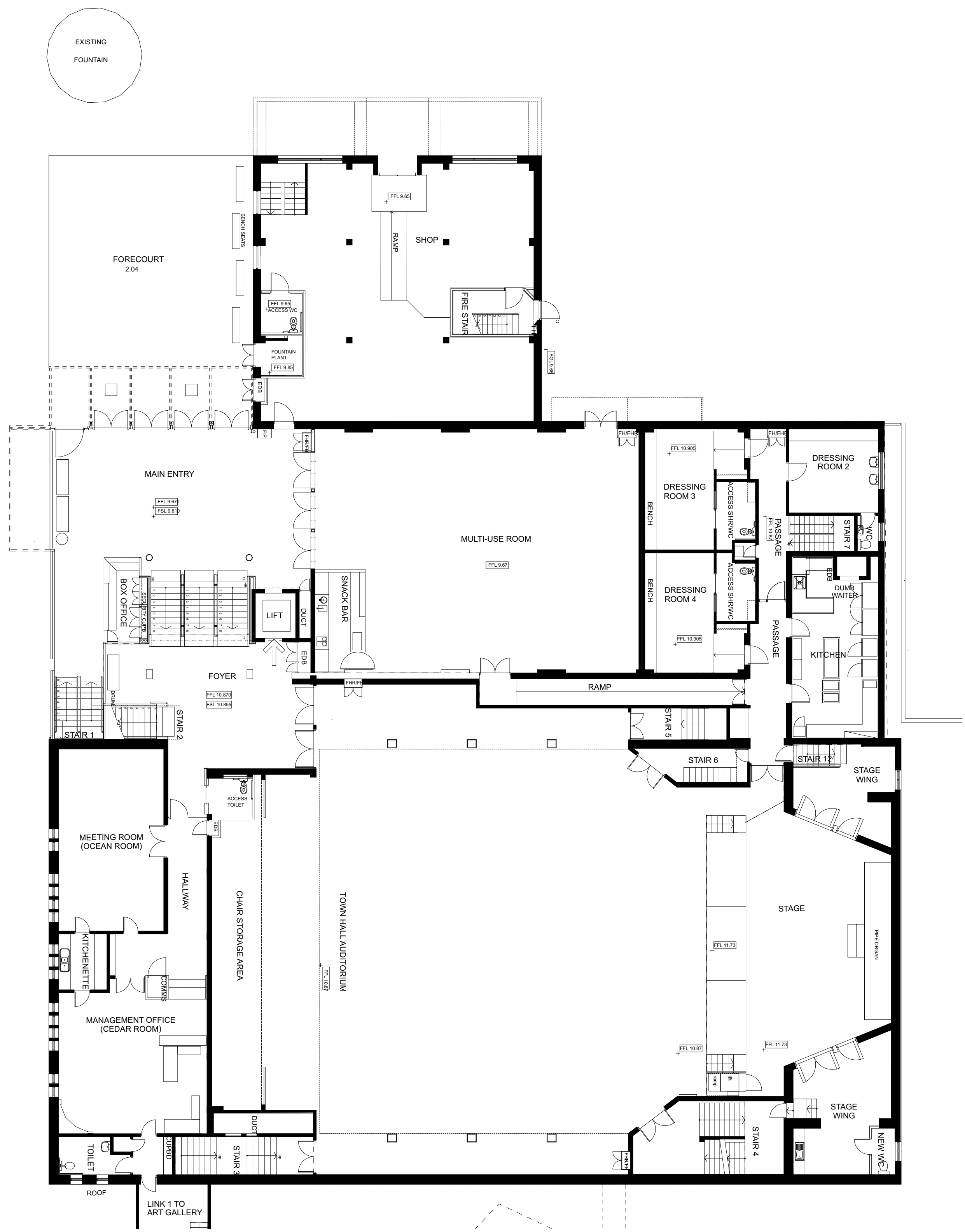


1 TOWN HALL - PROPOSED LEVEL 1 PLAN
SCALE: 1:100

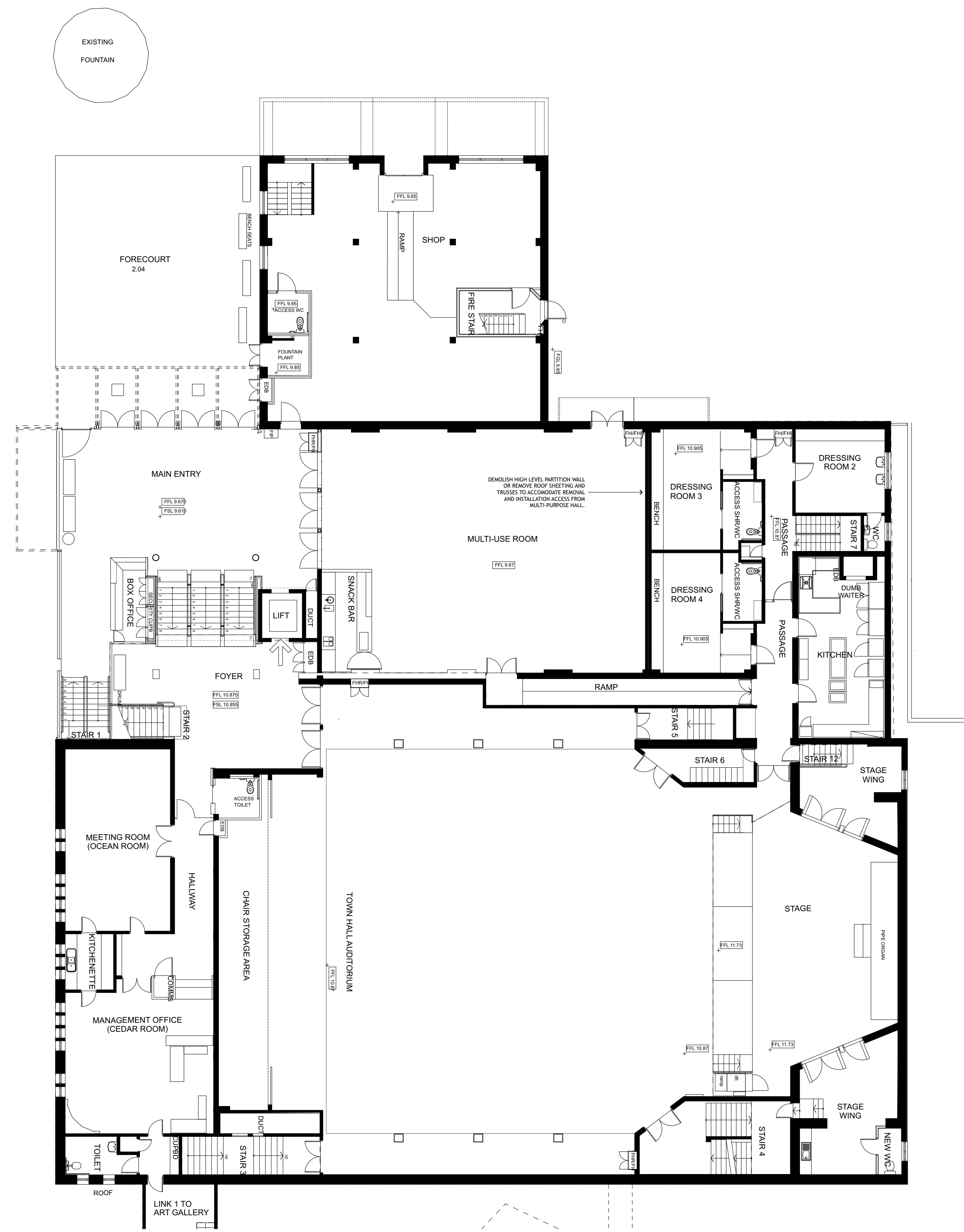
--- DEMOLISHED WORKS SHOWN DASHED
[Blue Outline] PROPOSED NEW WORKS AREA

										DATUM		SURVEYOR		DRAWN PL.....		DATE 03/22		APPROVED (FOR COUNCIL USE ONLY)				SCALES		NORTH POINT		CITY OF WOLLONGONG						PJ or TR No.		PJ-2384		A1	
										AZIMUTH		FIELD BOOK		DESIGNED PL.....		DATE 03/22		SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL				AS SHOWN		WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE		SHEET 16 OF 33 SHEETS				ORIGINAL							
B A				DEVELOPMENT APPLICATION ISSUE DEVELOPMENT APPLICATION ISSUE				PL PL		AMC AMC		08/22 05/22		RELATED PLANS										DRAWING No.				SHEET No.		ISSUE							
																								—				A15		B							
ISSUE				DESCRIPTION				DRAWN		APPR'D		DATE				CHECKED AMC.....		DATE 03/22				DATE				TOWN HALL LEVEL 1 - PROPOSED FLOOR PLAN				DESIGN & TECHNICAL SERVICES Ph 02 42277111							

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN





1 TOWN HALL - EXISTING LEVEL 2 & 3 PLAN
SCALE: 1:150

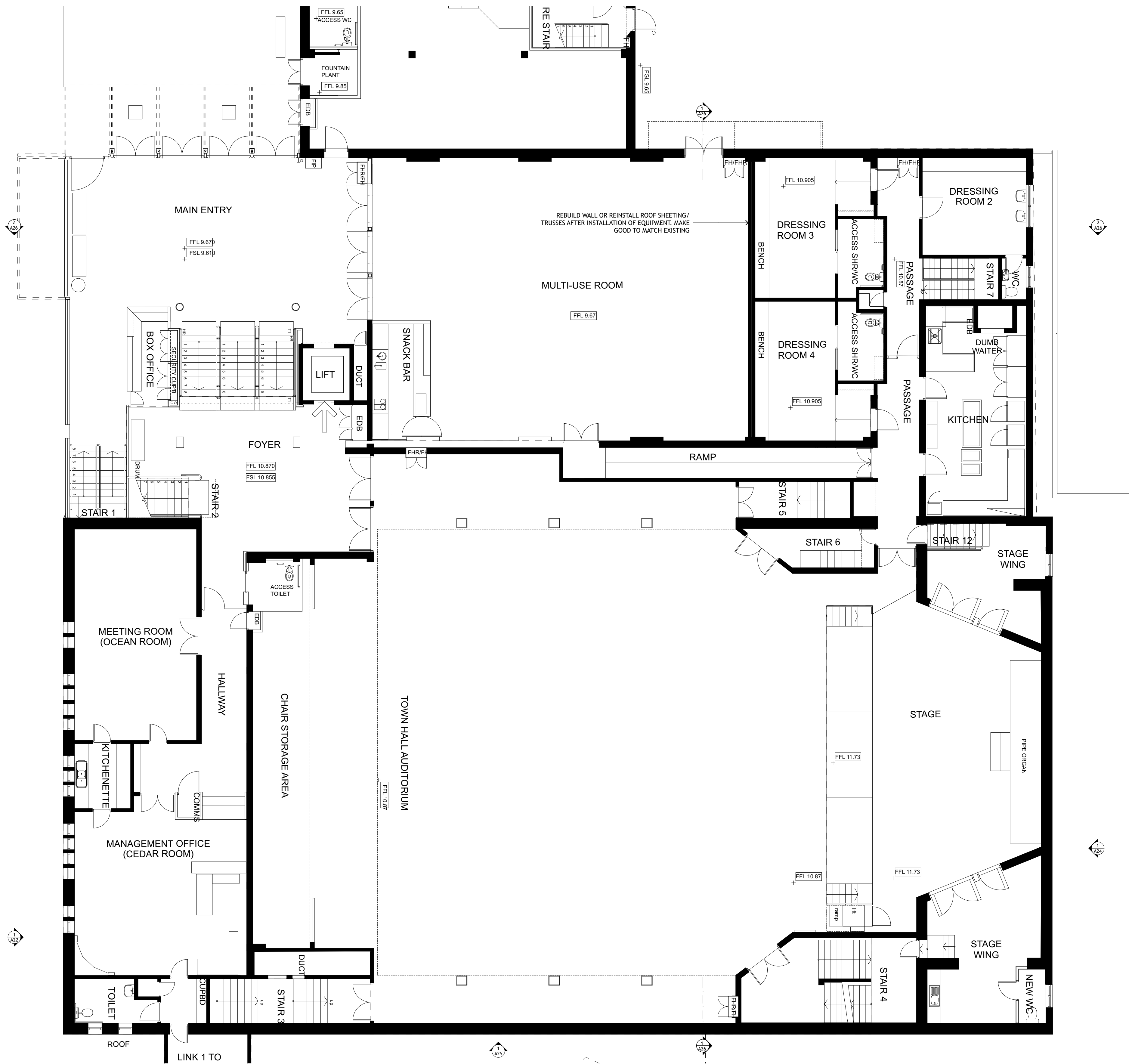


2 TOWN HALL - DEMOLITION LEVEL 2 & 3 PLAN
SCALE: 1:150

--- DEMOLISHED WORKS SHOWN DASHED
[Blue outline] PROPOSED NEW WORKS AREA



				DATUM	SURVEYOR	DRAWN PL	DATE 03/22	APPROVED (FOR COUNCIL USE ONLY)		SCALES	NORTH POINT	CITY OF WOLLONGONG WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 TOWN HALL LEVEL 2 & 3 - EXISTING/DEMO PLANS	 wollongong city of innovation DESIGN & TECHNICAL SERVICES Ph 02 42277111	PJ or TR No. PJ-2384		A1
				AZIMUTH	FIELD BOOK	DESIGNED PL	DATE 03/22	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL		AS SHOWN				SHEET 17 OF 33 SHEETS	ORIGINAL	
				RELATED PLANS		CHECKED AMC	DATE 03/22				DRAWING No.			SHEET No.	ISSUE	
B	DEVELOPMENT APPLICATION ISSUE			PL	AMC	08/22								—	A16	B
A	DEVELOPMENT APPLICATION ISSUE			PL	AMC	05/22										
ISSUE	DESCRIPTION			DRAWN	APPR'D	DATE		DATE								

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN

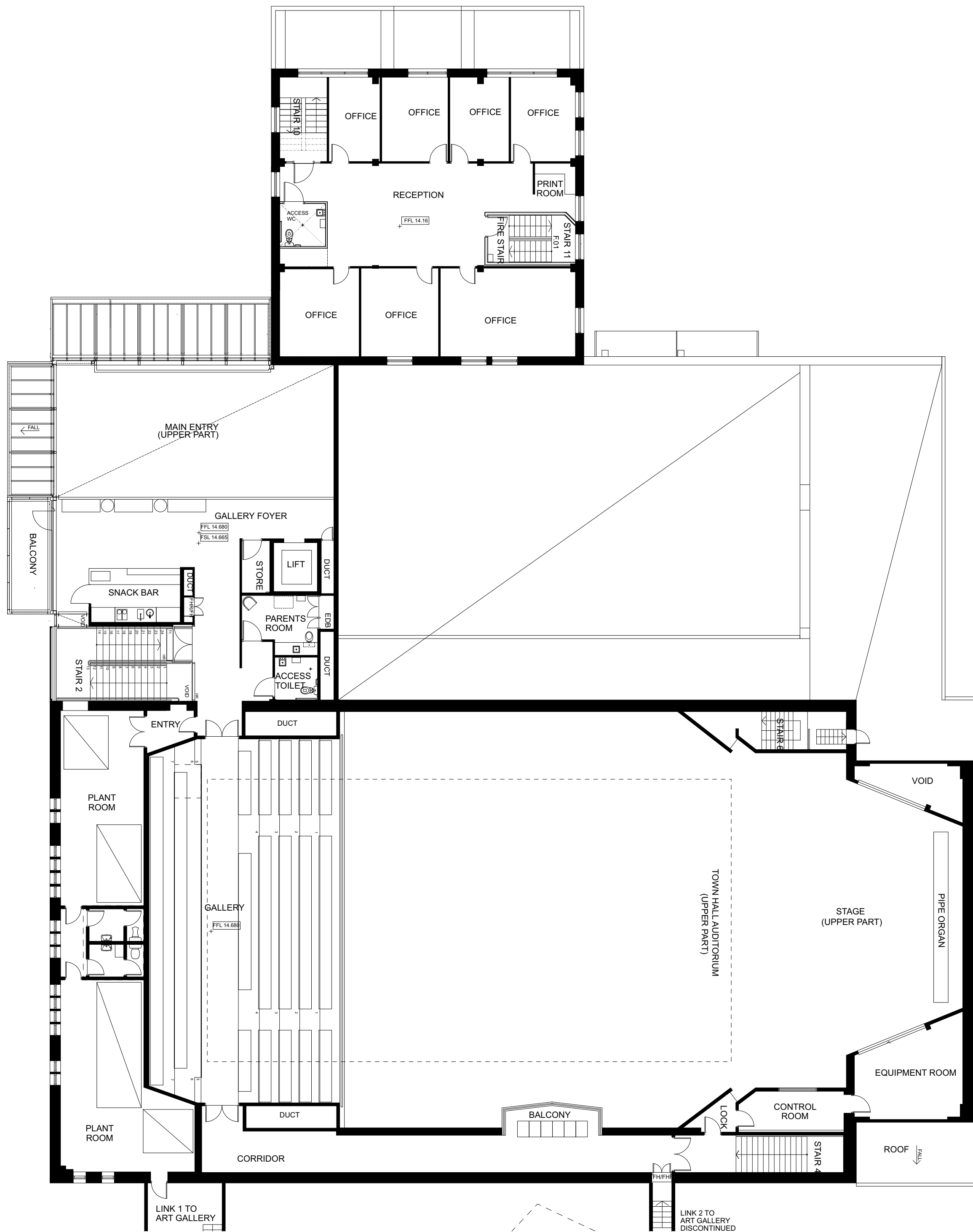


1 TOWN HALL - PROPOSED LEVEL 2 & 3 PLAN
SCALE: 1:100

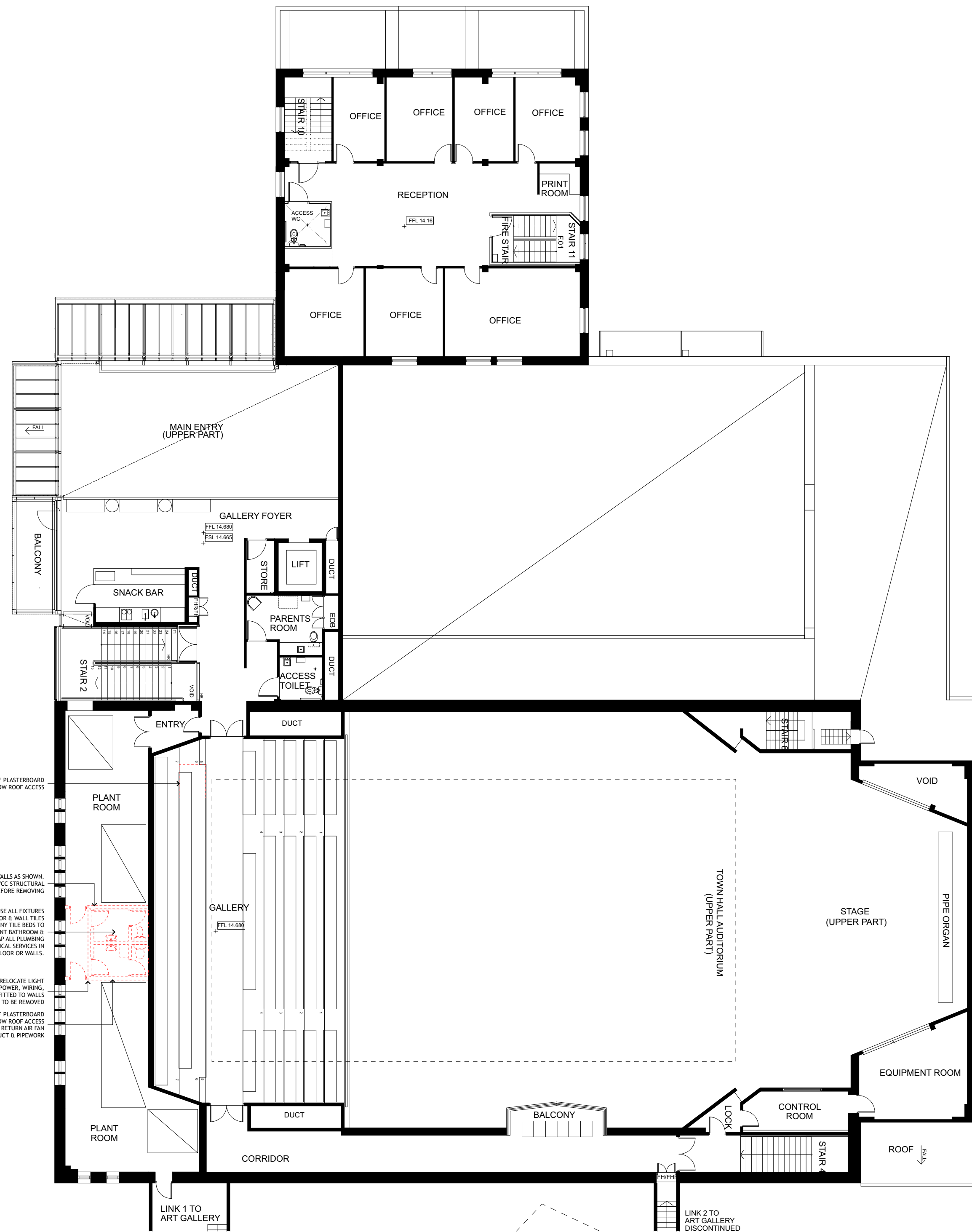
--- DEMOLISHED WORKS SHOWN DASHED
PROPOSED NEW WORKS AREA

										DATUM		SURVEYOR		DRAWN PL.....		DATE 03/22		APPROVED (FOR COUNCIL USE ONLY)				SCALES		NORTH POINT		CITY OF WOLLONGONG						PJ or TR No.		PJ-2384		A1	
										AZIMUTH		FIELD BOOK		DESIGNED PL.....		DATE 03/22		SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL				AS SHOWN		WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 TOWN HALL LEVEL 2 & 3 - PROPOSED FLOOR PLAN		SHEET 18 OF 33 SHEETS		ORIGINAL									
B A				DEVELOPMENT APPLICATION ISSUE DEVELOPMENT APPLICATION ISSUE				PL PL		AMC AMC		08/22 05/22		RELATED PLANS		CHECKED AMC.....		DATE 03/22				DATE.....						DRAWING No.		SHEET No.		ISSUE					
ISSUE				DESCRIPTION				DRAWN		APPR'D		DATE																—		A17		B					

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN



1 TOWN HALL - EXISTING LEVEL 4 PLAN
SCALE: 1:150



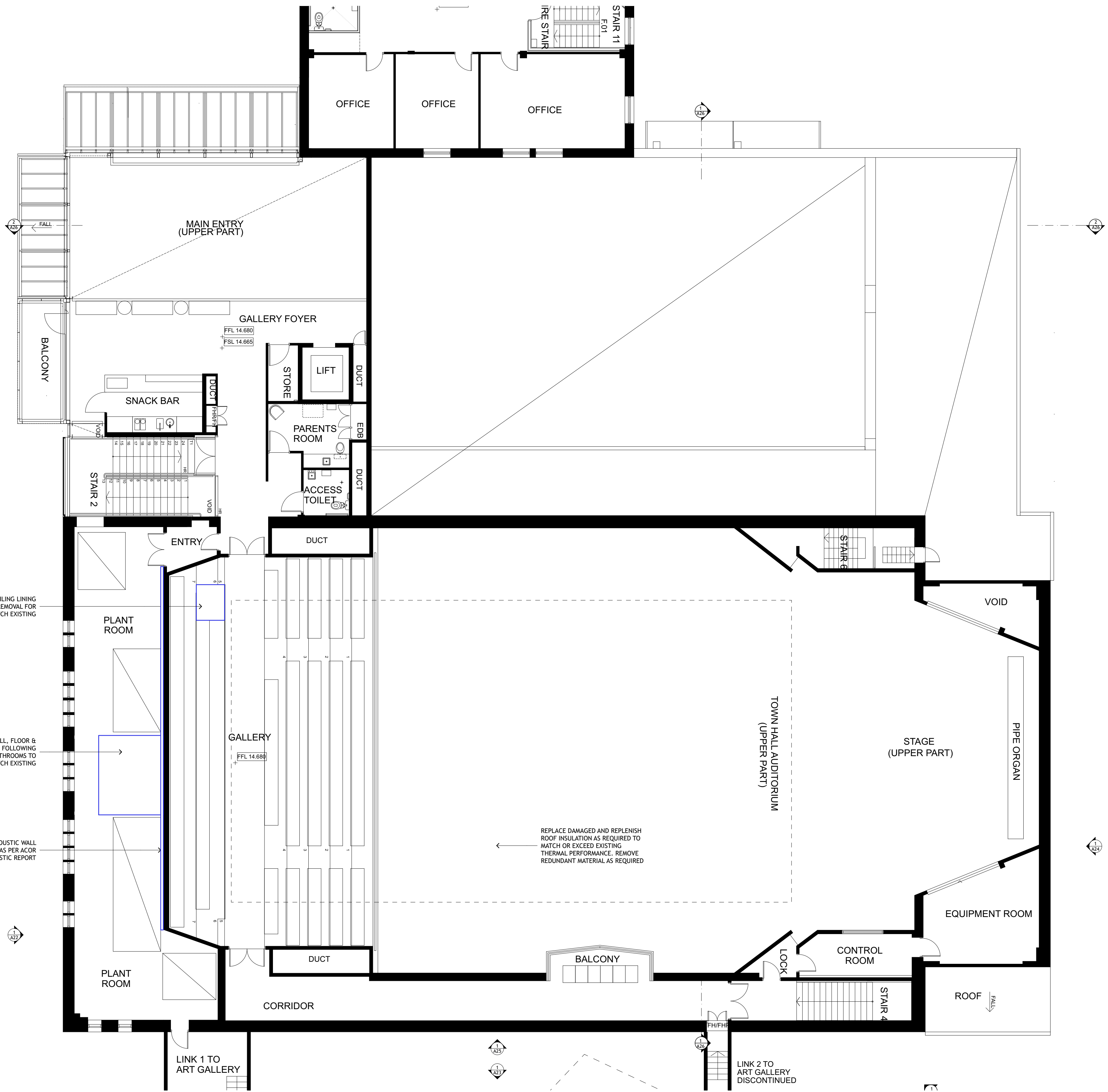
2 TOWN HALL - DEMOLITION LEVEL 4 PLAN
SCALE: 1:150

--- DEMOLISHED WORKS SHOWN DASHED
[Blue Outline] PROPOSED NEW WORKS AREA

DEVELOPMENT APPLICATION ISSUE						CITY OF WOLLONGONG			PJ or TR No. PJ-2384			A1
						WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE			SHEET 19 OF 33 SHEETS			ORIGINAL
						CORNER CROWN, KEMBLA AND BURELLI STREETS			DRAWING No.			ISSUE
						WOLLONGONG, NSW, 2500			—			B
						TOWN HALL LEVEL 4 - EXISTING/DEMO PLANS			A18			
						DESIGN & TECHNICAL SERVICES Ph 02 42277111						



DATUM	SURVEYOR	DRAWN	DATE	APPROVED	
		PL	03/22	(FOR COUNCIL USE ONLY)	
AZIMUTH		DESIGNED	DATE	SENIOR DESIGN ENGINEER	
FIELD BOOK		PL	03/22	STRUCTURAL/ARCHITECTURAL	
RELATED PLANS		CHECKED	DATE	DATE	
		AMC	03/22		

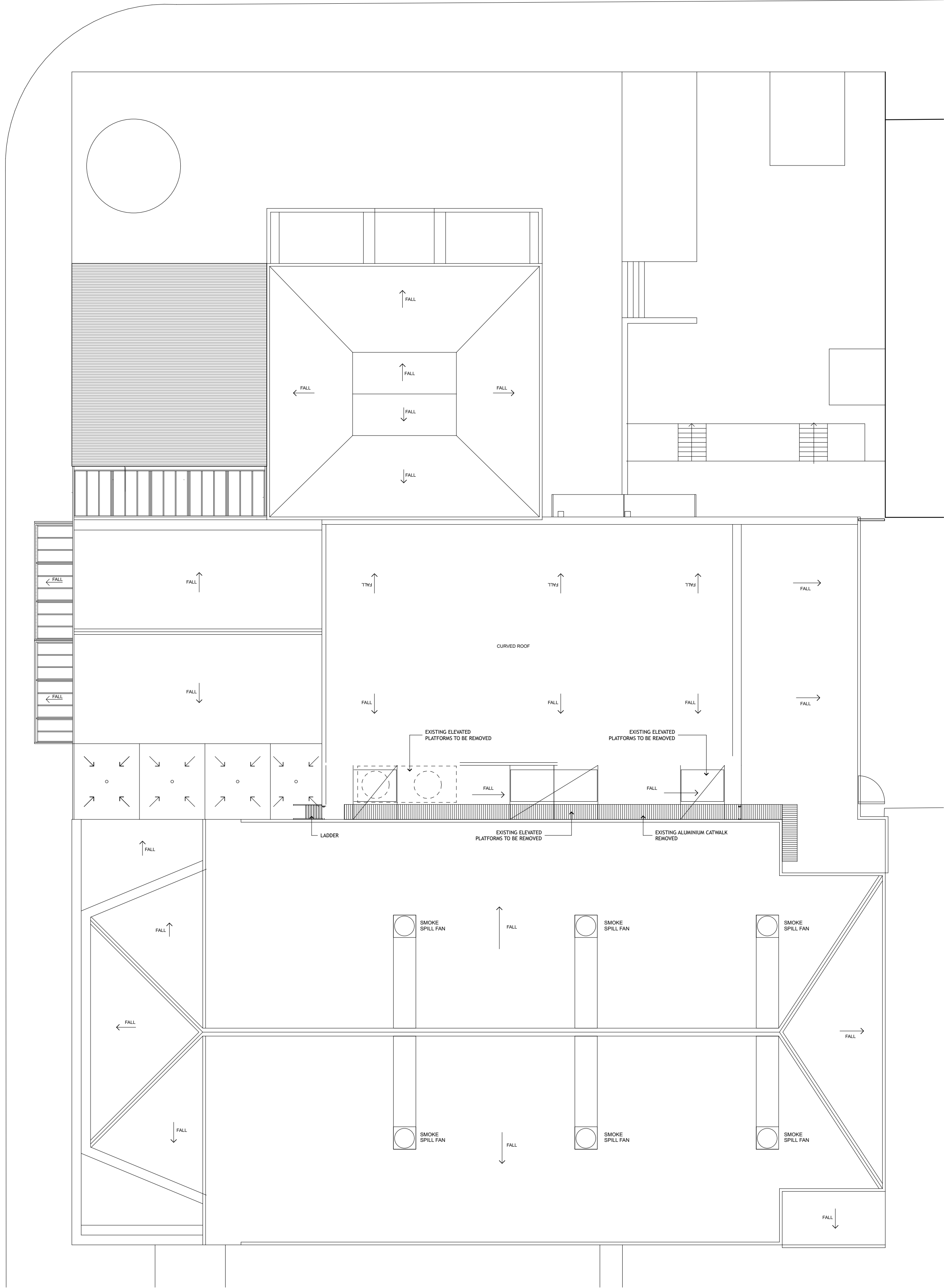
B	DEVELOPMENT APPLICATION ISSUE	PL	AMC	08/22
A	DEVELOPMENT APPLICATION ISSUE	PL	AMC	05/22
ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE



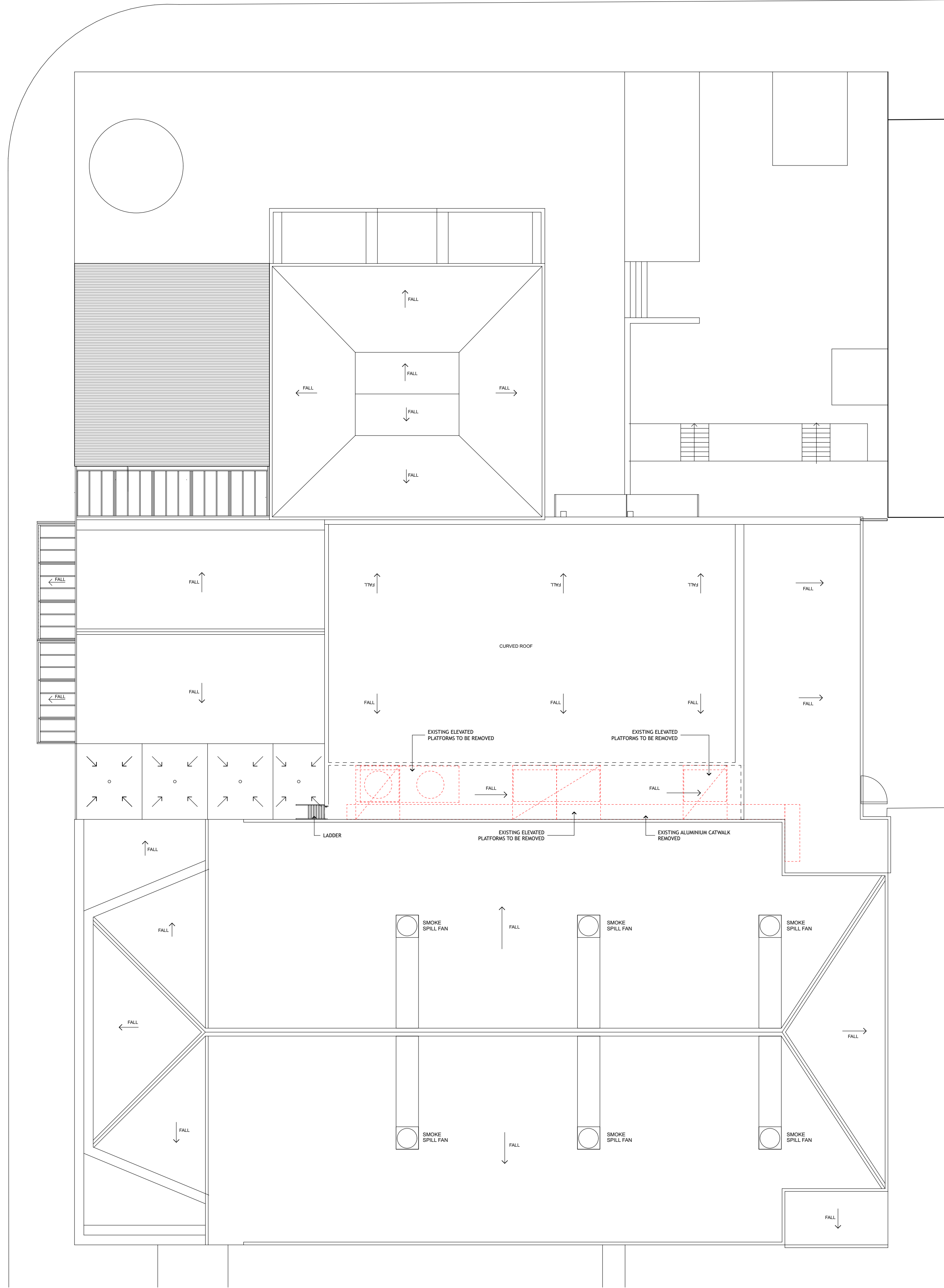
1 TOWN HALL - PROPOSED LEVEL 4 PLAN
SCALE: 1:100

--- DEMOLISHED WORKS SHOWN DASHED
PROPOSED NEW WORKS AREA

					DATUM	SURVEYOR	DRAWN	DATE	APPROVED (FOR COUNCIL USE ONLY)			SCALES	NORTH POINT	CITY OF WOLLONGONG		 DESIGN & TECHNICAL SERVICES Ph 02 42277111	PJ or TR No. PJ-2384		A1
					AZIMUTH	FIELD BOOK	PL	03/22	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL			AS SHOWN		WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 TOWN HALL LEVEL 4 - PROPOSED FLOOR PLAN			SHEET 20 OF 33 SHEETS		ORIGINAL
B	DEVELOPMENT APPLICATION ISSUE				PL	AMC	08/22	RELATED PLANS		DESIGNED				DATE	DRAWING No. SHEET No. ISSUE		— A19 B		
A	DEVELOPMENT APPLICATION ISSUE				PL	AMC	05/22			CHECKED				DATE					
ISSUE DESCRIPTION					DRAWN	APPR'D	DATE			DATE									





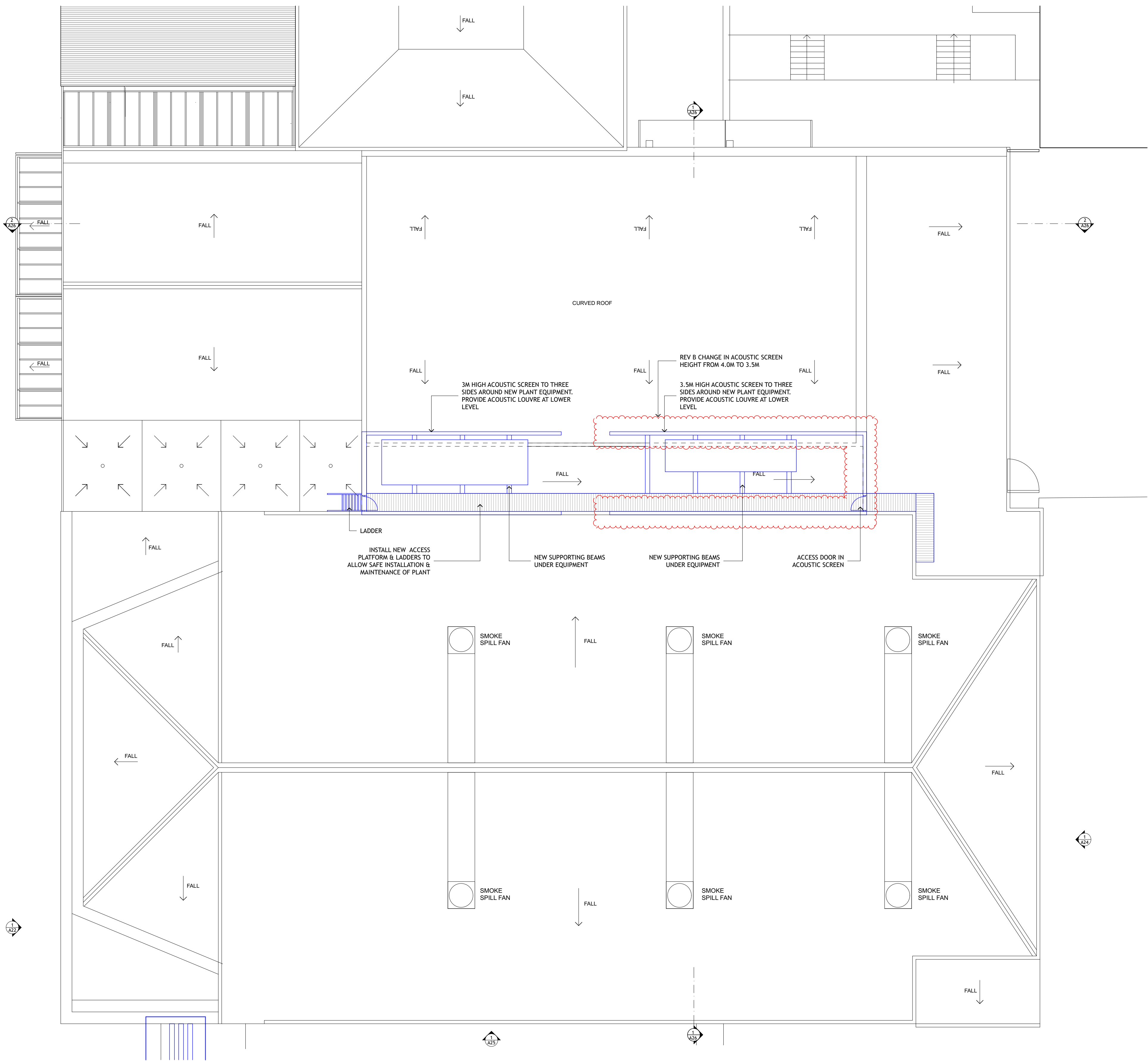
1 TOWN HALL - EXISTING ROOF PLAN
SCALE: 1:150



2 TOWN HALL - DEMOLITION ROOF PLAN
SCALE: 1:150



--- DEMOLISHED WORKS SHOWN DASHED
[Blue Box] PROPOSED NEW WORKS AREA

							DATUM	SURVEYOR	DRAWN	DATE	APPROVED (FOR COUNCIL USE ONLY)			SCALES	NORTH POINT	CITY OF WOLLONGONG  WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 TOWN HALL ROOF - EXISTING/DEMO PLAN DESIGN & TECHNICAL SERVICES Ph 02 42277111	PJ or TR No.	PJ-2384	A1		
							AZIMUTH	FIELD BOOK	PL	03/22	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL			AS SHOWN				SHEET 21 OF 33 SHEETS		ORIGINAL	
							RELATED PLANS		DESIGNED	03/22										ISSUE	
B	DEVELOPMENT APPLICATION ISSUE					PL	AMC	08/22													
A	DEVELOPMENT APPLICATION ISSUE					PL	AMC	05/22													
ISSUE	DESCRIPTION					DRAWN	APPR'D	DATE													



1 TOWN HALL - PROPOSED ROOF PLAN
SCALE: 1:100

--- DEMOLISHED WORKS SHOWN DASHED
PROPOSED NEW WORKS AREA

							DATUM	SURVEYOR	DRAWN PL.....	DATE 03/22	APPROVED (FOR COUNCIL USE ONLY) SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL  DATE	SCALES	NORTH POINT	CITY OF WOLLONGONG WOLLONGONG TOWN HALL & ART GALLERY-HVAC/FIRE UPGRADE CORNER CROWN, KEMBLA AND BURELLI STREETS WOLLONGONG, NSW, 2500 TOWN HALL ROOF - PROPOSED FLOOR PLAN  DESIGN & TECHNICAL SERVICES Ph 02 42277111	PJ or TR No.	PJ-2384	A1		
							AZIMUTH	FIELD BOOK	DESIGNED PL.....	DATE 03/22		AS SHOWN			SHEET 22 OF 33 SHEETS	ORIGINAL			
							RELATED PLANS		CHECKED AMC.....	DATE 03/22							DRAWING No.	SHEET No.	ISSUE
B A				DEVELOPMENT APPLICATION ISSUE	PL	AMC	08/22												
A				DEVELOPMENT APPLICATION ISSUE	PL	AMC	05/22												
ISSUE				DESCRIPTION			DRAWN	APPR'D	DATE								A21	B	

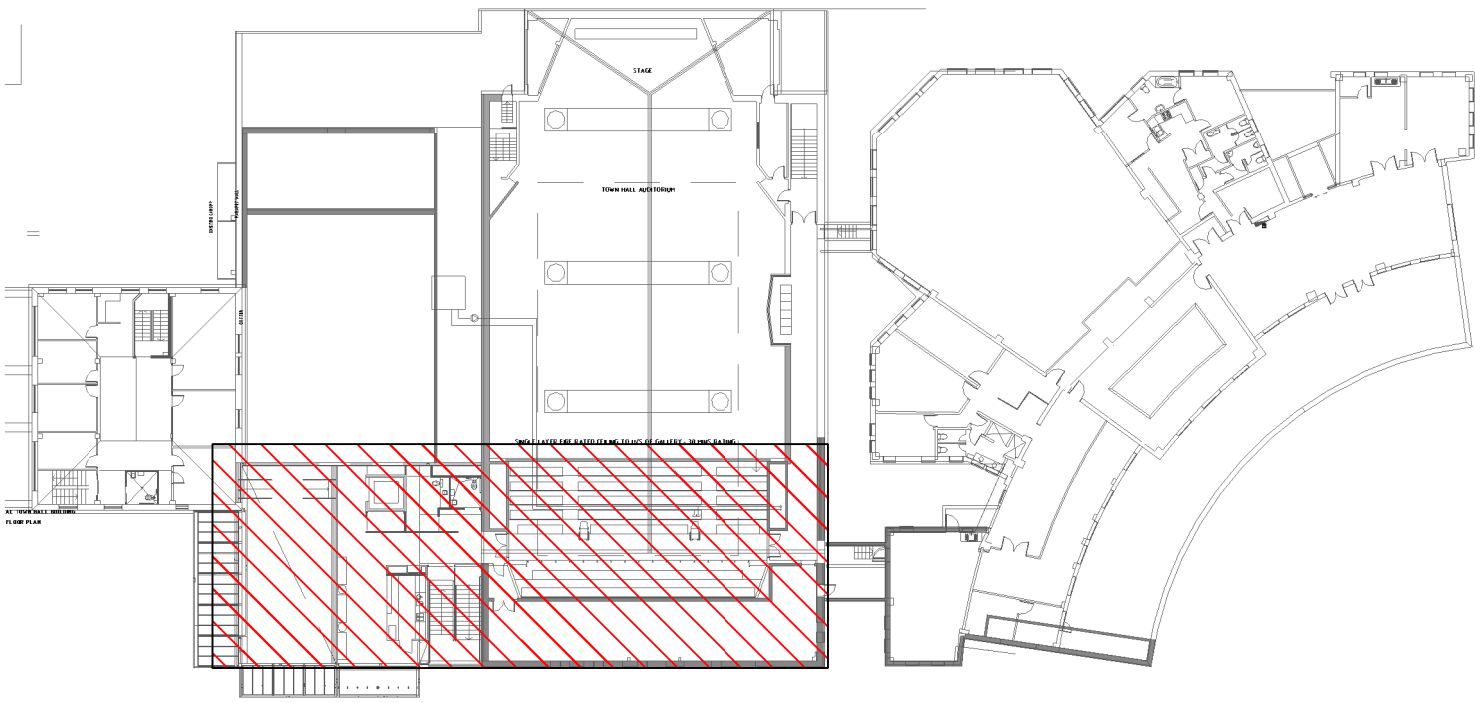
0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN



KEY PLAN-LEVEL 1

STAGE 1

EXISTING ART GALLERY CHILLER/BOILER PLANT SHALL CONTINUE IN OPERATION. WORKS COMMENCE IN 'TH' PLANT ROOM 1, 2, 3 AND ROOF FOR CENTRAL CHILLER PLANT INSTALLATION AND L1 FCU REPLACEMENTS.
EXISTING AIR COOLED SPLITS UNIT SERVING AUDITORIUM, FOYER AND MULTI-PURPOSE ROOMS SHALL TEMPORARILY OPERATE DURING THIS STAGE.



KEY PLAN-LEVEL 4

STAGE 2

EXISTING ART GALLERY CHILLER/BOILER PLANT SHALL CONTINUE TO OPERATE. 'TH' SHALL SHUT DOWN, FINALISE CENTRAL WATER/AIR COOLED CHILLER POSITIONS, PIPES AND COMMENCE AHU REPLACEMENT WORKS IN PLANT ROOM 4 SERVING AUDITORIUM, FOYER AND MULTI-PURSE. WORKS TO INCLUDE ALL CABLING TO NEW MSSB TO PLANT ROOM1, 4 AND ROOF.

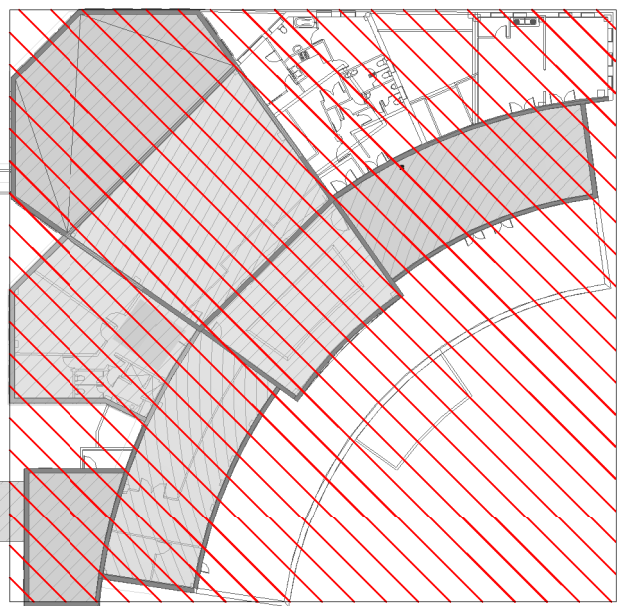


'TH' KEY PLAN-MECH PLANT 1-3

'TH' KEY PLAN-MECH PLANT 4

STAGE 3

EXISTING ART GALLERY CHILLER/BOILER PLANT SHALL BE TEMPORARILY SWITCHED OFF AS REQUIRED. COMMISSION 'TH' WATER/AIR COOLED CHILLER INCLUDE ROOF PLANT AND ASSOCIATED AHU, AND COOLING TOWERS TO COMMENCE INDEPENDENT 'TH' OPERATIONS. ALLOW TEMPORARY ISOLATION OF PIPES, CAPED OFF FOR FUTURE ART GALLERY CONNECTIONS.



AG ROOF KEY PLAN

STAGE 4

DISCONNECT AND DEMOLISH REDUNDANT CHILLER, BOILER AND PROVIDE NEW AHU/FCU REPLACEMENTS TO ART GALLERY. 'TH' SHALL CONTINUE OPERATE INDEPENDENTLY DURING THIS PERIOD. TEMPORARY POWER SHUT DOWN TO 'TH' CENTRAL PLANT AS REQUIRED TO ALLOW PIPE CONNECTIONS TO 'AG' FROM 'TH'. PROVIDE FINAL COMMISSIONING OF 'TH' CHILLER PLANT TO SERVE 'AG' AND 'TH' AT COMPLETION.

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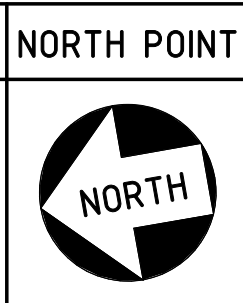
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(FOR COUNCIL USE ONLY)	APRIL 2021
SENIOR DESIGN ENGINEER	DATE
STRUCTURAL/ARCHITECTURAL	APRIL 2021
	DATE
	28.01.22



SCALES	NORTH POINT
1 : 500	



PRELIMINARY PLAN - NOT FOR CONSTRUCTION
CITY OF WOLLONGONG
WOLLONGONG TOWN HALL AND ART GALLERY HVAC UPGRADES
CROWN STREET AND KEMBLA STREET, WOLLONGONG NSW 2500
STAGING PLANS

ACOR Consultants Pty Ltd
Suite 2, Level 1, 33 Herbert Street
St Leonards NSW 2065
T +61 2 9438 5098

wollongong
city of innovation
DESIGN & TECHNICAL SERVICES
Ph 02 42277111

PJ or TR No.	PJ-2384	A1
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	M103	A



Heritage Impact Statement

Wollongong Town Hall and Art Gallery Upgrades

Wollongong City Council

24 August 2022

311015-00284

Advisian
Worley Group

advisian.com

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Company details

Advisian Pty Ltd
ABN 50 098 008 818
Level 17, 141 Walker Street
North Sydney NSW 2060
Australia

T: +61 2 9495 0500
F: +61 2 9495 0520

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PROJECT 311015-00284: Wollongong Town Hall and Art Gallery Upgrades HIS




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Executive summary

Proposal overview

Advisian has been engaged by Wollongong City Council (Council) to prepare a Heritage Impact Statement (HIS), to accompany a Statement of Environmental Effects (SEE), to assess the potential impacts of the proposed air conditioning and sprinkler system upgrades (the proposed development) at the Wollongong Town Hall and Art Gallery, located at 93 Crown Street and 46 Burelli Street, Wollongong (the site), respectively. The proposed development is to be carried out by Council and the Development Application (DA) is to be determined by the Wollongong Local Planning Panel.

The c.1920s Wollongong Town Hall and Art Gallery Building is a public building within the civic centre of Wollongong, of significance to the locality for historical, aesthetic and social reasons. The Art Gallery was formerly used as a Council Chambers which boasts a *"very good example of 1950s 'Festival of Britain' style architecture in the later development of Modernist Movement Building"*¹.

Heritage significance

The site is identified as the heritage item *"Wollongong Town Hall and Former Council Chambers (now Art Gallery)"* (Item No. 6381) listed under Schedule 5 to the *Wollongong Local Environmental Plan 2009* (the LEP). The site is also located immediately adjacent to *"Norfolk Island Pine"* (Item No. 6285) also listed under Schedule 5 to the LEP. A number of other heritage items are also located in the vicinity of the site:

- *"Wollongong East post office"* (Item No. 6370) listed under Schedule 5 to the LEP and also the State Heritage Register (Item No. 01616), located immediately east of the site.
- *"St Andrews Presbyterian Church and Hall"* (Item No. 6228) listed under Schedule 5 to the LEP, approximately 50 metres to the west of the site.
- *"Shop"* (Item No. 6238) listed under Schedule 5 to the LEP and also the State Heritage Register (Item No. 00467), located approximately 50 metres to the east of the site.
- *"Row of Hills Figs"* (Item No. 6284) listed under Schedule 5 of the LEP, located approximately 110 metres to the south-west.

The Statement of Significance for the *"Wollongong Town Hall & Former Council Chambers"* from its LEP entry is as follows:

"Wollongong Town Hall and former Council Chambers building is of significance for the local area for historical, aesthetic and social reasons, being a former local government edifice and directly associated with locally important people and events of the time of its operational use. The building is also representative of local government development in the area and a local landmark. The building, designed by Reginald J Magaffin in 1956, fully retains its ability to interpret the important role that it has in the local area history. The Town Hall Organ is significant as a rare example of a pipe organ crafted by Mr Ronald Sharp, who also built the Sydney Opera House Grand Organ."

The site is comprised of the following significant elements:

¹ R. Irving, *20th Century Architecture in Wollongong*, p. 100, as cited in NSW State Heritage Inventory Sheet.

- Town Hall, which has been assessed as having “High” heritage significance.
- Art Gallery (former Council Chambers), which has been assessed as having “High” heritage significance.

Conclusion of key heritage impacts

A summary of potential impacts is provided below:

- The proposal would have a moderate direct physical and visual impact to the Town Hall, an element of “High” significance to the heritage item *“Wollongong Town Hall and Former Council Chambers (now Art Gallery)”*, during construction. During operation, the proposal is considered to have a net neutral visual impact to the Town Hall.
- The proposal would have a direct physical and visual impact on the element during construction to the Art Gallery, an element of “High” significance to the heritage item *“Wollongong Town Hall and Former Council Chambers (now Art Gallery)”*. The proposal would have a net beneficial visual impact to the Art Gallery during operation.

Key recommendations

It is considered that the mitigation measures in Section 9 provide an appropriate response to manage the potential impacts of the proposal during construction.

Therefore, it is considered that on heritage grounds, the proposal can be supported.

Acronyms and abbreviations

Acronym/abbreviation	Definition
AHIMS	Aboriginal Heritage Information Management System
BCA	Building Code of Australia
Council	Wollongong City Council
DA	Development Application
DCP	<i>Wollongong Development Control Plan 2009</i>
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Heritage Act	<i>Heritage Act 1977</i>
HIS	Heritage Impact Statement
LEP	<i>Wollongong Local Environmental Plan 2009</i>
LGA	Local Government Area
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPWS	National Parks and Wildlife Service
SHI	State Heritage Inventory

1 Introduction

1.1 Background

Advisian has been engaged by Wollongong City Council (Council) to prepare a Heritage Impact Statement (HIS), to accompany a Statement of Environmental Effects (SEE), to assess the potential impacts of the proposed air conditioning and sprinkler system upgrades (the proposed development) at the Wollongong Town Hall and Art Gallery, located at 93 Crown Street and 46 Burelli Street, Wollongong (the site), respectively. The proposed development is to be carried out by Council and the Development Application (DA) is to be determined by the Wollongong Local Planning Panel.

The c.1920s Wollongong Townhall and Art Gallery Building is a public building of significance to the locality for historical, aesthetic and social reasons. The Art Gallery was formerly used as a Council Chambers which boasts a *"very good example of 1950s "Festival of Britain" style architecture in the later development of Modernist Movement Building"*².

The site and its regional context is shown in Figure 1-1.

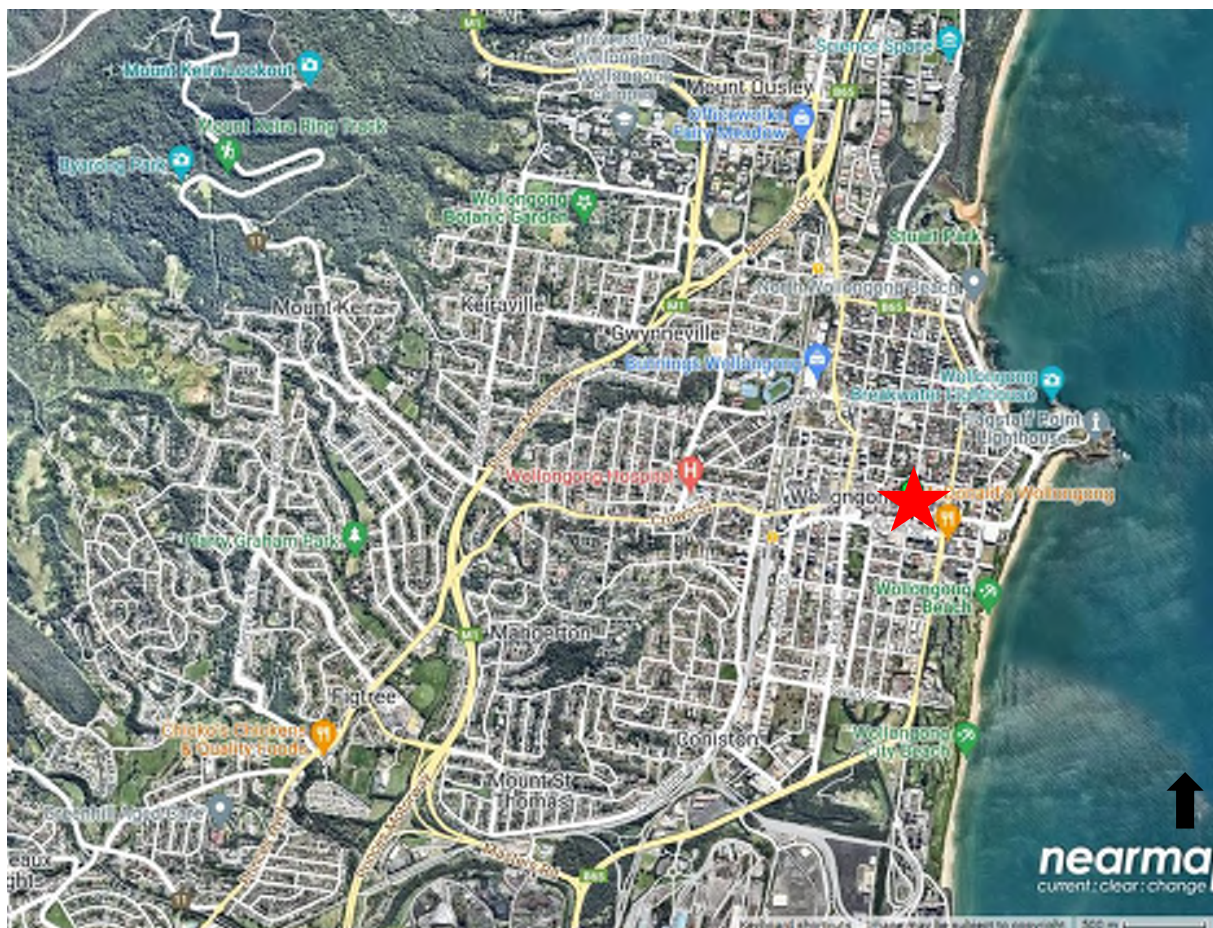


Figure 1-1 Regional context with site denoted by red star (Base Map: NearMap, 2022)

² R. Irving, *20th Century Architecture in Wollongong*, p. 100, as cited in *NSW State Heritage Inventory Sheet*.

1.2 Methodology

In preparing this HIS, the following methodology was employed:

- Inspection of the site, its context and setting on 6 May 2022.
- Review of relevant legislative, regulatory, Commonwealth, State and local statutory and non-statutory planning controls.
- Review of the Australian Heritage Database, the NSW State Heritage Inventory and relevant environmental planning instruments for heritage items, heritage conservation areas and archaeological sites that may be on the site or in the vicinity of the site.
- Review of relevant background material supplied by Council.
- Review of the NSW Heritage Office's *Statements of Heritage Impact* (2002) and *Assessing heritage significance* (2001) guidelines, and *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS, 2013).
- Review of the Aboriginal Heritage Information Management System (AHIMS) for any Aboriginal sites and places.
- Identification and assessment of potential impacts, if any, on heritage significance and identification of mitigation measures.

2 Statutory Context

The conservation and management of heritage items, places and archaeological sites is undertaken within the framework of relevant State and/or local government legislation as described below.

2.1 Environmental Planning and Assessment Act 1979

The NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the system of environmental planning and assessment in NSW. It sets out the regime for environmental planning instruments and the assessment of development with or without consent. A DA will be lodged by Council under Part 4 of the EP&A Act.

2.2 Heritage Act 1977

The *Heritage Act 1977* contains provisions for listing sites or places on the State Heritage Register (SHR) and the protection of relics. The site is in the vicinity of "Wollongong East post office" (Item No. 01616) and "Shop" (Item No. 00467) listed on the State Heritage Register, located to the east of the site. There are currently no sites or places covered by an Interim Heritage Order either on the site or in the immediate vicinity of the site.

The *Heritage Act 1977* defines a "relic" as follows:

"relic means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) is of State or local heritage significance."*

There are no known relics at the site. In addition, as full or substantial demolition is not proposed, it is unlikely that any archaeological remnants/relics will be uncovered.

2.3 National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* (NPW Act) contains the provisions for the conservation of biological diversity, and the protection and preservation of Aboriginal cultural heritage. The site is not located within any National Parks.

Pursuant to Section 86 of the NPW Act, it is an offence to harm or desecrate an Aboriginal object. An AHIMS Basic Search (Appendix A) was conducted on 9 May 2022 which found that there is one (1) Aboriginal site recorded in the vicinity of the site, however, as full or substantial demolition is not proposed, impacts to any Aboriginal sites are not anticipated.

2.4 Wollongong Local Environmental Plan 2009

Under the provisions of the *Wollongong Local Environmental Plan 2009* (the LEP), the site is zoned B3 Commercial Core. The objectives of the B3 zoning are as follows:

- *"To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*

- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of the Wollongong city centre as the regional business, retail and cultural centre of the Illawarra region.
- To provide for high density residential development within a mixed use development if it—
 - (a) is in a location that is accessible to public transport, employment, retail, commercial and service facilities, and
 - (b) contributes to the vitality of the Wollongong city centre.”

Sub-clauses (1) “Objectives” and (5) “Heritage assessment” of Clause 5.10 of the LEP have been considered for the purposes of assessing impacts, if any, on the heritage significance of the site.

The proposal is considered to comply with sub-clause (1) and is not expected to adversely impact any recorded Aboriginal objects and/or places of heritage significance due to prior disturbance from the construction and operation of the site and associated modifications over the years.

The HIS is considered to comply with sub-clause (5) in the identification, assessment and mitigation of potential impacts on items of environmental heritage. The *Wollongong Development Control Plan 2009* (DCP) applies to the site and has been considered in Section 7.1.1 for the purposes of assessing any potential impacts to identified environmental heritage items.

The site is identified as a key site (Civic Precinct) under the LEP. The design excellence provisions under Clause 7.18 of the LEP apply to the DA. The proposed development is considered to exhibit design excellence and satisfactorily addresses the site’s heritage issues and streetscape constraints.

2.5 Heritage listings

2.5.1 Statutory listings

The site is identified as the heritage item “*Wollongong Town Hall and Former Council Chambers (now Art Gallery)*” (Item No. 6381) listed under Schedule 5 to the LEP as shown in Figure 2-1. The site is also located immediately adjacent to “*Norfolk Island Pine*” (Item No. 6285) also listed under Schedule 5 to the LEP. A number of heritage items are also located in the vicinity of the site:

- “*Wollongong East post office*” (Item No. 6370) listed under Schedule 5 to the LEP and also the State Heritage Register (Item No. 01616), located immediately east of the site.
- “*St Andrews Presbyterian Church and Hall*” (Item No. 6228) listed under Schedule 5 to the LEP, approximately 50 metres to the west of the site.
- “*Shop*” (Item No. 6238) listed under Schedule 5 to the LEP and also the State Heritage Register (Item No. 00467), located approximately 50 metres to the east of the site.
- “*Row of Hills Figs*” (Item No. 6284) listed under Schedule 5 of the LEP, located approximately 110 metres to the south-west.



Figure 2-1 Heritage map showing the site (Item No. 6381) and its surrounding heritage context (Source: NSW Planning Portal)

2.5.2 Non-statutory listings

The site is not located on any known heritage items listed on the Register of the National Estate or other non-statutory registers.

3 Historical Background

The following historical overview extracted from the LEP entry for the “Wollongong Town Hall & Former Council Chambers” is considered to be an appropriate brief record of the history of the site:

“Phase 1

On the original 1834 plan for the town of Wollongong two acres of land at the South East corner of Crown and Kembla Streets are shown as reserved for a burial ground. Alexander Stewart, who came to Wollongong in 1828, stated in his Reminiscences (published in the Illawarra Mercury in 1894) that “the upper four allotments (from Town Hall corner downwards) were reserved by the Government for a burying ground, and... two bodies were buried. One body, that of Mrs. Dr. Grover, was afterwards taken up and reburied... The other body is still there”. Elsewhere in his Reminiscences he says that the second body was that of Lieut. Otway, who in 1836 was in charge of the convict roadmaking

gang stationed at that time at the Cross Roads (i.e. where Mt Keira Road joins Prince’s Highway). On his return from a convivial evening with Colonel Leahy at Mt. Keira House, instead of replying to the sentry’s challenge he attempted to wrest his musket from him. This serious military offence could have resulted in his being cashiered, and when he heard that it had been reported to headquarters he shot himself. (It is said that his ghost gave name to Ghost’s Creek, just down the hill from the stockade.) In 1836, on the Governor’s instructions, a more suitable place further from the center of the town was selected for a cemetery.

Phase 2-3

A building for a National School was begun on the site in 1839, and although completed in 1840 it was not used as a school until 1851, owing to strong opposition to the new system of education which Governor Bourke tried to introduce. Having seen the opposition Governor Bourke received in proposing a general system of education for all denominations, Governor Gipps in 1839 proposed a separate system for Catholics and the British and Foreign School System, based on the free use of the Bible in schools, for Anglicans and Protestants. Anglicans strongly opposed such a scheme and Gipps received a flood of petitions similar to the one above. This particular petition prepared by Rev. G.K. Rusden went on to make the point that only denominational schools could secure “a steady adherence to the great doctrines of the Gospel” and prevent the spread of “damnable heresies” by teachers not directly under clerical control. Rusden had earlier been in trouble with Governor Bourke over intimidating convicts into signing a petition against the Irish national system.

Apparently during the 1840’s it was used as a police barracks and “also the Board [i.e. The Illawarra District Council, est. 1843] which was appointed by the Government in olden times for looking after the roads, etc., used to hold their meetings there”. (The mayor of Wollongong, W. Wiley, to Mr. A. Lysaght, M.P., 12 Nov. 1885). Also “for the purpose of a Council Chamber, Public Library, etc.”, later changing this to a request for part of the land to be granted as the site for the erection of a town hall. Meanwhile the local volunteer artillery had been granted without charge a sufferance occupation of part of the building and grounds. In any case the Minister stated that he could find no precedent for giving land to a municipality for such a purpose, and that under the terms of the Public Instruction Act he considered it his duty to sell the land, but that he would give consideration to any offer submitted by the Council. Two offers were made, one for 6 pounds and one for 10 pounds per foot for a portion of the site, but these were rejected as inadequate, and the Minister proceeded to give instructions for an auction sale.

The Crown Solicitor, however, after a lengthy delay caused by the mislaying of the papers in his

office, reported that as the land was appropriated for National School purposes under the Colonial Secretary's letter of 2 Jan. 1849, and had not been dedicated or granted to the Board of national Education, he was of the opinion that the Board has no estate in the land, which could be said to have reverted to the Crown under the Public Instruction Act of 1880, and that the Minister would therefore have no power to legally dispose of the land under section 4 of the Act.

Eventually, in 1889, an Act was passed "to remove doubts touching the reservation to the Crown of certain land being the old Public School at Wollongong; to validate and confirm the sale of a certain portion of the said land to the Municipal Council of the Borough of Wollongong, and to authorize the sale by auction of the remainder under the Public Instruction Act of 1880".

Phase 3-4

The first Council in Wollongong, the Illawarra District Council, originally met in the building meant to be Wollongong's first public school on the corner of Crown and Kembla Streets. The Municipal Council of the Borough of Wollongong eventually bought the site in 1885 for the nominal sum of 5 pounds for the purpose of constructing a town hall, council offices, a free library and a fire engine station. A competition for the best design for a Town Hall was held and Arthur Williams Hoskins won the £50 prize.

A gracious stone building with a clock tower and an annexe were ready for occupation by 1887.

Phase 4-5

The free library service was not made available until 1895 and then lasted only five years. The books were then taken over by the School of Arts which first had its building in Smith Street, between Church and Kembla St in 1861, and moved to Crown St to a more central position opposite the Town Hall in 1902, and opened a new building as a library in 1910. Over the years the properties between the Town Hall and Burelli Street are acquired by the Council. On 3 Dec., 1927 the Town Hall Theatre facing Kembla St. was opened, serving both as a town hall and moving picture theatre.

Phase 5-6

The growing needs of the Council and library necessitated further space for both and a new structure was added to the old annexe and the Civic Theatre, with the main entrance on Burelli Street. This was opened in 1957. The old Town Hall of 1887 was reconstructed with a third floor added and opened as the Central Library of the City of Greater Wollongong Public Library Service in 1959.

In 1965 the Civic Theatre and Town hall Annexe were reconstructed to provide a number of Civic facilities. Most important among these was a new Town Hall with a seating capacity of 1100 which was to serve as a concert hall in addition to its traditional uses as ballroom, banquet hall and conference hall. A pipe organ was installed in 1968 which was to gain a reputation as one of the finest in Australia.

The Council Chambers were opened on 10 Nov. 1956 by Sir John Northcott, and a few years later the old town hall building was converted to its present form and opened 19 June 1959 to house the central library, which previously occupied the old School of Arts building on the opposite side of Crown street. (Its is interesting to note that in 1887 one of the upstairs rooms was allocated to the municipal library). The library was enormously popular in spite of the advent of television. In 1958 one million books were borrowed. In 1959 the number increased to 1,250,000. There were branch libraries in most of the suburbs and two bookmobiles.

Phase 6-7

The South Coast Times July 15th 1965 reported: "When the designers began to think about Wollongong Town Hall, they were already restricted by one necessary paradox- This was that the building would have to reflect all the dignity and prosperity of this city, and yet be built at minimum of cost. According to Mr. R. Palmer, in charge of the building's design the best possible compromise was made. 'Wollongong has the cheapest town hall of any in NSW, but it is still one to be proud of' he said. Another factor which had to be taken into account by the designers was that the town hall had to blend in with the fringing central library and council chambers, to form a uniform civic block. At the same time, it had to reflect a line and spirit of its own. 'Some of the money was saved by using much of the existing building and its structures in the new town hall' said Mr. Palmer.

'We used the exterior walls and roof trusses, saving a lot of cost'. But this also demanded a lot of ingenuity and care from the builders and, as can be seen from the results, Hughes Bros. Pty. Ltd. Gave the building all their knowledge and attention. From the outside, the building is trim and modern in line, with a cleanness in outline which will not age easily. The square corners and deep-set narrow windows blend in with the similar lines of the adjoining public buildings. While the outside is built to blend with its surroundings the interior had allowed the designers to give full play to their creative senses.

Phase 7-8

In recent years the Council felt it desirable that the restrictions imposed by the 1889 Act on the use of the site be removed, but the Crown Solicitor considered that the Crown Grant issued in 1972 must still include the original provision that it be used "for the purposes of a Town Hall Free Library and Fire-Engine Station and for no other purpose whatsoever". It was not until 1975 that an Act was passed "to remove any trusts affecting and any restrictions upon the use of the land which is the site of the Wollongong Town Hall". (Act no. 18, 1975). In 1978 it was found necessary to move the Wollongong library to the old Coles Building. The coming of the Mall necessitated another shift to the leagues club premises in Burelli Street, until the library was finally accommodated in the new council building.

As a result of critical accommodation problems in Council's administration building, a new administration building incorporating a library was designed in 1984 and was ready for occupation in 1987. The original Town Hall complex remains a venue for community events and the Council Chambers was refurbished and converted into the Wollongong City gallery in 1991.

The Town Hall Organ

The organ was built by Ronald Sharp between 1966 and 1968 at a cost to Wollongong Council of £20,000. Alderman George Hanlay proposed that investigations into the installation of a pipe organ be made in the new town hall. The organ is a mechanical pipe organ modelled on the European instruments of the 17th century. It has 1537 pipes in casework of polished Tasmanian blackwood. The organ is one of 20 built by Ronald Sharp, a list which includes the St Mary's Cathedral, the ABC and the Sydney Opera House grand organ. The Wollongong Town Hall organ was the 13th organ he built."

Historical photographs of the site and surrounds are shown in Figure 3-1 to Figure 3-4.



Figure 3-1 View of the Art Gallery from the corner of Burelli and Kembla Streets, Wollongong in 1989 (Source: Neaves, G. 1989)



Figure 3-2 View of Wollongong Town Hall and former Council Chambers (Source: Popovic, Z. 2012)



Figure 3-3 Wollongong City Centre heritage map overview with the site identified as item 12 (Source: Wollongong City Council, n.d.)



Figure 3-4 c1920s Impression of Wollongong Town Hall (Source: Wollongong City Council, n.d.)

4 Description and Physical Evidence

4.1 Description of heritage elements

The site complex is described as c1920s *Modernist building* that has seen a number of modifications over the years, most notably the construction of the 1956 Art Gallery Building. The site comprises two separate service offerings, being the Town Hall and the Art Gallery, which serve different purposes.

The Wollongong Town Hall was designed to represent the city's history by playing a central role in the community as a key civic and community venue, located within the Wollongong Arts Precinct. It has been servicing the locality for over 125 years and comprises four meeting and performance spaces, including an over 800 seat main auditorium. The building is of significance for the local area for its historical, aesthetic and social values, being a former local government edifice as well as directly associated with locally important people and events of the item of its operational use.

The Council Chambers were opened on 10 November 1956 by Sir John Northcott and was later converted to its present form and opened in 19 June 1959. The original Town Hall complex remains a venue for community events whereas the Council Chambers were refurbished and converted into the Wollongong City Gallery (presently known as the Wollongong Art Gallery). The Wollongong Art Gallery was conceptualised in 1951 by a group of local enthusiastic artists who formed the Illawarra Art Society. The aim of the society was to promote art and art education in the Wollongong locality. Over the coming years, the society worked toward establishing an Art Gallery in Wollongong and in August 1991, the Honourable Peter Collins MP officially opened the new Wollongong City Gallery at corner Burelli and Kembla Streets, Wollongong. Since its inception in 1991 to date, the Art Gallery has undergone numerous modifications and evolved. The Art Gallery collection stands at nearly 3,000 artworks, stored in climatically controlled storerooms and state of the art racking systems. The Art Gallery features 10 exhibition spaces, an education centre, community access gallery, bookshop and a membership system (Duncan, 2018).

The site also has ties to Aboriginal cultural heritage and has long been acknowledged as an important Aboriginal water hole and gathering place and is celebrated through the Gurungaty Fountain located in front of the building (Figure 4-2). The fountain was named after the Gurungaty which is an underground serpent that appears at freshwater springs and is said to be one of the creators of the land. The serpent is represented in a mosaic around the fountain.

The following brief description of the site complex is provided in the LEP entry for the site:

"Complex includes 1920s-1930s Modernist building with later additions, notably the 1956 Art Gallery Building. It comprises portions of two and three storeys with painted and rendered brick walls and corrugated asbestos cement roof. The complex is largely intact and in original condition, and it is illustrative of historical development of the city, deemed to be of regional significance and described as "a very good example of 1950s "Festival of Britain" style of architecture in the later development of Modernist Movement building.""

Photographs of the site are shown in Figure 4-1 to Figure 4-8.



Figure 4-1 View of Art Gallery facade across Burelli and Kembla Streets intersection, facing north-east (Source: Advisian, 2022)



Figure 4-2 View of Gurungaty Fountain in foreground with Town Hall entrance beyond, facing south (Source: Advisian, 2022)



Figure 4-3 View of main exhibit entrance door within the Art Gallery (Source: Advisian, 2022)



Figure 4-4 View of terrace at Art Gallery with proposed removal of heating, ventilation and air conditioning (HVAC) unit beyond (Source: Advisian, 2022)



Figure 4-5 View of the HVAC system proposed to be removed located on terrace level within Art Gallery (Source: Advisian, 2022)



Figure 4-6 View of ancillary plant (to be removed) (Source: Advisian, 2022)



Figure 4-7 View of existing air conditioning vents in exhibition area located in Art Gallery (Source: Advisian, 2022)



Figure 4-8 View of existing boiler room located to the rear of Town Hall (Source: Advisian, 2022)

4.2 Modifications and condition

It is noted that the site has undergone a series of significant phases. The LEP entry for the site describes the eight (8) significant phases and modifications as follows:

Phase 1 : Prior to 1828 - burial grounds, and Bustle cottage

Phase 2 : 1828 – 1840 - the construction of the National School architect Mortimer Lewis, the colonial architect

Phase 3 : 1840 – 1886 - construction of the "New" Town Hall architect Kenwood and Kerle

Phase 4 : 1886 – 1927 - new annexe to town hall, memorial gates, construction of the large hall, civic theatre, Kabery and Chard

Phase 5 : 1928 – 1956 - construction of the new town hall, architect RJ Magoffin

Phase 6 : 1956 – 1967 - construction of the new town hall, city architect – Palmer & Wilson

Phase 7 : 1967 – 1985 - construction of the new council offices and adaptive reuse of the 1956 council as the art gallery

Phase 8 : 1985 – 2001 - mural projects and community use"

A description and breakdown of each of the phases is provided above in Section 3.

4.3 Historical archaeological potential

There are no known relics at the site. Further, the LEP entry does not describe historical archaeological potential at the site.

5 Assessment of Heritage Significance

5.1 Significance assessment criteria

The NSW heritage management system is comprised of three steps in the conservation and management of heritage item which are to: (a) investigate significance; (b) assess significance; and (c) manage significance. The NSW Heritage Office's *Assessing heritage significance* guideline (2001) informs the assessment of significance. The NSW heritage assessment criteria (Table 5-1) is used to determine the heritage significance of an item. An item is considered to be of State or local heritage significance if it is deemed by the Heritage Council of NSW to satisfy one or more of the NSW heritage assessment criteria.

Table 5-1 NSW Heritage Office's Heritage Assessment Criteria

Criteria	Description
(a)	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)
(b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)
(c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
(d)	An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons
(e)	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)
(f)	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)
(g)	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)

5.2 Significance of heritage items on the site

The Assessment of Significance for the "Wollongong Town Hall & Former Council Chambers" from its LEP entry is as follows:

"Criteria a) Historical Significance

Local - The Place has been central to the establishment and growth of the City of Wollongong continuously from 1821.

Criteria c) Aesthetic/Technical Significance

The item has landmark, architectural, townscape and aesthetic value.

Criteria d) Social/Cultural Significance

The item has cultural and social value. The Place with the new Civic Centre is the public community centre of the Wollongong community

Criteria e) Research Potential

The pipe organ, air-conditioning system and some interior joinery is fine and innovative, largely intact. The 1967 adaptive reuse of the existing structures was innovative and not broadly practiced at this time.

Criteria g) Representative

The item has representative value."

Based on the above Assessment of Significance, the Statement of Significance for the "Wollongong Town Hall & Former Council Chambers" from its LEP entry is as follows:

"Wollongong Town Hall and former Council Chambers building is of significance for the local area for historical, aesthetic and social reasons, being a former local government edifice and directly associated with locally important people and events of the time of its operational use. The building is also representative of local government development in the area and a local landmark. The building, designed by Reginald J Magaffin in 1956, fully retains its ability to interpret the important role that it has in the local area history. The Town Hall Organ is significant as a rare example of a pipe organ crafted by Mr Ronald Sharp, who also built the Sydney Opera House Grand Organ."

5.3 Grading of significant elements

Grading of significant elements of the "Wollongong Town Hall & Former Council Chambers" was undertaken in accordance with Section 6 of the NSW Heritage Office's *Assessing heritage significance* guideline (2001) (Table 5-2) to determine the respective contribution of the significant elements to the conservation values that constitute the heritage significance of the heritage items.

Table 5-2 NSW Heritage Office's Grading of Significance

Grading	Justification	Status
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance	Fulfil criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance	Does not fulfil criteria for local or State listing.

Grading of the elements of the “Wollongong Town Hall & Former Council Chambers” is provided in Table 5-3.

Table 5-3 Grading of elements of the “Wollongong Town Hall & Former Council Chambers”

Element	Grading	Justification
Town Hall	High	<p>The Town Hall is considered to be of “High” significance. The building’s significance is owed to its contribution to the local area for its historical, aesthetic and social benefits. The site on which the Town Hall is built upon has been operating for over 125 years. The building has undergone a number of significant phases over the years which is in line with the purpose and function of town halls, i.e. to be utilised as places for large public gatherings, including civic, political and cultural events.</p> <p>The Town Hall building’s representative value is largely intact and is considered to be a good example of its kind. The building boasts strong social values, being used as a key civic and community venue, within Wollongong’s Arts Precinct. Further, the Town Hall site has strong historical associations with Aboriginal cultural heritage with the site originally being used as a burial ground, before Wollongong’s first public school was built in its place in 1839.</p>
Art Gallery (former Council Chambers)	High	<p>The Art Gallery is largely intact and in original condition since its construction in 1956. The building is of “High” heritage significance as it is considered to be illustrative of historical development of the City of Wollongong. The building boasts original brick walls and corrugated asbestos cement roof with only minor modifications having been added which do not detract from the building’s significance.</p>
HVAC System	Intrusive	<p>The HVAC system is considered to be an “intrusive” element as it detracts from the heritage significance of the Art Gallery by reducing the visual clarity of the key façade elements of the building. Its removal from the terrace level is supported and is considered to have a beneficial visual impact on the Art Gallery.</p>

6 The Proposal

6.1 Design Development

To ensure the continued safe operation of the Wollongong Town Hall and Art Gallery, Council proposes to upgrade the sprinklers and existing heating and air conditioning systems at the site. The proposal has adopted an iterative design process to best address heritage concerns for these highly valued community assets. It has undergone several design revisions, incorporating feedback from Council's internal heritage team to minimise any adverse heritage and visual impacts as well as to provide a safe operational experience for staff and patrons.

Key external design changes include:

- The 2 metres high Art Gallery Acoustic barrier was removed and has been replaced with adding insulation and 1.5 metres high vertical duct to the hidden units on this roof. As it is located more to the middle this roof away from the surrounding parapet, it would be less visible. The barrier would be painted to match building colour.
- The original proposed 4-metre-high Town Hall acoustic barrier was reduced to 3.5 metres. However this barrier could not be removed and no better locations to have this HVAC plant were found. This shortened acoustic barrier is largely hidden from public street views as it is quite set back from the Town Hall parapet. The height of acoustic barrier is also below Town Hall roof pitch.
- The new external building duct work to the Art Gallery (north elevation) is proposed to be run down the side of the building over the boarded-up windows. Although blocked from street view unless physically in the pedestrian walkway between the two buildings, to address concerns over future functional use of the Art Gallery and any future un-boarding of the windows, the duct work would be installed to be symmetrical to the windows with no damage to glass windows and window sills.

6.2 Description of the Proposal

Generally, the proposal includes the following works:

- Heating and air conditioning refit/upgrades to the Wollongong Town Hall and Art Gallery buildings:
 - Works involve the provision of centralised air conditioning system within the Town Hall building to service both buildings.
 - Provide a more efficient air conditioning system and better air temperature control.
- Associated alterations to the Art Gallery and Town Hall, including demolition of internal walls and toilet facilities.
- Installation of glazed partitions to the mezzanine level of the Art Gallery.
- Installation of air-locks to the Art Gallery doors.
- Installation of acoustic walls for the roof-top plant.
- Removal of the existing chiller unit (HVAC system) located on the terrace of the Art Gallery.

Figure 6-1 to Figure 6-7 below show elevations of the site, illustrating external works to the site and photomontages. Comprehensive architectural drawings and photomontages are provided with the DA.

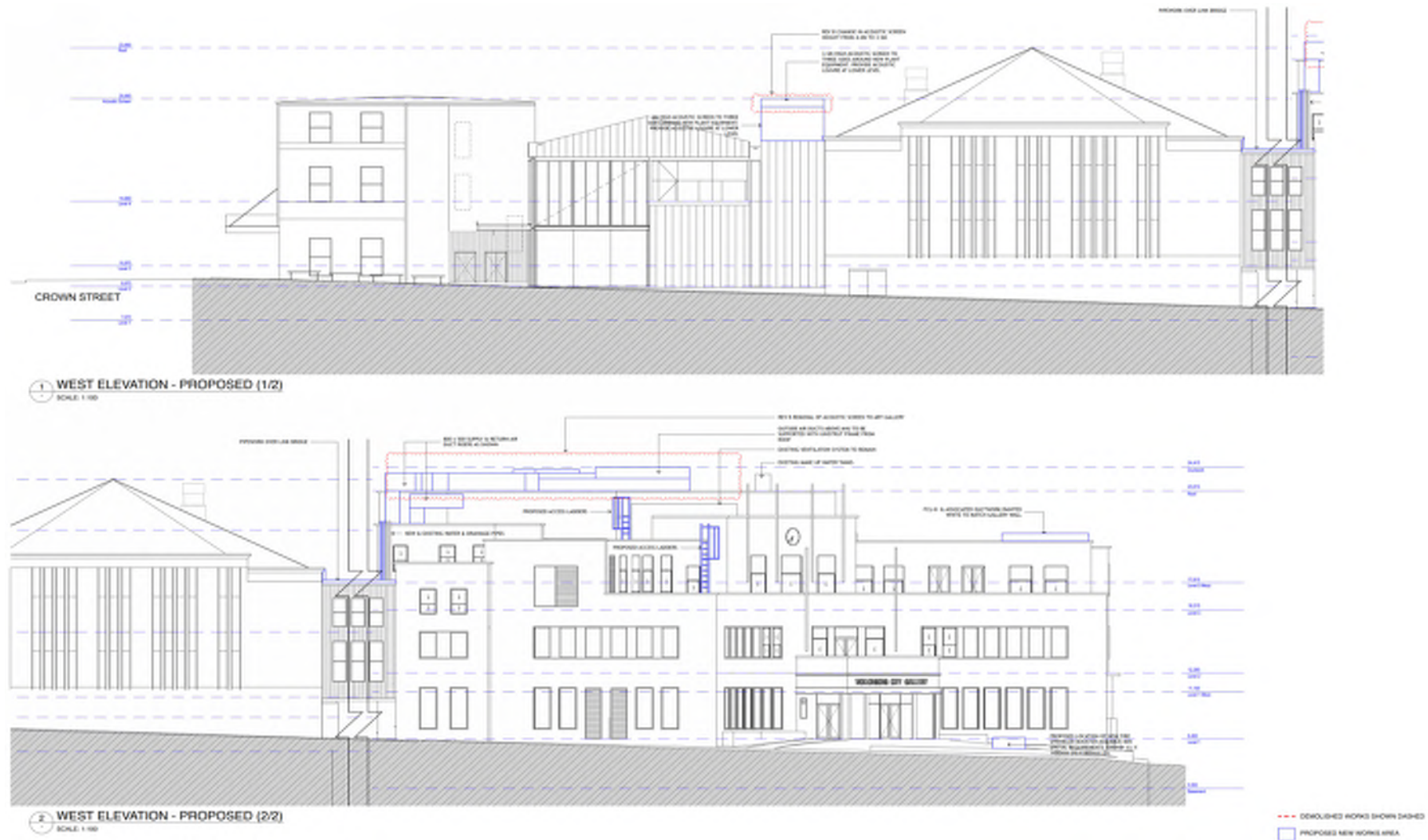


Figure 6-1 Western elevation of the site with proposed works highlighted (Source: Wollongong City Council, 2022)



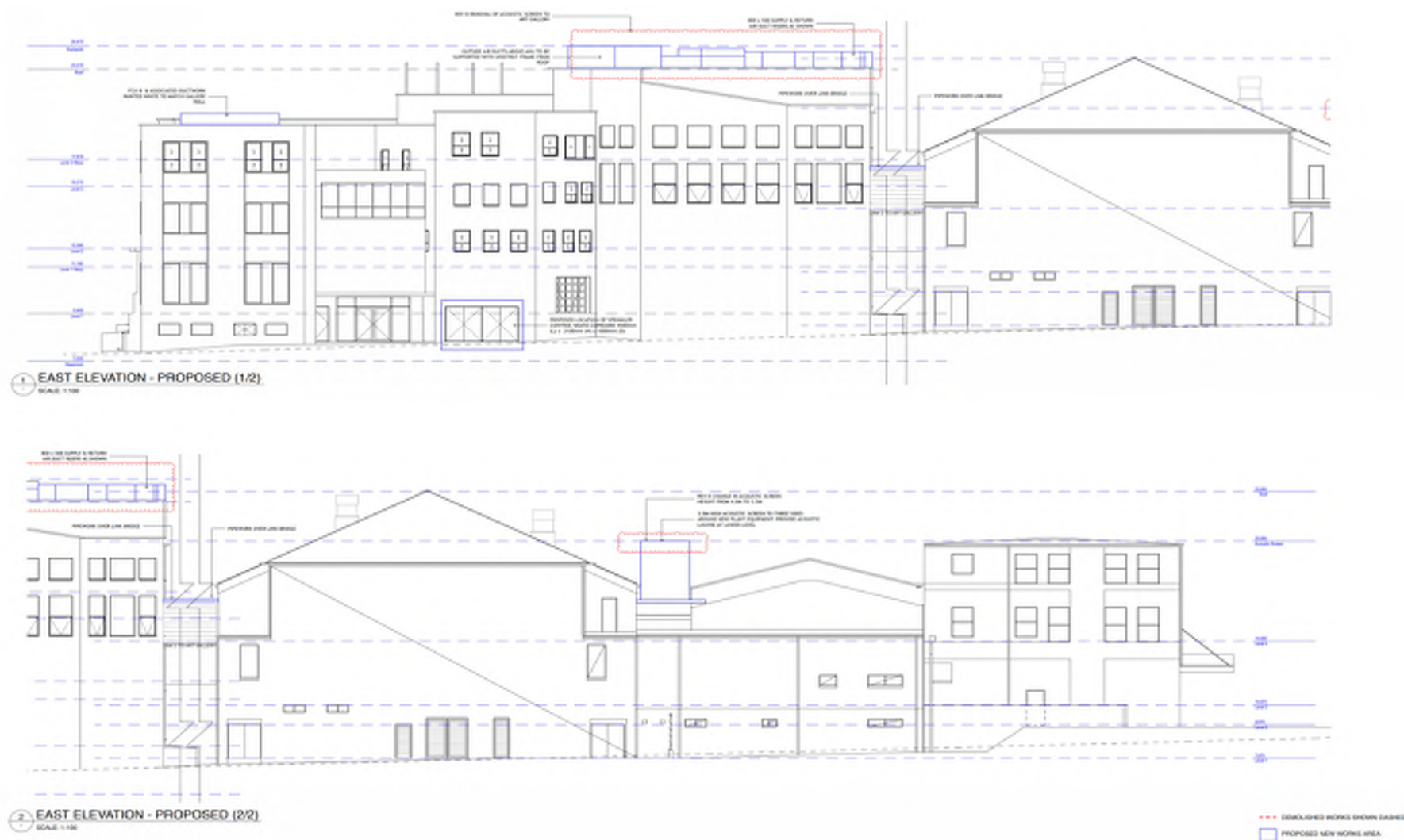


Figure 6-3 Eastern elevation of the site with proposed works highlighted (Source: Wollongong City Council, 2022)

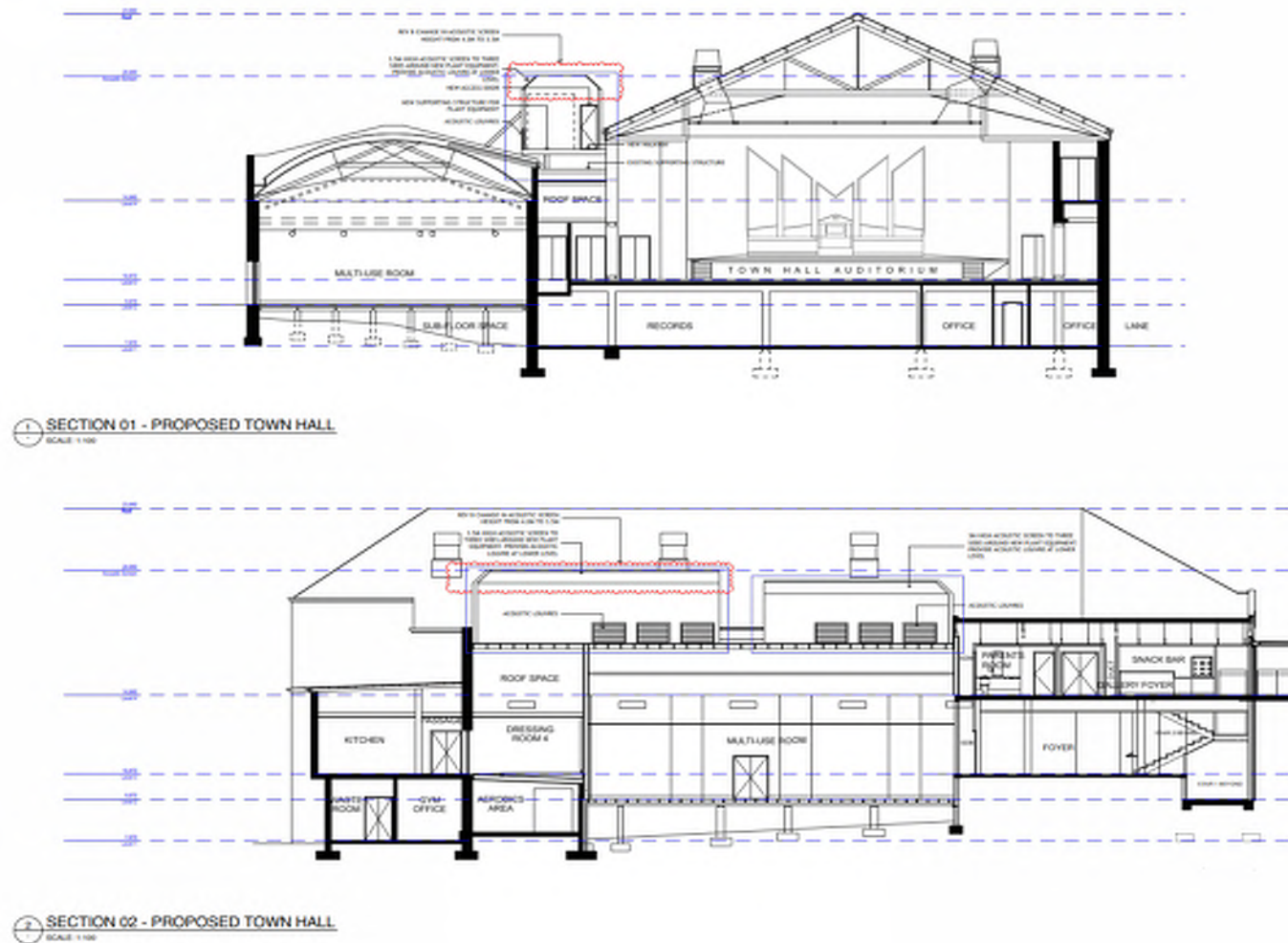


Figure 6-4 Northern and southern elevation of the town hall site with proposed works highlighted (Source: Wollongong City Council, 2022)



Figure 6-5 Corner Burelli & Kembla Streets photomontage (Source: Wollongong City Council, 2022)



Figure 6-6 Lang's corner photomontage (Source: Wollongong City Council, 2022)



Figure 6-7 Civic Precinct photomontage (Source: Wollongong City Council, 2022)

7 Heritage Impact Assessment

7.1 Impact of proposal

The impact assessment has been undertaken in accordance with the relevant provisions of:

- The DCP;
- The NSW Heritage Office's *Statements of Heritage Impact* guideline; and
- The relevant Articles of *The Burra Charter*.

7.1.1 DCP

Table 7-1 determines whether the proposal would satisfy the relevant environmental heritage conservation provisions of Chapter E11 of the DCP.

Table 7-1 Relevant provisions of the DCP.

Provision	Compliance Comment
<p>Section 10.2 Heritage Impact Statement</p> <p>4. The Heritage Impact Statement should address the following aspects / matters:</p> <p>(a) For development that would affect a heritage item:</p> <p>(i) The heritage significance of the item as part of the environmental heritage of the City of Wollongong;</p> <p>(ii) The impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features;</p> <p>(iii) The measures proposed to conserve the heritage significance of the item and its setting;</p> <p>(iv) Whether any archaeological site or potential archaeological site would be adversely affected by the proposed development; and</p> <p>(v) The extent to which the carrying out of the proposed development would affect the form of any significant subdivision pattern.</p> <p>(b) For any development proposed to be carried out in a heritage conservation area:</p> <p>(c) For any development that may affect a place of potential heritage significance:</p>	<p>(a)(i) Complies The heritage significance of the item is provided in Section 5.</p> <p>(ii) Complies Discussion relating to the impact on the heritage significance of the item and its setting is provided in Section 7.2.</p> <p>(iii) Complies Section 9 provides recommended mitigation measures to manage potential impacts of the proposal.</p> <p>(iv) Complies As full or substantial demolition is not proposed, it is unlikely that any archaeological remnants/relics will be uncovered or adversely impacted by the proposal.</p> <p>(v) Complies No impacts to any significant subdivision patterns is anticipated as a result of the proposal.</p> <p>(b) Not applicable – the site is not located in a heritage conservation area.</p> <p>(c) Not applicable.</p>
<p>Section 14 Development in the Vicinity of a Heritage Site</p>	<p>1 Complies The proposal does not detract from the heritage significance of nearby sited heritage items as the proposed works are wholly confined</p>

Provision	Compliance Comment
<p>14.2 Development Controls</p> <p>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.</p> <p>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:-</p> <p>(a) The character, siting, bulk, scale, height and external appearance of the development;</p> <p>(b) The visual relationship between the proposed development and the heritage item or heritage conservation area;</p> <p>(c) The potential for overshadowing of the adjoining heritage item or any building within a heritage conservation area;</p> <p>(d) The colours and textures of materials proposed to be used in the development;</p> <p>(e) The landscaping and fencing of the proposed development;</p> <p>(f) The location of car parking spaces and access ways into the development;</p> <p>(g) The impact of any proposed advertising signs or structures;</p> <p>(h) the maintenance of the existing streetscape, where the particular streetscape has significance to the heritage site;</p> <p>(i) The impact the proposed use would have on the amenity of the heritage site; and</p> <p>(j) The effect the construction phase will have on the well being of a heritage building.</p> <p>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.</p> <p>4. Where subdivision is proposed in the vicinity of a heritage item, the impact of future development of the lots should be considered.</p>	<p>within the site footprint. The proposal may have temporary and minor visual impacts during construction. Further discussion regarding impacts to nearby heritage items is provided in Section 7.2.</p> <p>2(a) Complies The proposal has been designed to respect and minimise impacts to the character, siting, bulk, scale, height and external appearance of the development. As described in Section 6.1, the proposal has adopted an iterative design process to best address heritage concerns for these highly valued community assets. It has undergone several design revisions, incorporating feedback from Council's internal heritage team to minimise any adverse heritage and visual impacts as well as to provide a safe operational experience for staff and patrons. Additionally, the proposed alterations and removal of the chiller from the terrace of the Art Gallery will improve the visual prominence of the Art Gallery façade. The installation of the acoustic walls has also been designed to adequately manage any visual or noise impacts associated with the operation of the centralised air conditioning system. Further, the installation of the sprinkler systems has been designed to minimise intervention, as far as practicable, to any original fabric. Additionally, the sprinkler system has potential to reduce the risk to life and mitigate damage to the buildings caused by fire.</p> <p>(b) Complies The proposal is not anticipated to adversely impact the visual appearance of the item and nearby sensitive receivers. Overall, the proposal is considered to have a net neutral or beneficial visual impact to the Town Hall and Art Gallery and its surrounds.</p> <p>(c) Complies The proposal is not anticipated to cause any adverse overshadowing impacts.</p> <p>(d) Complies The colours and textures of materials proposed to be used in the development are to respect and conform to the existing colour scheme of the site. Section 9 recommends that consideration be given to minimising the extent of any interventions into significant fabric and the final colour scheme of</p>

Provision	Compliance Comment
	<p>be selected to blend in with the existing colour scheme of the site, where possible.</p> <p>(e) Not applicable.</p> <p>(f) Not applicable.</p> <p>(g) Not applicable.</p> <p>(h) Complies The proposal will respect and maintain the existing streetscape.</p> <p>(i) Not applicable.</p> <p>(j) Complies Temporary and minor visual impacts are anticipated during construction works resulting from construction vehicles, equipment, erection of any temporary fences and scaffolding. However, it is unlikely that the impacts would be adversely intrusive and that any visual impacts would be localised and temporary in nature.</p> <p>3 Not applicable.</p> <p>4 Not applicable.</p>

7.1.2 Heritage Office assessment guidelines

The proposal has been assessed in relation to the relevant questions and considerations outlined in the NSW Heritage Office's *Statements of Heritage Impact* guideline (Table 7-2).

Table 7-2 Relevant questions and considerations sought from the NSW Heritage Office's *Statements of Heritage Impact* guideline

Question	Response
<p>Minor partial demolition (including internal elements)</p> <p>Q1 Is the demolition essential for the heritage item to function?</p> <p>Q2 Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?</p> <p>Q3 Is the resolution to partially demolish sympathetic to the heritage significance of the item?</p> <p>Q4 If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</p>	<p>A1 The proposal involves the minor partial demolition of internal elements, such as doors, fixtures, fittings, flooring, wall tiles, redundant bathroom and kitchenette, as well as some intervention to the building fabric for the purposes of facilitating the proposal. The proposal is considered to be necessary to ensure the safety of patrons and staff and to ensure the continued use and service of the site.</p> <p>A2 Only minor partial demolition is involved as part of the proposed scope of works and impacts to any important features of the heritage item are not anticipated to be impacted. The implementation of mitigation measures to protect significant fabric are described in Section 9.</p> <p>A3 The resolution to partially demolish internal elements to facilitate the proposal would be carried out in a sympathetic manner so as to conserve any significant heritage fabric pertaining to the site, provided the mitigation measures in</p>

Question	Response
	<p>Section 9 are adopted. Additionally, the Contractor is to follow <i>The Burra Charter</i> principle: “do as much as necessary, but as little as possible” and adopt relevant best practice conservation techniques.</p> <p>A4 Not applicable – the partial demolition is considered to be essential to realise the proposal.</p>
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The proposal has been designed to respect and minimise impacts to the character, siting, bulk, scale, height and external appearance of the development. The proposal has been designed around minimising intervention, as far as practicable, to any original fabric as well as any impacts to the item and builds upon the design recommendations in liaison with Council heritage officers as discussed in Section 6.1. Further, as described in Section 6.1, the proposal has adopted an iterative design process to best address heritage concerns for these highly valued community assets. It has undergone several design revisions, incorporating feedback from Council’s internal heritage team to minimise any adverse heritage and visual impacts as well as to provide a safe operational experience for staff and patrons.</p>
<p>Minor additions</p> <p>Q1 How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Q2 Can the additional area be located within an existing structure? If no, why not?</p> <p>Q3 Will the additions visually dominate the heritage item?</p> <p>Q4 Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p> <p>Q5 Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	<p>A1 Impacts resulting from the minor additions would be minimised through the carefully considered collaborative design process which, amongst other things, are considered to have been designed to minimise visual and physical impacts to the existing heritage fabric and building structure. Additionally, the proposal is considered to not introduce a new use, rather, enhance an existing use for the continued enjoyment of patrons.</p> <p>A2 Additions would be generally located within the footprint of the existing structures (for example, replacement of door structures). Although the proposal would introduce new physical elements (i.e. sprinkler system) to the site, these are considered to be necessary upgrades as the new Building Code of Australia (BCA) compliant sprinkler system has potential to reduce the risk to life and mitigate damage to the buildings caused by fire.</p> <p>A3 The additions are considered to not significantly visually dominate the site and significant heritage fabric. The proposal has been designed to minimise intervention to heritage fabric and visual impacts through the siting and construction of the proposed scope of works – for example, the removal of the chiller unit on the terrace level of the Art Gallery which would have a positive visual impact or the acoustic wall treatment being setback on the roof and being designed to a scale</p>

Question	Response
	<p>which would not be discernible from the street level as confirmed by the photomontages in Section 6.2.</p> <p>A4 Additions are not likely to impact potentially significant archaeological deposits as full or substantial demolition is not proposed. Refer to Section 2.2.</p> <p>A5 The scale and form of the minor additions are considered to be compatible with the existing use of the site, its context and setting. Refer to discussion in A1 and A2 above.</p>
<p>New services (e.g. air conditioning, plumbing)</p> <p>Q1 How has the impact of the new services on the heritage significance of the item been minimised?</p> <p>Q2 Are any of the existing services of heritage significance? In what way? Are they affected by the new work?</p> <p>Q3 Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?</p> <p>Q4 Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?</p>	<p>A1 As discussed above in the earlier responses, the proposal has been designed to respect and minimise impacts to the character, bulk, scale, height and external appearance of the development. The removal of the existing, intrusive, chiller unit (HVAC) system located on the terrace level of the Art Gallery is considered to be a positive design solution that would have a beneficial impact on the heritage values of the site as it reduces the highly visual clutter on key façade of the building. Additionally, the installation of the new air conditioning system and plant has been designed to be set back on the roof of the Art Gallery which would not be visible from the street level and reduces the visual impact resulting from the proposal. The plant equipment is also considered to be designed to be carefully positioned to be screened from view by the existing roofline and parapet and is further strengthened by the acoustic walls for the roof top plant.</p> <p>A2 The existing HVAC system and associated plant do not possess any heritage significance and are considered to be "intrusive" elements that detract from the heritage significance of the item. The removal of the existing system is supported on heritage grounds.</p> <p>A3 This HIS documents the potential impacts associated with the proposal. Section 9 sets out appropriate mitigation measures to manage any potential impacts associated with the proposal.</p> <p>A4 Archaeological deposits would not be impacted by the proposal. Refer to Section 2.2.</p>
<p>Fire upgrading</p> <p>Q1 How has the impact of the upgrading on the heritage significance of the item been minimised?</p> <p>Q2 Are any of the existing services of heritage significance? In what way? Are they affected by the new work?</p>	<p>A1 As discussed above, the proposal has been designed and carefully considered through a collaborative design process which, amongst other things, are considered to minimise visual and physical impacts to the existing heritage fabric and building structure. The installation of the sprinkler system will involve some intervention to the original heritage fabric to facilitate the proposal. This intervention is considered to be essential to realise the proposal to bring the building to</p>

Question	Response
<p>Q3 Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented?</p> <p>Q4 Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?</p> <p>Q5 Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?</p>	<p>current standards as well as to reduce the risk to life and mitigate damage to the buildings that may be caused by fire.</p> <p>A2 Not applicable – no existing sprinkler system is currently installed at the site.</p> <p>A3 This HIS documents the potential impacts associated with the proposal. Section 9 sets out appropriate mitigation measures to manage any potential impacts associated with the proposal.</p> <p>A4 Archaeological deposits would not be impacted by the proposal. Refer to Section 2.2.</p> <p>A5 The advice of a BCA consultant has been sought and the potential impacts captured in the BCA report have been considered in the preparation of this HIS. Further, Section 9 of the HIS contains mitigation measures to address any potential impacts resulting to the proposal.</p>

7.1.3 The Burra Charter Articles

The Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter) provides “guidance for the conservation and management of places of cultural significance”. The proposal is assessed below (Table 7-3) having regard to the key relevant Articles of *The Burra Charter*.

Table 7-3 Relevant Articles of *The Burra Charter*.

Article	Response
Article 3. Cautious approach	
3.1 <i>Conservation</i> is based on a respect for the existing <i>fabric, use, associations and meanings</i> . It requires a cautious approach of changing as much as necessary but as little as possible.	The proposal respects and enhances the existing fabric, use, associations and meanings in relation to the heritage item by bringing the buildings up to current standards and improving fire safety and reducing visual clutter to the façade of the building. The development of the proposal is to be guided by the principle to change as much as necessary and as little as possible.
3.2 Changes to a <i>place</i> should not distort the physical or other evidence it provides, nor be based on conjecture.	The proposal would not distort evidence of past changes to significant fabric that may inform its history or use.
Article 4. Knowledge, skills and techniques	
4.1 <i>Conservation</i> should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the <i>place</i> .	As discussed in 3.1 above, conservation management techniques and practices would be employed to facilitate the proposal.

Article	Response
Article 7. Use	
7.1 Where the <i>use</i> of a <i>place</i> is of <i>cultural significance</i> it should be retained.	The proposal would retain the current use and function of the Wollongong Town Hall and Art Gallery, respectively. It does not propose to alter its current use or function. The air conditioning upgrades are considered to be essential to ensure the continued use and enjoyment of the Town Hall and Art Gallery.
7.2 A <i>place</i> should have a <i>compatible use</i> .	N/A – the proposal does not propose a change of use.
Article 8. Setting	
<p><i>Conservation</i> requires the retention of an appropriate <i>setting</i>. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the <i>cultural significance</i> of the <i>place</i>.</p> <p>New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.</p>	<p>An appropriate setting would be retained and enhanced at the place with the reduction in visual clutter and safety improvements to the site. The setting, including views to and from any neighbouring heritage items, would be retained with only temporary and minor visual impacts relating to construction of the proposal.</p> <p>New construction would not have a significant adverse impact on the setting at the place.</p>
Article 15. Change	
15.1 Change may be necessary to retain <i>cultural significance</i> , but is undesirable where it reduces cultural significance. The amount of change to a <i>place</i> and its <i>use</i> should be guided by the <i>cultural significance</i> of the place and its appropriate <i>interpretation</i> .	The amount of change resulting from the proposal would respect and enhance the cultural significance of the place. The proposal would maximise conservation benefits and facilitate and improve the continuation of the existing use.
15.2 Changes which reduce <i>cultural significance</i> should be reversible, and be reversed when circumstances permit.	The proposal would not reduce the cultural significance of the place.
15.3 Demolition of significant <i>fabric</i> of a <i>place</i> is generally not acceptable. However, in some cases minor demolition may be appropriate as part of <i>conservation</i> . Removed significant fabric should be reinstated when circumstances permit.	The proposal involves the minor demolition of doors, fixtures, fittings, flooring, wall tiles, redundant bathroom and kitchenette, as well as some intervention to the building fabric for the purposes of facilitating the proposal. The minor demolition is supported in response to bringing the building to current standards and improving safety.
Article 22. New work	
22.1 New work such as additions or other changes to the <i>place</i> may be acceptable where it respects and does	The form and design of new work is designed to be compatible with the existing use. The works would not

Article	Response
not distort or obscure the <i>cultural significance</i> of the place, or detract from its <i>interpretation</i> and appreciation.	distort or obscure the cultural significance of the place, nor detract from an appreciation of its significance.
22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the <i>cultural significance</i> of the place.	New work would be readily identifiable and respect the cultural significance of the place.

7.2 Heritage impact assessment table

The impact of the proposal on significant elements of the place is provided in Table 7-4. Reference is made to each element's grading of significance.

Table 7-4 Potential impact on significant elements of the place

Element	Grading	Potential Impact
Town Hall	High	<p>The proposal would have a moderate direct physical and visual impact to the Town Hall during construction.</p> <p>During operation, the proposal is considered to have a net neutral visual impact to the Town Hall as the plant equipment are carefully positioned to be screened from view by the existing roofline and parapet (as far as practicable). Additionally, the acoustic louvre/treatment screening the plant is to be painted to match the existing theme and colour of the building.</p>
Art Gallery (former Council Chambers)	High	<p>The proposal would have a direct physical and visual impact on the element during construction due to the partial, minor demolition proposed. However, the minor demolition is supported to facilitate the proposal so as to bring the building to current standards and improve safety to ensure the continued use and service of the site.</p> <p>The proposal would have a net beneficial visual impact to the Art Gallery by reducing the visual clutter to the façade of the building. Minor additions would be added to the building structure such as fixtures, new doors and sprinklers that would improve safety and bring the building to current standards. However, these elements would be sited and designed (as far as practicable) to appear similar to the existing structure and are considered to be essential for safety.</p>

8 Conclusion

This HIS has addressed the relevant legislative and statutory conservation planning controls as well as the requirements of the DCP, NSW Heritage Office's *Statements of Heritage Impact* guidelines and the relevant Articles of *The Burra Charter*.

A summary of potential impacts is provided below:

- The proposal would have a moderate direct physical and visual impact to the Town Hall, an element of "High" significance to the heritage item "*Wollongong Town Hall and Former Council Chambers (now Art Gallery)*", during construction. During operation, the proposal is considered to have a net neutral visual impact to the Town Hall.
- The proposal would have a direct physical and visual impact on the element during construction to the Art Gallery, an element of "High" significance to the heritage item "*Wollongong Town Hall and Former Council Chambers (now Art Gallery)*". The proposal would have a net beneficial visual impact to the Art Gallery during operation.

Finally, it is considered that the mitigation measures in Section 9 provide an appropriate response to manage potential impacts during construction.

Therefore, it is considered that on heritage grounds, the proposal can be supported.

9 Mitigation Measures

The recommended mitigation measures to manage potential impacts are provided in Table 9-1.

Table 9-1 Recommended mitigation measures

Issue	Recommended Mitigation Measure	Phase
Design development	It is recommended that the proposal be designed to be sympathetic to the form, scale, materials and colours of the existing buildings, where practical.	Design
Archival recording of the "Wollongong Town Hall and Former Council Chambers (now Art Gallery)" prior to any works	To maintain a record of changes to the heritage item and its relationship to context and setting, prior to any works at the site, an archival photographic record is to be prepared in accordance with the relevant requirements of the NSW Heritage Office (2006) guidelines for the Photographic Recording of Heritage Items Using Film or Digital Capture. It is recommended that copies of the Archival Photographic Record be stored within Council's records.	Prior to Construction
Briefing on heritage significance	The Contractor must be briefed by the Project Manager on the heritage significance of the site, and any site-specific heritage matters/issues and approval documents prior to works commencing. If there is a change of Project Manager or Contractor during the length of the project, a further site briefing would be required.	Prior to Construction
Protection of significant fabric	The Contractor is to identify and implement construction methods in a Construction Environmental Management Plan (CEMP) that minimise impacts to the site and significant fabric to be retained at the site. This includes during the installation of external building duct work to the Art Gallery.	Prior to Construction and Construction
Accidental damage	The Contractor is to identify and implement construction methods to minimise accidental impacts to surrounding significant fabric. Care must be exercised during construction to ensure that unnecessary damage to significant fabric is avoided.	Construction
Reporting of accidental damage	Any accidental damage to significant fabric must be reported immediately to the Project Manager.	Construction

Issue	Recommended Mitigation Measure	Phase
	Damage is to be made good in accordance with specialist heritage advice.	
Making good of the site	All areas affected by the work must be cleaned and made good after completion of works (including removal of construction debris and cleaning all affected surfaces, as required).	Construction and Post Construction
Update of LEP record	On completion of work, a list of completed works and photos (both before and after work images) must be submitted to Council for updating the State Heritage Inventory for the LEP entry of the heritage item.	Post Construction

10 References

Australia ICOMOS (2013), *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

Duncan, J. (2018), *The Gallery*, available at:
<http://www.wollongongartgallery.com/gallery/Pages/History.aspx>.

NSW Heritage Office (2001), *Assessing Heritage Significance*.

NSW Heritage Office (2002), *Statements of Heritage Impact*.

NSW Heritage Office (2022), *Heritage Inventory, Item Name: Wollongong Town Hall & Former Council Chambers*, available at:
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2700670>.

NSW Planning Portal (2022), *ePlanning Spatial Viewer*, available at:
<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

Wollongong City Council (2009), *Development Control Plan 2009*, Chapter E11: Heritage Conservation, pp. 1- 42.

Wollongong City Council (2021), *Pre-Lodgement Notes*, ref: PL-2021/180.

Wollongong City Council (2022), *Town Hall & Art Gallery – HVAC & Fire Services Upgrade Architectural Drawings*, ref: PJ-2384, pp. A00 – A32.



Appendix A Aboriginal Heritage Information Management System (AHIMS) Basic Search

Advisian Pty Ltd

Date: 09 May 2022

Level 17, 141 Walker St
North Sydney New South Wales 2060

Attention: Saad Khan

Email: saad.khan@advisian.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -34.4274, 150.8955 - Lat, Long To : -34.4252, 150.8993, conducted by Saad Khan on 09 May 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

1	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

ATTACHMENT 5: WDCP 22009 Assessment

Chapter D13: Wollongong City Centre

As the proposed works are largely internal it is not considered that this Chapter contains any specific controls that relate to the subject proposal.

Chapter E11 – Heritage Conservation.

As addressed in the report the WDCP controls relevant to the proposal which are largely internal works is Chapter E11 – Heritage Conservation.

The Heritage Impact Statement that forms part of the lodgement submission outlines the details relating to how the proposed development complies with this Chapter of the DCP. The proposal does not detract from the heritage significance of nearby sited heritage items as the proposed works are wholly confined within the site footprint. The proposal may have temporary and minor visual impacts during construction

The proposal has been designed to respect and minimise impacts to the character, siting, bulk, scale, height and external appearance of the development. The proposal has undergone several design revisions, incorporating feedback from Council's internal heritage team to minimise any adverse heritage and visual impacts as well as to provide a safe operational experience for staff and patrons. Additionally, the proposed alterations and removal of the chiller from the terrace of the Art Gallery will improve the visual prominence of the Art Gallery façade. The installation of the acoustic walls has also been designed to adequately manage any visual or noise impacts associated with the operation of the centralised air conditioning system. Further, the installation of the sprinkler systems has been designed to minimise intervention, as far as practicable, to any original fabric. Additionally, the sprinkler system has potential to reduce the risk to life and mitigate damage to the buildings caused by fire.

The proposal is considered to have minimal impact on the heritage building on the site and other heritage buildings in the immediate locality. Council's heritage officer is supportive of the proposal in terms of heritage impacts appropriate conditions of consent have been provided to ensure an appropriate outcome is achieved in terms of heritage impacts.

ATTACHMENT 6 – Draft Conditions of Consent

Wollongong City Council
Andrew McGill
41 Burelli Street
Wollongong NSW 2500

APPLICATION	DA-2022/966
Determination	Conditionally Approved
Approval Authority	SSRP
Endorsement Date	2023

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Issued under Section 4.16 of the Environmental Planning and Assessment Act 1979

The development application described below has been determined:

Proposal	Upgrade of air conditioning system and fire sprinkler system
Location	Lots 1-5 DP 1131686 (Art Gallery) Town Hall Art Gallery 46 Burelli Street and Wollongong Town Hall 93 Crown Street Wollongong

Consent has been granted subject to the following conditions:

1. **Approved Plans and Supporting Documentation**

Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

Plan No	Revision No	Plan Title	Drawn By	Dated
A01	B	Town Hall and Art Gallery Site Plan	Wollongong City Council	08/22
A02	B	Art Gallery Basement Existing/Demo Floor Plans	Wollongong City Council	08/22
A03	B	Art Gallery Basement Proposed Floor Plan	Wollongong City Council	08/22
A04	B	Art Gallery Level 1 Existing/Demo Floor Plans	Wollongong City Council	08/22
A05	B	Art Gallery Level 1 Proposed Floor Plan	Wollongong City Council	08/22
A06	B	Art Gallery Level 1 Mezz Existing/Demo Floor Plans	Wollongong City Council	08/22
A07	B	Art Gallery Level 1 Mezz Proposed Floor Plans	Wollongong City Council	08/22
A08	B	Art Gallery Level 2 Existing/Demo Floor Plans	Wollongong City Council	08/22
A09	B	Art Gallery Level 2 Proposed Floor Plan	Wollongong City Council	08/22

A10	B	Art Gallery Level 3 Existing/Demo Floor Plans	Wollongong City Council	08/22
A11	B	Art Gallery Level 3 Proposed Floor Plan	Wollongong City Council	08/22
A13	B	Art Gallery Roof Proposed Plan	Wollongong City Council	08/22
A14	B	Town Hall Level 1 Existing/Demo Floor Plans	Wollongong City Council	08/22
A15	B	Town Hall Level 1 Proposed Floor Plan	Wollongong City Council	08/22
A16	B	Town Hall Level 2 & 3 Existing/Demo Floor Plans	Wollongong City Council	08/22
A17	B	Town Hall Level 2 & 3 Proposed Floor Plan	Wollongong City Council	08/22
A18	B	Town Hall Level 4 Existing/Demo Floor Plans	Wollongong City Council	08/22
A19	B	Town Hall Level 4 Proposed Floor Plan	Wollongong City Council	08/22
A20	B	Town Hall Roof Existing/Demo Plans	Wollongong City Council	08/22
A21	B	Town Hall Roof Proposed Floor Plan	Wollongong City Council	08/22
M103	A	Staging Plans	Wollongong City Council	08/22

Document Title	Version No	Prepared By	Dated
Heritage Impact Statement - Wollongong Town Hall and Art Gallery Upgrades		Advisian	24 August 2022

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

General Conditions

2. Occupation Certificate

An Occupation Certificate must be issued by the Principal Certifier prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifier must be satisfied that the requirements of section 6.9 of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

3. Construction Certificate

A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Part 3 of the Environmental Planning and

Assessment (Development Certification and Fire Safety) Regulation 2021 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The Certifier must cause notice of its determination to be given to the consent authority, and to the Council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in Section 13 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

4. **Building Work – Compliance with BCA**

All building work must be carried out in compliance with the provisions of the Building Code of Australia

5. **Disability Discrimination Act 1992**

This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS 1428.1:2009: Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

Before the Issue of a Construction Certificate

6. **Heritage – Interpretation Signage**

The applicant is to prepare interpretative material to be included on a small sign either as an external plaque or in a visible internal location within the Art Gallery with images included. The sign should provide a brief history of the building as the Wollongong Council Chambers. Details of the proposed sign should be provided to Council's Heritage Staff for approval prior to release of Construction Certificate

7. **Building Code of Australia – Fire Safety Upgrade**

The following information will be required to be detailed on the plans or supporting documentation to the Principal Certifier, prior to the issue of the Construction Certificate. This condition relates to fire safety upgrade considerations under Clause 64 of the Environmental Planning & Assessment Regulation 2021 and relates to the building. The upgrade work shall be carried out in accordance with the National Construction Code Series (BCA) Volume 1.

- ACOR Letter (Ref NSW201915-FSE) – Wollongong Town Hall and Art Gallery HVAC Upgrades-Fire Safety Review-Revision 1.0, dated 26 November 2021, details / plans / specifications of such works shall be included in the Construction Certificate documentation.

Before the Commencement of Building Work

8. **Appointment of Principal Certifier**

Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:

- a. appoint a Principal Certifier and notify Council in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and
- b. notify Council in writing of their intention to commence work (at least two [2] days notice is required).

The Principal Certifier must determine when inspections and compliance certificates are required.

9. **Demolition Works**

The demolition of the existing building elements shall be carried out in accordance with Australian Standard AS 2601:2001: The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of SafeWork NSW.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal Certifier. In the event that

the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

10. Heritage - Photographic Recording

Prior to the commencement of works the existing building condition is to be documented through a photographic recording prepared in accordance with the NSW Heritage Branch Guidelines. A copy of the draft recording is to be provided to Council's Heritage Staff for written approval prior to the commencement of works. The recording should then be updated following the completion of the approved works. A copy of the final recording is to be provided to Wollongong City Council for inclusion in the local studies collection of the Wollongong City Library

While Building Work is Being Carried Out

11. Compliance with the Building Code of Australia (BCA)

Building work must be carried out in accordance with the requirements of the BCA.

12 Demolition Works

The demolition of the existing building elements shall be carried out in accordance with Australian Standard AS 2601:2001: The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of SafeWork NSW. No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal Certifier. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

Before the Issue of an Occupation Certificate

13 Fire Safety Upgrade (Occupation Certificate)

Prior to the issue of an Occupation Certificate, all upgrade works identified in the ACOR Letter (Ref NSW201915-FSE) – Wollongong Town Hall and Art Gallery HVAC Upgrades-Fire Safety Review-Revision 1.0, dated 26 November 2021, must be complete to the satisfaction of the Registered Certifier.

14 Heritage Interpretation Works – Signage

Prior to the release of the occupation certificate, the developer is to install the interpretive sign, as endorsed to the written satisfaction of Council's Heritage Staff.

Reasons

The reasons for the imposition of the conditions are:

1. To minimise any likely adverse environmental impact of the proposed development.
2. To ensure the protection of the amenity and character of land adjoining and in the locality.
3. To ensure the proposed development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
4. To ensure the development does not conflict with the public interest.

Notes

1. This consent becomes effective and operates from the date the consent is uploaded to the NSW Planning Portal. The consent will lapse unless development is commenced within five (5) years from the date the consent was uploaded to the NSW Planning Portal.
2. Section 8.7 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within six (6) months from the date this notice was uploaded to the NSW Planning Portal.

3. Section 8.3 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right to request the consent authority to review the determination. The request for review of the determination must be made within six (6) months from the date this notice was uploaded to the NSW Planning Portal. In the absence of a pending appeal before the Land and Environment Court, the request for review, and the review by Council, must all be completed within the abovementioned six (6) month time period. Accordingly, applicants are advised to provide Council with sufficient time to complete the review within this period, failing which the determination cannot be reviewed. The request must be accompanied by the fees set by the Environmental Planning and Assessment Regulation.

A right of review of determination does not exist for a determination made in respect of a Designated Development.

4. The holder of a Development Consent that is being acted upon must also hold a current Construction Certificate under the provisions of the Environmental Planning and Assessment Act, 1979.
5. Where the **consent** is for building work or subdivision work, no temporary buildings may be placed on the site and no site excavation, filling, removal of trees or other site preparation may be carried out prior to the issue of a Construction Certificate and appointment of a Principal Certifier.
6. A Tree Management Permit Policy has been proclaimed in the City of Wollongong. Under this order, no tree on the land the subject of this approval may be ringbarked, cut down, topped, lopped or wilfully destroyed except with the prior consent of Council which may be given subject to such conditions as Council considers appropriate. However, unless specified otherwise in this consent, those trees which are specifically designated to be removed on the plans approved under this consent or has any part of a trunk located within three (3) metres of an approved building footprint may be removed, provided that a Construction Certificate has been issued for the development the subject of this consent and a Principal Certifier appointed.
7. In this consent the developer means the applicant for Development Consent and any person or corporation who carries out the development pursuant to that consent.
8. Council recommends that NSW Wildlife Information and Rescue Service (WIRES) be contacted for assistance in relocating any native fauna prior to removal of any trees and bushland, authorised by this consent. For wildlife rescue assistance, you must call the Wildlife Rescue Line 1300 094 737 (13 000 WIRES) or visit their website www.wires.org.au for more information.
9. Before undertaking renovation or demolition work or removing materials from site during development works refer to Council's website for further information regarding the responsible disposal of waste during demolition and building works.

10. Prolonged Rainfall Events

The applicant is advised that under existing conditions and during prolonged rainfall events, flooding of the site may occur and it is in the applicant's interest to take all necessary precautions to minimise the risk of property loss and/or damage.

This letter is authorised by

Brad Harris
Development Project Officer
Wollongong City Council
Telephone (02) 4227 7111