

Megan Jones Architect

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3 November 2023

Bridge42 Pty Ltd
Level 10/580 George Street
Sydney NSW 2000

Attention: Marcel Batrac, Project Director

**Re: St George Illawarra Dragons Community and High-Performance Centre
Integrated Development DA-2022/1126
Response to Heritage NSW questions**

Dear Marcel,

We provide the following answers to the questions raised by Heritage NSW in relation to Integrated Development Application

- *Does the proposal intend to excise the huts (through subdivision or otherwise) from the rest of the site?*

Answer: There is no proposed subdivision or excise of huts from the rest of the site

- *No discussion has been provided on the future use of the SHR listed buildings. Will the existing use be retained? If so, how is the existing use intended to integrate with the new Innovation Campus and its activities?*

Answer: This Development Application does not propose any change of use or adaptive re-use of the huts, they will continue to operate as the childcare centre and the university bookshop under the management of the University of Wollongong. The existing use of the huts is not intended to be integrated with the new Innovation Campus as part of this Integrated Development Application.

- *Who will be responsible for the use and future upkeep of the Huts?*

Answer. This Development Application does not propose any works to the huts. The huts are unaffected by the proposed works to create the St George Illawarra Dragons Community and High Performance Centre does not materially or visually impact the huts. The use and maintenance of these huts remains the responsibility of the University of Wollongong who is the current owner and operator of the huts.

- *Are any conservation and interpretation works for the SHR listed segment of the site being considered as part of this proposal? No such document has been submitted.*

Answer. This Development Application does not propose any conservation and interpretation works for the SHR listed segment of the site. The University of Wollongong has prepared an information page about the huts with links to the Wollongong City Library and the Illawarra Historical Society. (refer attached)

- *Have adequate steps been undertaken to ensure that the proposed landscaping and leveling across the site will not result in additional flooding in and around the SHR listed Buildings?*

Answer. Extensive flood modelling has been carried out to inform the design. The proposed landscape works will improve the drainage around the site and divert water away from the huts which will reduce the incidence of overland flooding of the huts.

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In conclusion:

- The refurbishment of the existing playing field to the West of the SHR curtilage will have a negligible impact on the setting of Buildings 204 and 210 within the SHR listed Balgownie Migrant Workers' Hostel and will not visually dominate the buildings.
- The redevelopment of the land to the South of the road and Buildings 201 and 210 for Field 1 and the Community and High Performance Centre will have a negligible impact on the setting of Buildings 201 and 210 and will not visually dominate the buildings.
- No buildings or works are proposed within the SHR listed Balgownie Migrant Workers' Hostel SHR site. The new community field (Field 2) is set back 3580mm to the west of the SHR curtilage boundary. Access around the heritage buildings will not be affected.
- The proposal will not materially or visually affect the SHR listed Balgownie Migrant Workers' Hostel or its setting and will facilitate the public to appreciate its cultural significance.
- No changes of use or adaptive re-use of the huts are proposed as part of the Development Application. The huts will continue to operate as the childcare centre and the university bookshop under the management of the University of Wollongong.
- The proposed landscape works will improve the drainage around the site and divert water away from the huts which will reduce the incidence of overland flooding of the huts.

Please contact me should you require clarification of this advice.

Yours faithfully



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