



Part E – General Controls – Environmental Controls

Chapter E11: Heritage Conservation

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1 INTRODUCTION

1. This Chapter of the DCP should be read in conjunction with the heritage conservation provisions contained in Wollongong Local Environmental Plan 2009. In this regard, Wollongong Local Environmental Plan 2009 contains a list of over five hundred (500) heritage items and nine (9) heritage conservation areas.
2. This Chapter of the DCP provides guidelines for the design and assessment of development proposals upon land containing an item of environmental heritage or land within a heritage conservation area as well as land within the vicinity of a heritage item or heritage conservation area.

2 OBJECTIVES

1. The objectives of this chapter of the DCP are:
 - (a) To conserve the environmental heritage of the City in accordance with the principles contained in the Burra Charter;
 - (b) To consider the potential heritage significance of all properties identified on the Wollongong LEP 2009 Heritage Map and other applications as a matter to be taken into account in the assessment of Development Applications affecting those properties;
 - (c) To integrate conservation issues and management into the planning and development control process;
 - (d) To ensure that any development with respect to a heritage site is undertaken in a manner that is sympathetic to, and does not detract from the identified significance of the site;
 - (e) To encourage innovative approaches to the conservation of Wollongong's heritage and to provide incentives for good management practice;
 - (f) To promote Wollongong's cultural heritage as a valuable resource that must be conserved for future generations.
 - (g) To encourage and guide recording and interpretation of significant heritage throughout the development process.

3 LAND TO WHICH THIS CHAPTER APPLIES

This Chapter of the DCP applies to any land within Wollongong Local Government Area where:

- (i) An item of environmental heritage as listed under Schedule 5 of the Wollongong Local Environmental Plan 2009 is contained; or
- (ii) The land is located within one of the Heritage Conservation Areas as contained in Schedule 5 of Wollongong Local Environmental Plan 2009; or
- (iii) The land is located adjacent to or within the vicinity of a heritage item or heritage conservation area (or within the visual catchment of a heritage site).

4 DEFINITIONS

“**Alteration**” means the making structural or non-structural changes to the exterior or interior of a heritage item such as to the detail, fabric, finish or appearance. It may involve conservation, maintenance or repair works necessary to ensure the conservation, adaptive reuse or continued upkeep of a heritage building.

“**Infill development**” refers to new urban development within an existing urban development area. It refers to the design technique that allows a new building to be established amongst those of a traditional style without detracting from the sense of continuity of the existing heritage streetscape.

5 PRINCIPLES OF HERITAGE CONSERVATION

5.1 Burra Charter – Australian chapter of the international council on monuments and sites (ICOMOS)

1. The Burra Charter is a document which was developed in 1999 by the Australian Chapter of the International Council on Monuments and Sites (ICOMOS) for the conservation of places of cultural significance. The Burra Charter provides sound guidance on heritage assessment and heritage management practices. The Burra Charter is a statement of conservation principles which are applicable to Australia.
2. Wollongong City Council adopts the principles of the Burra Charter in this plan. Any Development Application and supporting Heritage Impact Statement or Conservation Management Plan must be prepared in accordance with the Burra Charter principles. Council will apply these principles in assessing any proposed development upon land containing a heritage item or within a heritage conservation area or any land adjacent to a heritage item or conservation area.

5.2 NSW Heritage office criterion for assessing significance

1. The concept of heritage significance is based upon an idea that a building, relic, tree, landscape or place may have historic, aesthetic, scientific, and social significance for past, present and future generations.
2. The NSW Heritage Office has established widely accepted criteria to be used in assessing heritage significance. An item or area will be considered to be of heritage significance if it meets one or more of the following criteria, adapted from the NSW Heritage Office criteria:
 - a) Criterion (a):
 - i) An item is important in the course, or pattern, of Wollongong’s cultural or natural history;
 - b) Criterion (b):
 - i) An item has a strong or special association with the life or works of a person, or a group of persons, of importance in Wollongong’s cultural or natural history;
 - c) Criterion (c):
 - i) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Wollongong;
 - d) Criterion (d):
 - i) An item has a strong or special association with a particular community or cultural group in Wollongong for social, cultural or spiritual reasons;
 - e) Criterion (e):

- i) An item has potential to yield information that will contribute to the understanding of Wollongong's cultural or natural history;
- f) Criterion (f):
 - i) An item possesses uncommon, rare or endangered aspects of Wollongong's cultural or natural history;
- g) Criterion (g):
 - i) An item is important in demonstrating the principal characteristics of a class of Wollongong's:
 - Cultural or natural places; or
 - Cultural or natural environments.

6 PERIOD BUILDING STYLES IN WOLLONGONG

1. The City of Wollongong Local Government Area contains a range of buildings which were built from a number of historical periods. This includes buildings from the Victorian, Federation, Inter-war and Post-war periods.

7 STATUTORY FRAMEWORK

7.1 Environmental Planning and Assessment Act 1979

1. The Environmental Planning and Assessment (EP & A) Act 1979 requires all Council's to protect and conserve heritage items and heritage conservation areas through their listing in environmental planning instruments such as Wollongong Local Environmental Plan 2009.

7.2 Heritage Act 1977 & Heritage Amendment Act 1998

1. Heritage is managed through the NSW Heritage Act 1977.
2. The Heritage Amendment Act 1998 came into effect in April 1999 and created a two-tiered system in which local councils are responsible for items of local significance whilst the NSW Heritage Council is responsible for items of State significance.
3. The Heritage Amendment Act 1998 also clarifies the different legislative means of listing items of local and State significance (i.e. items of local significance are listed in heritage schedules to Local Environmental Plans (LEP's) prepared under the Environmental Planning and Assessment Act 1979 and items of State significance are listed on the State Heritage Register under the Heritage Amendment Act. In most cases of state significance are also local significance and hence may require consideration at both levels.
4. The NSW Heritage Office maintains the State Heritage Register. Any item on the State Register requires approval for development under the Heritage Act.

7.3 Wollongong Local Environmental Plan (WLEP) 2009

1. Schedule 5 of WLEP 2009 should be checked to determine if a particular property is legally protected as a heritage item or whether it is within a heritage conservation area. This schedule is set out in two parts:
 - Part 1 Heritage Items, and;

- Part 2 Conservation Areas

2. Heritage items and conservation areas within this schedule are noted as being of either state or local significance. These categories are explained below:
 - i) State Significance
3. Heritage items are of state significance where these items are significant for the whole of New South Wales. These places will also have local significance. Items listed in Schedule 5 of the WLEP 2009 as state significant may or may not be listed on the State Heritage Register. This is a separate list that provides for protection under the NSW Heritage Act 1977. The State Heritage Register should be consulted to confirm if the property is State Heritage listed
 - ii) Local Significance
4. Heritage items of local significance are items which make an important contribution to the individuality and character of the local area and are an important part of the area's heritage. The local area is generally the City of Wollongong; however in some instances the local area may be further defined by its own geographical and historical boundaries.

8 WHEN IS A DEVELOPMENT APPLICATION REQUIRED?

1. A Development Application is required for proposed development involving any of the following:
 - (a) Demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,
 - (b) Altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,
 - (c) Altering a heritage item that is a building by making structural changes to its interior,
 - (d) 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,
 - (e) Disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance,
 - (f) Erecting a building on land on which a heritage item is located or that is within a heritage conservation area,
 - (g) Subdividing land on which a heritage item is located or that is within a heritage conservation area.
2. State significant heritage items may be included in Schedule 5 of Wollongong Local Environmental Plan 2009 and are also listed on the NSW State Heritage Register. Any development affecting a state significant heritage item will require the lodgement of either an Integrated Development Application pursuant to Section 91 of the Environmental Planning and Assessment Act 1979 where the concurrence from the NSW Heritage Council is required under Section 60 of the Heritage Act 1977 or alternatively, a separate application is made to the NSW Heritage Office of the NSW Department of Planning under Section 60 of the Heritage Act 1977, prior to the lodgement of a Development Application with Council.

9 WHEN CONSENT IS NOT REQUIRED FROM COUNCIL

1. Under Clause 5.10 (3) of the WLEP 2009, consent is not required where:

- a) The applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - i) Is of a minor nature, or is for the maintenance of the heritage item, archaeological site, or a building, work, relic, tree or place within a heritage conservation area, and
 - ii) Would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or
 - b) The development is in a cemetery or burial ground and the proposed development:
 - i) Is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - ii) Would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to a place of Aboriginal heritage significance, or
 - c) The development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
 - d) The development is exempt development.
2. Minor maintenance and repair work includes the following:
- Painting of the internal walls and ceiling of a building;
 - Tightening of fixtures to ensure such fixtures are securely held in place;
 - Re-hinging doors and gates;
 - Replacing broken windows, fly screens etc;
 - Minor repairs to any brickwork, metal work or roofing;
 - Other general maintenance work where no or minimal new fabric is required;
 - Pest control measures; and
 - Repainting of external walls of a heritage item (where such surfaces have already been previously painted).
 - Many internal alterations that do not affect the structural components of a building or significant detailing;
 - Conservation works being undertaken in accordance with an approved Conservation Plan; and
 - Minor structures such as fencing, mailboxes, antennas, water-tanks, garden sheds etc., particularly where these are not visible from the street and where consistent with the controls and guidelines outlined in this DCP.
3. Exemption requests will be considered on a case by case basis. Minor development appropriate without approval for one heritage property may not be considered minor for another due to the varying circumstances of the listing such as the significance of the heritage item and the potential impact of the works upon the particular listed item or the affect upon a group of buildings within a heritage conservation area.
4. Any request for exemption under clause 5.10(3)(a) of the Wollongong Local Environmental Plan 2009 must be made in writing. The written request should be supported by sufficient documentation to assist

Council's Strategic Project Officer (Heritage) in determining whether an exemption may be granted. This information may include one or more of the following:

- A sketch plan of the location of the proposed works in relation to the heritage item;
- Full details of the proposed materials, colours, fixtures, dimensions and detailing;
- Photographs showing the location of the proposed works in relation to the heritage item; and / or
- Brochures, photographs or colour charts that show the proposed colour or details of the proposed works.

Only works that would otherwise be exempt from consent requirements but for the heritage listing can be considered under this procedure.

10 HERITAGE IMPACT ASSESSMENT

10.1 General

1. Any Development Application lodged for development works upon a site containing a heritage item or within a heritage conservation area must be supported by a Heritage Impact Statement or a Conservation Management Plan. The Heritage Impact Statement or Conservation Management Plan is required to be prepared by a suitably qualified and experienced heritage consultant and may also require input from a specialist structural engineer for any matters involving the structural integrity of the building.
2. A Conservation Management Plan may be required for any proposed development upon a site containing a heritage item on the State Heritage Register or where major alterations and additions are proposed to a heritage listed building or site.
3. A Heritage Impact Statement may also be required for any proposed development within close proximity to or within the visual catchment of a heritage item or heritage conservation area where in the opinion of Council, the proposal may pose some potential impact upon the setting or ongoing conservation of the heritage item or an adjoining heritage conservation area. In this regard, it is strongly recommended that prospective applicants should contact Council's Strategic Project Officer (Heritage) for advice as to whether a Heritage Impact Statement is necessary for any proposal within proximity to a heritage item or heritage conservation area.

10.2 Heritage Impact Statement

1. The Heritage Impact Statement shall be prepared in accordance with any guidelines issued by the NSW Heritage Office for Heritage Impact Statements. The NSW Department of Planning (Heritage Branch) website is: www.heritage.nsw.gov.au.
2. A Heritage Impact Statement should perform the following four main functions:
 - (a) Assess and clearly state the heritage significance of the place;
 - (b) State the nature and extent of the proposed development.
 - (c) Consider and clearly state the impacts of the proposal on the significance of the place; and
 - (d) Make recommendations on ways of reducing or mitigating the impacts of the proposal.

3. The findings and recommendations of any Heritage Impact Statement should be reflected in the design for any proposed alteration or addition to a heritage item or building contained within a heritage conservation area or a building in vicinity of a heritage item or conservation area.
4. The Heritage Impact Statement should address the following aspects / matters:
 - (a) For development that would affect a heritage item:
 - (i) The heritage significance of the item as part of the environmental heritage of the City of Wollongong;
 - (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;
 - (iii) The measures proposed to conserve the heritage significance of the item and its setting;
 - (iv) Whether any archaeological site or potential archaeological site would be adversely affected by the proposed development; and
 - (v) The extent to which the carrying out of the proposed development would affect the form of any significant subdivision pattern.
 - (b) For any development proposed to be carried out in a heritage conservation area:
 - (i) The heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance;
 - (ii) The impact that the proposed development would have on the heritage significance of the heritage conservation area;
 - (iii) The compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development;
 - (iv) The measures proposed to conserve the significance to the heritage conservation area and its setting;
 - (v) Whether any landscape or horticultural features would be affected by the proposed development;
 - (vi) Whether any archaeological site or potential archaeological site would be adversely affected by the proposed development; and
 - (vii) The extent to which carrying out of the proposal development in accordance with the consent would affect any historic subdivision pattern.
 - (c) For any development that may affect a place of potential heritage significance:
 - (i) The heritage significance of the place as part of the environmental heritage of City of Wollongong;
 - (ii) The impact that the proposed development will have on the heritage significance of the place and its setting, including any landscape or horticultural features;
 - (iii) The measures proposed to conserve the heritage significance of the place and its setting;

- (iv) Whether any archaeological site or potential archaeological site would be adversely affected by the proposed development; and
- (v) The extent to which carrying out of the proposal development in accordance with the consent would affect any historic subdivision pattern.

10.3 Conservation Management Plan

Where required or requested by Council, a Conservation Management Plan shall be prepared in accordance with any relevant guidelines issued by Council and / or the Heritage Branch of the NSW Department of Planning. The NSW Department of Planning (Heritage Branch) website is: www.heritage.nsw.gov.au

11 SUBDIVISION

11.1 General

The subdivision of land upon which a heritage building is located has the potential to isolate a heritage item from its setting, thereby reducing its significance. The setting of a heritage building is often referred to as the curtilage and may include the immediate garden, mature trees, original allotment boundaries, outbuildings, paddocks, fencing, archaeological sites, views/vistas or any other feature or space which allows a greater understanding of its historical context. Therefore, the protection of the curtilage surrounding the heritage building is essential for retaining and interpreting the heritage significance of that building.

In considering the impacts of a proposed subdivision on a heritage site, it is essential to consider the potential impacts of future development that may occur within the subdivision. For this reason, Council may require additional information for subdivision proposals in heritage environments to allow for full consideration of these future potential impacts.

11.2 DEVELOPMENT STANDARDS

1. Any Development Application lodged for a proposed subdivision of land containing a heritage item or within a heritage conservation area will require a supporting site plan, subdivision plan and a Heritage Impact Statement and/or Conservation Management Plan.
2. The subdivision plan must be prepared by a registered surveyor and must show the exact dimensions of the proposed subdivision lots and the location of the heritage item.
3. The required site plan must show the location of the existing heritage item and the proposed subdivision lot boundaries, including dimensions of the proposed curtilage surrounding the heritage item.
4. The Heritage Impact Statement must define an appropriate curtilage for any affected heritage item upon the subject site.
5. In determining the curtilage of a heritage building, consideration is to be given to the following:
 - (a) Original Form and Function of the Heritage Item: The type of structure that constitutes the heritage item should be reflected in the curtilage. For example it may be appropriate that a larger curtilage be maintained around a former rural homestead than that of a suburban building;
 - (b) Outbuildings: A heritage building and its associated outbuildings should be retained on the same allotment;

- (c) Gardens, Trees, Fencing, Gates and Archaeological Sites: Features that are considered valuable in interpreting the history and in maintaining the setting of a building should be identified and retained within the curtilage;
 - (d) Access Points and Orientation: In order to maintain the historic association of a heritage building with its locality, it is desirable to retain where possible the original access arrangements to the site. The manner in which a heritage building is orientated in respect to public roads contributes to its significance. Creating new street frontages at the rear or side elevations of a heritage building is not desirable;
 - (e) Visual Links: The significance of many heritage sites includes important visual links from the item to a particular feature such as the street frontage, garden settings, important vegetation, outbuildings, stables, water features, or distant topographical features. Where possible, these linkages should be retained within the curtilage and should not be obscured by new work; and
 - (f) Historic subdivision pattern in the locality.
6. In certain cases, Council may require the proposed subdivision plan to show the proposed building envelopes for each proposed lot, in order to determine whether or not the proposed curtilage of the heritage item is appropriate, in order to maintain the significance of the item and to maintain any views to or from the heritage item.
7. Council may impose restrictions upon the title of a proposed lot that is within the vicinity of a heritage site, to ensure that the development of the adjoining land does not adversely affect the cultural significance of a heritage site. This may include (but not necessarily be limited to) height limitations, building setbacks, access arrangements, building orientation, and presentation to the street.

12 ALTERATIONS AND ADDITIONS TO HERITAGE LISTED BUILDINGS OR BUILDINGS WITHIN HERITAGE CONSERVATION AREAS

12.1 General

Many heritage items within the Wollongong Local Government area are modest in size by today's standards. Extensions and additions can often provide an appropriate way of ensuring the ongoing viability of a heritage building. Care must be taken to ensure the suitability of these alterations or additions. The following standards relate to any proposed alteration and / or addition to a heritage building or building within a heritage conservation area, including the construction or renovation of garages and outbuildings.

12.2 Development Controls

1. The required Heritage Impact Statement or Conservation Management Plan shall address a range of matters for any proposed alteration or addition to a heritage item, including (but not necessarily limited to) the following:
- (a) The approximate age (and architectural period) of the building;
 - (b) The type of original materials used and method of construction;
 - (c) The identification of those major built elements which contribute to the significance of the item such as the roof form, verandah, garden setting, and any original decorative features;

- (d) Whether any records exist such as plans, photographs, paintings, written or oral evidence which may provide a greater understanding of the item, its original form, inhabitants, function and sequence of construction; and
 - (e) The significance of the building or site and the significance of its various components.
2. Scale – The scale and form of any building extension should not dominate the existing building, especially when viewed from the most significant elevations. The eave height, roof height, overall width and bay dimensions should not exceed those of the existing item. Where large extensions are proposed consideration should be given to a separate or pavilion style structure connected by way of a covered or enclosed walkway. For many of Wollongong’s heritage items their modest scale contributes to their significance (e.g. Miner’s cottages).
 3. Form – New extensions should be consistent with the existing building form with respect to roof type and pitch, verandah, façade rhythms, geometry of bay dimensions and the size, proportions and position of windows and other openings. However it should avoid complete imitation of the original, rather be of a simpler, contemporary design.
 4. Architectural Detail - New extensions should not attempt to replicate the architectural or decorative detail of the original, so as to maintain a distinction between old and new.
 5. Any alteration or addition to a heritage item should be designed to compliment the existing period style and character of the heritage item.
 6. New additions or extensions to a building should be visually recessive and easily identified as being later work. Measures to achieve this include:
 - (a) The side walls of the extension should be setback or recessed to establish a break or rebate between the two;
 - (b) The use of a lower roofline on the new additions to the building;
 - (c) The use of different but complimentary building materials and colours; and / or
 - (d) The use of ‘lighter’ building materials and construction for the new additions to the building (eg. timber extension to brick/stone dwelling).
 7. The reconstruction of original details should only occur where recommended as an appropriate conservation measure by an approved conservation plan. This should be considered in accordance with the provisions of the Burra Charter.
 8. New decorative detailing is to be avoided on a heritage building unless documentary, physical or other evidence indicate that it once existed.
 9. Original roofing materials should be retained wherever possible, however if it can be demonstrated that the roofing is in need of replacement then the new roofing material is to match as closely as possible, the colour, texture and profile of the original material. The use of corrugated, galvanised steel in an unpainted finish or painted grey colour is the preferred replacement for corrugated iron. In recognition of our coastal location, more modern materials such as Colourbond may be considered in particular circumstances.
 10. The materials, finishes and colours used in new extensions should compliment the heritage building, rather than trying to replicate the heritage item.
 11. Colour schemes for heritage buildings should generally be compatible with the particular architectural period of the building.

12. Previously unpainted external surfaces should not be painted or rendered except in exceptional circumstances where this is considered an appropriate conservation measure.
13. Intrusive security measures such as roller shutters, window bars and the like are generally considered inappropriate for heritage buildings or buildings within heritage conservation areas.
14. Solar panels, skylights, rainwater tanks, air conditioning units or other like utility installations are to be avoided on the front façade of the building or any other elevation visible from the public domain.
15. Landscaping should be used as a means to screen or 'soften' a new addition or structure especially when viewed from the most significant elevations.

13 INFILL DEVELOPMENT

13.1 General

1. Design in a historic context or infill design aims to preserve the special qualities that give a place character in a way that respects the old while reflecting the new and meeting the amenity needs of its users. Designing in context does not mean imitation or following inflexible design rules. A wide range of solutions may emerge for any design problem after careful analysis of surrounding buildings and sympathetic interpretation of their design elements.
2. This may comprise use of the vertical (versus horizontal) windows, verandahs, balconies, positive roof pitches (i.e. 25 to 35 degrees) and general façade detailing.
3. Within the Wollongong City area, the localities of Kembla Heights and Lawrence Hargrave Drive, Scarborough formed by the late 19th Century timber miners' cottages, and the turn of the century residences of Farrell Road, Bulli provide the most prominent examples of streetscapes requiring appropriate infill considerations. The principles of infill development can however be applied to most development within the vicinity of a heritage item.

13.2 Infill development within retail heritage areas

1. Infill applies to both residential and commercial/retail settings. For retail areas with heritage characteristics such as Bulli, Balgownie and the lower and western parts of Crown Street, sympathetic design elements are influenced by late Victorian and federation shopfront architecture.
2. There are two forms of shopfront which should be utilised – the parapeted and the pitched roof facade.
3. It is important that infill buildings consider the relationship of heritage buildings in the streetscape. This takes into account the geometric shape of the parapets and roofs, awning and parapet height, string courses, surface pattern, texture and materials, fenestration pattern and size of surface areas.

13.3 Principles of infill development

1. The five (5) key principles for infill development are:
 - a) **Character** - Places that are valued for their character have a sense of continuity with the past. Usually they are places developed over a relatively short space of time so that the majority of buildings are a similar architectural style. Infill design requires careful consideration of the character and identification of the elements which make up that character.

- b) **Scale** - Infill design strives to maintain the scale of a place. New buildings should not dominate their surroundings nor should they be significantly smaller. Height limits should be set by the predominant height in the street. Otherwise the height should be determined by adjoining buildings.
 - c) **Massing** - The massing of a building is its overall bulk and the arrangement of its parts. Infill design should identify the predominant massing and then design in sympathy with those forms. For example infill buildings which are of necessity larger than surroundings can have their bulk reduced by breaking long walls into bays or by arranging the openings in the wall so that their size and shape reflect the structure and openings of its neighbours. The bulk is also influenced by the shape of the roof. Infill must adhere to existing ridge and parapet heights.
 - d) **Materials and Detailing** - Within a locality of consistent character there is usually a predominant building technique repeated throughout the precinct. Infill design should identify characteristic materials and details and interpret them in new buildings. Colour and tone can then be used as a unifying element.
 - e) **Setback and Orientation** - The qualities of the existing neighbourhood can be reinforced by conforming to existing setbacks and walls and fences should be related to adjacent properties. Where façades create a more or less continuous line this pattern should be repeated. This principle also applies to the rear of infill buildings where new buildings should conform to the predominant building alignment.
2. The joint NSW Heritage Office and RAI A publication “Designing in Context: Guidelines for Infill Development in the Historic Environment” (2005) provide more detailed guidance on infill development.

14 DEVELOPMENT IN THE VICINITY OF A HERITAGE SITE

14.1 General

1. For the purposes of this section, 'vicinity' is defined as land adjoining or located within the visual catchment of a heritage site. The visual catchment will vary depending upon the location of the heritage site and the bulk and scale of the proposed development. For example the visual catchment of a heritage site located on a hilltop would cover a larger area than that of an item in a secluded location. A rural homestead will also have a larger curtilage and setting than a dwelling in a residential street.

14.2 Development Controls

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.
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:-
 - (a) The character, siting, bulk, scale, height and external appearance of the development;
 - (b) The visual relationship between the proposed development and the heritage item or heritage conservation area;
 - (c) The potential for overshadowing of the adjoining heritage item or any building within a heritage conservation area;
 - (d) The colours and textures of materials proposed to be used in the development;
 - (e) The landscaping and fencing of the proposed development;
 - (f) The location of car parking spaces and access ways into the development;

- (g) The impact of any proposed advertising signs or structures;
 - (h) the maintenance of the existing streetscape, where the particular streetscape has significance to the heritage site;
 - (i) The impact the proposed use would have on the amenity of the heritage site; and
 - (j) The effect the construction phase will have on the well being of a heritage building.
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.
 4. Where subdivision is proposed in the vicinity of a heritage item, the impact of future development of the lots should be considered.

15 ADAPTIVE RE-USE OF A HERITAGE BUILDING

15.1 General

1. The original use of a place is generally the most appropriate use. Council recognises however that circumstances do not always allow this to be the case. This DCP therefore supports compatible and sympathetic adaptive re-use of heritage items. Adaptive re-use involves the conversion of a building to a use that is different from its previous or original use.
2. Heritage items that remain vacant or underutilised over a period can rapidly fall into a state of disrepair. Adaptive re-use of a heritage item is by far more preferable than demolition or removal of a heritage building in a poor dilapidated condition.

15.2 Development Controls

1. A Conservation Management Plan will generally be required by Council for any adaptive re-use proposal. The significance of the use of the building should be fully explored by the Conservation Management Plan.
2. The HIS or CMP must clearly demonstrate that the new use is consistent with the heritage significance and conservation policy for the place.
3. In the event that Council supports the application, appropriate conditions of consent may be imposed requiring the completion of all necessary conservation works as identified in the Conservation Management Plan, prior to the occupation of the heritage building for the approved use or within a set timeframe as determined by Council.

16 DEMOLITION OR RELOCATION OF A HERITAGE BUILDING OR ITEM

16.1 Development Controls

1. The demolition or relocation of a heritage building is contrary to the intent of heritage listing and hence, will only be considered as a last resort option in circumstances where the building is considered to no longer be of significance or not capable of repair.
2. Any proposal involving demolition of the external and / or internal fabric of a heritage item will require detailed assessment as to the significance of the affected internal or external fabric of the building as part of the required heritage impact statement. This assessment must be undertaken in accordance with the NSW Heritage Assessment Criteria for ascertaining heritage significance as well as any past

heritage studies pertaining to the item. The heritage impact statement must also include a statement as to the reasons why the building is not considered to meet the heritage criteria and why other options such as adaptive re-use are not feasible.

3. For any proposal involving demolition of a building due to structural integrity issues, the following matters must be addressed in the heritage impact statement or conservation management plan:
 - (a) Comprehensive written and photographic evidence as to the current condition of the building fabric, including the condition of footings, load-bearing walls, building materials, pest infestation, water damage, sub-soil drainage, damage from natural occurrences, and whether it constitutes a danger to the users or occupiers of the building or the public;
 - (b) A statement as to the capability of repair, restoration, stabilisation or reconstruction of the heritage building;
 - (c) A statement outlining what other options have been examined instead of demolition and reasons why these options are not viable; and
 - (d) A thorough and accurate financial assessment that considers the costs associated with restoration or conservation of the building, compared to alternative development options.

The above statements must be prepared by suitably qualified persons such as a conservation architect or structural engineer.

4. Any proposal involving demolition or relocation of a heritage item will require the submission of comprehensive diagrammatic and photographic archival recording to Council, prior to the commencement of any demolition or removal works to the heritage item. This will be covered by appropriate conditions of development consent.

17 GARDENS, LANDSCAPING AND FENCING

17.1 Development Controls

1. Any Development Application involving alterations and additions to a heritage item or other ancillary structures such as garages / carports upon a site containing a heritage item or within a heritage conservation area will require a landscape plan. The landscape plan shall be prepared by a suitably qualified and experienced landscape architect or designer. The landscape plan shall be at a 1:100 or 1:200 scale and shall identify the retention of heritage buildings and all other outbuildings, mature trees, gardens, shrubs, outbuildings, fences, stonework, pathways and other like features upon the site..
2. Any re-planting upon the heritage site or the introduction of new garden features upon a heritage site shall be sympathetic to the original garden setting and the significance of existing individual elements of the garden curtilage surrounding the heritage building.
3. Existing fences which have been identified as significant or that contribute to the overall setting or character of a heritage site are to be retained or repaired, rather than replaced.
4. New fences should match as closely as possible with the original fencing, or if the original fence type is not known, it should relate to the architectural character and period of the existing heritage building with respect to design, materials, colour and height. Old photographs or careful inspection of remaining fabric can often reveal the original fence type.
5. High, solid concrete or masonry fences will not be permitted along the front property boundary of a site containing a heritage item or within a heritage conservation area. Alternative measures to

reduce traffic noise and protect privacy should be investigated, such as double-glazing, internal room layout and / or landscaping.

18 SIGNAGE

18.1 Development Controls

1. The location of signs shall not detract from the significance of the heritage item.
2. It is preferable that signage not be attached to heritage items except where the item is a commercial building that is designed to accommodate signage, or has a history of signage. In these cases, signage should be located as was originally intended.
3. Signage types should generally relate to the period of the building and be designed to reflect signage types of that period.
4. The colour and lettering of any signs should compliment the architectural style and colour of the heritage item.
5. Third party advertising or signage (as opposed to Business Identification Signage) is considered inappropriate to heritage sites.
6. Illuminated and fluorescent signs are generally considered inappropriate on land containing a heritage item or within a conservation area. These would only be considered in particular circumstances. A back lit below awning sign on a commercial building may be acceptable.
7. The cumulative impacts of proposed signage should be given careful consideration. Where applications that include new signage are lodged, the entire signage suite should be considered and detailed in the application. This should include existing and new signage. During this process, any existing signage not in accordance with this plan should be removed or replaced with appropriate sign types.
8. Any Development Application proposing the erection of advertising signage must be supported by a signage diagram(s) which details the location, height, size, colour and materials to be used for each proposed sign upon the site.

19 DEVELOPMENT OF HISTORICAL (POST-EUROPEAN SETTLEMENT) ARCHAEOLOGICAL SITES

19.1 General

1. Council has a responsibility to manage and conserve archaeological sites that are of recognised heritage value within the City. This is in recognition that archaeological resources form an important part of our heritage. The development standards in this section relate to listed archaeological sites or heritage sites that are known to, or may contain archaeological components that contribute to their significance.
2. Any 'relic', greater than 50 years of age is protected under the archaeological provisions of the Heritage Act 1977 and hence, requires a formal approval process where proposed development will, or is likely to, disturb an Archaeological site. The NSW Heritage Act 1977 contains provision relating to archaeological sites and hence, may have additional requirements relating to a development that falls into this category.

19.2 Development Controls

1. Any Development Application which proposes the disturbance or development of a heritage item listed in Schedule 5 of the WLEP 2009 as an 'archaeological site', or where the site is known, or is likely, to contain an archaeological site, is to undertake an Archaeological Assessment and to submit the assessment as part of the Heritage Impact Statement or Conservation Management Plan.
2. Any development that involves the disturbance of archaeological sites shall not proceed without the appropriate approvals under the NSW Heritage Act 1977. The applicant should seek advice from the Heritage Branch of the Department of Planning and Council's Heritage Officer in relation to these requirements.
3. New development should be designed to avoid impacts on archaeological sites that are considered to be of heritage significance.
4. Where new development will have direct or indirect impacts on an archaeological site, interpretive measures should be given careful consideration as part of the proposed development in order to mitigate the impacts of the proposal.
5. Any disturbance of archaeological sites is to be conditional of Council's requirements and those of the NSW Heritage Council.

20 HERITAGE CONSERVATION AREAS

1. The City of Wollongong Local Government Area contains nine (9) Heritage Conservation Areas as listed in the Table below:

Table 1: Heritage Conservation areas in Wollongong Local Government area

North Beach precinct and Belmore Basin - Wollongong	State
Kembla Heights Mining Village – Harry Graham Drive and Soldiers Road	Local
Austinmer – Moore Street and The Grove	Local
Old Bulli – Princess Highway	Local
Bulli – commercial centre and railway, Princes Highway, Railway Street, Station Street, Park Road, Stikes Lane, Quilkey Place	Local
Market Street – Wollongong, Market Street	Local
Brownsville – Hore Street, Prince Edward Drive and Brownsville Avenue	Local
Garrawarra Hospital – Helensburgh, Princes Highway	Local

Illawarra Escarpment Landscape Area

This section of the DCP provides specific information and development standards for each of the nine (9) Heritage Conservation Areas.

20.1 Buildings within Heritage Conservation Areas

1. Buildings within a heritage conservation area fall within one of the following categories:
 - a) **Contributory A buildings** – These buildings provide good evidence of the main development period of the specific conservation area and also make a positive contribution to the character and /or heritage significance of the conservation area (ie contribute to the historic or aesthetic significance of the area, or both); OR
 - b) **Contributory B buildings** – These buildings contribute to the character and significance of the conservation area for its historic or aesthetic values of significance to the area with significant work. However, these buildings are likely to have significant infill areas which are not easily reversible. These buildings are not individually significant but add to the cohesive and representative quality of the conservation area; OR
 - c) **Neutral buildings** – These buildings do not contribute to the significance of the conservation area but also do not detract from the overall character of the area. This may include early to new buildings. For example, a modern single storey dwelling which is consistent with the prevailing setbacks, form and building materials of neighbouring contributory buildings may be considered a neutral building; OR
 - d) **Intrusive buildings** – These buildings display qualities which do not add to the character of the heritage area. Such buildings do not set a precedent for any new buildings within the specific conservation area. Non-contributory buildings may be demolished and replaced with a new building sympathetic to contributory buildings within the specific heritage conservation area.
2. Council's Strategic Project (Heritage) Officer can provide prospective applicants with advice as to whether their building is a contributory or non-contributory building within the specific heritage conservation area.

20.2 General Principles for the Heritage Conservation Areas

1. The following general principles apply to each of the Heritage Conservation Areas within the city:
 - a) Retain the existing street patterns that reflect the successive original subdivision patterns.
 - b) Amalgamation of allotments should only be allowed where the new or replacement development is in the form and layout pattern of those existing dwellings on separate allotments.
 - c) 'Contributory A' and 'Contributory B' buildings should not be demolished and their contributions to the areas are to be maintained or enhanced. It is an aim to improve the streetscape qualities of buildings through the removal or reversal of unsympathetic elements, where applicable.
 - d) Neutral buildings may only be demolished if they are to be replaced by a building that will contribute to the character of the relevant Heritage Conservation Area. In this respect new contemporary dwellings are allowable in conservation areas, but must respect the significance and character of the area and ultimately contribute to the respective Heritage Conservation Area. New contemporary dwellings must strive to enhance the significance of the area by contributing to the quality of the built environment.
 - e) Intrusive buildings may be demolished but must be replaced by a building that will contribute to the character of the respective area.
 - f) Any proposed alteration and addition to an existing dwelling or a new infill dwelling will be assessed on its merits taking into account the relationship of the proposed development with the form, scale, building materials and streetscape character of existing dwellings in the conservation area.
 - g) The removal of original detailing or the enclosure of verandahs on the front façade of a dwelling will generally not be permitted.
 - h) Any first floor alteration or addition to a dwelling shall not impact upon the contribution of a building to the streetscape character of the area.

- i) First floor alterations or additions to a dwelling should be restricted to the rear of a dwelling and should minimise impact upon the original roof form when viewed from the public domain. Any first floor addition which interrupts the front roof plane of a heritage item or contributory building will not be permitted.
- j) Any alterations or additions to a dwelling should be recessive and not dominate the original form and character of the dwelling.

20.3 North Beach Precinct and Belmore Basin Heritage Conservation Area

20.3.1 What is the area's significance?

1. This heritage conservation area runs between North Beach and Flagstaff Hill.
2. The North Beach Precinct includes the North Beach Kiosk and Residence, the North Beach Bather's Pavilion building, tramway cutting and archaeological site of Puckey's Salt Works. This precinct is listed on the NSW State Heritage Register.
3. The North Beach Bather's Pavilion is a single storey face brick Inter-War Functionalise style building which was constructed in 1938. The Bather's pavilion includes changing and toilet facilities for both men and women.
4. The North Beach Kiosk and Caretaker's Residence is a single –storey face brick Inter-War Functionalise style building which was constructed in 1938 and replaced an earlier timber kiosk nearby. The North Beach Kiosk and Caretaker's Residence was designed and built in the same style and building materials
5. The Smiths Hill Fort (Battery Park) was constructed between 1887 – 1888 and involved a concealed emplacement with underground storage and shelter for the gunners. The fort contained two (2) x 5 ton, 80 pound rifled muzzled loader guns and a 1.5 inch caliber Nordenfelt quick firing breach loader gun.
6. The precinct also contains a Gentlemen's Bath at 'Clarkes' rock pool and the Continental Baths, to the north of Wollongong Harbour.
7. The Gentlemen's Baths were constructed in circa 1890's. This involved the blasting of rock by a contractor to enlarge 'Clarkes' rock pool which made it 4 feet deep at low tide and 5 – 6 feet deep at medium tide.



Figure 1: North Beach Precinct and Belmore Basin Heritage Conservation Area

8. The Continental Baths were officially opened on 24 March 1928 and included open air dressing sheds with separate areas for gentlemen and ladies, single and double dressing benches, facilities included showers and toilets. In the 1980's the original dressing shed was demolished due to a

structural engineers report which indicated that the building was unsafe. This building was replaced by the current dressing shed which was officially opened on 13 December 1986.

9. Belmore Basin is the name of the small sheltered area at the centre of Wollongong Harbour, which was completed with convict labour in the 1840s. Belmore Basin is a large precinct that includes Flagstaff Hill, Wollongong Harbour / Belmore Basin and Brighton Beach.
10. This precinct was the original civic and commercial centre of Wollongong and the Heritage Conservation Area contains a wealth of evidence of its early development.

11. *WHAT ARE THE SIGNIFICANT CHARACTERISTICS OF THE AREA?*

- a) The North Wollongong Bather's Pavilion and the Kiosk and residence are a group of buildings of the Inter-War Functionalise style period and use located at the back of North Wollongong Surf Beach.
- b) The North Beach Bathers Pavilion is located close to an embankment that runs behind North Beach. Between this embankment and the Bathers Pavilion is a pedestrian / bicycle shareway that marks the alignment of the former Mount Pleasant Colliery railway line.
- c) The former Mount Pleasant Colliery railway line is associated with the early days of the Southern Coalfield in NSW and played a significant role in the transportation of coal from the Mount Pleasant mine to Belmore Basin for the coastal shipping trade.
- d) The North Beach Bathers Pavilion is significant as a rare survivor of an early Twentieth Century building constructed for the purposes of a beach pavilion. The Bathers Pavilion is a good representative example of the Inter-War Functionalise style of architecture. It has representative value of part of the group of beach pavilion buildings constructed prior to the Second World War and has rarity value as a surviving group of buildings within a single precinct.
- e) The North Beach kiosk and caretakers residence is a good representative example of the Inter-War Functionalise style of architecture and is a rare surviving example of a group of contemporaneous beach pavilion buildings.
- f) The Smiths Hill Fort is historically significant as it represents the evolution of Wollongong by the 1880's as a significant port requiring defence. The fort is significant as one of the strategically located forts to defend the eastern coast of NSW against a feared Russian invasion. Fort Scratchly and Smiths Hill Fort were the only coastal fortifications built by the government outside Sydney. The two (2) x 5 ton, 80 pound rifled muzzled loader guns are owned by the Royal Australian Artillery Association and must remain part of the fort structure.
- g) The Gentlemen's Baths are acknowledged as a swimming site since the mid 1850's. The site is associated with the development of swimming skills for the Volunteer lifesavers and the community as a whole. The first swimming carnival was held at the bath's in May 1896, the same year as the swimming club was formed.
- h) Remnant items of the original Continental Bath dressing shed and tidal pool remain including the perimeter wall foundation, building platform, north-western corner double stair into the pool and the entry path from Cliff Road.
- i) Wollongong Harbour represents the establishment of Wollongong and the evolution of the town's early commercial development.
- j) Wollongong Harbour was the gateway for people and commodities entering Wollongong and the main export point for the district's produce to the Sydney Market and is a fine example of a 19th century harbour.
- k) Belmore Basin is a rare survivor of major convict harbour construction and a rare survivor of the numerous 19th century coastal shipping facilities in the Illawarra.
- l) Wollongong Harbour was built by convict labourers and extended by contract workers as the project was too large for the government of the day to undertake. The harbour demonstrates the importance of

shipping in the 19th century and the process of rapid industrial development to being the third largest port in the state.

- m) Brighton Beach and Lawn was the first harbour point used in the arrival of settlers, military and commodities to the region, prior to the construction of a jetty and Belmore Basin in Wollongong Harbour.
- n) The first Norfolk Island pine trees were planted in circa 1880 on Brighton Lawn and have significant landmark qualities which help to relate and identify the site as part of the late 19th century beach landscape.
- o) The Breakwall Lighthouse on Flagstaff Hill was the first lighthouse in the Illawarra Region and is one of only two cast wrought iron lighthouses built in NSW. The lighthouse retains evidence of the evolution of lighthouse technology.
- p) During the Crimean War, 1850's two 64 pounder muzzle loader cannons of Waterloo vintage were installed on Flagstaff Hill, due to fears of Russian attack. In 1879, three 68 smooth bore muzzle loader cannons with timber carriages were later placed on Flagstaff Hill to reinforce the military defences on Flagstaff Hill, due to renewed fears of Russian attack. The three 68 pounder cannons were removed but later rediscovered and reinstated on Flagstaff Hill in April 1982.
- q) The underground fort on Flagstaff Hill was originally built between 1890 – 1891 and housed a 6 HP BL gun (6 inch hydro pneumatic breech loading disappearing swivel gun) which fired common shells and Palliser projectiles with a range of 10,000 yards. The fort walls throughout are brick and concrete and the ceiling is 3 feet thick with porous concrete and reinforced with steel rails. The fort is buried beneath 5 feet of earth. The southern and western walls of the fort were partially demolished during the earthworks to form the current carpark, in front of the fort.
- r) The Wollongong Head Lighthouse on Flagstaff Hill was established in 1937 and provided an improved navigational aid to coastal shipping not just vessels destined to Wollongong Harbour. This lighthouse represents the increased importance of Port Kembla harbour and the Commonwealth Lighthouse Service program to use the latest engineering techniques to build lighthouses to improve the safety of Australian coastal waters.
- s) The sites of the two Pilots cottages, military barracks, dam, stables, Flagstaff Hill fort and small outbuildings are of potential archaeological value.
- t) The Old Court House is situated in the former Government Reserve which was established in 1833. The Old Court House was completed in 1858 and served as a district court house until 1885 when the Market Street Court House was opened. The Old Court House is of state significance since it is the oldest civic building in Wollongong and the only extant evidence of the original administrative, legal and military hub of Wollongong. In its original form, the Old Court House is an architectural example of the Australian Colonial Court House of the early Victorian period.

20.3.2 Development Controls for the Area

1. North Beach Precinct and Belmore Basin Heritage Conservation Area is subject to the findings and recommendations contained in the 1997 Conservation Study, prepared by Meredith Hutton on behalf of Council.



2. Any proposal affecting any heritage item or building or structure within the area identified as 'North Beach Precinct' on the State Heritage Register will require the lodgement of an Integrated Development Application under Section 91 of the Environmental Planning and Assessment Act 1979 since the concurrence approval is required from the NSW Heritage Council pursuant to Section 60 of the Heritage Act 1977. Alternatively, a separate approval application may be made to the NSW Heritage Office of the Department of Planning under Section 60 of the Heritage Act 1979, prior to the lodgement of a Development Application with Council. Any such application must be supported by a Conservation Management Plan which takes into account the findings and recommendations of the 1997 Conservation Study.
3. Any proposal affecting any heritage item or building / structure within the remainder of the heritage conservation area will require the lodgement of a Development Application and should be supported by a Conservation Management Plan which takes into account the findings and recommendations of the 1997 Conservation Study.
4. It is recommended that any prospective applicant should liaise with Council's Strategic Project Officer (Heritage) at an early stage to discuss Council's requirements in respect to a proposal within the North Beach Precinct and Belmore Basin Heritage Conservation Area and the relationship with the 1997 Conservation Study.

20.4 Kembla Heights Heritage Conservation Area (HCA)

20.4.1 What is the area's significance?

1. The Kembla Heights Heritage Conservation Area (HCA) is bounded by Harry Graham Drive and Soldiers Road, Mount Kembla. Kembla Heights Heritage Conservation Area was developed for the purposes of serving the local mining industry. The area was the location of the first kerosene mine in Australia (est.1865). Kembla Heights was also the hometown of Harry Graham, the first mayor of the amalgamated Central Illawarra Council (1945).
2. Kembla Heights is the most intact mining village in the Wollongong Local Government Area with its simple, consistent late Victorian and early Federation period cottages characterised by simple "home renovations". The area is located on the Illawarra Escarpment and has views back to Port Kembla and Wollongong which provide important links between the inland and the coast and the old and new industries of the Illawarra – coal and steel.
3. Windy Gully is also located within Kembla Heights Heritage Conservation Area, southwest of Kembla Heights village. This area was initially used for agricultural and dairy farming purposes by early settlers. With the discovery of oil-bearing shale and coal, Windy Gully became an outpost for miners with the establishment of a number of cottages and the miners' clubroom in the late 1890s. Remnants of these structures still remain today.
4. The pattern of development of the town reflects the type and size of the local mining industry, particularly in terms of its rapid expansion during the 1880s and 1890s following the establishment of the first large coal mine (Kembla Colliery, 1883). Mining relics and remnant buildings have the potential to provide archaeological evidence in and around the settlements of Kembla Heights. The provision of housing by the Mount Kembla Mine to encourage workers to the site demonstrates the early recognition by industries in isolated areas of the need to provide accommodation where transport was limited or non-existent.
5. The subsequent development of recreational and service facilities such as clubs, halls and the post office, and the development of a close knit community demonstrate the way in which isolation bonds inhabitants and encourages them to develop and fight for services in their community. This is further demonstrated by the pain felt by the local community in response to the Mount Kembla mining disaster (1902) in which many local men and boys were killed. The disaster involved the largest loss of life in mainland Australia in a work place disaster and gives the locality importance in the history of mining and catastrophic events in Australia.

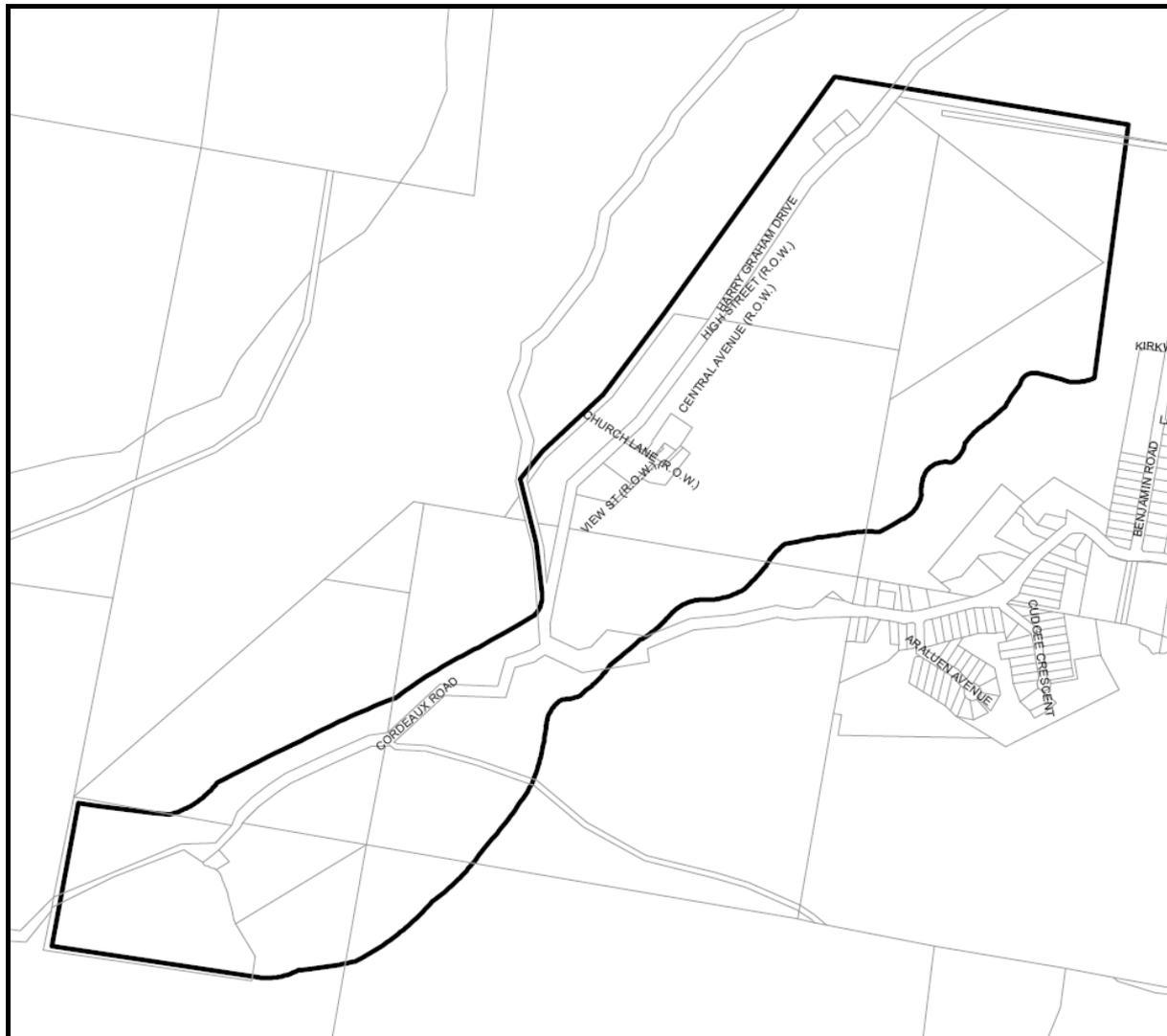


Figure 2: Kembla Heights Heritage Conservation Area

20.4.2 What are the significant characteristics of the area?

1. The following characteristics contribute to the significance of the Kembla Heights Heritage Conservation Area:
 - a) The large rural setting with strong rural atmosphere and character.
 - b) The varied setback of the buildings and the sense of informality and casualness this creates.
 - c) The consistent size and common architectural features of the housing. Dwellings are mostly single storey miner's cottages built in the Victorian (1840-1890) or Federation (c.1890-1915) period with a weatherboard and hipped iron roof construction on brick, timber or stone piers.
 - d) The consistent extensions and infill. Many have skillion roofed, lean-to style extensions at the rear. Veranda extensions are common and range from shade cloth through to full or partial cladding to create extra rooms. Generally, they do not distract from the character of the place resulting in a largely intact village setting.

- e) Fencing is relatively informal, comprising of mainly low scale fencing. This includes timber pickets and palings, chain mesh, corrugated iron sheeting turned on its side and star picket threaded with heavy duty wire.
- f) There are no footpaths in the locality representing a typical rural setting. Pedestrians are required to use road surfaces and grassed areas.
- g) The grouping of the recreational facilities into one area.
- h) Discreet garages and sheds, which are detached from the main buildings and set to the rear.
- i) The mainly informal gardens and spacious yards with concrete paths leading from gates to the veranda steps.
- j) The setting against the backdrop of the Illawarra escarpment and the views east to Port Kembla and Wollongong.
- k) Views between different parts of the conservation area created by existing open spaces.
- l) The limited road access.
- m) The home handyman approach to repair. This is evidenced in the type of fencing, infill, driveways, sheds, and alterations and additions to the dwellings themselves utilising readily accessible, often recycled materials.
- n) Significant archaeology is present within the Kembla Heights Heritage Conservation Area, particularly around the former mine site.

20.4.3 Development Controls for the Area

A. Built form (existing streetscape)

- i. Single storey development only in original streets.
- ii. Build only on previous house sites in existing streetscape.
- iii. Discourage decorative balustrading and lace work on verandas except where previous evidence of this can be demonstrated.
- iv. Reinstate original features where appropriate.
- v. Retain symmetry and proportion of existing cottages.

B. Built form (extended future streetscape)

- i. Single storey buffer required between original streetscape and two storey development.
- ii. Development generally should be sympathetic and respect the form and character of the conservation area. It should not mimic historic building stock.
- iii. No primarily brick development.
- iv. New development should not obstruct views between Kembla Heights and the coast.

C. Setback (existing streetscape)

- i. Maintain varied setbacks and the sense of informality.
- ii. Avoid large tracts of similarly setback buildings to be in existing streetscape. Small groups with similar setbacks acceptable.

D. Fences

- i. No solid walls (especially brick walls).
- ii. No colourbond or new sheet metal fencing.
- iii. Encourage paling, mesh/wire or timber post and rail fencing materials.
- iv. Maintain low front fence heights (max. 1.2 metre height).
- v. Rear and side fence heights should be minimised where possible.

E. Driveways

- i. No solid concrete driveways. Gravel, asphalt, strip driveways, sleepers or other sympathetic forms acceptable.

F. Views

- i. Clearance of poor quality undergrowth acceptable on a merits basis where appropriate and desirable.

- ii. Controlled opening up of views east (to the Coast) through the appropriate removal of new growth bush land acceptable where appropriate.

G. Infill

- i. Avoid new complete veranda infill to create new rooms.
- ii. Partial sympathetic solid infill acceptable on merit where extension elsewhere cannot be achieved.
- iii. Encourage reversal or improvement of intrusive veranda infill.
- iv. Veranda infill acceptable where mesh, shade cloth or other appropriate materials are used to create an outdoor style room.
- v. Any new dwelling proposed on previous house sites in the existing streetscape must apply similar form, scale, materials and detailing as the existing historic building stock in a sympathetic manner but be readily identifiable as new work.

H. Extensions

- i. Allow skillion roofed, single storey extensions to rear.
- ii. Where rear extension is not possible, consider skillion or flat roofed extensions to the side with the new area set back from the original façade.
- iii. No upper storey extensions.
- iv. Gabled extensions only to be considered on a merits basis on Edwardian / Federation styled housing.

I. Street furniture

- i. Limit street furniture to discreet items suitable to rural setting in necessary locations.

J. Signage

- i. Retain and maintain existing style of street signage.
- ii. No new illuminated, neon style signage.

K. Footpaths and road surfaces

- i. Limit footpaths in existing areas, no footpaths at all preferred.
- ii. Roads should be kept informal, without kerb and guttering.
- iii. Paths from gates to individual houses acceptable in concrete but no wider than existing traditional steps and entry way.

L. Garages and sheds

- i. Garages to be detached and set back behind dwellings. Open car port structure preferred.
- ii. Brick and colour bond unacceptable except where not visible from surrounding areas.
- iii. Single storey only.

M. Allotment size and subdivision

- i. Follow existing underlying pattern once determined.
- ii. No subdivision of existing house sites.

N. Materials

- i. No new brick and tile development within the existing streetscape.
- ii. No new metal framed windows in existing buildings.
- iii. No use of raw materials as main cladding e.g. oiled timbers or vinyl cladding in existing streetscape.
- iv. Encourage use of painted timber cladding, galvanised/corrugated and iron roofing.
- v. Encourage replacement of metal windows and reinstatement of traditional timber windows.
- vi. Limit use of new fibre cement sheeting.

O. Colour

- i. No painting or treatments in colours that dominate the landscape e.g. bright or dark tones beyond existing colour range.

P. New development

- i. New development in an extended streetscape should be sympathetic and be consistent with any overall Master Plan developed. New development should reflect the existing free standing informal village atmosphere of Kembla Heights Heritage Conservation Area.
- ii. No medium or high density development should take place in the Conservation Area.

- iii. Two storeys may be considered in areas where single storey development acts as a buffer between original and existing development. Any two storey dwelling must be sympathetic with surrounding original cottages and respect the form and character of the conservation area. However, any new dwelling should not mimic historic building stock.
- iv. New development should follow existing streetscape principles of variable setback, low key landscape and spacious yards.

Q. Street plantings

- i. Retain existing plantings. Replace where removal becomes necessary.

R. Gardens

- i. Encourage gardens that continue to allow views of buildings.

20.5 Old Bulli Heritage Conservation Area

20.5.1 What is the area's significance?

1. Old Bulli is significant as one of the earliest areas settled in Bulli and as the centre of the original Bulli township. It demonstrates the rapid expansion of towns located next to successful mines. It also demonstrates the decline of towns when the coming of the railway causes a shift in the town centre to the station area. Set against the backdrop of the Illawarra Escarpment, Old Bulli is a small centre with a number of its earliest buildings extant (Methodist Church, Miners' Cottage, Denmark Hotel). It is therefore able to project a sense of what the c1879 townscape on the Princes Highway might have been.
2. Old Bulli's location at a high point on the Princes Highway, particularly that of the Denmark Hotel and its lookout, suggest importance as a central point between the mines and the jetty where views from public buildings to either facility had the potential to provide advance notice of impending arrivals and departures of ships or coal trains. The hotel is the last surviving hotel of four existing by c1879 and is a reminder of the town's previous prosperity.
3. The entry from the north is a potential 'gateway' to the locality, drawing the eye from the pedestrian overbridge to the Denmark Hotel and beyond, giving the visitor a sense of arrival. The bridge itself is an important, dominant visual reminder of the town's association with coal, as is the Miner's Cottage. The sandstone Methodist Church in particular is a reminder of the existence of a significant local community at the time of its construction (c1865). Refer to Figure 3.

20.5.2 What are the significant characteristics of the area?

- a) The landmark qualities of the Denmark Hotel, former rail overbridge and Methodist Church.
- b) The close proximity of, and connectivity with Bulli.
- c) The distinctive landscape leading from the railway bridge up to the Denmark Hotel, back down into the flats and onwards to Bulli.
- d) The separation of the church from the rest of the conservation area by the Princes Highway.
- e) The interweaving of sympathetic development between the heritage and contributory items. However, this does have the effect of eroding the overall heritage character of the Heritage Conservation Area.
- f) The presence of open space on three sides (race course, Slacky Flats and former railway corridor).
- g) The maintenance of a similar setback of most of the buildings on the western side of the Princes Highway.
- h) The maintenance of green space by the properties neighbouring the church and the resultant sense of green space around the building.

20.5.3 Development Controls for the Area

A. Built form

- i. Single storey to street frontage, except where a second storey acts as a step down between an existing larger building and a single storey building, or except where historical evidence exists for two storey streetscape.

B. Setback

- i. Maintain the predominant setbacks on either side of the Princes Highway.
- ii. Ensure landmark settings of Methodist Church and Denmark Hotel are maintained.

C. Fences

- i. Low fencing in traditional styles and complementary to the respective building.
- ii. Avoid fencing where there is no historic evidence or demonstrated need.
- iii. No high fencing or sound barriers to be installed along Princes Highway.
- iv. Original fences, where they exist, should not be altered other than for the purposes of maintenance and reinstatement of missing sections.

D. Driveways

- i. Should be in simple, non-decorative forms.
- ii. No paved or stencilled patterns.

E. Views

- i. Retain views to and from landmark buildings such as the Denmark Hotel, Methodist Church, Miner's Cottage and former railway overbridge.
- ii. Maintain 'gateway' qualities of the northern approach.

F. Infill

- i. Encourage and support demolition of intrusive buildings and replacement with more sympathetic structures.
- ii. Infill generally to be sympathetic in form, materials, setback, and design to the predominant character and underlying subdivision pattern of the conservation area.

G. Extensions

- i. Extensions should generally be sympathetic in form, materials, setback and design to the character of the conservation area.
- ii. Extensions should be set back behind the heritage and contributory buildings.

H. Street furniture

- i. Any new street furniture should not dominate the area and be sympathetic to the character of the area. Locate in places where the heritage characteristics of the area can be appreciated but do not detract.

I. Signage

- i. Limit signs on commercial properties to locations on parapets, awning fascias and below awning styles.
- ii. Permission should not be given for large above awning signs.
- iii. Removal of inappropriate signage is encouraged.
- iv. Utilise interpretive signage in a sympathetic manner.

J. Footpaths and road surfaces

- i. Retain similar style to current, except where any future Streetscape Study/Main Street Plan recommends alternatives.

K. Garages and sheds

- i. Should be free standing and setback from the main buildings.

L. Allotment size and subdivision

- i. Retain existing allotment sizes except where new development on amalgamated blocks will retain building form representative of that on multiple individual allotments.

M. Materials

- i. Materials should be sympathetic to the character of the area.
- ii. Appropriate materials include timber weatherboard, galvanised corrugated iron, face brick or rendered painted masonry.

N. Colour

- i. Colour should be sympathetic to the character of the area and not dominate the heritage character of the streetscape.
- ii. Bright colours should be avoided and where existing, should be removed.

O. New development

- i. Development should be sympathetic and respect the form and character of the conservation area.

P. Street plantings

- i. Should be kept at a minimum to retain ability to interpret historic building stock..

20.6 Bulli Heritage Conservation Area

20.6.1 What is the area's significance?

1. Bulli is significant as the development of a railway town that replaced a previously thriving town. Together with Old Bulli, it demonstrates the before and after of the coming of the railway and typical types of development to be found in such a locality, including the former joint stock bank and commercial strip. The Bulli Family Hotel has particular significance for its landmark qualities, its previous popularity with influential visitors and its location at the high point of a rolling landscape dominated by the snakelike curve of the Princes Highway to Old Bulli and beyond. Refer to Figure 3.

20.6.2 What are the significant characteristics of the area?

- a) The locality has impressive views north from the commercial centre along the Princes Highway and west to the escarpment.
- b) The northern approach is dominated by the low lying open space of Slacky flats, incorporating the War Memorial, creek and stands of Blackbutt.
- c) Bulli has good connectivity on regional scale with its proximity to the railway, the Princess Highway, beach, open space etc and is likely to be a reason for the new development now occurring to continue. However, on a local level, the railway, Princes Highway and creeks create a disconnected street network.
- d) The heritage character has been eroded by new development along the Princess Highway and on Black Diamond Place.
- e) The closure of the street frontages to many of the shops along the Princes Highway, causing a sense of abandonment of the commercial heart of Bulli while the separation of the two sides of the conservation area by the Princes Highway, the noise and the lack of a well placed pedestrian crossing allowing easy access to both sides of the street create a somewhat dysfunctional centre.
- f) The main commercial strip is generally consistent architecturally with its parapeted shopfronts. Elsewhere, form and style between old and new is variable with mixed results.
- g) The landmark qualities of the Bulli Family Hotel, former Joint Stock bank and the row of single storey parapeted shopfronts on the eastern side of the Princes Highway.
- h) Signage is consistent and appropriate to the streetscape in the main commercial strip except where the entire shopfront is painted in corporate logos and colours and where placed above awnings.
- i) Together with Old Bulli, Bulli has the potential to be one heritage precinct for continuity with three distinct precincts: Old Bulli, Creek & Parks, Bulli town centre.

20.6.3 Development Controls for the Area

A. Built form

- i. Maintain predominant historic parapeted building form and underlying subdivision pattern on the Princes Highway commercial strip.
- ii. Retain or reinstate shop frontage and pedestrian access from the Princes Highway. Encourage active retail street frontages by the provision of unobstructed views of the building/shop interiors from the street .

- iii. Retail frontages should be predominantly clear glazing with the exception of hampers and stall boards and vertical divisions of the historic shopfront composition.
- iv. Two storey development acceptable where acting as a step-down between taller buildings and single storey buildings subject to being sympathetic with the predominant heritage character of the area.
- v. Encourage continuing hotel use and restoration of the existing hotel buildings.

B. Setback

- i. Maintain predominant historic building setbacks in the Princes Highway commercial area.

C. Fences

- i. Retain existing average heights in traditional styles. Avoid high brick or solid walls. New fences should be designed in a complimentary manner to the respective building and be based on historical evidence where available.
- ii. Maintain and preserve original fences where they exist. No alterations should be allowed other than repair and reinstatement of missing elements.
- iii. No high fences or high barriers to be installed along Princess Highway.

D. Awnings

- i. Retain and conserve existing original awnings and verandas where these still exist.
- ii. Maintain awning pattern over the footpath along the commercial strip.
- iii. Encourage reinstatement of awnings (suspended or post supported) where historical evidence exists.
- iv. Avoid wide fascia to awnings that would obscure parapet detailing of the shop façade.

E. Driveways

- i. Should be in simple, non-decorative forms. No paved or stencilled patterns.

F. Views

- i. Retain views to and from landmark buildings such as the Joint Stock Bank and The Bulli Family Hotel.

G. Infill

- i. Infill buildings within the Princes Highway commercial strip should retain the existing underlying subdivision pattern and single storey, brick or rendered masonry, parapeted form.
- ii. Infill generally to be sympathetic in form, materials, setback and design to the predominant character of the conservation area.

H. Extensions

- i. Extensions to commercial buildings on the Princes Highway should not exceed the height of the existing parapets.
- ii. Extensions generally be sympathetic in form, materials, setback and designed to complement the character of the conservation area.
- iii. Extensions should be set back behind the heritage and contributory buildings.

I. Street furniture

- i. Any new street furniture should not dominate, and should be sympathetic to the character of the area.
- ii. Reduce street clutter by removal of inappropriate furnishing and signage.
- iii. Create a unique identity by consistent paving, furnishing and lighting along the commercial precinct.

J. Signage

- i. Limit signs on commercial properties to locations on parapets, awning fascias and below awning styles.
- ii. No above awning signage should be permitted to reduce cluttering and obscuring parapet detailing.

K. Footpaths and road surfaces

- i. Retain similar style to current, except where any future Streetscape Study/Main Street Plan recommends alternatives.

L. Garages and sheds

- i. Where available, rear land access should be utilized.
- ii. Garages and sheds should be free standing and setback from the main buildings.
- iii. Allotment size and subdivision.
- iv. Retain existing allotment sizes except where new development on amalgamated blocks will retain a building form representative of that on multiple individual allotments.

M. Materials

- i. Materials should be sympathetic to the character of the area.
- ii. Appropriate materials include timber, timber weatherboard, galvanised corrugated iron, face brick or rendered/ painted masonry.
- iii. Face brick finishes on Heritage and Contributory Buildings where they exist must be retained and not painted.

N. Colour

- i. Colour should be sympathetic to the character of the area, and should be recessive and not dominate the heritage character of the streetscape.
- ii. Existing inappropriate colour schemes should be removed.
- iii. Colour schemes on Heritage and Contributory Buildings should be based on documentary and physical evidence.

O. New development

- i. Extensions to the commercial strip should retain the single storey, parapeted form and provide active street frontage.
- ii. Development generally should be sympathetic and respect the predominant form and character of the conservation area.

P. Street plantings

- i. Should be kept at a minimum to retain ability to interpret historic building stock.



Figure 3: Old Bulli and Bulli Heritage Conservation Areas

1. Moore Street

- a) Moore Street reflects a traditional, pre-war subdivision. It has small narrow lots of 10x30m. These have low development potential and an established low density character.
- b) Moore Street has more formal public facilities compared to The Grove, including footpaths and bus shelters.
- c) Garages are located primarily at the rear with laneway access.
- d) Native Brush Box mature trees line the street.
- e) The presence of some large post 1950s development is out of character with the area.
- f) The Uniting Church is one of the few buildings with a significant setback.
- g) The street exhibits two distinct phases of development, these being the early parapeted shopfronts relating to its early history as a main street and the later, pre-war subdivision for residential development.

2. The Grove

- a) The Grove is characterised by very large lots and larger houses on the southern side (No.5-35). The north side (No.36-52) are medium size lots with smaller properties. Buildings on the larger lots set well back from street (especially on north side of the Road).
- b) It is a purely residential area with residences dating from the 1930s to the present.
- c) The topography is hilly and the road is windy – reflecting the original landscape as a creek bed and short cut route to the beach. The mixture of native vegetation and palm trees reflect the original use of The Grove as an alternate, aesthetically pleasing route from the train station to the beach for visitors. The tree canopy is particularly distinctive.

3. Hennings Lane

- a) Hennings Lane is generally a mixture of the rear of properties facing Moore Street and The Grove and newer properties fronting the lane. The major exception being the larger dwelling ‘Rathane’ located on Hennings Lane. This dwelling and its surrounds provide a significant contribution to the landscape and architectural values of the conservation area. This gives it an ambiguous character.
- b) It has an impressive ocean view from the eastern end of the lane.

20.7.3 Development Controls for the Area

A. Built form

- i. Maintain predominantly single storey development on Moore Street.
- ii. Retain historic building stock including Victorian, Federation and Inter-War period housing.
- iii. New commercial premises should follow existing parapeted shopfront style.
- iv. Maintain obscured streetscape nature of the housing along The Grove.
- v. Retain original underlying subdivision pattern in the area.

B. Setback

- i. Maintain predominant historic building alignment in Moore Street .
- ii. Maintain an appropriate setback that is sympathetic to the existing alignment of the significant and contributory buildings elsewhere in the conservation area .

C. Fences and walls

- i. Allow low impact fencing in traditional forms present in the area. E.g. brick, timber picket, post or brick pier and rail, hedging and wire mesh.
- ii. Retain dry stone walls in The Grove.
- iii. Retain original fencing in Moore Street, no alterations should be permitted other than maintenance and reinstatement of missing sections.
- iv. Colourbond and similar fences are not considered appropriate within the conservation area.

D. Driveways

- i. Maintain less formal driveways in The Grove. Driveways should not be long and straight. Concrete should be avoided.
- ii. Maintain rear lane vehicular access along Moore Street. Avoid vehicular access from the Moore Street frontages of the properties.

E. Views

- i. Maintain leafy views to and between properties in The Grove.
- ii. Maintain Ocean view corridor to the east end of Hennings Lane.

F. Infill

- i. Infill development to be sympathetic in form, materials, setback and design to the underlying character of the respective streetscapes within the Conservation Area.
- ii. No new veranda infill should be permitted to Contributory Buildings.

G. Extensions

- i. Extensions to be sympathetic in form, materials, setback and design to compliment the dominant character of the Conservation Area.
- ii. Extensions in Moore Street should be set back behind the Heritage and Contributory items. They should not overwhelm the respective building and should maintain the single-storey streetscape character.
- iii. Two story development must be setback beyond the ridge line of the roof to minimise impact on the streetscape.

H. Street furniture

- i. Maintain use of simple bus stop shelters and low key street furniture generally.

I. Signage

- i. Limit signs on commercial properties in Moore Street to locations on parapets, awning fascias and below awning styles.

J. Footpaths and road surfaces

- i. Retain similar style to current, except where any future Streetscape Study/Main Street Plan recommends alternatives.
- ii. The Grove should remain informal, with no kerb and guttering. Any future pedestrian treatment should be low key and not detract from the landscape setting.

K. Garages and sheds

- i. Should be free standing and setback from the main buildings in The Grove. Garages should not dominate the landscape setting.
- ii. Moore Street garages should be located at the rear with laneway access. No new main street garages should be permitted.

L. Allotment size and subdivision

- i. No amalgamation of allotments in Moore Street. Maintain historical subdivision pattern.
- ii. Retain existing allotment sizes elsewhere except where new development on amalgamated blocks will retain a building form representative of that on multiple individual allotments.

M. Materials

- i. Materials should be sympathetic to the character of the area and should not dominate the heritage character of the streetscape.

N. Colour

- i. Colour should be sympathetic to the seaside and heritage character of the area and not dominate the identified heritage character of the streetscape. Existing inappropriate colour schemes should be removed.
- ii. New colour schemes for the Heritage and Contributory Buildings should be in line with the traditional palette based on documentary evidence, and be consistent with the style of the respective building.

O. New development

- i. Development generally should be sympathetic and respect the form and dominant character of the respective streetscape within the conservation area.

P. Street plantings

- i. Maintain existing Brush Box street plantings in Moore Street.
- ii. Maintain the mature native and introduced vegetation species in The Grove, particularly the existing tree canopy.
- iii. New development in The Grove should be screened using appropriate plantings.

Q. Gardens

- i. Maintain the dominant landscape and topography of The Grove.
- ii. Cut and fill should be minimised in The Grove.
- iii. Maintain front garden setting of the residential buildings along Moore Street.

20.8 Market Street Heritage Conservation Area

20.8.1 What is the area's significance?

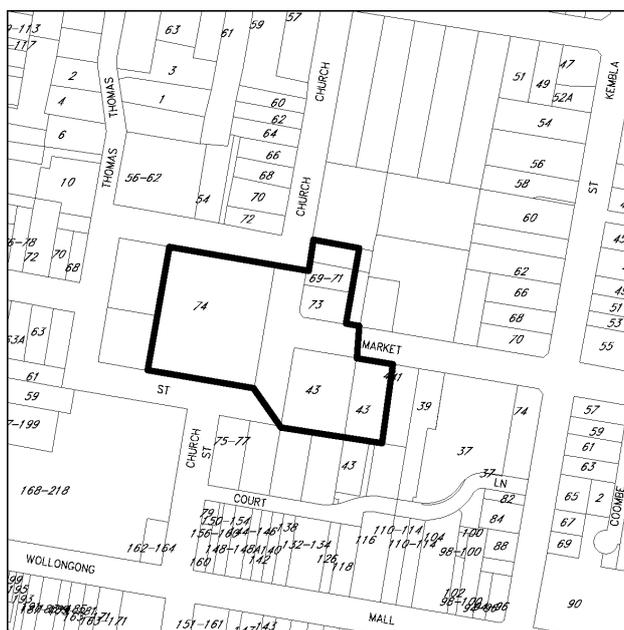


Figure 5: Market Street Heritage Conservation Area

1. The centre piece of this Conservation Area is St Michael's Anglican Cathedral, built in 1858 which is a significant landmark within Wollongong city centre. It also includes a number of associated buildings within the Church square and some significant trees. The Conservation Area extends beyond the Church Square to include other buildings, notably the Courthouse, the older part of which was built c. 1890.

20.8.2 What are the significant characteristics of the area?

- a) The Courthouse buildings have significance for their contribution to streetscape as well as for their relationship to each other.
- b) The earliest building was built c.1890 and was designed by Colonial architect James Barnett. It is an excellent example of the Victorian Italianate style.
- c) Later additions built c.1975 have been undertaken in "brutalist modern" style while maintaining respect for earlier building.
- d) St Michael's Anglican Church of Australia has townscape significance as a landmark building on the crown of a hill and is the centrepiece of a group of related ecclesiastical buildings. It was completed in 1858 and is an excellent example of architect John Norbury Hunt's early Australian work.

- e) The Gothic styled St Michael's Parish Hall (c.1909), Church Hall (c.1920), Rectory (c.1880) gardens, stone walls and trees are important townscape elements within the conservation area. The usage, form and scale of these buildings relate to adjacent church buildings and contribute to the low rise character of the area.
- f) The former Victorian Filligree style Allowrie Terrace building (c.1880) has architectural and townscape significance however unsympathetic alterations and finishes detract from its architectural significance.

20.8.3 Development Controls for the Area

- a) Views of the St Michael's Anglican Church of Australia set against the skyline looking west and east along Market Street, must be maintained. Future developments that propose to penetrate this view will not be permitted.
- b) The height of new developments immediately west of St. Michael's must not exceed the existing ridgeline of the church (R.L 43.45 AHD).
- c) Development surrounding St. Michael's Square must be designed so as not to compromise the existing views to be appreciated to and from the site in other directions.
- d) Building lines for any future development within and surrounding this site (such as land to the north of St. Michael's Square) must align with the existing zero front setback of the church and its associated buildings.
- e) Four metre front setback to all new development fronting Market Street east of St. Michael's Church.
- f) New development and renovation of buildings must be designed by a suitably qualified registered architect.
- g) Shopfronts must be a maximum of six metres wide to retain fine grain of built form.
- h) Trees within the grounds of the church are to be protected.
- i) Limit signage and street furniture in order to reduce clutter and degradation of vistas to and from heritage items in particular St Michael's Church.

Any proposal affecting any heritage item or building / structure within the remainder of the heritage conservation area will require the lodgement of a Development Application and must be supported by a Heritage impact Statement or Conservation Management Plan.

It is recommended that any prospective applicant should liaise with Council's Strategic Project Officer (Heritage) at an early stage to discuss Council's requirements in respect to a proposal within the Market Street Heritage Conservation Area.

20.9 Brownsville Heritage Conservation Area

20.9.1 What is the significance of the area?

1. Brownsville Heritage Conservation Area is believed to be the only remaining remnant of the first settlement at Dapto prior to the opening of the railway. Located on George Brown's Mullet Creek Farm, his 'Ship Inn' (later Illawarra Lake Hotel) and Brown's flour mill became the centre of the community and demonstrates an agricultural focus of farming and later, dairying on the South Coast. Hore Street with its late Victorian timber cottages and narrow roadway sets the context for the Hotel (c1840) and is the only remaining evidence of "Brown's" township, demonstrating historic and social significance. Brownsville Heritage Conservation Area is significant as being probably the earliest remnant of a pre-railway township in the southwest of the Wollongong Local Government Area.

20.9.2 What are the significant characteristics of the area?

- a) The Heritage Conservation Area is a quiet residential precinct close to the Princes Highway with a semi rural character. Lack of formal kerb and guttering on one side of Hore Street and lack of line markings generally contribute to this character.

- b) The Brownsville Heritage Conservation Area focuses on the early subdivision of land owned by the Brown family.
- c) The former Illawarra Lake Hotel, currently converted to a dwelling and flats, is two storeys in height and is the predominant landmark in the conservation area.
- d) Hore Street features a reasonably intact group of single storey late Victorian timber cottages on the east side. The west side features the rear of the buildings facing Prince Edward Drive and Brownsville Avenue.
- e) Hore Street has irregular small lots, of 10 -18 metres width and 30 metres in depth; It is considered that the area is under re-development pressure.
- f) A few intrusive buildings are located within the Brownsville Heritage Conservation Area

20.9.3 Development Controls for the Area

A. Built form

- i. Maintain single storey development with hipped roof form on Hore Street.
- ii. Maintain original cottages and rural like setting within the Heritage Conservation Area.
- iii. Retain symmetry and proportion of historic building stock.
- iv. Reinstate original features where appropriate.

B. Setback

- i. Maintain predominant historic building alignment in Hore Street.
- ii. Maintain an appropriate setback that is sympathetic to the existing alignment of the significant and contributory buildings elsewhere in the conservation area.

C. Fences

- i. Allow low impact fencing at existing average heights in traditional forms present in the area.
- ii. Maintain existing fences to the rear lane behind Hore Street properties.

D. Driveways

- i. Concrete strip or similar complimentary to the rural setting.

E. Views

- i. Retain views of the Illawarra Hotel as a dominant landmark from places and roads within the vicinity of the Heritage Conservation Area. Where possible, views from the Princess Highway should be re-established.

F. Infill

- i. Infill buildings should be sympathetic in form, materials, setback and design to support the underlying character of the conservation area but should not mimic historic building stock.
- ii. Infill development should only replace neutral or intrusive items within the Heritage Conservation Area.
- iii. Veranda infill should be reversed where possible.

G. Extensions

- i. Extensions to be sympathetic in form, materials, setback and design to the dominant character of the conservation area.
- ii. Extensions should be set back behind the Heritage and Contributory items on Hore Street.
- iii. No first floor additions to Hore Street properties.

H. Street furniture

- i. No street furniture to be added to Hore Street.
- ii. Footpaths and road surfaces.
- iii. No kerb and guttering on west side of Hore Street to maintain retain rural, informal atmosphere.

I. Garages and sheds

- i. Garages and sheds should be free standing and setback from the main buildings, preferably on the rear of site with laneway access.
- ii. Allotment size and subdivision.
- iii. No amalgamation of allotments in Hore Street. Retain historic subdivision pattern.

- iv. Retain existing allotment sizes elsewhere except where new development on amalgamated blocks will retain a building form representative of that on multiple individual allotments.

J. Materials

- i. Materials should be sympathetic to the character of the area and should not dominate the heritage character of the streetscape.
- ii. No new brick buildings in Hore Street.
- iii. No new metal framed windows; reinstate timber framed windows where possible.
- iv. Reinstall traditional galvanised iron or appropriate corrugated metal roof sheeting at time of roof replacement. No colour bond roofing should be permitted on contributory items.

K. Colour

- i. Colour should be sympathetic to the character of the area and not dominate the heritage character of the streetscape.
- ii. Colour schemes to the Heritage and Contributory Buildings should be based on documentary evidence and be in keeping with the traditional palette.

L. New development

- i. New development should be sympathetic and respect the form and character of the conservation area. It should not mimic historic building stock.

M. Street plantings

- i. No new formal street plantings.

N. Gardens

- i. Open and simple gardens that do not impede views of Heritage or Contributory Buildings are preferred.

20.10 Garrawarra Hospital Heritage Conservation Area

20.10.1 What is the area's significance?

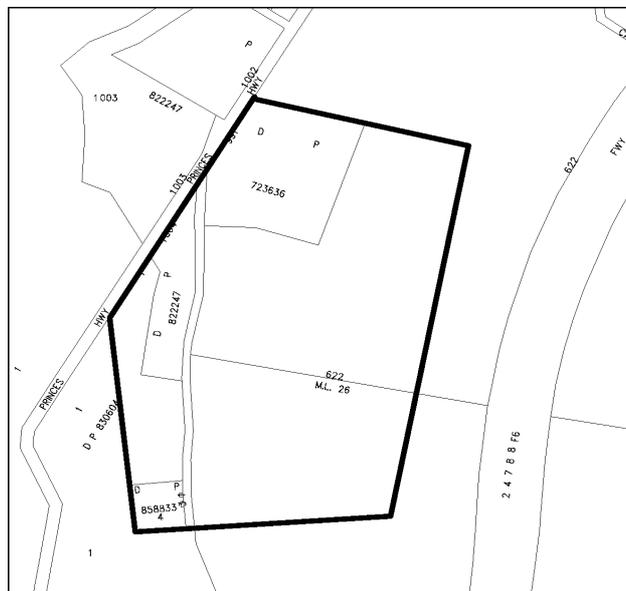


Figure 6: Garrawarra Hospital Heritage Conservation Area

1. Garrawarra Hospital was originally built in 1909 as a “Hospital for Consumptives”. The hospital was the only government controlled institution constructed specifically for the treatment of tuberculosis in NSW. Prior to this time, public treatment of the disease had been provided at public hospitals and at government subsidised private institutions such as Thirlmere House or privately run homes such as

RT Hall Sanatorium at Hazelbrook. The hospital was finally closed in 1957 due to the success of early diagnosis, antibiotics and thoracic surgery for the treatment of tuberculosis.

2. The Garrawarra hospital was re-opened in 1958 after extensive re-modelling as a hospital for people with chronic diseases and diseases of the ageing. Following a services review undertaken in 1991 and the development of a Master Plan for Garrawarra Hospital in 2000, the hospital was changed to the present Garrawarra Centre for Aged Care, in order to reflect the diversified role of Garrawarra as a multi-purpose aged care services centre. The Centre provides accommodation for up to 280 frail aged people and is under the Sydney and Illawarra ownership of the South-East Area Health Service.
3. It is a landmark site which demonstrates fine site planning and architectural design from the early part of the 20th century. It was designed by the renowned government architect Walter Liberty Vernon. The group of buildings are regionally significant as a relatively intact Edwardian hospital.

20.10.2 What are the significant characteristics of the area?

1. Garrawarra Centre for Aged Care is a place of cultural significance since it is both the only government controlled institution constructed originally for the specific treatment of tuberculosis in NSW and as a landmark site in the region which demonstrates fine site planning, building design and architectural detailing by Government Architect, WL Vernon.
2. The full details as to the heritage significance of site are contained in the Conservation Plan, prepared by Howard Tanner and Associates and dated November 1993.

20.10.3 Development Controls for the Area

1. Garrawarra Hospital Heritage Conservation Area is subject to the findings and recommendations contained in the Conservation Plan, prepared by Howard Tanner and Associates in November 1993 on behalf of the Southern Sydney Area Health Service.
2. Any proposal affecting any heritage item or building / structure within the heritage conservation area will require the lodgement of Development Application and supported by a Heritage Impact Statement which takes into account the findings and recommendations of the Conservation Plan Dated November 1993.
3. It is recommended that any prospective applicant should liaise with Council's Strategic Project Officer (Heritage) at an early stage to discuss any proposal within the Garrawarra Hospital Heritage Conservation Area and its relationship with the 1993 Conservation Plan.

20.11 Illawarra Escarpment Landscape Heritage Conservation Area

20.11.1 What is the area's significance?

1. The Illawarra Escarpment is a major contributor to the distinctive character of each locality in the Wollongong LGA.
2. The whole of the Illawarra Escarpment is shown on the Australian Heritage Database (ie maintained by the Commonwealth Department of Environment and Water Resources) as an "indicative place" on the Register of the National Estate. The indicative listing was made by staff of the Australian Heritage Council, drawing on information provided by others, including the National Trust of NSW and the NSW National Parks & Wildlife Service. The assessment of significance for the nomination was based upon the fact of *"..the combined effect of a narrow coastal plain, rugged escarpment and rich forest and pasture land give a most unusual landscape of considerable grandeur which exceeds any other coastal plain and mountain landscape on the New South Wales coast."*

20.11.2 What are the significant characteristics of the area?

1. The Illawarra Escarpment Landscape Area is significant for the following reasons:
 - a) The Illawarra Escarpment is a major landform and landmark along the Illawarra Region, the use and exploitation of which (together with the coastal plain) was the genesis of rural (mainly dairying) and urban development of the Illawarra, especially as a major coalfield and steel-making centre in Australia.
 - b) The Illawarra Escarpment contains a range of relatively intact ecological communities including a number of endangered ecological communities and large remnant trees such as a giant Fig tree at Thirroul and a large Red Cedar above the Kemira mine portal.
 - c) The escarpment is critical for the conservation of regional biodiversity, being some of the most important in southern New South Wales for their flora and fauna, associated with tall moist forest, including rainforest.
 - d) The escarpment area has a high scenic quality given the combined effect of a narrow coastal plain, rugged escarpment edge, rich forest and contrasting pasture lands. The Illawarra Escarpment is also widely considered to have a high scenic environmental quality in comparison to other coastal plain and escarpment landscape areas along the New South Wales coast.
 - e) The Illawarra Escarpment is significant for its historical evidence and associations with all the processes of development and change that have occurred since European settlement, including old roads, mine structures and dwellings, abandoned house sites, pit pony paddocks and trace evidence of timber getting and other agricultural activities.
 - f) The Illawarra Escarpment contains a range of individual heritage items and traces of early settlement, remains of old / disused settlement and old access roads, including slab houses, Bulli Pass (an off-cuts of Westamacott's Pass), Throsby's track and aboriginal dreaming track at Bulli, mining sites and structures, Kembla Grange & Mount Kembla tank trap route, retaining wall / embankment for the old cliff-face short-cut road just north of Rixon's Pass etc. The majority of these items are of regional significance (some of which have also been recommended for formal nomination on the State Heritage Register).
2. Examples of significant natural items of environmental heritage within the escarpment include:
 - g) A stand of Illawarra Subtropical Rainforest, west of South Avondale Road;
 - h) Remnant Fig tree plantings in the grounds of the former "Benares" homestead;
 - i) Remnant Bunya Pine plantings to the east of Paynes Road;
 - j) Remnant Hoop Pine plantings to the east of upper Paynes Road;
 - k) A large Red Cedar tree atop of the portal to the closed Kemira Mine;
 - l) A remnant bushland and riparian corridor on the eastern footslopes of Mt Keira; and
 - m) Plantings of Coral trees around collieries as well as along the edges of paddocks of early farmers in the region.
3. Examples of significant man made historic (European) items include:
 - a) Windy Gully hamlet;
 - b) 1930's depression dam and campsite, on the mid slopes at Thirroul, adjacent to a tributary of Flanagan's Creek;
 - c) Nunan's farm "Seaview", one of the highest properties on the escarpment at West Dapto (Huntley);
 - d) Marshall Mount homestead and outbuildings;
 - e) Hillside Farm slab and weathboard house at Dombarton and Figtree Farm slab hut at Reddalls Road, Kembla Grange;
 - f) Linbrook Farm, Avondale;

- g) Old Miner's cottages at Mount Keira;
- h) Bankbook Hill, Wongawilli – evidence of one of the last remaining squatting settlements, including remains of house sites, planted vegetation and one occupied dwelling;
- i) Bulgo shack community;
- j) Carrick's sawmill on the flat above Morrison Road, Coledale;
- k) Mount Kembla and Bulli mines, particularly given their long operation, direct links social with local communities (past and present) as well as their cultural heritage significance due to mining disasters and strikes;
- l) Bullock track west of Harry Graham Drive, Kembla Heights and at Stanwell Park (off Wodi Wodi trail) and a steep track at Bulgo leading to the shack community;
- m) Throsby's track and Aboriginal dreaming track;
- n) Walking tracks at Austinmer to Bulli lookout and Sublime Point;
- o) Bulli Pass (and cut-offs of Westmacott's Pass);
- p) Retaining wall / embankment of old cliff-face short cut road, just north of Rixon's Pass;
- q) Abandoned electricity stanchions; and
- r) Tank traps between Kembla Grange to Broker's Nose.

20.11.3 Development Controls for the Area

1. Any proposal affecting any heritage item or building / structure or involving subdivision within the heritage conservation area will require the lodgement of Development Application and a Heritage Impact Statement or Conservation Management Plan which takes into account the findings and recommendations of the Illawarra Escarpment Heritage Assessment Study 2007 (Parts 1 -3), prepared by Mayne – Wilson & Associates and Heritage Futures in conjunction with Godden Mackay Logan on behalf of Council.
2. It is recommended that any prospective applicant should liaise with Council's Strategic Project Officer (Heritage) at an early stage to discuss any proposal within the Heritage Conservation Area and its relationship with the 2007 study.

21 CONSERVATION INCENTIVES

1. Heritage conservation incentives in relation to the use of heritage items are outlined in clause 5.10(10) of Wollongong Local Environmental Plan (WLEP) 2009.
2. Council also provides the following financial incentives:
 - a) The waiving of Development Application and Construction Certificate fees for properties listed in Schedule 5 of WLEP 2009, where the proposed works do not involve the demolition of a heritage item or the removal of any heritage listed trees and are determined by Council to promote sympathetic heritage development in accordance with this DCP. The standard Development Application fees are required to be paid upon lodgement of the application and will be refunded should the application be approved. If the Development Application is approved then subsequent Construction Certificate Application fees relating to the approved development will then be waived, where the application is lodged with Council. Council will also accept the lodgement of a Bank Guarantee upon lodgement of a Development Application for the full amount of the required application fees, which will be released should the application be approved.
 - b) The opportunity for grant funding for works undertaken to maintain or conserve a heritage item. The maximum funding of any heritage development for any single year will be 50% of the cost of works. Grants are usually advertised in June each year.

22 HERITAGE INTERPRETATION

1. Where a development proposes a major change to an item such as adaptive re-use, a new addition, or alteration, or a subdivision of a historic lot or area, some level of onsite or other interpretation may be appropriate to ensure that the change proposed can be easily interpreted in the future. Applicants should give consideration to the incorporation of interpretive measures into proposed development.
2. Council may also consider interpretation requirements as an appropriate condition of consent for certain developments where the interpretation of the heritage value of the site is considered important or appropriate.
3. A heritage interpretation plan may be appropriate in ensuring that interpretation is implemented in a manner that allows for the proper interpretation of the heritage site.

23 ARCHIVAL PHOTOGRAPHIC RECORDING

1. Where proposed development will have an impact on the heritage significance of a place a photographic recording should be completed in accordance with the NSW Department of Planning - Heritage Branch guideline titled '*Photographic Recording of Heritage Items Using Film or Digital Capture*'. This document is available to download free from the Heritage Branch website at www.heritage.nsw.gov.au. The purpose of an archival recording is to document the pre-development condition of the heritage place to ensure that its condition is documented for future reference.
2. Council may require archival photographic recording as a condition of development consent where a proposed development is deemed to have a significant impact on a property. This is likely to be the case where the development involves:
 - a) Demolition or part demolition of a heritage item.
 - b) Where alterations or additions are proposed.
 - c) Where new development will have an impact on the historical setting or curtilage of the heritage item.
 - d) Where a landscape heritage item is to be significantly impacted by a proposed development.
 - e) Where an archaeological site is to be disturbed as part of a development.
 - f) Any other case of heritage impact where Council feels photographic recording is of benefit.

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