



Information Sheet No.4 Consideration of Heritage Values

All Sydney Harbour Federation Trust sites are unique and have World, National and / or Commonwealth heritage significance. Because of their significance, prior written planning approval is required for all works including building fitouts and repairs, landscaping, signage, changes of use and major events prior to any works commencing.

When assessing a proposed action, the Trust will consider the level of a site's heritage significance and the degree to which the proposed action implements the Trust's objective of protecting, conserving and interpreting the heritage values of Trust land.

What are Heritage Values?

The Heritage Values of a place include the place's natural and cultural environment that has aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians.

Indigenous Heritage Values are those values of a place that are significant to indigenous persons in accordance with their practices, observances, customs, traditions, beliefs or history.

These values are identified through careful study and analysis of a place, typically through the commissioning of a Conservation Management Plan.

The *Environment Protection and Biodiversity Conservation Act and Regulations 1999* (the EPBC Act and Regulations) set out the criteria against which the above values are tested.

What are the Trust's objectives for heritage conservation?

The *Sydney Harbour Federation Trust Act 2001* (SHFT Act) requires the Trust 'to protect, conserve and interpret the environmental and heritage values of Trust land.'

This objective has been clearly written into the Trust's Comprehensive Plan for all of its lands, which includes specific policies dealing with Natural, Aboriginal (Indigenous) and Cultural Heritage. The Trust also has a policy to guide for the adaptive re-use of buildings – see below.

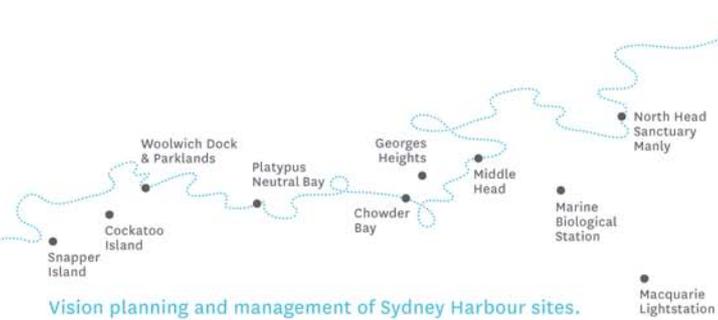
These policies explain how the Trust will achieve 'best practice' outcomes through adherence to benchmark documents such as the ICOMOS Australia Burra Charter and the Australian Natural Heritage Charter.

How will these objectives be implemented?

The Trust's policies are expressed in the detailed plans that have been prepared for specific sites. Proposed actions must be consistent with the outcomes identified in these plans.

The Comprehensive Plan requires the preparation of Conservation Management Plans (CMPs) for important items of environmental heritage prior to any major works being undertaken.

CMPs identify the heritage values of a place and analyse the relative significance of all its buildings and site features. CMPs make detailed recommendations for building repairs and maintenance, and identify suitable future uses that will allow for ongoing conservation.



The findings of CMPs are included in the Trust's Management Plans, which identify outcomes for particular sites, guiding the way sites are developed, adaptively re-used or conserved. Information Sheet No. 1 outlines how Management Plans fit into the Trust's planning framework.

Adaptive Reuse of Buildings

CMPs recommend the types of uses that will be sympathetic to each building, taking into account the Trust's planning concepts for the place. Where the possible future use differs from an original and continued use this is known as 'adaptive reuse'.

The CMP recommendations inform the leasing process, along with other considerations, and the selection of the most appropriate tenant.

The Trust's Comprehensive Plan has a policy dealing with this important issue. As leasing revenue will be necessary in order to pay for future maintenance and conservation works, a mix of uses and rental values will be a feature of most Trust sites ensuring vitality and public access with public uses alongside private.

The Assessment Process

All of the Trust's lands have World, National and / or Commonwealth heritage significance. The EPBC Act requires the Trust to determine whether a proposed action is likely to have a significant impact on a Heritage Place.

The Trust will assess whether proposed actions and uses adequately address the Trust's objectives, policies and plans for conserving and interpreting the heritage values of the site.

Information Sheets No. 1-3 provides more detail about the Trust's Assessment and Approval Process.

Exemption from certain State laws

Under the *SHFT Act*, the Trust and its lands are exempt from certain state laws, including NSW heritage legislation such as the *Heritage Act 1977*.

Referral to the Commonwealth Minister

Where the Trust's assessment concludes that a proposed action is likely to have a significant impact on the heritage values of a place, then the matter must be referred to the Commonwealth Minister for the Environment and Heritage for further assessment. If relevant, the Minister may then consult with the Australian Heritage Council.

Heritage Significance

Each of the Trust's sites and buildings are significant for the contribution they make to understanding a precinct's broader history of occupation and development.

The level of an *individual* building's heritage significance will influence the Trust's identification of suitable uses and the degree of changes that may be made to a building's fabric.

However, buildings of lesser heritage significance may form part of a building group. The Trust aims to ensure that the future use and appearance of individual buildings does not diminish the heritage values of the group or individual elements of the group. To achieve this, the Trust will carefully manage the selection of uses, finishes, colours, signage and lighting.



Vision planning and management of Sydney Harbour sites.

Detailed Considerations

To ensure that a proposed action does not adversely affect the heritage values and characteristics of a site or a building, all works must be consistent with the relevant Conservation Management Plan. To determine this, the Trust will consider a range of detailed matters, including:

- New works are to be fully reversible, however significant building modifications will generally not be permitted;
- New partitions may be permitted, but must retain a sense of the space being partitioned;
- Bathrooms or kitchens will only be permitted where they do not pose a significant impact;
- The presentation of buildings and interiors is to be consistent with heritage values and meld harmoniously with other nearby buildings;
- New fixtures such as heating, air conditioning, water tanks, solar panels and other services must be sensitively located;
- Outdoor furniture, shelters, awnings etc are to be of high quality. Appearance is to be compatible with the character of the precinct and not detract from the setting of a heritage item or place;
- External finishes and colours to heritage buildings are to be consistent with the CMP. The finishes and colours of buildings of low heritage value need to be considered in relation to the heritage buildings that make up the grouping; and
- Signage must be of a uniform size and material to retain the unified character of the various precincts.

Information Sheet No.6 addresses archaeological issues.

Information Sheets No. 7 (a) and (b) addresses signage issues.

The Trust's plans and policies and the **Proposed Action Application Form** are available at www.harbourtrust.gov.au

If you have any questions in relation to the assessment process, you may call the Trust's planners on 8969 2100.