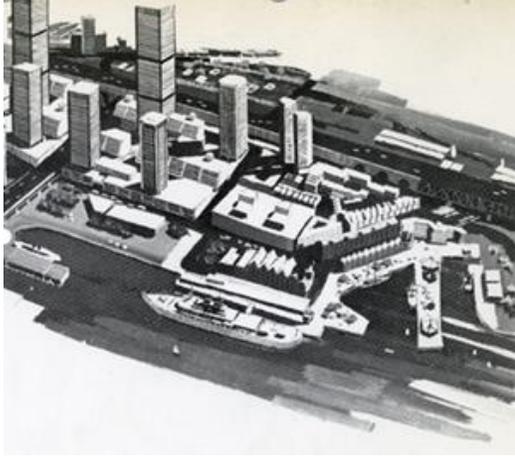




Successes & Challenges for heritage buildings & adaptive reuse in The Rocks Sydney Australia

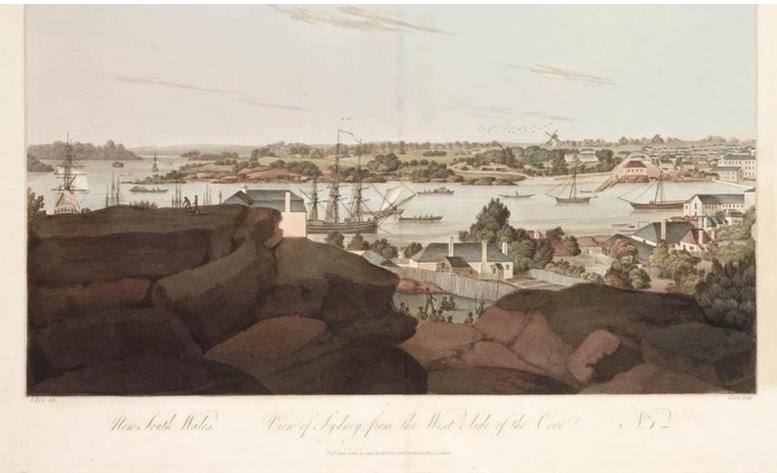
Miriam Stacy, Property NSW



The Rocks in context

The Rocks heritage precinct on the western shores of Sydney Cove ...

alongside the Royal Botanical Garden and Sydney Opera House beyond and Sydney Harbour Bridge in foreground



BETTER PLACED

DESIGN GUIDE

FOR HERITAGE

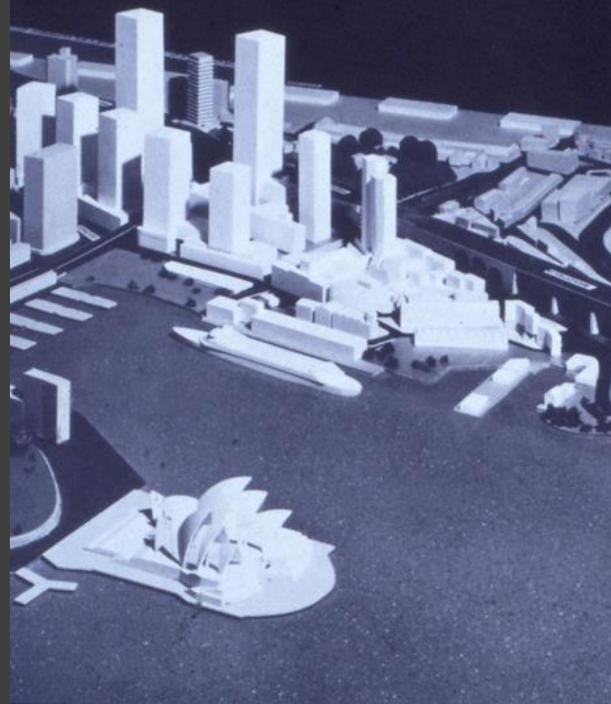
Implementing the Better Placed policy for
heritage buildings, sites and precincts.

THE BURRA CHARTER

The Australia ICOMOS Charter for
Places of Cultural Significance 2013



AUSTRALIA ICOMOS
International Council on Monuments and Sites
Australia ICOMOS Incorporated
International Council on Monuments and Sites



Better performance

sustainable, adaptable
and durable

Ensuring that heritage places
have an ongoing, viable life is
essentially sustainable. Adapting
heritage places isn't just about
making them suitable for today's
uses; it is also about building in
durability to meet emerging and
future needs.

Charter advocates a cautious
do as much as necessary to
to make it useable, but other
as possible so that its cultural

Success #1 applying Burra Charter principles

skillful thoughtful 'loose fit' reversible

*Encourage alternative solutions to meet performance
requirements to minimise or eliminate impacts to
building interiors...*

*for better performance making buildings sustainable,
adaptable and durable (Government Architect NSW)*



Success #1 loose fit reversible adaptive reuse

Unwins Stores, George Street The Rocks

*1840s 3 storey colonial sandstone commercial row
building*

❖ *AHW Studio*

❖ *The Doss House*

❖ *L'Occitane en Provence*

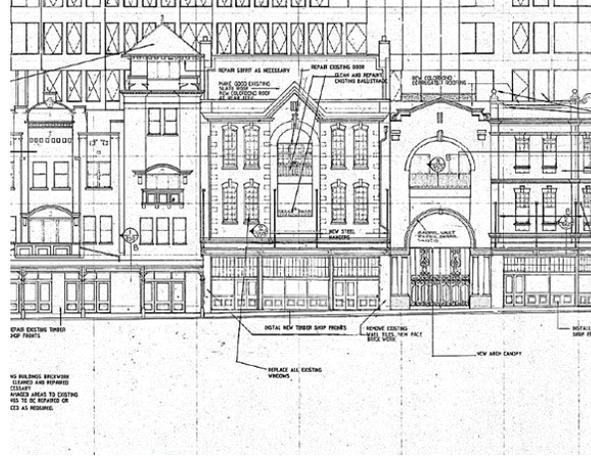


Success #2 valuing the legacy

Reconstruction means returning a place to an earlier known state ...

Only when a place is incomplete through damage or alteration ...

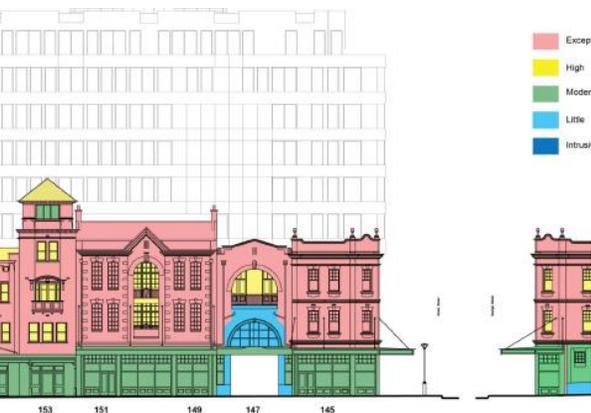
(Australia ICOMOS Burra Charter)

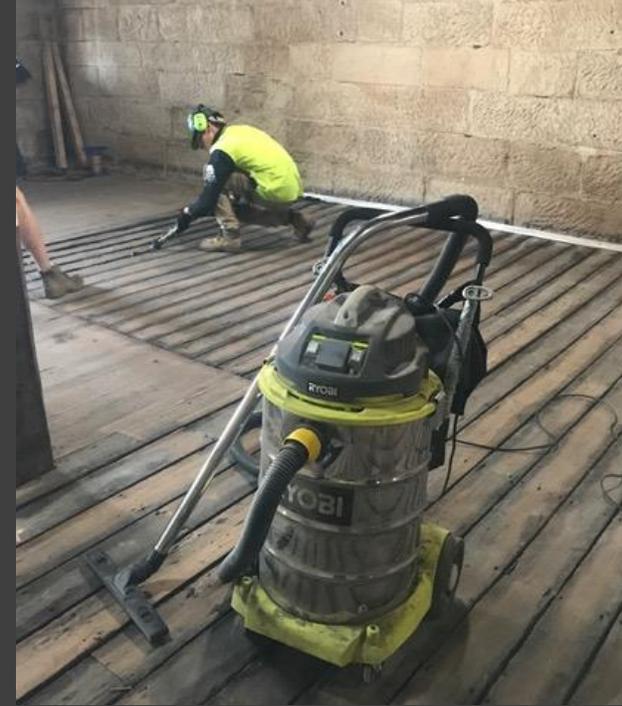


Success #2 valuing the legacy

In some cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place

(Australia ICOMOS Burra Charter)



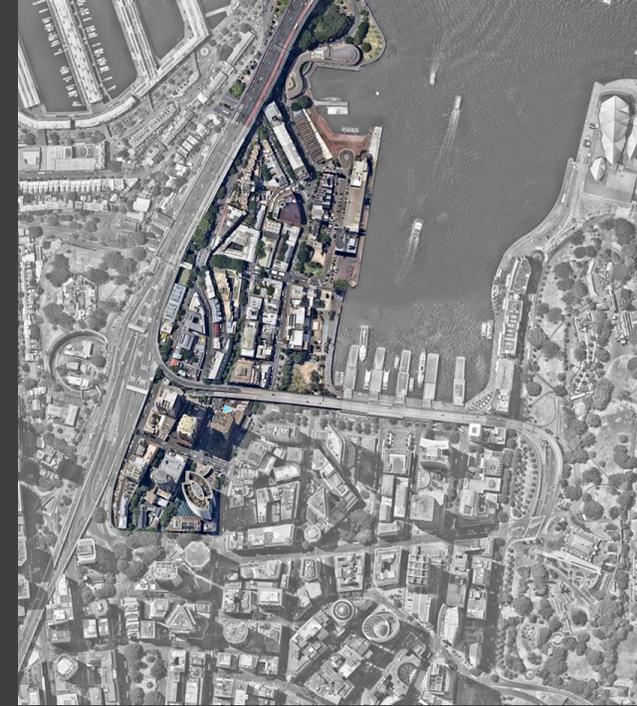


Success # 3 traditional building repairs, materials, trades

Reuse of existing building stock is more sustainable than ... new buildings and/or infrastructure

Traditional materials & techniques usually have less environmental impact

Traditional trade skills need to be maintained by a supply of traditional materials, and promote controlled salvage as part of a sustainable solution (Australia ICOMOS Strategy for traditional trades)



Success #4 precinct and place sustainability policies

Passive design improvements before mechanical

Supported by options analysis ... least impact to significant fabric and accounts for ongoing energy consumption

Avoid or minimize impact on significant spaces, elements and building fabric ... placed discretely (Place Management, Bushells CMP)



Challenge #1 project complexity, engagement, willing client & consultant

So how can we introduce synergy to a given situation or environment?

And then you are not on opposite sides of the problem – you're together on one side, looking at the problem, understanding all the needs, and working to create a third alternative that will meet them (Covey)



RESEARCH & PUBLICATIONS FUNDING & SUPPORT LICENCES & P

Topics > Energy savings and resource efficiency > Business grants and assistance > [The National Australian Built Environment Rating System](#)

NABERS rating system

National Australian Built Environment Rating System (NABERS) Program is nationally by the NSW Office of Environment and Heritage on behalf of state, and Commonwealth governments.

uses a six star scale to rate the environmental performance of buildings, and has rating energy efficiency, water efficiency, waste management and indoor environmental quality.

THE NABERS RATING SCALE

1 STAR POOR 2 STARS BELOW AVERAGE 3 STARS AVERAGE

Our story

Green Building Council of Australia (GBCA) is committed to developing buildings, cities and communities that are healthy, livable, productive, resilient and sustainable.

Established in 2002, the Green Building Council of Australia is the national peak body for the building, construction, real estate, engineering, architecture, planning, design, and infrastructure industries. Our vision is to create healthy, resilient buildings, communities and cities. Our purpose is to lead the sustainable transformation of Australia's built environment.

Certify

Certify the sustainability of buildings and communities through Australia's only national Green Star.

Educate

Educate industry and government practitioners and decision-makers, and promote best practices and operations.



green building council australia

Green Star
Why choose Green Star?

Get involved
Events, courses and membership

Leading the sustainable transformation of Australia's buildings, cities and communities.

Our vision is to create healthy, resilient and positive places for people and the environment.

[Learn more about Green Star certified projects](#)

Challenge #2 reconciling sustainable development standards

... a desire for improved building standards means that owners still want to upgrade the energy performance of their historic buildings

Essential they are supported by legislation and guidance in using correct methods and materials and not led to making inappropriate interventions (ISCES)



PLAYFAIR'S TERRACE 1 - 7 Atherden Street, The Rocks CONSERVATION MANAGEMENT PLAN



Prepared by the Sydney Harbour Foreshore Authority
Place Renewal Division, Strategic Planning Team
May 2016 V2.1
Objective ID A878421



Challenge #3 avoid unnecessary changes to meet BCA & access

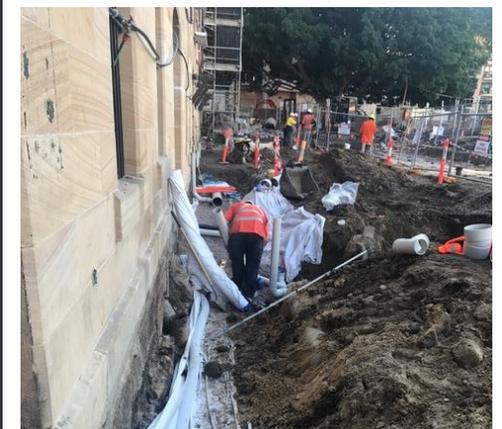
It may be necessary to modify proposed changes to better retain cultural significance

Approaches to compliance with building codes ... must focus on responding to the spirit and intent if strict compliance would adversely impact on heritage significance ... and result in unacceptable adverse impacts (PNSW Playfair's Terrace CMP)

Challenge #4 facilitating good site & construction outcomes



*Complete & undertake the works ...
It is advisable to select specialist designers and contractors, familiar with working with sensitive heritage assets, to avoid poor quality outcomes that can add risk, cost and delays to a project
(British Property Federation)*





Sustainable heritage management in The Rocks ~ conclusion

- ❖ *Successes continue to challenge*
- ❖ *Continue to work synergistically with interest groups*
- ❖ *apply and reinvent principles of sustainable heritage management for future generations of enjoyment, use and adaption of heritage buildings in The Rocks*
- ❖ *All contribute to the UNESCO Sustainable Development Goal 11 Sustainable cities and communities to make cities and human settlements inclusive, safe, resilient and sustainable*