

CIVVIH Asia-Pacific Subcommittee Scientific Symposium Beijing, April 2018

‘Practices and Methodologies for Sustainable Protection and Management of Historic Cities, Towns and Urban Areas’

‘Similar Protection but Different Heritage Outcomes – Management Practices in the historic Millers Point and The Rocks areas in central Sydney’.

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c2013 aerial photograph showing The Rocks and Millers Point, Sydney Opera House, northern end of Sydney CBD and Sydney Harbour (Source: Google Earth)



Both The Rocks and Millers Point areas were densely settled industrial port and warehousing areas. The majority of inhabitants were working class families.



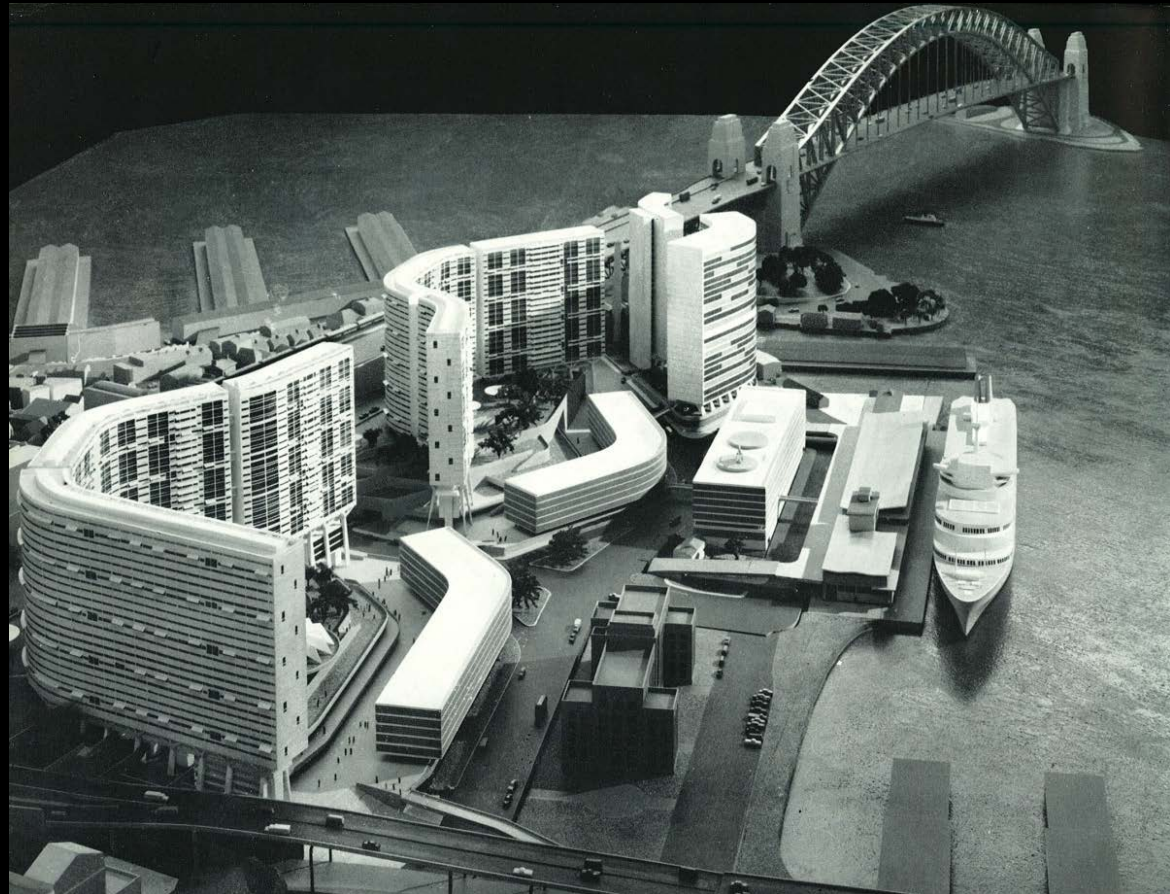
Both areas became overcrowded and had poor sanitation. An outbreak of bubonic plague in 1900 resulted in the colonial government resuming the area (compulsory acquisition). They replaced most houses with new dwellings administered by a state Housing Board.



c1930 photograph showing construction of the Sydney Harbour Bridge. This created a physical division between Millers Point (left) and The Rocks (right).



Sydney Opera House (red) and its buffer zone (hatched) which is a UNESCO World Heritage site. The Rocks area is part of the buffer zone but Millers Point is not.



Due to its prime location on Sydney Harbour, The Rocks was seen as a prime redevelopment area. The NSW government established the Sydney Cove Redevelopment Authority which became the new landowner. Many high rise development proposals in the 1960s and 1970s would have replaced the historic buildings. Community action prevented demolition.



In the late 1980s a new strategic plan was adopted. High rise development was confined to one end, rather than interspersed throughout the area. Largely a heritage-based decision to retain the low scale and character of The Rocks area.



In the late 1980s, a conservation ethos was introduced by the administration. Tourism became financially lucrative. The historic fabric was mostly conserved but the social fabric wasn't. Residential uses were mostly replaced by tourist shops and restaurants.



Mass tourism has led to many physical changes – eg wider footpaths stairways and other urban design features to make the area attractive to visitors. Inevitable impacts on integrity and authenticity.



The Rocks area retains its network of historic laneways. Archaeological and interpretation projects aim to attract local as well as overseas visitors.



c2011 view over The Rocks area and Sydney CBD from the Sydney Harbour Bridge. The Rocks is now primarily managed as a waterfront leisure and entertainment area with an historic character. Some impacts on integrity and authenticity are tolerated.



c2009 aerial photo showing The Rocks and Millers Point historic urban areas in the foreground of the Sydney CBD. The two areas are now separated by the Sydney Harbour Bridge road approach but were previously joined. (photo: Susan Duyker)

THE BURRA CHARTER

The Australia ICOMOS Charter for
Places of Cultural Significance 2013



Australia ICOMOS Incorporated
International Council on Monuments and Sites



THE ILLUSTRATED BURRA CHARTER

Good Practice for Heritage Places

Peter Marquis-Kyle & Meredith Walker



The Burra Charter sets out the procedures and practices for heritage conservation in Australia and is the basis of heritage planning controls and guidelines.



Millers Point has been managed as an area of social housing for more than 100 years. Authenticity and integrity of Millers Points has been retained - contrasts starkly with that of The Rocks adjoining.



C2014 State government decision to cease social housing and to sell individual dwellings and apartments throughout Millers Point to private buyers. Windfall revenue to fund new social housing in less desirable areas. Very controversial policy. Commitment to best practice conservation and protection of Millers Point buildings.

Part 1

Millers Point and Dawes Point Village Precinct Conservation (SHR 1682) Management Plan

SHR No. 00896

Conservation Management Plan—Part 1 of 3

February 2018



An over-arching Conservation Management Plan (CMP) sets conservation policies and development controls/guidelines for the whole of Millers Point area in response to government decision.



State Heritage Register

Gazettal Date: 28 November 2003



Scale: 1:4,500

Produced by: Stewart Walters

Legend

- | | |
|------------------|--------------|
| SHR Curtilage | Land Parcels |
| Historic Regions | Water |
| LGAs | Roads |
| Suburbs | Railways |
| | NSW Reserves |

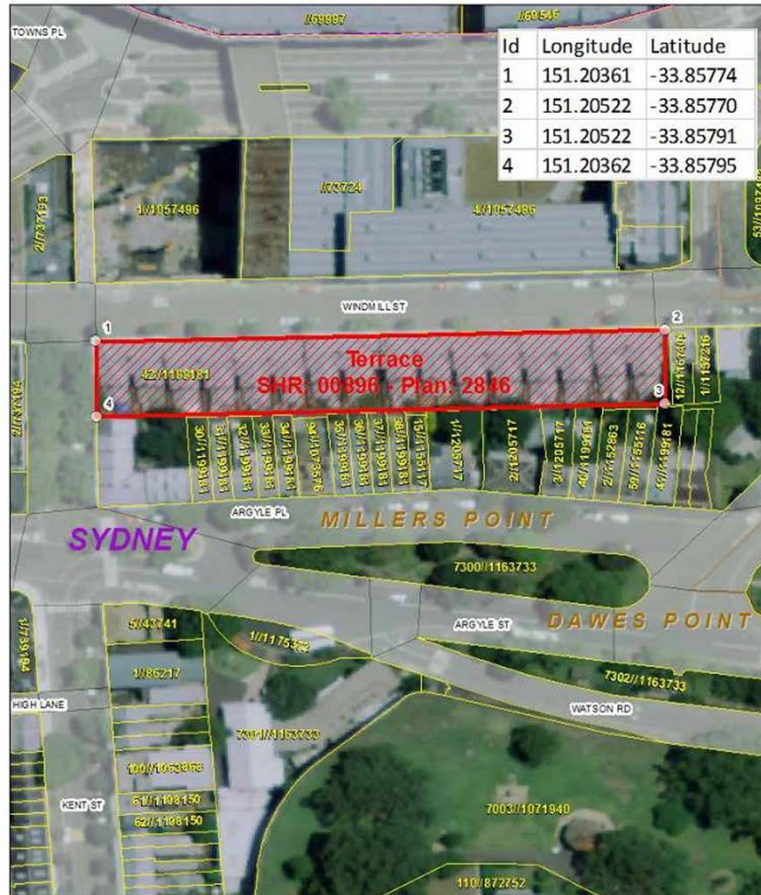
The whole of Millers Point is protected on the State Heritage Register. The NSW Heritage Council controls physical change within the area. It makes decisions guided by the policies in the CMP and the principles of the Burra Charter.



Understand the significance of the place before making decisions about its future and changes to its fabric and setting. (source: Burra Charter)



Millers Point CMP includes historical research and physical assessment of the buildings throughout the area, including periods of construction. (source Millers Point Conservation Management Guidelines, 2007)



State Heritage Register - SHR: 00896, Plan:2846

Terrace - 1-63 Windmill Street, Millers Point

Gazettal Date: 02 April 1999

0 25 50 75 100 Metres

Scale: 1:1,250

Datum/Projection: GCS GDA 1994



Legend

- SHR Curtilage
- Land Parcels
- Roads
- LGAs
- Suburbs

Individual buildings and groups are also protected by the State, including the row of terrace houses at 1–63 Windmill Street. (Source: NSW Heritage Council)

**47 Windmill Street, Millers Point
(Part of 1–63 Windmill Street, Millers Point)**

SHR No. 00896

Conservation Management Plan—Parts 1, 2 and 3

Prepared for NSW Land and Housing Corporation

February 2018



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The CMP for the terrace row and other CMPs for individual dwellings identify the significance of all parts of the property and provide conservation policies that must be followed by the owners.



c1902 Photo of post-slum clearance showing area of demolished houses on Windmill Street



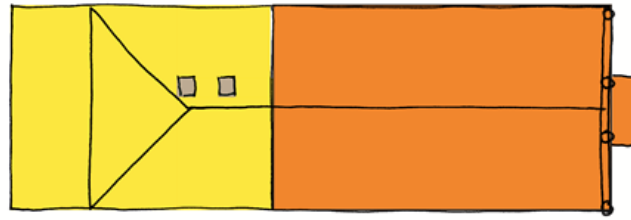
c1908 photograph looking along the row of newly built terrace houses at 1-63 Windmill Street. (Source: State Records NSW)



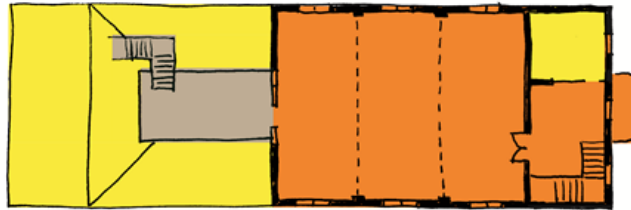
c1986 photograph looking along the row of terrace houses at 1–63 Windmill Street.
(Source: GML Heritage)



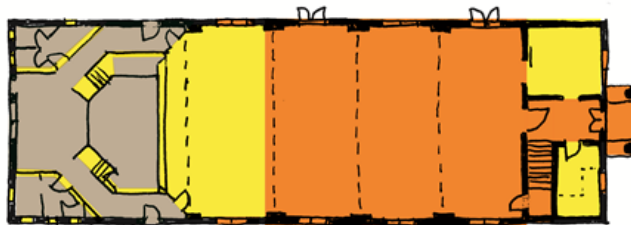
2018 photograph looking along the row of terrace houses at 1–63 Windmill Street.
(Source: GML Heritage)



ROOF



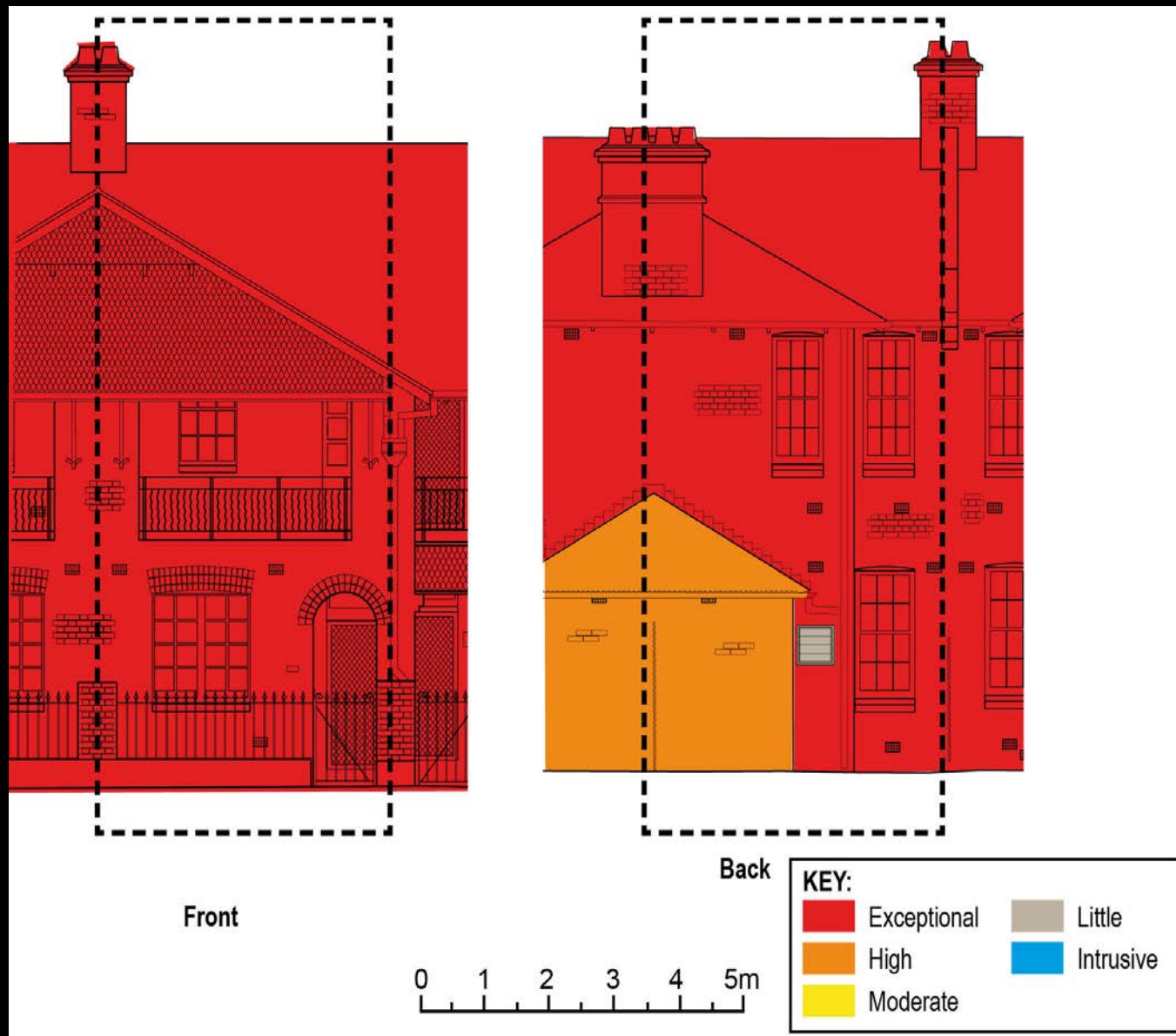
FIRST FLOOR



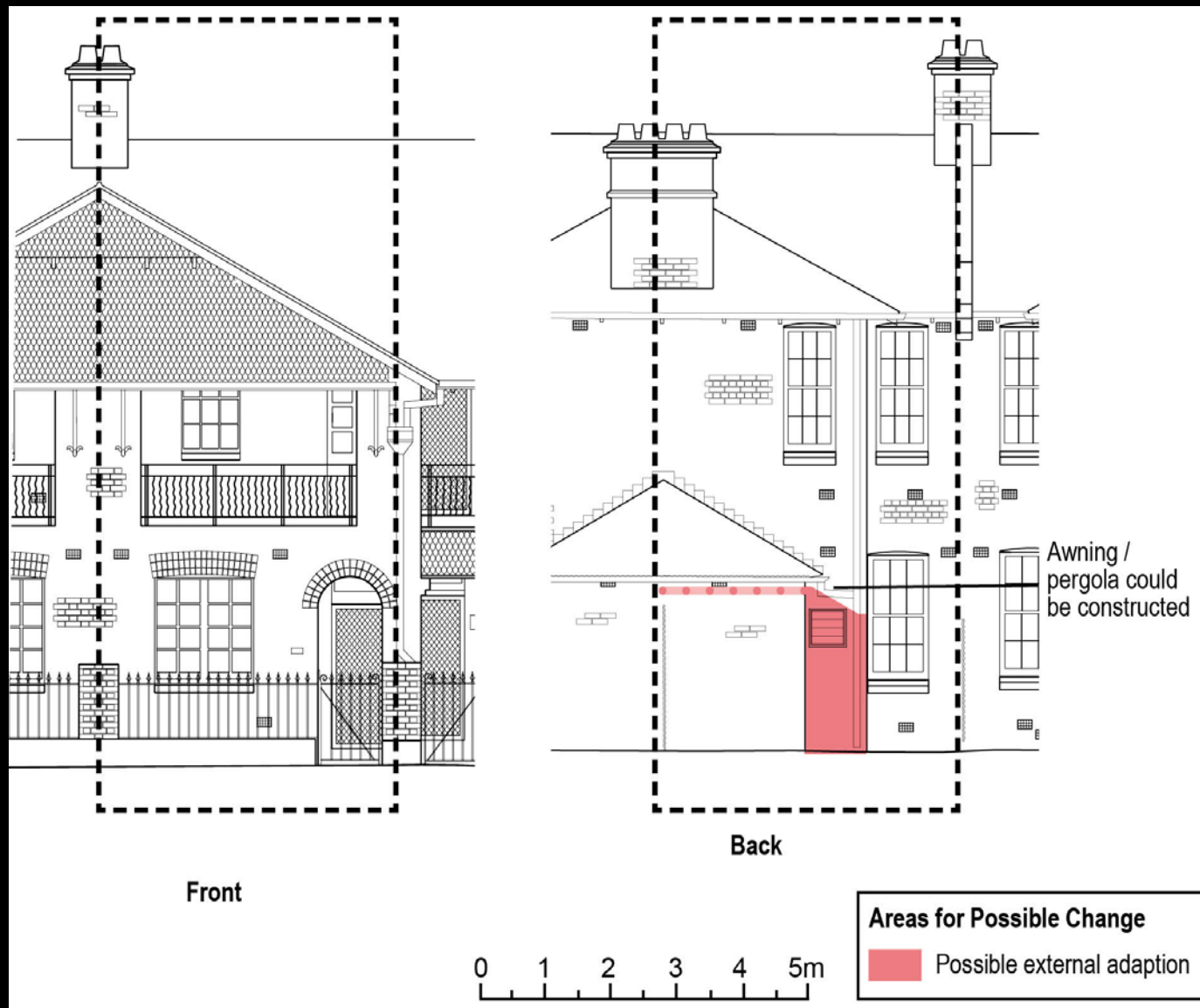
GROUND FLOOR

Key:	
High	Orange
Moderate	Yellow
Low	Grey

Significance gradings inform decisions about sensitive areas and components



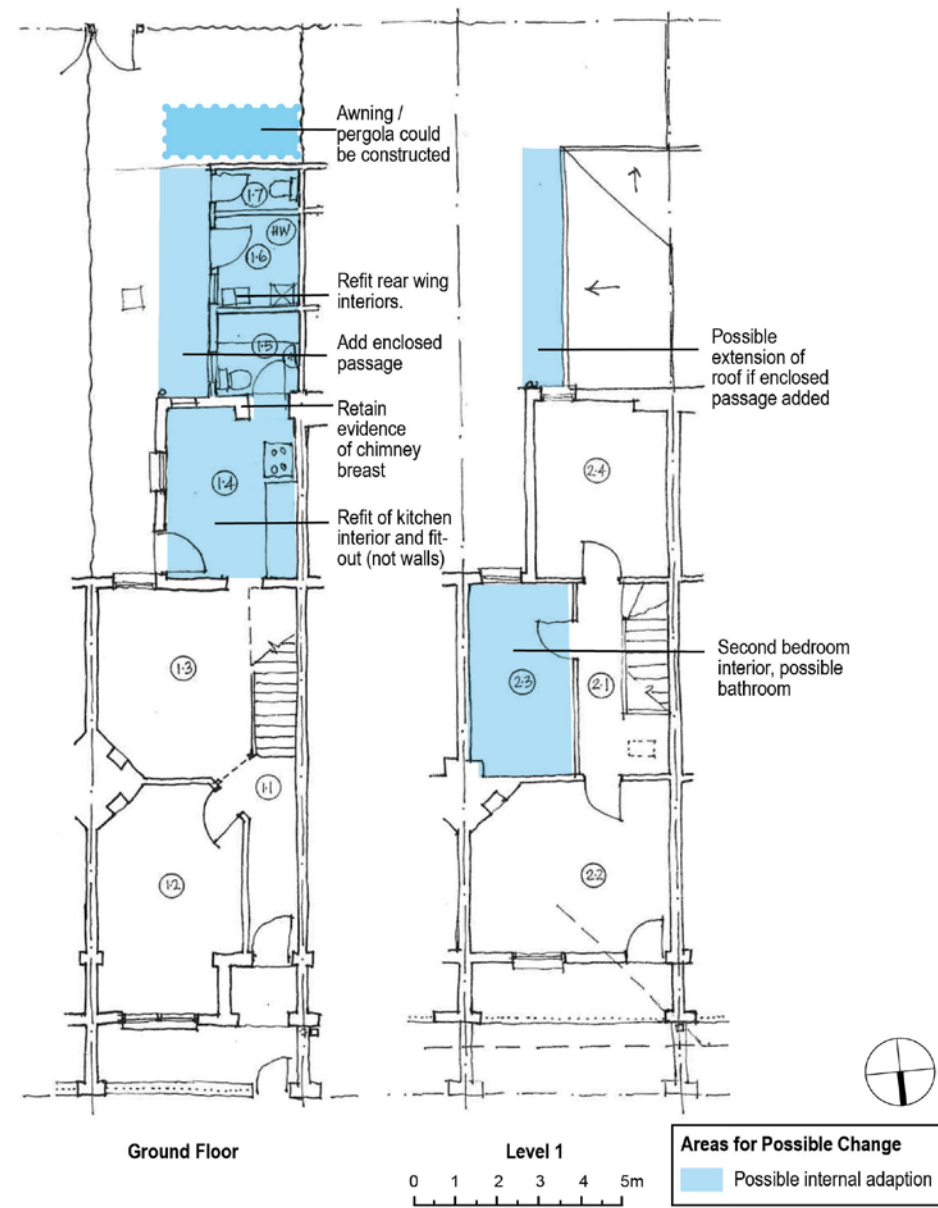
Significance of components, front and rear elevations.
(Source: Public Works drawings with GML overlay, February 2018)



Conservation Policies for Exterior - front and rear elevations.
(Source: Public Works drawings with GML overlay, February 2018)



Significance of components—plan.
Source: GML Heritage, February 2018)



Areas for possible change—plan. Very limited opportunities for alterations or additions. (Source: GML Heritage)



Information Handbook issued to all potential buyers and incoming owners to explain what is expected, what they can and can't do with their dwelling.
(Source: NSW Land and Housing)



CONCLUSION:

While The Rocks has lost a substantial degree of authenticity, Millers Point (which shares a similar history) retains a strong sense of authenticity as a working class residential area due to its century of social housing use. It is now under pressure for change from a wave of wealthy owners seeking to personalise and improve their expensive newly purchased homes. Impacts on its authenticity would appear to be unavoidable despite the best practice heritage management framework now in place.

Thank you