

PURCELL

GOLF CLUB – GREEN KEEPERS SHED
KINGSTON AND ARTHURS VALE HISTORIC AREA SITE
NORFOLK ISLAND – NORF’K AILEN

STATEMENT OF HERITAGE IMPACT

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INTRODUCTION

BACKGROUND

The Department of Infrastructure, Transport, Regional Development and Communications and the Arts commissioned Purcell to prepare this Statement of Heritage Impact (SOHI) to accompany a Development Application for the proposed replacement of the Green Keeper's Shed to the KAVHA Golf Club, located at No.1 Quality Row.

KAVHA is a World Heritage Listed site, which includes Quality Row. Quality Row is also individually included in the National, and Commonwealth, Heritage Registers, by virtue of their being Commonwealth Tenure Areas.

The following documentation details the Proposal assessed in this SOHI:

- Architectural Drafting Plans, prepared by Jason McCoy Architectural Draughting and Design, dated 08/03/2024 (see Appendix A for details).
- Structural Report, prepared by Williams Consulting Engineers Australia Pty Ltd, dated 21/06/2024 (see Appendix A for details).
- Structural Plans, prepared by Williams Consulting Engineers Australia Pty Ltd, dated 14/01/2024 (see Appendix A for details).

Lucy Burke-Smith (Associate Partner) of Purcell prepared this report, with review by Tracey Skovronek (Regional Partner). Lucy has visited the Site most recently 18-21 June 2024 and completed a physical inspection of the exterior, streetscape, and context. Unless otherwise cited, all images were taken at this site visit.

LIMITATIONS

This SOHI is limited to an assessment of the potential statutory built heritage impacts of the Proposal to the setting, context, and significant fabric of the registered built features on the Site. It is based on the current statutory heritage and development controls, and non-statutory guidelines, applicable to the heritage listed Site located at **No. 1** Quality Row, Norfolk Island. Desk-based research, and client-provided information to date, form the basis of this report, no new archival research was undertaken.

All references to heritage, or heritage impacts, are to registered, built heritage only. This report does not consider other potential heritage impacts of the Proposal, including, without limitation, to landscape, vegetation, sub-surface, archaeological or indigenous heritage.

TERMINOLOGY

The conservation terminology used in this report is of a specific nature and is defined within *The Burra Charter: 'The Australia ICOMOS Charter for Places of Cultural Significance, 2013'* (the *Burra Charter*).

INTRODUCTION

ABBREVIATIONS

AHD	Australian Heritage Database	KAVHA	Kingston and Arthur's Vale Historic Area
CHL	Commonwealth Heritage List	NHL	National Heritage List
CMP	Conservation Management Plan	NIHA	Norfolk Island Heritage Act 2002
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	WHL	World Heritage List
HMP	Heritage Management Plan		

REFERENCES

This SOHI references the following documents:

- Otto Cserhalmi and Partners PL et al, Kingston & Arthurs Vale Historic Area Conservation Management Plan, for Kingston and Arthur's Vale Historic Area Management Board, 2008 (KAVHA CMP 2008).
- Jean Rice Architect, Context Pty Ltd and GML Heritage Pty Ltd, Kingston & Arthurs Vale Historic Area Heritage Management Plan, April 2016. (HMP 2016).
- GML Heritage Pty Ltd and Context, Kingston and Arthur's Vale Historic Area Cultural Landscape Management Plan, September 2019 (CLMP 2019).
- Australian Heritage Database Report, 'Kingston and Arthurs Vale Commonwealth Tenure Area, Quality Row, Kingston, EXT, Australia', Commonwealth Heritage Register.
- Australian Heritage Database Report, 'Kingston and Arthurs Vale Historic Area, Quality Row, Kingston, EXT, Australia', National Heritage Register.
- AECOM Australia Pty Ltd, Kingston and Arthur's Vale Historic Area Development Control Plan, for Department of Infrastructure, Transport, Regional Development and Communications, 26 May 2020.

UNDERSTANDING THE SITE

LOCATION

Norfolk Island – Norfolk Ailen is an external Australian Territory 1676 kilometres northeast of Sydney, at latitude 167°57'E and longitude 29°02'S.¹

The Site's address is No. 1 Quality Row, Norfolk Island – Norfolk Ailen, within the Kingston and Arthurs Vale Historic Area Site (KAVHA). KAVHA is located on the southern coast of Norfolk Island – Norfolk Ailen. Quality Row is within the Commonwealth Tenure Area, which comprises the KAVHA area with the exclusion of all privately owned properties. KAVHA was divided into distinct management areas called Precincts, identified Alphabetically from A-N (excluding the letters I and O), with Quality Row being within Area D.²

No. 1 Quality Row is on the south side of the street, to the east of the Government House Reserve (Precinct A).



Figure 1: Aerial view, the Golf Club Workshop, subject of this proposal marked by red dashed line, located on Quality Row and adjacent to No. 1 Quality Row. (Source: Google Earth Pro and MAXAR Technologies 2023, modified by Purcell)

DESCRIPTION – KAVHA

The Kingston and Arthur's Vale Historic Area (KAVHA) comprises more than 40 buildings, substantial ruins and archaeological remains set within 225 hectares of relatively undisturbed

1 Geoscience Australia, 'Norfolk Island', accessed 6 January 2023.

2 Otto Cserhalmi and Partners PL et al, 'Kingston & Arthurs Vale Historic Area Conservation Management Plan, for Kingston and Arthur's Vale Historic Area Management Board', 2008, (KAVHA CMP 2008), p 8.

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land. All structures were constructed by convicts from stone quarried on Norfolk, and Nepean, Islands, or with local timber. KAVHA demonstrates the use of penal transportation to expand Britain's geo-political spheres of influence, punishment of offenders, deter crime in Britain and to rehabilitate. The site is also associated with global developments in the punishments and reformation of convicts during the 19th century.

The layout of the site reflects the strategic spatial placement of buildings that separated both the real and symbolic power of authorities to scrutinise and control the convict population. A complex of military and administrative buildings is elevated on the rise along Quality Row. These include military compounds, offices, and cottages, for civil and military personnel and a Commissariat Store. There is a clear view from these buildings down to the convict precinct on the foreshore. No. 1 Quality Row was the last to be built with the works commencing in 1845. It formed a detached dwelling built for the Stipendiary Magistrate, Samuel Barrow and was afterwards occupied by William Quintal and his family. In 1908 three Quality Row buildings were destroyed by fire, including No. 1. In 1949 the building was recommended for demolition, however it was fully reconstructed and opened by the Queen in 1974. The construction date of the Golf Club Workshop is unknown, but likely to date from this period.

The 1829 Government House is one of the earliest and most intact remaining government house buildings in Australia. The 1835 Commissariat Store (now All Saints Church) is the finest remaining colonial (pre 1850) military commissariat store in Australia.³ The buildings from the Second (Penal) Settlement 1825–1855 provide one of the finest collections of surviving colonial Georgian structures in the world.⁴

DESCRIPTION – AREA D

Area D is linear, and generally arranged along the north side of Quality Row, extending to the south side at either end to encompass Nos 1 and 11. Area D includes the Old, and New, Military Barracks; the former Commissariat Store; and the Officer's Quarters, with Nos 2–10 on the north side of Quality Row, and Nos 1 and 11 on the south side.

The following description is extracted from the 2020 KAVHA DCP.

Officers' Quarters, Quality Row

In 1832–1847, 11 residences were built and now form an impressive streetscape. They are set back from the road, sitting on a high plinth with verandahs. They have masonry walls, timber verandah columns and roof structure, and originally had timber shingled roofs. Each has a central hall with two rooms on each side, a rear service courtyard, a well, a separate kitchen block and servants quarters, and one has

3 Jean Rice Architect, Context Pty Ltd and GML Heritage Pty Ltd, *Kingston & Arthurs Vale Historic Area Heritage Management Plan*, April 2016, (HMP 2016), p 52.

4 Jean Rice Architect, HMP 2016, p 52.

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stables. Four larger first-class quarters were built (D1, D7, D9 and D11), six second-class quarters and one duplex (D2/3). There are timber entry gates in stone front walls that enclose a front presentation garden, rear garden (utility and productive) and side and courtyard gardens (utility, productive or presentation).

The houses were allocated to Pitcairn families by a lottery. Their board and batten additions have been removed but introduced tropical plants and fruits survive at Nos 6, 9 and 10, as well as hedges of tecoma, hibiscus and red leaf. In the past, Nos 1, 5 and 8 Quality Row were destroyed by fire, while Nos 3, 4, and 9 have been damaged by fire at various times, and other houses have deteriorated. Nos 2, 3 and 4, which have also been burnt, are conserved as ruins. No. 11 is offices, No. 10 is a house museum, No. 9 a research centre and No. 1 the golf clubhouse. The others are residences. In the early and mid-twentieth century, tourist accommodation – Dewville and the later Paradise Hotel – were built east of the houses but later demolished. The site is now a picnic area. The ruin of a police hut survives further east.

The Parade Ground was formed c1834 with fill from the Commissariat Store site, and a stone vaulted drain was built over the creek. A sunken public water tank was built, now called the Officers Bath.

DESCRIPTION – THE PLACES

All the buildings of Quality Row form an intact Georgian Administration Centre.⁵ One of the nine houses in Quality Row are included in the Proposal (see Figure 1).

Unlike other Quality Row elevations No 1's outbuildings front the street with the main building oriented south over the golf course. The hipped roofs are Fibre Cement-tiled and four chimneys and a roof lantern articulate the roof scape. Columns support the buildings' Fibre Cement-tiled verandah roofs, which are separate to, and lower than, the buildings' roofs, and wrap around both sides of the buildings.

The Green Keeper's Shed is located to the west of No. 1 Quality Row. The construction date of the Golf Club Workshop is unknown, but likely to be contemporary with the opening of the Golf Club in 1974. It is bunkered into the landscape and excavated into the land under Quality Row. The building is of rudimentary concrete construction, with a central roller door. It is painted green, presumably to blend into the landscape. The Shed has been condemned, is unfit for occupation and has been deemed a risk to public harm.

USE OF THE PLACES

The phases of use of the place is summarised from the 2018 CMP and extracted below:

5 Australian Heritage Database Report, 'Kingston and Arthurs Vale Commonwealth Tenure Area, Quality Row, Kingston, EXT, Australia', Commonwealth Heritage Register, accessed 15/06/2023.

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No. 1 Stipendiary Magistrates Quarters - First Class, now Golf Club House

Built 1845-47 Occupied by William Quintal in 1856, burnt in 1908, temporary golf club from 1926 rebuilt in 1974.⁶

RECENT IMAGES OF THE PLACES AND THEIR CONTEXT



Figure 2: South elevation and principle entrance. (Source: KAVHA)



Figure 3: Entrance to Grounds Keeper's Shed. (Source: Purcell)



Figure 4: Interior of Grounds Keeper's Shed



Figure 5: Interior of Grounds Keeper's Shed

⁶ Otto Cserhalmi and Partners PL et al, KAVHA CMP 2008, p 34.

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Figure 6: Turfed roof over Golf Club Workshop (Source: KAVHA)



Figure 7: Turfed roof over Golf Club Workshop (Source: KAVHA)

HERITAGE CONTEXT

The building at No. 1 Quality Row is not individually heritage listed. However, it is within KAVHA, and as such, is included in the statutory and non-statutory heritage listings in the tables below.

STATUTORY LISTINGS

Name	Date	Register or List	Legislation	Place ID
Australian Convict Sites Serial Listing (eleven properties including the KAVHA site)	31 July 2010	UNESCO World Heritage List	EPBC Act	
Kingston and Arthurs Vale Historic Area, Quality Row, Kingston	1 August 2007	National Heritage List	EPBC Act	105962
Kingston and Arthurs Vale Commonwealth Tenure Area, Quality Row, Kingston	22 June 2004	Commonwealth Heritage List	EPBC Act	105606
Kingston and Arthurs Vale Historic Area	2003	Norfolk Island Heritage Register	NIHA	

NON-STATUTORY LISTINGS

Name	Date	Register or List	Place ID
Kingston and Arthurs Vale Commonwealth Tenure Area, Quality Row, Kingston, EXT,	21 October 1980	Register of the National Estate	103650

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Australia

Kingston and Arthurs Vale Conservation Area, 21 October 1980 Register of the National Quality Row, Kingston, EXT, Australia	13637 Estate
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Kingston and Arthurs Vale Conservation Area	National Trust (NSW)
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APPROVAL PATHWAYS

Environment Protection And Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 is the Australian Government's legal framework to protect and manage nationally and internationally significant natural and cultural places.

Australian World Heritage Properties, and Places on the National, and Commonwealth, Heritage Lists are protected under the EPBC Act. Any proposed action that will have, or is likely to have, a significant impact on the heritage values of an Australian World Heritage Property, or a National Heritage places, or a significant impact on the environment (which includes heritage values of places) Commonwealth Heritage places, must be referred to the Australian environment minister.⁷ A Significant Impact is defined in the guidelines as *'an impact which is important, notable, or of consequence, having regard to its context or intensity'*.⁸ The guidelines clarify that:

*To be 'likely', it is not necessary for a significant impact to have a greater than 50 per cent chance of happening; it is sufficient if a significant impact on the environment is a real or not remote chance or possibility.*⁹

An action is likely to have a significant impact on the World / National Heritage values of a declared World Heritage property or National Heritage Place, if there is a real chance or possibility that it will cause:

- one or more of the World / National Heritage values to be lost;
- one or more of the World / National Heritage values to be degraded or damaged; or
- one or more of the World / National Heritage values to be notably altered, modified, obscured or diminished.¹⁰

7 Australian Government Department of Agriculture, Water, and the Environment (DAWE), ['National heritage laws'](#), [website], 10 October 2021.

8 DAWE, ['Significant impact guidelines 1.1 Environment Protection and Biodiversity Conservation Act 1999'](#), Commonwealth of Australia, 2013.

9 Department of the Environment, ['Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies | Significant impact guidelines 1.2, Environment Protection and Biodiversity Conservation Act 1999'](#), 2013, p 3.

10 Department of the Environment, ['Matters of National Environmental Significance | Significant impact guidelines 1.1, Environment Protection and Biodiversity Conservation Act 1999'](#), 2013, p 2.

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A self-assessment process must be undertaken for Australian World Heritage Property, and National, or Commonwealth Heritage places, to determine if the impact of any actions is likely have a significant impact on its heritage values. *“Action’ is defined broadly in the EPBC Act and includes: a project, a development, an undertaking, an activity or a series of activities, or an alteration of any of these things.”*

Purcell has undertaken a self-assessment to determine if the Proposal is likely to have a significant impact on the heritage values of the ‘Kingston and Arthurs Vale Historic Area, Quality Row, Kingston’ (Place ID 105962). In summary, Purcell is of the opinion that the Proposal would not result in the following and that significant impacts are therefore unlikely:

- permanently remove, destroy, damage, or substantially alter the fabric of a World / National Heritage place in a manner which is inconsistent with relevant values;
- extend, renovate, refurbish, or substantially alter a World Heritage property or National Heritage place in a manner which is inconsistent with relevant values;
- permanently remove, destroy, damage, or substantially disturb archaeological deposits or artefacts in a World Heritage property or National Heritage place;
- involve activities in a World Heritage property or National Heritage place with substantial and/or long-term impacts on its values;
- involve the construction of buildings or other structures within, adjacent to, or within important sight lines of, a World Heritage property or National Heritage place which are inconsistent with relevant values;
- make notable changes to the layout, spaces, form or species composition of a garden, landscape or setting of a World Heritage property or National Heritage place in a manner which is inconsistent with relevant values;
- restrict or inhibit the existing use of a World Heritage property or National Heritage place as a cultural or ceremonial site causing its values to notably diminish over time;
- permanently diminish the cultural value of a World Heritage property or National Heritage place for a community or group to which its values relate;
- permanently damage or obscure rock art or other cultural or ceremonial features with World Heritage values;
- remove, damage, or substantially disturb cultural artefacts, or ceremonial objects, in a World Heritage property;
- destroy or damage cultural or ceremonial, artefacts, features, or objects in a National Heritage place;
- notably diminish the value of a National Heritage place in demonstrating creative or technical achievement;

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- alter the setting of a World Heritage property in a manner which is inconsistent with relevant values.

To protect the heritage values of Commonwealth Heritage Places they own or lease, Australian Government agencies are required to develop Heritage Strategies, a Heritage Register, and Heritage Management Plans for places in the Commonwealth Heritage List in accordance with the Commonwealth Heritage management principles.

A diagram of the legislative hierarchy that applies to KAVHA other than the EPBC Act is included below (Figure 8)

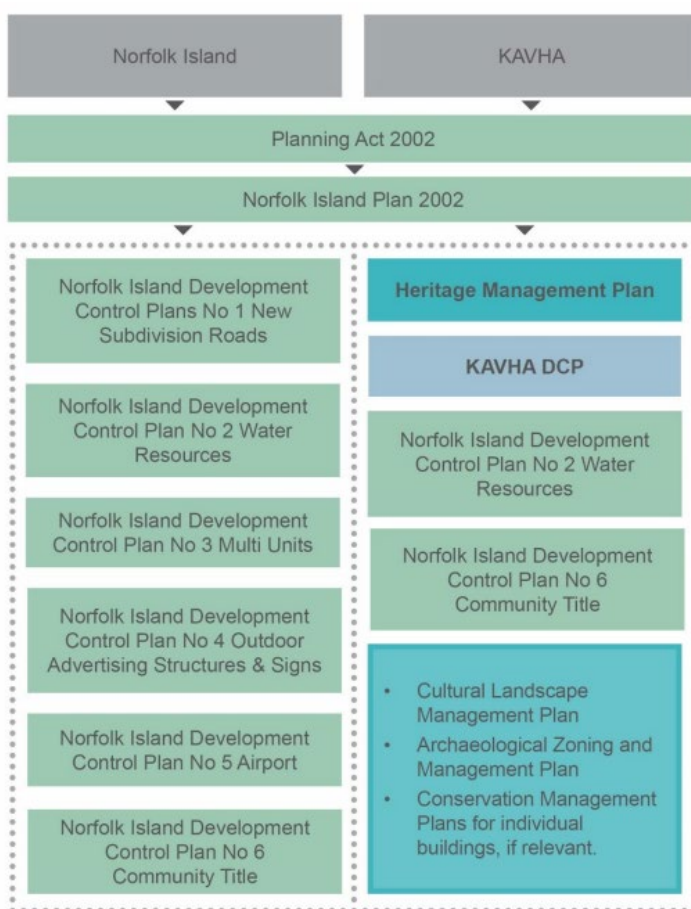


Figure 8: The relationships between legislative frameworks for KAVHA (Source: Kingston and Arthur's Vale Historic Area Development Control Plan, 26 May 2020, p)

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Norfolk Island Plan 2002 Heritage Overlay (s80)

- (2) *The aims of this Plan in relation to the Heritage Overlay are:*
- (a) *to conserve the environmental heritage of Norfolk Island;*
 - (b) *to integrate heritage conservation into the planning and development control processes;*
 - (c) *to provide for public involvement in the conservation of environmental heritage; and*
 - (d) *to ensure that any use or development does not adversely affect the heritage significance of land subject to the Heritage Overlay.*

As KAVHA is identified on the Heritage Overlay and listed on the Norfolk Island Heritage Register (established in accordance with the Heritage Act 2002), it is subject to the provisions of s.81 and s.83 and may require development approval.

Kingston And Arthur's Vale Historic Area Heritage Management Plan (2016)

As a World, National and locally listed heritage site, a heritage management plan is required for Kingston to ensure that its heritage significance can be conserved, promoted and celebrated."

The KAVHA Heritage Management Plan (2016) (the KAVHA HMP), prepared by GML Heritage, Context, and Jean Rice Architect, reflects the contribution of KAVHA to the outstanding universal value of the Australian Convict Sites World Heritage Property. It supersedes earlier conservation plans. The KAVHA HMP provides a considered approach to site management by establishing strategic principles for conservation and protection of the outstanding universal value and other heritage values of KAVHA. It also supports the Australian Government to meet its statutory obligations under the Environment Protection and Biodiversity Conservation Act 1999.

The KAVHA HMP identified the Quality Row Officer's Quarters D1-11, which includes No. 1 Quality Row, as key items in Precinct D.

Kingston and Arthur's Vale Historic Area Development Control Plan, 26 May 2020 (DCP)

The DCP provides detailed standards and guidelines for development application preparation and is to assist the Norfolk Island Regional Council (NIRC) and the Minister in their consideration and determination of those applications.

11 Jean Rice Architect, HMP 2016, p 34.

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PROPOSED WORKS

The Proposal, as outlined by Jason McCoy Architectural Draughting and Design is to:

- *Excavate site to level & proof roll.*
- *Excavate & construct strip footings & wing wall bearing pads.*
- *Construct 32MPa wall 'Tilt up' panels as per panel book.*
- *Erect wall panels and prop/brace.*
- *Pour floor slab – (a) Traditional 25MPa or (b) TCP 32MPa.*
- *Construct roof slab: 32MPa.*
- *Construct retaining wall on roof 32MPa.*
- *Waterproof walls & roof.*
- *Install 'Ag Drain's.*
- *Backfill & place fill over roof.*
- *Install roller doors, PA door & safety rail to roof.¹²*

Appendix A, identifies documentation which has further details of the proposal.

GUIDANCE DOCUMENTATION

This assessment follows the best practice management framework for historic sites contained in:

- The Burra Charter: 'The Australia ICOMOS Charter for Places of Cultural Significance, 2013'.
- Guidelines for preparing Statements of Heritage Impact, Heritage Council of New South Wales (2002).

ASSESSMENT METHODOLOGY

This assessment is based on a desk top review of the Proposal. Proposed works have been assessed for their impact to the heritage value of the Heritage Place as identified in its Statement of Significance, and the place's setting and context. Direct (fabric) and indirect (visual) impacts are both considered in this assessment. The assessment considers the potential for detrimental impacts resulting from the Proposal, as well as all mitigation measures proposed.

Proposed works have been assessed for their impact to the heritage value of the Place (as identified in its Statement of Significance) and the Place's setting and context.

¹² Suggested Procedure, Jason McCoy Architectural Draughting and Design, 08/03/2024

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The Proposal has been assessed against relevant policies and guidelines in the following documents:

- Jean Rice Architect, Context Pty Ltd and GML Heritage Pty Ltd, Kingston & Arthurs Vale Historic Area Heritage Management Plan, April 2016. (HMP 2016).
- Otto Cserhalmi and Partners PL et al, Kingston & Arthurs Vale Historic Area Conservation Management Plan, for Kingston and Arthur's Vale Historic Area Management Board, 2008 (KAVHA CMP 2008).
- Australian Heritage Database Report, 'Kingston and Arthurs Vale Commonwealth Tenure Area, Quality Row, Kingston, EXT, Australia', Commonwealth Heritage Register.
- Australian Heritage Database Report, 'Kingston and Arthurs Vale Historic Area, Quality Row, Kingston, EXT, Australia', National Heritage Register.

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ASSESSMENT AGAINST RELEVANT POLICIES IN THE KAVHA HERITAGE MANAGEMENT PLAN 2016

Policy		Assessment
8.2.1	<i>Proposed action within the KAVHA site's cultural landscape will be assessed and determine based on evaluation of natural and cultural heritage impacts, including incremental and cumulative impacts</i>	While the works are not considered to represent a control action their impacts, including incremental and cumulative impacts have been considered. As the works constitute the replacement of a non-significant feature with that of a similar form, footprint and design it is considered that the heritage impacts are neutral in their trend.
8.2.3	<i>New development and other activities will be designed and located so that they do not impact on the ability to appreciate and understand significance historic visual connections within the KAVHA site.</i>	The development employs the existing site, which is contained within the landform of Quality Row and does not present an adverse impact to the historic visual connections of the site, nor the ability to understand, appreciate or enjoy the heritage values.
8.2.4	<i>Development and activities within the setting will be controlled and managed so as to not impact or detract from the understanding, appreciation and enjoyment of heritage values.</i>	
8.4.1	<i>New development, works and maintenance activities which involve substantial ground disturbance will be preceded y a site specific assessment of archaeological sensitivity (informed by the Archaeological Zoning Plan).</i>	The proposal involves substantial ground disturbance, albeit it in an area subject to significant historic disturbance. Advice should be sought from an Archaeologist as to the requirement for a site specific assessment of archaeological sensitivity.
8.5.2	<i>Contemporary community uses at the KAVHA site including sport, active and passive recreation, relaxation, picnicking, launching vessels, religious activities, musical events and the arts will be supported and encouraged.</i>	The proposal supports the continued use of the Golf Course for sport, active and passive recreation. The notion of replacement ensures that this can be done within the tolerances of existing building envelopes and without impact to the visual setting of the area.
8.6.2	<i>The KAVHA site will continue to be available or significant traditional and cultural traditions, community uses and other uses compatible with its heritage values. These uses include: ... community sporting, recreation and leisure</i>	

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	<i>activities</i>	
8.6.3	<i>Any proposals for new buildings within the KAVHA site will be referred to the Department of the Environment for assessment.</i>	While the proposal could constitute the replacement of a non-significant feature with that of a similar form, footprint and design advice should be sought from the Department of the Environment as the need for assessment, noting the assessment that the works do not constitute a controlled action.
	<i>New buildings and works may be constructed to accommodate compatible uses, continue a significant traditional use or as part of the conservation and/or interpretation of the KAVHA site, including visitor orientation.</i>	The works will accommodate the compatible, established and continued use of the place for contemporary community use, including sport, active and passive recreation.
	<i>New buildings and works will not detract from the heritage values or character of the KAVHA site and its setting, nor disturb archaeological remains or significant underground features, New buildings or structures which have negative heritage impact will not be permitted.</i>	The replacement of the non-significant building with that of a similar form, similar form, footprint and design will be a neutral trend in impact. The design and re-used site will ensure that they are unobtrusive and consistent with the visual qualities of their setting, being contained within the landform of Quality Row.
	<i>New buildings and works will be carefully designed and sited to ensure they are unobtrusive and consistent with the visual qualities of their setting.</i>	Advice should be sought from an Archaeologist as to the likelihood of disturbance to any archaeological remains or significant underground features.

ASSESSMENT AGAINST RELEVANT POLICIES IN THE KAVHA CONSERVATION MANAGEMENT PLAN 2008

Policy		Assessment
1.0	<i>Protect and conserve the heritage values and significance of KAVHA.</i>	The proposed works seek to protect the contemporary social values of KAVHA as a place of active and passive recreation and sport.
3.0	<i>Undertake all works in accordance with the Burra Charter and Natural Heritage Charter.</i>	Works are consistent with the principles set out in The Burra

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		<p>Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 including:</p> <p>a) Doing as much as is necessary and as little as possible, in that the proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design</p> <p>b) Proposed alterations are based on an understanding of the cultural significance of the place, and have been assessed for impact by those with suitable experience.</p>
5.0	<i>Use expert heritage conservation advice.</i>	This impact has been prepared by appropriately experienced consultants, and makes recommendation for further input from an archaeologist. The works are not deemed conservation and as such the design and specification of the works themselves do not require specialist conservation advice.
9.0	<i>Continue uses compatible with the historic and cultural significance of the place. These are... community sporting and recreational activities and their facilitates.</i>	The works will accommodate the compatible, established and continued use of the place for contemporary community use, including sport, active and passive recreation.

ASSESSMENT AGAINST THE OUTSTANDING UNIVERSAL VALUES

World Heritage Register Listing Outstanding Universal Values		Assessment
<i>Criterion (iv)</i>	<i>The Australian convict sites constitute an outstanding example of the way in which conventional forced labour and national prison systems were transformed, in major European nations in the 18th and 19th centuries, into a system of deportation and forced labour forming part of the British Empire's vast</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. They will have no impact on the value of the Place as an outstanding example of prison system transformation as part of the

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World Heritage Register Listing Outstanding Universal Values		Assessment
	<i>colonial project. They illustrate the variety of the creation of penal colonies to serve the many material needs created by the development of a new territory. They bear witness to a penitentiary system which had many objectives, ranging from severe punishment used as a deterrent to forced labour for men, women and children, and the rehabilitation of the convicts through labour and discipline.</i>	British Empire’s vast colonial project. They will have no impact of the ability to understand the variety of the creation of penal colonies to serve material needs OR the objectives of the penitentiary system.
Criterion (vi)	<i>The transportation of criminals, delinquents, and political prisoners to colonial lands by the great nation states between the 18th and 20th centuries is an important aspect of human history, especially with regard to its penal, political and colonial dimensions. The Australian convict settlements provide a particularly complete example of this history and the associated symbolic values derived from discussions in modern and contemporary European society. They illustrate an active phase in the occupation of colonial lands to the detriment of the Aboriginal peoples, and the process of creating a colonial population of European origin through the dialectic of punishment and transportation followed by forced labour and social rehabilitation to the eventual social integration of convicts as settlers.</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. They will have no impact on the history and associated symbolic values of the Place, especially with regard to its penal, political and colonial dimensions.

ASSESSMENT AGAINST THE NATIONAL HERITAGE REGISTER LISTING RELEVANT OFFICIAL VALUES

National Heritage Register Listing Official Values		Assessment
Criteria A Events, Processes	<i>KAVHA is outstanding as a convict settlement spanning the era of convict transportation to eastern Australia. It is a cultural landscape comprising a large group of buildings from the convict era, some modified during the Pitcairn period (the third settlement), substantial ruins</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. They will have no impact on the Place as a convict settlement, its cultural landscape,

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National Heritage Register Listing Official Values		Assessment
	<p><i>and standing structures, archaeological remains, landform and landscape elements.</i></p> <p><i>KAVHA is of outstanding national significance in demonstrating the role of the penal systems and changes in penal philosophy in the Australian colonies from 1788-1855.</i></p> <p><i>KAVHA is important for its role in the evolution of the colonies of both Van Diemen’s Land and New South Wales. The buildings, archaeological remains and landforms of the First Settlement illustrate British convict settlement at the beginning of European occupation of Australia.</i></p> <p><i>The design and layout, buildings, archaeological remains, engineering works and landscaping of the KAVHA Second Settlement (1825-1855) demonstrate the planning and operation of a 19th century penal settlement with a very high degree of integrity.</i></p> <p><i>KAVHA is an outstanding example of a place of severe punishment. It was purposefully established to be the extreme element in the overall convict management system. Its aim was to create fear and prevent crime and re-offending. It became known as ‘hell in paradise’ for its brutal and sadistic treatment of inmates and this reputation spread beyond the colonies to Britain and ultimately served to fuel the anti-transportation debate. The Second Settlement buildings and archaeological remains of the convict establishment, the New Gaol, the Prisoners’ Barracks, and the Crankmill demonstrate the harshness and severity of the treatment of convicts.</i></p>	<p>substantial ruins and standing structures, archaeological remains, landform and landscape elements. The Place will continue to demonstrate the roles of penal systems and changes in penal philosophies in the Australian colonies. They will have no impact in understanding the role of the Place with regard its penal dimensions.</p>
<p><i>Criterion B Rarity</i></p>	<p><i>Kingston and Arthur’s Vale Historic Area (KAVHA) is uncommon as a place where a distinctive Polynesian/European community has lived and practised their cultural traditions for over 150 years. Aspects of the Third</i></p>	<p>The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. They will have no impact on the ability to</p>

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National Heritage Register Listing Official Values		Assessment
	<i>Settlement period including the artefacts, archives, Norfolk language and ongoing use of the Cemetery are of national significance.</i>	understand or appreciate the distinctive Polynesian/European community which have lived and practised their traditions at Norfolk Island for 150+ years.
<i>Criterion C Research Archaeology</i>	<i>The KAVHA artefact collections, the buildings in their landscape setting, the archaeological remains and the documentary records have significant potential to contribute to understanding the living and working conditions of convicts, the military and civil establishment, women and children, and changes in penal practice and philosophy during the span of convict transportation. KAVHA has research potential to yield information on pre-European Polynesian culture, exploration and settlement patterns.</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. They do include ground disturbance, albeit it in a location of considerable previous disturbance. An archaeologist should be consulted to determine if they will have no impact archaeological remains of the Place or its research potential. The works will not impact the landscape seeing of the Place.
<i>Criterion D Principal characteristics of a class of places</i>	<i>KAVHA demonstrates the principal characteristics of a longstanding penal settlement in its physical layout, governance arrangements, the management and control of convicts, and the functional arrangements associated with settlement. It has substantial ruins, standing structures and archaeological sub-surface remains related to its operation as a place of primary incarceration and early settlement, as a place of secondary punishment and finally as a place spanning both incarceration and secondary punishment. The 1829 Government House, one of the earliest and most intact remaining government house buildings in Australia, is positioned prominently on Dove Plot with commanding views of the military precinct, colonial administration, convict quarters, farmland and the pier. The military precinct on Quality Row contains two</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. They will have no impact on the ability of KAVHA to demonstrate the principal characteristics of a longstanding penal settlement in its physical layout, governance arrangements, the management and control of convicts, and the functional arrangements associated with settlement. There will be no impacts to ruins or to the Place which spans both incarceration and secondary punishment. It will have no physical or visual impact to the Government House Building, Commissariat Store or Old or New Military Barracks.

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National Heritage Register Listing Official Values	Assessment
<p><i>extant barracks complexes: the Old Military Barracks and officers quarters constructed between 1829-1834 surrounded by high walls giving it an appearance of a military fortress; and the New Military Barracks commenced in 1836 which follows a similar fortress-like design. The Commissariat Store (now All Saints Church) (1835) is the finest remaining colonial (pre 1850) military commissariat store in Australia. The Old Military Barracks, together with the Commissariat Store and the New Military Barracks, form a group of buildings which is the most substantial military barracks complex in Australia dating from the 1830s. The military complexes are positioned in view of the convict precinct located closer to the water and at a lower elevation to optimise surveillance. Eleven houses in Quality Row built from 1832-47 provided quarters for military and civil officers.</i></p> <p><i>The archaeological remains of the two convict gaols, the perimeter walls and archaeological remains of the Prisoners' Barracks (1828-48) with the Protestant Chapel, show the development of penal philosophies with the original gaol built for barrack type accommodation while the extant remains of the New Prison and its perimeter walls (1836-40, 1845-57) provides a rare representation of a radial design. The role of harsh labour as punishment is evident in the archaeological remains of the blacksmith's shop (1846); lumber yard; water mill; the crankmill (1827-38), the remains of the only known human powered crankmill built in Australia before 1850; the salt house (1847); the windmill base (1842-43); lime kilns; the landing pier (1839-47) and sea wall, two of the earliest remaining large scale engineering works in Australia. The possibility of reform is evident in the Protestant and Catholic clergyman's quarters.</i></p>	<p>The settlement patterns evident in the street layout and buildings along Quality Row will not be affected by the Proposal.</p> <p>An archaeologist should be consulted to determine if they will have no impact archaeological remains of the Place or its research potential.</p>

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National Heritage Register Listing Official Values		Assessment
	<p><i>The settlement patterns are evident in the existing street layout and in the buildings along Quality Row which form the most extensive street of pre 1850 penal buildings in Australia. The functioning of the settlement is evident in the remains of institutions, buildings and precincts such as the commandant's house; magistrate's quarters; the ruins of the hospital, built on First Settlement remains (1829); the Surgeon's quarters and kitchen (1827), on the site of a First Settlement Government House, one of the earliest European dwellings in Australia; the Royal Engineer's office and stables (1848); the Beach Store, a former commissariat store (1825); a double boat shed (1841); the Police Office, now boatshed (1828-29); the flaghouse (1840s); Constable's Quarters, partly standing (1850-53); and the cemetery which has an outstanding collection of headstones and other remains dating from the earliest period of European settlement, including the first and second penal settlement periods and the Pitcairn period with associations with the Bounty, set in an evocative and picturesque historical landscape. Many stone walls, wells, drains, building platforms, bridges including Bloody Bridge, culverts, roads, quarry sites, privies and archaeological sites of former buildings remain which are important in demonstrating the rich patterns of KAVHA's settlement history. The remnant serpentine landscape is an outstanding example of colonial period (pre-1850) attitudes to landscape design in Australia.</i></p>	
<p><i>Criterion E Aesthetic characteristics</i></p>	<p><i>KAVHA is outstanding for its picturesque setting, historic associations, part ruinous configuration and subsequent lack of development. The aesthetic qualities of the landscape have been acknowledged since the First Settlement, forming the subject matter of</i></p>	<p>The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design and will have a neutral impact on the picturesque setting, historic associations, part</p>

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National Heritage Register Listing Official Values		Assessment
	<p><i>an artistic record that has continued to the present.</i></p> <p><i>Elements that contribute to the aesthetic qualities of the place include the sea, reef and islands, historic graves, Quality Row buildings, the New Gaol and prisoner's barracks in a ruinous state, and the extent of the 19th century buildings. The picturesque landscape setting, with its domestic scale and agricultural character, is valued for the contrast it represents between the horror of the past and the charm of the present.</i></p> <p><i>KAVHA is outstanding for its views across the site, within the site, from the site to the seascape, and views of the site in its landscape setting.</i></p>	<p>ruinous configuration and subsequent lack of development that is associated with the Place.</p>
<p><i>Criterion G Social value</i></p>	<p><i>KAVHA was the landing place of the Pitcairn Islanders in 1856. Their descendants today comprise nearly a third of Norfolk Island's population. They value KAVHA as a place of special significance because it has been continually and actively used as a place of residence, work, worship and recreation.</i></p> <p><i>KAVHA is valued by the Norfolk Island residents for being a place of traditional and ongoing uses, including the continuity of a working waterfront at the Landing Pier; the centre of Norfolk Island administration; continuing religious worship at All Saints Church and the community's burial place at the cemetery; areas for recreation and sports; and as the cultural centre with cultural and social events, museums and archaeological sites.</i></p>	<p>The works will accommodate the compatible, established and continued use of the place for contemporary community use, including sport, active and passive recreation and will ensure the continued value KAVHA as a place significant for its continued and active use as a place of residence, work, worship, recreation and sport.</p>
<p><i>Criterion H Significant people</i></p>	<p><i>KAVHA is significant for its association with Lt Philip Gidley King RN in successfully establishing the First Settlement on Norfolk Island at the KAVHA site which contributed to the survival of the infant colony of New South Wales.</i></p> <p><i>KAVHA is significant for its association with</i></p>	<p>The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. The works will have no impact on the association of the Place with Lt Philip Gidley King RN or Alexander Maconochie.</p>

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National Heritage Register Listing Official Values		Assessment
	<i>Alexander Maconochie who formulated and applied most of the principles on which modern penology is based during the period he was Superintendent of Norfolk Island.</i>	

ASSESSMENT AGAINST THE COMMONWEALTH HERITAGE REGISTER LISTING RELEVANT OFFICIAL VALUES

The following table is an extract from the KAVHA HMP highlighting the differences from the National Heritage List values.

Commonwealth Heritage Register Listing Official Values		Assessment
<i>Criteria A Processes</i>	<p><i>KAVHA is values for its four distinct settlement periods: the pre-European Polynesian occupation; and three periods of later settlement including the first and second settlements (1788-1814, 1825-1855) and the Pitcairn period (1856-present). The large group of convict era buildings, archaeological sub-surface remains, and landform elements contribute to an outstanding cultural landscape of the development of global convict transportation.</i></p> <p><i>Although partly ruined, the places of secondary punishment for nineteenth century convicts have not been further substantially altered by subsequent development. Evidence of severe secondary punishment is extant at Norfolk Island, both at KAVHA and Longridge. KAVHA provides a record of the role of the military, penal systems and changes in penal philosophy in the British Empire from 1788-1855, and illustrates the continuity of administrative history.</i></p> <p><i>The rich settlement history of KAVHA contains an array of buildings and other elements of outstanding individual cultural significance, including:</i></p>	<p>The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. They will have no impact on the ability to interpret the four distinct settlement periods of the Place, the cultural landscape or military and penal role/history.</p>

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Commonwealth Heritage Register Listing Official Values		Assessment
	<p><i>nine houses - which were quarters for military and civil officers;¹³</i></p> <p><i>Attributes for Criterion A:</i></p> <p><i>All buildings and other associated fabric that demonstrate European and pre European phases of occupation, including fabric and artefacts associated with the wreck of the Sirius, archaeological evidence dating from the initial settlement phase, fabric that demonstrates penal practice and the role of the military and fabric associated with the Pitcairn Islanders.</i></p> <p><i>All of the buildings, structures, cemetery and landscape noted above, plus the natural values of the petrified forest, calcarenite and Kingston Swamp.</i></p>	
<p><i>Criterion B Rarity</i></p>	<p><i>Attributes for Criterion B:</i></p> <p><i>Evidence of Polynesian settlement, evidence and integrity of early European settlement, plus subsurface archaeological remains of the first and second Government Houses plus natural values of Cemetery Bay including plant and remnant lowland forest, fossiliferous preservation of the island's past biota and a minute remnant land mollusc population.</i></p>	<p>The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. They will have no impact on the rarity of the Place including settlement phases, or natural values.</p> <p>An archaeologist should be consulted to determine if they will have no impact archaeological value.</p>
<p><i>Criterion C Research Archaeology</i></p>	<p><i>Attributes for Criterion C:</i></p> <p><i>All of the subsurface stratigraphy, artefacts and remains that may relate to the Polynesian, First Settlement and Second settlement occupation phases. Also, all of the fabric associated with the crankmill, the salt house, lime kilns and mills, the landing pier, jetty and bridges, plus cultural landscape features, archives, artefacts, Pitcairn language, ongoing</i></p>	<p>The proposal involves substantial ground disturbance, albeit it in an area subject to significant historic disturbance. Advice should be sought from an Archaeologist as to the requirement for a site specific assessment of archaeological sensitivity.</p>

¹³ Jean Rice Architect, HMP 2016, p 55.

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Commonwealth Heritage Register Listing Official Values		Assessment
	<i>traditions and conservation and restoration techniques. Also, previous life forms including an extinct mollusc used for research.</i>	
<i>Criterion D Characteristic Values</i>	<i>Attributes for Criterion D: Buildings, ruins, standing structures, archaeological sub-surface remains, landform and cultural landscape elements from the convict era, and their high integrity, including the built elements of Quality Row, with its Georgian streetscape and town plan. Also, post 1856 fabric that demonstrates continuing occupation of the island.</i>	The works will have no impacts upon ruins, standing structures, and cultural landscape elements from the convict era. Advice should be sought from an Archaeologist as to the requirement for a site specific assessment of archaeological sensitivity.
<i>Criterion E Aesthetic Characteristics</i>	<i>Attributes for Criterion E: The whole place, its picturesque setting, historic associations, part ruinous configuration and subsequently undeveloped nature, plus its views across the site, within the site, from the site to the seascape, and views of the site in its landscape setting. Specific elements include the sea, reef and islands, historic graves, Quality Row buildings in a ruinous state, and the extent of the 19th century character buildings. Also, the domestic scale and agricultural character of the landscape setting.</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. They will have a neutral impact on the picturesque setting, historic associations, part ruinous configuration and subsequently undeveloped nature and specific "aesthetic" elements.
<i>Criterion G Social Value</i>	<i>Norfolk Island is first and foremost the home of its residents who value KAVHA as a sacred site because it has been continually and actively used as a place of residence, work and recreation since the arrival at Kingston Pier in 1856 of the Pitcairn Islanders, from whom one third of the island's population is descended. It holds significant symbolic, ceremonial, religious, lifestyle and cultural associations in a unique built and natural environment. KAVHA is valued by the Norfolk Island residents for being a place of traditional and ongoing uses, including the continuity of a working waterfront at the Landing Pier; the centre of administration with the Norfolk Island Court, Legislative Assembly, Norfolk Island</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. The works will have no impact on the social value of the Place, its traditional or ongoing uses or individual elements identified by the Norfolk Island community for their social significance. The works will have no impact of KAVHA's rich history, genealogical connections, historic or natural environment.

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Commonwealth Heritage Register Listing Official Values		Assessment
	<p><i>Government Administration and Administrator's Office and Official Residence being located in the place; the religious focus being All Saints Church and the cemetery; areas for recreation and both passive and active sports; and as the cultural centre providing a meeting place for cultural and social events, museums and archaeological sites.</i></p> <p><i>Individual elements of the place identified by the Norfolk Island community for their social significance are the Landing Pier; the foreshores; the Prisoner's Barracks (known as the Compound); the commons; the sports oval; Point Hunter; the War Memorial; the Cemetery; the Commissariat Store; World War Two sites, including: Point Hunter, the Landing Pier, the Military Barracks, the Cemetery and Government House; the mix of land uses within the place including lease holdings, freehold titles, private dwellings, commercial activities, cultural and special events; the building uses are museums, a Church, administrative, the Official Residence, Parliament, lighterage, residential accommodation, industrial/commercial and Pitcairner; Bloody Bridge; the sand dunes; the Swamp; roads; and Government House.</i></p> <p><i>KAVHA is valued by visitors for its rich history and genealogical connections.</i></p> <p><i>Attributes for Criterion G:</i></p> <p><i>The whole of the historic and natural environment of KAVHA, and the particular elements identified above.</i></p>	
<p><i>Criterion H</i></p> <p><i>Significant people</i></p>	<p><i>KAVHA is significant for its association with many of Australia's founding and other early personalities including King, Hunter, Foveaux, Wentworth, Anderson, Maconochie, Price and Cash.</i></p>	<p>The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. The works will have no impact on the association of the Place with many of Australia's</p>

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Commonwealth Heritage Register Listing Official Values		Assessment
	<p><i>Attributes for Criterion H:</i></p> <p><i>The whole of the historic and natural environment of KAVHA</i></p>	<p>foundings and other early personalities including King, Hunter, Foveaux, Wentworth, Anderson, Maconochie, Price and Cash.</p>

ASSESSMENT AGAINST THE NORFOLK ISLAND HERITAGE REGISTER LISTING STATEMENT OF SIGNIFICANCE

Statement of Significance	Assessment
<p><i>Kingston and Arthur's Vale Heritage Area (KAVHA) is significant for its association with four distinct settlement periods in one place: the pre-European Polynesian occupation; the First and Second Settlements during the convict era (1788-1814, 1825-55); and the Pitcairn period (1856 – present), referred to as the Third settlement.</i></p> <p><i>KAVHA comprises a large group of buildings from the convict era; some modified during the Pitcairn period. The substantial ruins and standing structures, archaeological sub-surface remains, landform and cultural landscape elements are significant as an outstanding example of the development of global convict transportation.</i></p> <p><i>KAVHA is significant for its close association with the wreck of the Sirius in 1790. It is rare for being the site of one of the earliest European settlement of Australia and the Southwest Pacific (1788), containing areas and individual elements of First Settlement buildings and activities.</i></p> <p><i>KAVHA is the primary site of the Second Settlement period and contains the landform, layout, extensive buildings, standing structures, archaeological remains and remnant landscape features of the period. It is an outstanding rare example of a place of secondary punishment for 19th century British convicts.</i></p> <p><i>Since 1856, KAVHA has been the administrative centre for the social, religious and political development of an Australian island community. It retains rare evidence of this Third Settlement period and contains elements, groups of elements and continuing uses that illustrate aspects of this significance.</i></p> <p><i>KAVHA is the primary site of the Second Settlement period and contains the landform, layout, extensive buildings,</i></p>	<p>The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. The strong streetscape quality of the built elements in Quality Row is relevant to the Proposal. The proposal is inset within the land formation of Quality Row and maintain this aspect of the Place.</p>

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Statement of Significance	Assessment
<p><i>standing structures, archaeological remains and remnant landscape features of the period. It is an outstanding rare example of a place of secondary punishment for 19th century British convicts.</i></p> <p><i>KAVHA is important for its aesthetic qualities, which are valued by the Norfolk Island community and visitors. The combination of cultural expression, natural forces and their patterns enable a perception and interpretation of the place as a picturesque and romantic landscape.</i></p> <p><i>The drama of its landform, sea, and panoramic views creates a picturesque setting enhanced by visual links integral to the functioning of the First and Second penal settlements.</i></p> <p><i>Whereas, the subsequently undeveloped character and part ruinous configuration contribute to the romantic landscape, as does the strong streetscape quality of the built elements in Quality Row, Norfolk is first and foremost a site of continuous and active use as a place of worship, residence, work and of recreation since the arrival at the Kingston Pier in 1856 of the Pitcairn Islanders, from whom one third of the Island’s population is descended.</i></p> <p><i>KAVHA holds significant symbolic, ceremonial, religious, lifestyle and cultural association in a unique built and natural environment.</i></p> <p><i>KAVHA is significant for its association with the settlement of the Pitcairners and the evolution and development of the Norfolk Island community.</i></p> <p><i>It is highly valued by the Australian community being one of a relatively small number of sites identified by a wide variety of Australians as landmarks of Australian’s historical development.</i></p> <p><i>KAVHA is significant for its archaeological research potential to contribute to a wider understanding of the history of pre-European Polynesian occupation of Norfolk Island.</i></p> <p><i>It has archaeological research potential to contribute to a wider understanding of the history of the First and Second Settlements of Norfolk Island and Australia.</i></p> <p><i>KAVHA is also significant for its archaeological research</i></p>	

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Statement of Significance	Assessment
<p><i>potential to contribute to the history of the Third Settlement period.</i></p> <p><i>It is valued by the Norfolk Island, Australian, and international communities as a place of educational potential.</i></p> <p><i>KAVHA is significant for its topography, the littoral, the watercourses and its connection to the lagoon and marine environment.</i></p> <p><i>KAVHA contains wetland habitat and remnant vegetation. The wetlands are particularly valuable as a resting place for migratory birds and in supporting a population of rare crustaceans found only on Norfolk Island.</i></p>	

ASSESSMENT AGAINST RELEVANT HERITAGE DCP OBJECTIVES AND CONTROLS

Objective / Control		Assessment
4.1.1 Objectives		
<p><i>Objective 1</i></p>	<p><i>To ensure that proposed development does not have an adverse impact on the setting, streetscape or views associated with the heritage precincts.</i></p>	<p>The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. The works are inset within the land formation of Quality Row and will therefore have no impact on the setting, streetscape or views associated with the heritage precinct.</p>
<p><i>Objective 2</i></p>	<p><i>To ensure that new development is compatible with the significance of heritage precincts</i></p>	<p>The works are compatible with the social values of the place and continued use of the place for contemporary community use, including sport, active and passive recreation and will ensure the continued value KAVHA as a place significant for its continued and active use as a place of residence, work, worship, recreation and sport.</p>
4.1.2 Controls		

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Objective / Control		Assessment
<p><i>Control 1</i></p>	<p><i>Development within heritage precincts are to:</i></p> <ul style="list-style-type: none"> <i>a) Comply with the relevant precinct controls</i> <i>b) Comply with controls set out for heritage elements in the Heritage Elements Section 5.0 and General Provisions Section 6.0.</i> 	<p>Works are consistent with Section 5.0 Objective 59, of the DCP. Alterations to the heritage site should follow the principles set out in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 including:</p> <ul style="list-style-type: none"> a) Doing as much as is necessary and as little as possible, in that the proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design b) Proposed alterations are based on an understanding of the cultural significance of the place. <p>Objective 61. The new development is compatible with the social significance of KAVHA in that it continues use of the place for contemporary community use, including sport, active and passive recreation.</p> <p>This HIA discharges the control at 5.2.2, Objective 102 for and Heritage Impact Assessment to consider the impact of the proposal on the heritage significance of the element (Golf Club Workshop) and KAVHA as a whole including the historic, aesthetic, scientific, and social significance of the place.</p> <p>The proposal is consistent with 5.3.2, Control 107 in that the development retains key views and vistas, including precinct views, streetscape</p>

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Objective / Control		Assessment
		<p>views, from and within heritage elements. There are no views considered necessary for re-establishment.</p> <p>The proposal is consistent with 5.3.2, Control 109 in that an adequate curtilage is maintained between No.1 Quality Row, and the landscape and streetscape qualities of the area and the Golf Club Workshop through the reuse of the existing siting. The works do not interface with significant fencing or significant trees.</p> <p>The proposal is consistent with 6.1.2, Control 191 in that the existing topography is retained by maintaining the reconstructed shed inset within the land formation of Quality Row.</p> <p>It is recommended that consultation with an archaeologist is undertaken to ensure that ground disturbance complies with the Controls at 6.2 regarding Archaeology.</p> <p>The proposal conforms with Controls at 6.6.2 for Alterations and additions to non-heritage items in that it is located and design with no adverse impact to key vistas and views and is located and designed to be unobtrusive to the visual character of KAVHA.</p>
4.4.5.1 Objectives		
15	<i>To conserve and protect the elements that contribute to the heritage significance of the</i>	N/A - The works do not relate to an element which contributes to the

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Objective / Control		Assessment
	<i>Quality Row Precinct including authenticity and integrity of heritage elements.</i>	heritage significance of the Quality Row Precinct.
4.4.5.2 Controls		
<i>Control 23</i>	<i>Development or use must not negatively impact on the surrounding prominent hillside as a backdrop for Quality Row.</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. The works are inset within the land formation of Quality Row and will therefore not negatively impact on the surrounding prominent hillside as a backdrop for Quality Row.
<i>Control 24</i>	<i>Development or use must conserve and maintain Quality Row and associated elements that contribute to the Precinct's heritage significance.</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. The works are inset within the land formation of Quality Row and will therefore have no impact on the elements that contribute to the Precinct's heritage significance.
<i>Control 25</i>	<i>Development or use must not disrupt the historic spatial layout of the Quality Row Precinct including:</i> <i>a) groupings of buildings</i> <i>b) orientation</i> <i>c) setbacks from boundaries</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. The works do not disrupt the historic spatial layout of the Precinct.
<i>Control 26</i>	<i>Retain and protect heritage streetscape elements of Quality Row including:</i> <i>a) Line of trees</i> <i>b) Fencing</i> <i>c) Grassed footpaths</i> <i>d) Soft road edges</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. The works do not impact significant streetscape elements, noting the likely removal of a non-significant Norfolk Island Pine.
<i>Control 27</i>	<i>No new buildings and structures shall be proposed within the Precinct without undertaking the following measures:</i> <i>a) Ensure that existing buildings are utilised to their full capacity</i>	The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. The existing feature has been structurally

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Objective / Control		Assessment
	<p><i>b) Explore methods of adaptive re-use with little or no alteration to significant fabric.</i></p> <p><i>c) Explore methods of temporary structures or reversible construction</i></p>	<p>condemned and requires demolition. The nature of its use is not compatible with the heritage significant of adjacent buildings nor to temporary structures. Its replacement is seen as resulting in a neutral impact, and considered the best option for alternate housing in light of the condemned structural integrity of the existing.</p>
Control 32	<p><i>Proposed development shall respond to the plan of management for Quality Row.</i></p>	

ASSESSMENT AGAINST THE HERITAGE NSW STATEMENTS OF HERITAGE IMPACT GUIDELINES

<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>
<ul style="list-style-type: none"> The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design.
<p>The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:</p>
<ul style="list-style-type: none"> The proposal involves substantial ground disturbance, albeit it in an area subject to significant historic disturbance. Advice should be sought from an Archaeologist as to the requirement for a site specific assessment of archaeological sensitivity.
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>
<ul style="list-style-type: none"> The existing feature has been structurally condemned and requires demolition. The nature of its use is not compatible with the heritage significant of adjacent buildings nor to temporary structures. Its replacement is seen as resulting in a neutral impact, and considered the best option for alternate housing in light of the condemned structural integrity of the existing.

SUMMARY OF ASSESSMENT

The proposed works are limited to the replacement of a non-significant feature with that of a similar form, footprint and design. It is our assessment that the proposal is preferable to

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otherwise housing this non-compatible use within a historic building, or an alternate new structure which may be more visible in its appearance and siting.

The proposal will allow the continued use of the Golf Course for sport, active and passive recreation, consistent with the contemporary social values of the place. The notion of replacement ensures that this can be done within the tolerances of the existing building envelope and without impact to the visual setting of the area. It will achieve this with a neutral impact on the picturesque setting, historic associations, OUV's, values of National, Commonwealth and Local significance, while confirming with the Controls of the DCP.

The proposal involves substantial ground disturbance, albeit it in an area subject to significant historic disturbance. The potential for impacts to the archaeological values of the place are beyond the scope of this study and remain subject to consideration.

RECOMMENDATIONS

The following recommendations arise from this impact assessment:

- With respect to Section 8.6.3 of the KAVHA HMP 2016, advice should be sought from the Department of the Environment as the need for assessment, noting the assessment that the works do not constitute a controlled action.
- The proposal involves substantial ground disturbance, albeit it in an area subject to significant historic disturbance. Advice should be sought from an Archaeologist as to the requirement for a site-specific assessment of archaeological sensitivity.

APPENDICES

APPENDIX A DOCUMENT AND DRAWING LIST

Author	Drawing / Document Name	Drawing No.	Rev	Date
Jason McCoy	Ground Floor Plan	101	-	08/03/2024
Architectural Draughting and Design	Foundation Plan	102	-	08/03/2024
	External Paving Plan & Section	103	-	08/03/2024
	Plumbing Plan	104	-	08/03/2024
	Electrical Plan	105	-	08/03/2024
	Site Plan	106	-	08/03/2024
	Sections A-A, B-B & C-C	201	-	08/03/2024
	Elevations	301	-	08/03/2024
	Perspective	401	-	08/03/2024
Williams Consulting Engineers Australia Pty Ltd	KAVHA Greenkeepers Shed – Section B-B	1A	-	14/01/2024
	KAVHA Greenkeepers Shed -	2	?	14/01/2024
	KAVHA Greenkeepers Shed – Back wall Section	3	-	14/01/2024
	KAVHA Greenkeepers Shed – End wall Section	4	-	14/01/2024
	KAVHA Greenkeepers Shed – Wing Walls	5	-	14/01/2024
	KAVHA Greenkeepers Shed – External Paving	6	-	14/01/2024
	KAVHA Greenkeepers Shed – Typical Front Roof Beam Details	7	-	14/01/2024
	KAVHA Greenkeepers Shed – Suggested Procedure	8	-	14/01/2024
Williams Consulting Engineers Australia Pty Ltd	Structural Inspection and Report, Greenkeeper's - Shed on the Norfolk Island Golf Course, Quality Row, Norfolk Island		-	21/06/2024

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