

MOSMAN HERITAGE STRATEGY

2016

Contents

Introduction	2
Heritage Studies	3
Listing of Heritage Items and Conservation Areas	4
Heritage Assistance Fund.....	6
Heritage Advisor	8
Education and Promotion of Heritage.....	9
Heritage Interpretation	10



Boronia House

Produced by:

Mosman Council
Urban Planning Team
May 2016

Enquiries: Urban Planning, 9978 4000

Mosman Civic Centre
Mosman Square
Spit Junction NSW 2088

Introduction

Heritage consists of places and objects that we as a community have inherited from the past and want to hand on to future generations. Our heritage gives us a sense of living history and provides a physical link to the work and way of life of earlier generations. It enriches our lives and helps us to understand who we are today. Mosman's heritage is diverse and includes buildings, monuments, Aboriginal places, gardens, bridges, landscapes, archaeological sites, streets and conservation areas.

Mosman's unique visual character is shaped by the interplay of its harbour setting, topography, vegetation and architectural expressions within the built environment. Today's challenge is to establish a robust basis by which this vibrant local character can be protected into the future whilst at the same time establishing a framework for modern development within the Municipality.

The purpose of this strategy is to articulate heritage management practices in Mosman. Mosman Council has a comprehensive framework in place to manage heritage in its local area. The package includes:

- Heritage Studies to support the categorisation of heritage in the Mosman LGA
- Listing of Heritage Items And Conservation Areas in Mosman LEP 2012
- Heritage Assistance Fund
- Heritage Advisor
- Education And Promotion of Heritage
- Interpretation

Heritage Studies

Council has an evidence based approach to developing heritage controls and defining heritage items and heritage conservation areas. The most significant study undertaken by Council was the Mosman Heritage Review in 1996 by Godden Mackay Heritage Consultants. Subsequent studies include:

- City Plan Heritage. *Glover Street, Mosman Heritage Assessment*, September 2003
- Paul Davies Pty Ltd. *Mosman Heritage Review - Report on Study*, January 2007
- City Plan Heritage. *Belmont and Cabramatta Roads, Mosman Conservation Area Study*, December 2004
- Godden Mackay Logan. *Clifton Gardens Conservation Area Heritage Review*, March 1999

A number of Council owned heritage items exist within the LGA such as Boronia House and the Balmoral Pavilion (below). Council has developed Conservation Management Plans for a number of heritage assets including:

- Otto Cserhalmi & Partners Architects. *Boronia & Surrounds Mosman Conservation Management Plan*. March 2008
- Robert.A.Moore *The Bathers Pavilion, Balmoral. A Conservation Plan Vol 1: The Report*. 1994

Council has also worked with a number of government agencies to develop a study of Aboriginal heritage:

- '*Aboriginal Heritage Study of the Mosman Local Government Area*', September 2005.



Bathers Pavilion - Balmoral

Listing of Heritage Items and Conservation Areas

Heritage listing provides formal recognition by Council or the State Government that a place has heritage significance and that the community wants to keep it for future generations. There are two levels of statutory listing:

1. local heritage items listed on heritage schedules in Mosman's Local Environment Plan (LEP) 2012; and
2. state heritage items listed on the State Heritage Register . This list includes only those items which have been identified as having particular importance to the people of NSW.

Inventory Sheets are available for properties identified as containing Heritage Items. They include a brief statement of the significance of the property, a description, photograph, and some include historic notes. Mosman's Heritage Studies have informed the current list.

These sheets – the Mosman Heritage Inventory – form part of the NSW State Heritage Inventory and can be obtained from Council or viewed on the NSW Office of Environment and Heritage website.

Heritage in the Mosman LGA is managed by the following instruments, documents and policies:

Mosman Local Environmental Plan 2012

Mosman LEP 2012 is a statutory instrument that sets out the land use zones and broad development standards and controls for development in Mosman. A key objective of the Mosman LEP 2012 is to *"protect and conserve the natural, built and Aboriginal cultural heritage of Mosman."*

There are two key sections of the LEP that relate to heritage:

- Part 5.10 Heritage conservation
- Schedule 5 Environmental heritage

Part 5.10 Heritage conservation

Part 5.10, Heritage conservation, sets out controls which aim to meet the following objectives:

- a) to conserve the environmental heritage of Mosman,*
- b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- c) to conserve archaeological sites,*
- d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Schedule 5 Environmental heritage

Schedule 5 of the Mosman LEP 2012 is broken down into three parts:

Part 1: Heritage Items

There are approximately 480 heritage items identified in the Mosman LEP 2012.

Part 2: Heritage Conservation Areas

There are 13 Heritage Conservation Areas:

- Bradleys Head Road
- The Crescent
- Glover and Nathan's Estates
- Holt Estate
- Keston Avenue
- Killarney Estate
- Lang Street
- Lower Boyle Street
- Military Road
- Orlando
- Raglan Street

- Shadforth Street
- Upper Avenue Road

Part 3: Archaeological Sites

There are currently 16 archaeological sites listed in the LEP, based on research undertaken during the mid-1990s. They include items such as former tram infrastructure, wharves, quarries and other relics of early European settlement in Mosman during the 1800s and early 1900s.

In 2015, Council undertook a review of the listing of archaeological sites identified in the LEP to provide greater clarity about the location of archaeological sites.

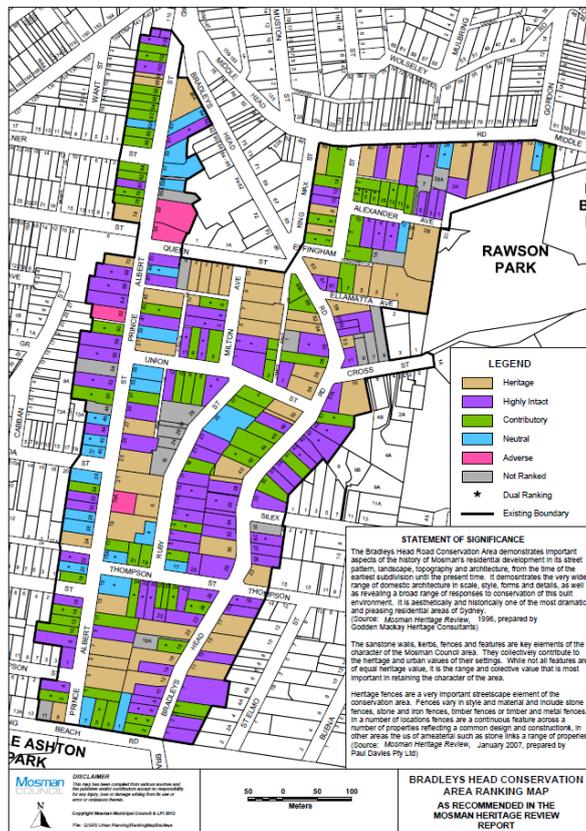
Mosman Development Control Plans

Mosman's three development control plans provide both general and locality based controls to complement the Mosman LEP 2012. The DCPs also provide guidance on how to put together a development application for a heritage item or property located in a heritage conservation area.

The DCP provides the statement of heritage significance from the Mosman Heritage Review or relevant heritage studies for each heritage conservation area townscape and reference to the 'conservation area ranking' of each building. The aim of this ranking is to assist Council to maintain the identified character of the area in the process of development control. All developments should also comply with the statement of heritage significance for the townscape area. The DCP controls ensure that heritage studies and conservation rankings are actively used in the preparation of development applications.

Mosman Heritage Rankings

Council's website has Conservation Area Ranking Maps (with corresponding Statements of Significance) which cover all Heritage Conservation Areas in Mosman. These rankings are regularly updated (a review being undertaken during 2016) and these rankings are directly referred to the Mosman Development Control Plan 2012.



Example of a Heritage Rankings Map (with Statement of Significance)

Heritage Assistance Fund

Council has a Heritage Assistance Fund which provides dollar-for-dollar funding for conservation work. Funding is provided as follows:

- Up to \$3000 for work to properties which are heritage items
- Up to \$1000 for work to properties which are located within Heritage Conservation Areas

The Fund has consistently provided assistance since 1998: Initially the Fund received assistance from NSW Heritage but since 1999 Council has been solely funding the program. In 2012, Council decided to increase the amount available in the Heritage Fund from \$20,000 to \$30,000 per year. This has allowed Council to promote the Fund more widely and receive a greater number of applications. Mosman is a small LGA (population approximately 30K) which makes the \$30,000 pa commitment quite significant.

The Mosman Heritage Assistance Fund assesses and deals with applications throughout the year. Property owners can apply at any time and not have to wait to be assessed at a later stage. This ensures that properties requiring urgent maintenance works can obtain funding when needed.

The aims of the Fund are to:

- Encourage appropriate heritage conservation work that contributes to the public domain.
- Assist in repairs and enhancement of significant heritage properties.
- Encourage greater interest and concern for conservation of heritage sites within the Mosman area.

To be eligible for financial assistance, projects:

- Must involve work on a Heritage Item or a property within a Heritage Conservation Area as identified in the Mosman Local Environmental Plan 2012.
- Must involve the repair, maintenance or reinstatement of missing items that contribute to the heritage value of the building and would be visible from the public domain.
- May include structural work, non-structural work, painting or the preparation of Conservation Management Plans for State heritage listed properties.

Examples of projects which have been funded include reinstatement of missing original features on heritage buildings such as fences, verandahs or decorative detail, repainting in heritage colours and repair of timber joinery.

As a result of the Fund, Council has formed partnerships with owners of heritage properties and properties in conservation areas. This partnership ensures that properties are more likely to be maintained for future generations and Mosman's heritage is preserved.



Outcome of works funded by the Mosman Heritage Assistance Fund (Left - Before, Right - After)

Heritage Advisor

Council provides and fully funds a heritage advisory service. A consultant heritage architect is contracted for the service, which has run continuously since 1996. The heritage advisor provides free advice to owners of heritage properties as well as advice to planners on development applications and applications for the Mosman Heritage Assistance Fund.



Council's Heritage Advisor

Education and Promotion of Heritage

Education and promotion of heritage is undertaken through:

1. Local Studies collection at Mosman Library:

The Local Studies Collection includes current and retrospective material on Mosman people, places and events. The collection includes books, serials, maps and plans, pictorial works, audiovisual, ephemera and electronic resources. Exhibitions are on display throughout the year. Workshops and outreach activities are held regularly. Events to celebrate Mosman's Heritage are held in conjunction with the National Trust's Heritage Festival and the History Council's History Week.

2. Heritage Advisory Service:

Council runs a Heritage Advisory Service where free advice from a qualified Heritage Architect can be obtained for heritage listed properties. Our consultant Heritage Advisor visits council every 3 weeks.

3. Heritage Fact Sheets:

Council has created a number of heritage fact sheets on matters such as painting, front fences, carports and garages and more. These fact sheets are available on the Council website and inform owners of heritage properties about conservation and maintenance of their home.

4. Heritage Walks:

Residents and visitors can enjoy a number of walks around Mosman, two of which focus on the history of the local area. These walks are the Balmoral Self Guided Heritage Walk and the Curlew Camp Artists Walk. Brochures and maps are available on the Council website.

5. Built Heritage DVD:

In 2007, Council produced a short film called 'Mosman's Built Heritage'. The film is a great educational resource about Mosman's heritage properties and architecture through the years. The film can be purchased from or can be viewed on YouTube or Council's website.

Heritage Interpretation

As part of Council's Community Strategic Plan, a key initiative is to develop and prepare a coordinated program of onsite interpretation of significant sites in Mosman.

Key studies already undertaken include:

- Clifton Gardens Reserve - Interpretation and Design Study
- Curlew Camp Artist's Walk - Interpretation Plan and Design Study

Key interpretation installations in Mosman include

1. Lawry Plunkett Reserve Tram Cutting
2. Curlew Camp Artist's Walk
3. Clifton Gardens
4. The Spit



Interpretive signage on the Curlew Camp Artist's Walk