

STATEMENT OF HERITAGE IMPACT



*Residential Flat Building with Infill Affordable Housing at
40-56 Ourimbah Road, Mosman*

Prepared for The Trustee for Ourimbah Developments Trust

June 2026 | J7921_01

**Weir
Phillips**
Heritage

Level 19, 100 William Street Woolloomooloo NSW 2011
Phone: (02) 8076 5317

Report Preparation			
Principal	James Phillips BSc(Arch), BArch, M.Herit.Cons.(Hons)		
Director	Patricia Sims B.A(VisArts), B.Appl.Sc.(Env.Des.), B.Arch., Grad.Dip.Herit.Cons.		
Heritage Consultant	Lucy Cooper B.A. (Hist. Socio. Legl.), M. Mus.Herit. Stud.		
Heritage consultant	Ashlee Pasfield B.Anc.His., M. Herit. Cons. (cand.)		
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We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all aboriginal people.

Cover photo: Proposed development at Nos. 40-56 Ourimbah Road, Mosman.
Doroch Architects, 2026.

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0 EXECUTIVE SUMMARY

This Statement of Heritage Impact (SoHI) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), in support of a State Significant Development Application (SSDA) for the construction and operation of proposed residential development, reference SSD-119133490.

This report addresses the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project, notably:

SEARs Requirement

22. Environmental Heritage

Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.

This SoHI has been prepared by Weir Phillips Heritage to accompany a detailed (SSDA) for the development of a residential mid-rise development with infill affordable housing at Nos. 40-56 Ourimbah Road, Mosman. The site consists of attached townhouses within a large rectangular lot. The legal description of the site is outlined in Table 1 below.

Table 1 Legal Description

Property Address	Title Description
40 Ourimbah Road, Mosman	Lot 1 of DP512796
42 Ourimbah Road, Mosman	Lot 2 of DP512796
44 Ourimbah Road, Mosman	Lot D of DP107522
46 Ourimbah Road, Mosman	Lot C of DP107522
48 Ourimbah Road, Mosman	Lot B of DP107522
50 Ourimbah Road, Mosman	Lot A of DP107522
52 Ourimbah Road, Mosman	Lot 3, Section 2 of DP2864
54 Ourimbah Road, Mosman	Lot 22 of DP621690
56 Ourimbah Road, Mosman	Lot 21 of DP621690

The proposal seeks consent for a new residential flat building (RFB) development with in-fill affordable housing. The proposal includes:

- Demolition of existing development on the site and associated ancillary structures.
- Construction of a part 8-storey part 9-storey RFB comprising 63 residential apartments including 15% affordable housing dwellings, to be managed by a registered Community Housing Provider.
- Provision of communal open space and landscaped areas.
- Excavation for 2 basement levels with car parking and associated services.
- All associated works including site preparation, earthworks, drainage, infrastructure and removal of existing vegetation where required to facilitate the development.

The proposal seeks to utilise the low and mid rise Housing and in-fill affordable Housing provisions of the Housing SEPP by providing affordable housing in compliance with the requirements of the EPI.

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1 INTRODUCTION

1.1 Preamble

This Statement of Heritage Impact (SoHI) has been prepared to support a state significant development application (SSDA) (ref. SSD-119133490) at 40-56 Ourimbah Road, Mosman for the proposed residential development with in-fill affordable housing.

The proposal seeks consent for a new residential flat building (RFB) development with in-fill affordable housing. The proposal includes:

- Demolition of existing development on the site and associated ancillary structures.
- Construction of a part 8-storey part 9-storey RFB comprising 63 residential apartments including 15% affordable housing dwellings, to be managed by a registered Community Housing Provider.
- Provision of communal open space and landscaped areas.
- Excavation for 2 basement levels with car parking and associated services.
- All associated works including site preparation, earthworks, drainage, infrastructure and removal of existing vegetation where required to facilitate the development.

The proposal constitutes state significant development pursuant to Chapter 2 Part 2 Division 1 (In-fill affordable housing) of the State Environmental Planning Policy (Housing) 2021.

The proposal seeks to utilise the low- and mid-rise Housing and in-fill affordable Housing provisions of the Housing SEPP by providing affordable housing in compliance with the requirements of the EPI.

A proposal for SSD requires the preparation of an Environmental Impact Statement (EIS). This report has been prepared in support of the EIS, and its purpose is to assess the heritage impact of the proposal on heritage items and conservation areas in the vicinity of the site.

SEARs Item	Description of Issue and Assessment Requirements	Section reference (this report)
22	Environmental Heritage Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	Sections 5. Note archaeological assessment is not included in the Statement of Heritage Impact.

The site is located within Mosman Municipal Council. The principal planning instrument for the site is the *Mosman Local Environmental Plan 2012 (LEP 2012)*. The site is not listed as a heritage item by Schedule 5 Part 1 of the *LEP 2012*, nor is it located in a Heritage Conservation Area as listed by Schedule 5 Part 2 of the *LEP 2012*. It is, however, in the vicinity of heritage items listed by this Plan, the closest being Shops and flats (#I200) and Pair of attached houses (#I31).

1.2 Statutory Heritage Listings for the Site

The following table identifies the statutory heritage listings for the site and identifies any heritage items/conservation areas that lie in its vicinity. For further information refer to Section 4.0.

<i>Listing Type</i>	<i>Item Name and Details</i>	<i>Listing Number</i>
Listed by the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	No	N/A
Listed as an item of local heritage significance by Schedule 5 Part 1 of the <i>Mosman LEP 2012</i> .	No	N/A
Located within a heritage conservation area identified by Schedule 5 Part 2 of <i>Mosman LEP 2012</i> .	No	N/A
<i>The Surrounding Area</i>		
Located in the vicinity of items or conservation areas listed by the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	No	N/A
Located within the vicinity of local heritage items by Schedule 5 Part 1 of <i>Mosman LEP 2012</i> .	<i>Pair of attached houses, 33–35 Bond Street, Mosman</i>	I31
	<i>House, 64 Dalton Road, Mosman</i>	I90
	<i>Group of 7 pairs of semi-detached cottages, 8–34 Ourimbah Road, Mosman</i>	I199
	<i>Shops and flats, 60 Ourimbah Road, Mosman</i>	I200
	<i>Divided road, Rosebery Street, Mosman</i>	I442
Located within the vicinity of a Conservation Area identified by Schedule 5 Part 2 of <i>Mosman LEP 2012</i> .	<i>Killarney Estate Heritage Conservation Area, C5</i>	C5
	<i>Lang Street Heritage Conservation Area, C6</i>	C6

Table 2: Statutory Heritage Listings.

1.3 Methodology

A site visit was carried out in March 2026. Unless otherwise stated, the photographs in this statement were taken on this occasion.

This SoHI has been prepared with reference to the Heritage NSW publications *Assessing Heritage Significance* (2023 update) and *Statements of Heritage Impact* (2023 update) and with reference to the planning documents listed under Section 8.

The historical information and assessments of significance contained in this SoHI partly rely on existing studies, (refer to Section 8 below). Acknowledgment of the authors of these studies is duly given.

An assessment of archaeological potential and archaeological significance, Aboriginal or historical is outside the scope of this report.

1.4 Limitations

Given that the site is not subject to any statutory heritage listing, no provision was made for a heritage assessment of the existing buildings on the site.

The Conservation Area and nearby heritage item were viewed from the public domain only. Detailed histories of this area and these items from first principles were not provided for. The information provided by the readily available sources listed under Section 8 below were relied upon.

1.5 Consultant Statement

We, the undersigned confirm this Statement of Heritage Impact addresses the requirement of SEAR No. **(SSD-119133490)** and relevant State and local legislation, policies, and guidelines including (list any specific documents referenced).

We further confirm that none of the information contained in the SoHI is false or misleading.



James Phillips

B.Sc. (Arch.), B.Arch., M. Herit.Cons (Hons.)

Principal, Weir Phillips Heritage

2 SITE DESCRIPTION

2.1 Site Location

The subject site comprises of nine allotments located on the southern side of Ourimbah Road. The site backs onto lots along Rosebery and Bond Streets with no rear lane access.

The site is legally known as:

Address	Lot and DP Number	Colour in Figure 2 below.
40 Ourimbah Road, Mosman	Lot 1 of DP512796	
42 Ourimbah Road, Mosman	Lot 2 of DP512796	
44 Ourimbah Road, Mosman	Lot D of DP107522	
46 Ourimbah Road, Mosman	Lot C of DP107522	
48 Ourimbah Road, Mosman	Lot B of DP107522	
50 Ourimbah Road, Mosman	Lot A of DP107522	
52 Ourimbah Road, Mosman	Lot 3, Section 2 of DP2864	
54 Ourimbah Road, Mosman	Lot 22 of DP621690	
56 Ourimbah Road, Mosman	Lot 21 of DP621690	

Figure 1 and Figure 2 identify the site.



Figure 1: Nos. 40-56 Ourimbah Street, Mosman. The whole subject site location is outlined in red. NSW Planning Portal Spatial Viewer, 2026. WPH overlay.

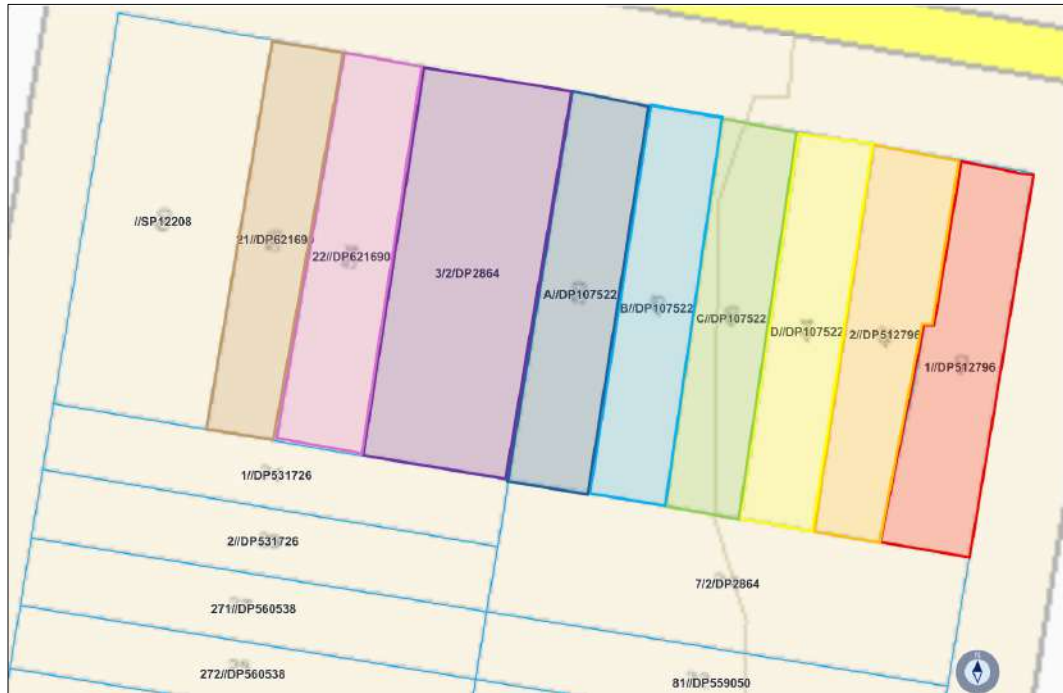


Figure 2: Breakdown of the allotments that comprise the subject site at Nos. 40-56 Ourimbah Road, Mosman.

SDT Explorer, 2026. WPH overlay.

2.2 The Proposed Works Area

For the following, refer to Figure 3, which reproduces an aerial photograph over the subject site and Figure 4, the demolition plan for the subject site. The proposed works involve the removal of all nine dwellings and the construction of a part eight-storey part nine-storey apartment building with two levels of basement parking.



Figure 3: Aerial photograph of No. 40-56 Ourimbah Road, Mosman. The site of the proposed works is outlined in red and individual sites are marked with their respective street numbers.

SDT Explorer, 2026. WPH overlay.

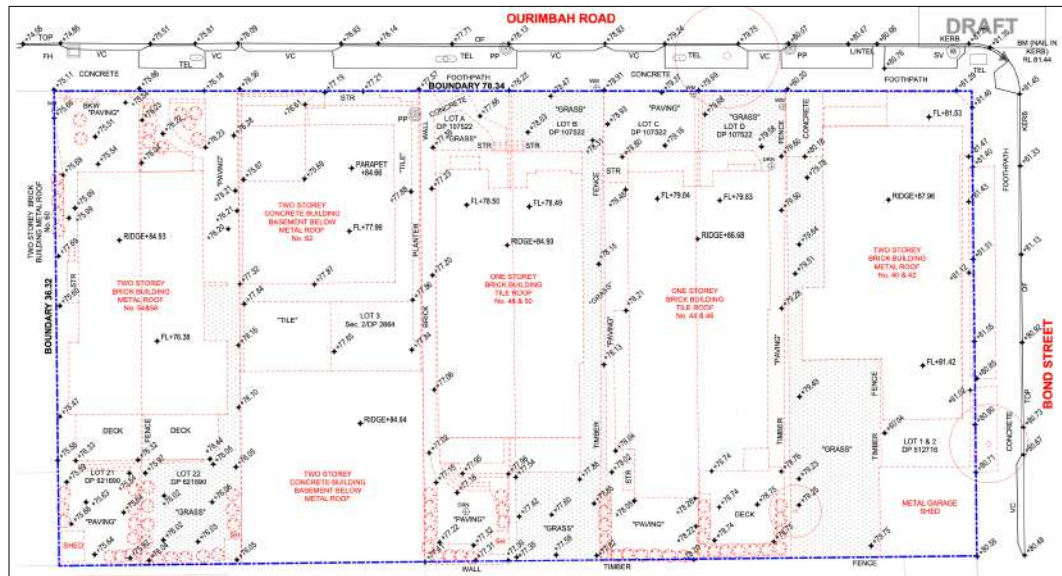


Figure 4: Proposed demolition plan for Nos. 40-56 Ourimbah Road, Mosman.
Doroch Architects, 2026.

2.3 General Setting

For the following, refer to Figure 5, an aerial photograph of the site and its surrounds.

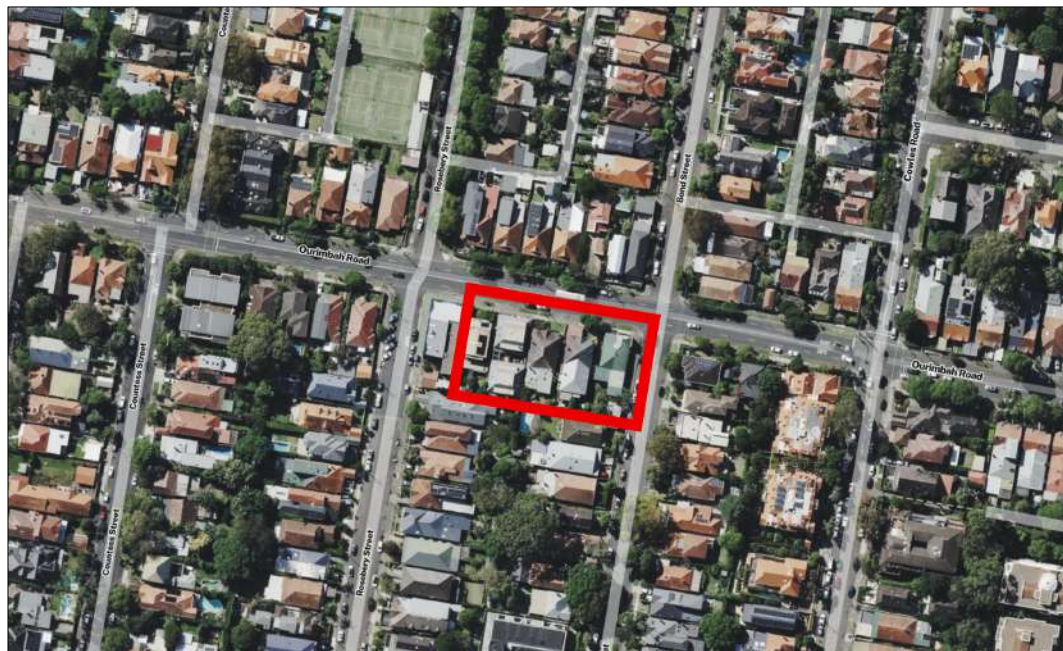


Figure 5: Aerial photograph of surrounding area. The site location is outlined in red.
SDT Explorer, 2026. WPH overlay.

The subject site falls within the area identified by *Mosman DCP 2012* as the Ourimbah Townscape. The *Mosman DCP 2012* provides the following character statement for the Ourimbah Townscape:

“The Ourimbah Townscape area has a gentle to moderate slope with a predominantly northern aspect. A sense of spaciousness is created by the combination of topography and light tree cover.

The area displays an overall consistency and modest suburban scale. The built form of this area is relatively consistent in scale. It is characterised by a diversity of housing style and age and a regular grid street pattern. Houses are set within gardens of small shrubs. The post World War I buildings of red and manganese brick, timber, and relatively simple pitched and gabled roofs establish the character of this area. Fences are varied with low brick, stone, timber and wire fences marking the street alignment.

*Mixed Eucalyptus street planting (*Eucalyptus scoparia* and *Eucalyptus nicholii*) provides a light tree cover. The landscape of this area largely consists of small scale gardens with small shrubs. A few mature trees remain in some gardens.*

Community facilities include Middle Harbour Public School and Mosman Lawn Tennis Club.¹

The immediate surrounding streetscape is defined by single dwellings ranging in character from Federation bungalows to contemporary infill.

Further south of the subject site is Military Road which services the A8 highway and to the east is the Spit Road; a central, commercial corridor through Mosman. Both road comprise of early 20th century through to contemporary commercial and residential development lining either side of the road.

Refer to Figure 6 to illustrate the location of the subject site within the Ourimbah Townscape.

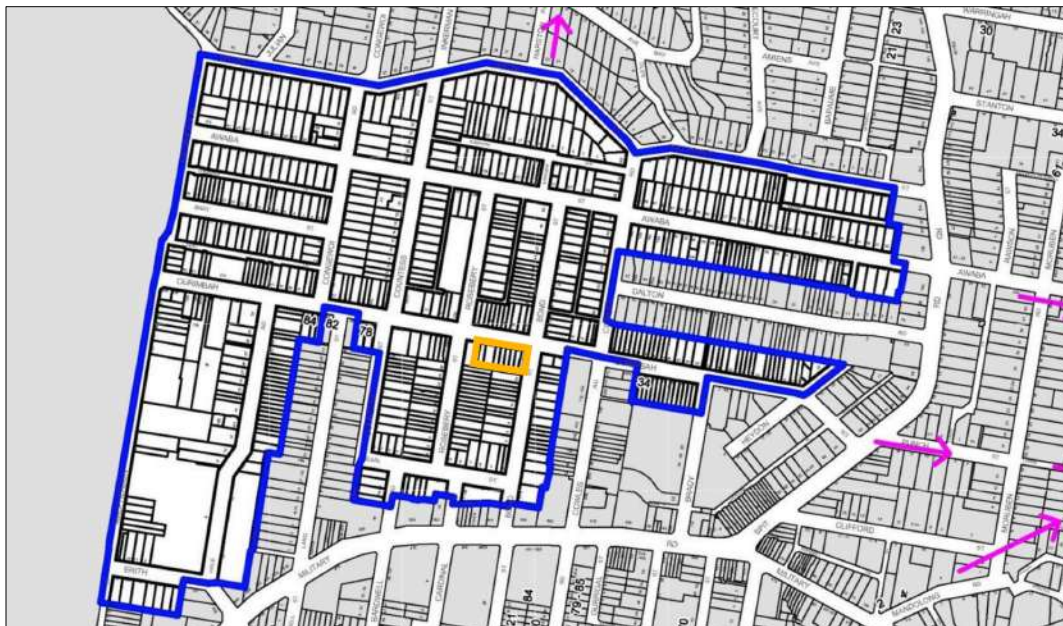


Figure 6: The Ourimbah Townscape, outlined in blue. The subject site is outlined in orange.
Mosman Residential DCP 2012, 2026. WPH overlay.

¹ 7.4 The Townscapes, (16) Ourimbah Townscape, Mosman Residential Development Control Plan 2012 – amended December 2024, p177.

2.3.1 Ourimbah Road

Ourimbah Road runs in a generally east-west direction between Military Road and Macpherson Street. The street is defined by residential development with some commercial shopfronts, ranging from Federation era stand-alone dwellings, to low-rise contemporary infill. The road provides for two-way traffic, with the provision for parking on either side. The road is lined with grass verges and street trees, and pedestrians to either side.



Figure 7: Looking east towards the subject site (indicated by the yellow arrow) on Ourimbah Road.
Google Maps, accessed 2026

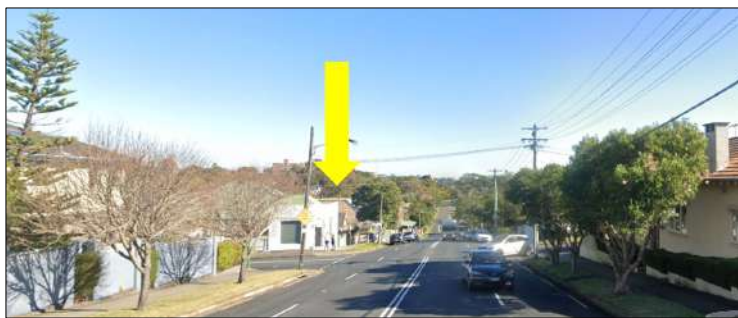


Figure 8: Looking west towards the subject site (indicated by the yellow arrow) on Ourimbah Road.
Google Maps, accessed 2026

2.4 State Environment Planning Policy (Housing) 2021 – Low to Mid-Rise Housing

The Housing State Environmental Planning Policy (SEPP) has identified the commercial precinct north and south of Military Road and Spit Road as the ‘Spit Junction Town Centre’. The site is located to the north west of the Spit Junction town. In accordance with this SEPP, properties within 800m walking distance can be developed for Low to Mid-Rise housing. The subject site is within 800m of The Spit Junction Town Centre and is therefore eligible for Low to Mid-Rise Housing and can be informed by planning controls specific to this SEPP, allowing for:

The maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the development on the land plus an additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3).



Figure 9: The subject site (outlined in red) within the Indicative LMR Housing Area (coloured orange), and northwest of the Spit Junction Town Centre (coloured blue).

LMR Viewer, 2026. WPH overlay.

2.5 The Site

For the following description for the subject site, refer to Figure 10 below, an aerial photograph identifying the individual sites within the larger subject site.

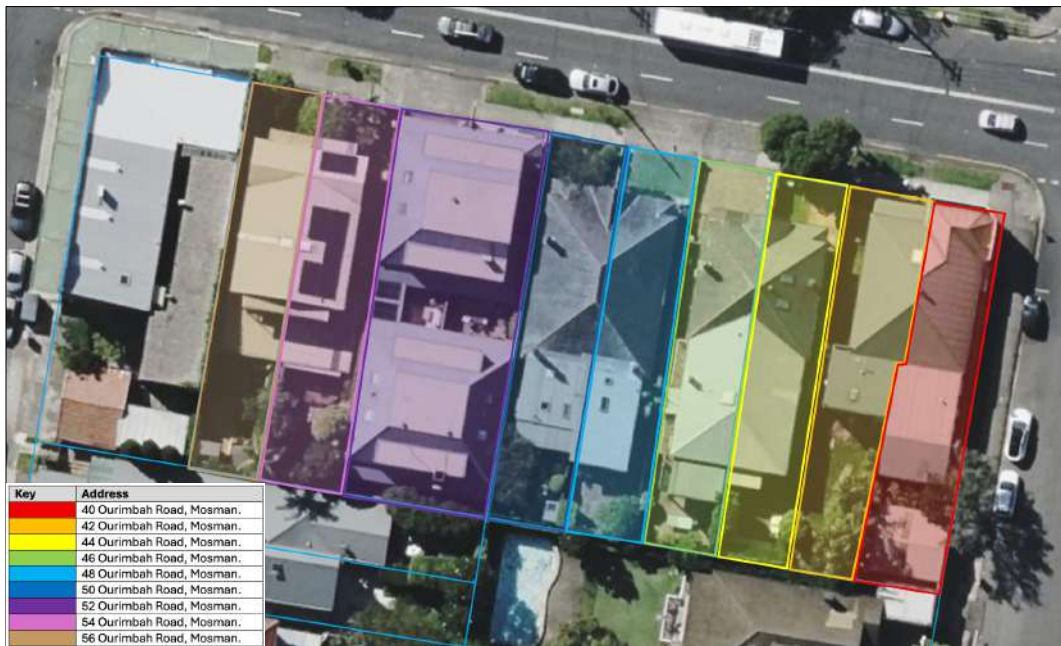


Figure 10: Aerial photography of Nos. 40-56 Ourimbah Road, Mosman.

SDT Explorer, 2026. WPH overlay.

The subject site consists of nine allotments located at Nos. 40-56 Ourimbah Road. The individual sites are predominantly rectangular in shape and consistent in size. No. 52 Ourimbah Road is roughly double the size of the other allotments. The sites have a primary frontage to Ourimbah Road which slopes to the west.

The total site area is approximately 2527.7m².

Existing development on the site includes:

- No. 40 Ourimbah Road, Mosman: Located on this site is a single-storey former corner shop and residence that has been converted into a completely residential dwelling. This site is located on the corner of Ourimbah Road and Bond Street. The building is positioned along the boundary with no front setback to Ourimbah Road and a minimal side setback to Bond Street, which consists of a brick boundary wall and a narrow, paved walkway. The double-garage with vehicular access from Bond Street occupies the majority of the rear yard site, with a small amount of paving and plantings comprising the remainder.
- No. 42 Ourimbah Road, Mosman: Located on this site is a single-storey semi-detached brick residence with masonry base. The front elevation is rendered and painted. The dwelling shares its eastern party wall with No. 40 Ourimbah Road. The front boundary to Ourimbah Road is denoted by a brick wall with metal swing gate. The site has a western side setback that consists of a driveway and a grassed area. The rear yard consists of a paved area along the rear elevation of the dwelling and a lawn area that comprises the remainder of the area. There are some mature plantings located along the eastern boundary and rear corners of the site. The fencing for the site is timber paling.
- No. 44 Ourimbah Road, Mosman: Located on this site is a single-storey semi-detached painted brick residence that shares the western party wall with No. 46 Ourimbah Road. The site is set back from Ourimbah Road behind a sandstone front boundary wall that also separates forms the front portion of the western boundary fence. A brick paved driveway is positioned in the northeastern corner of the site. The front garden consists of a simple lawn area with no established plantings. The rear yard area consists of a raised timber deck entertaining area bordered by mature hedge plantings.
- No. 46 Ourimbah Road, Mosman: Located on this site is a single-storey semi-detached face brick residence that shares its eastern party wall with No. 44 Ourimbah Road. The site is set back from Ourimbah Road behind an entirely paved front setback area with no front fence. The western side setback is similarly paved with some planter boxes within this space that carries through to the rear yard area of the site. Established plantings are located along the rear boundary. An elevated timber deck projects off the western elevation with a set of timber stairs providing access from the dwelling to the rear yard. The side and rear boundary fences are timber paling.
- No. 48 Ourimbah Road, Mosman: Located on this site is a single-storey semi-detached face brick residence that shares its western party wall with No. 50 Ourimbah Road. The set is set back from the street consistent with Nos. 44 & 46 Ourimbah Road behind a lawn area with no front fence. Stepping stone pavers lead from the public pedestrian path to the front verandah. A timber picket fence separates the site from Nos. 44 and 50 Ourimbah Road. An established garden bed with hedging is positioned along the front verandah. The rear yard area consists of a small, elevated timber deck and a brick storage shed with brick pavers coverings the remainder of the area. A medium-tree planting is located in the rear southeastern corner of the site.

- No. 50 Ourimbah Road, Mosman: Located on this site is a semi-detached face brick residence with a sandstone base that shares its eastern party wall with No. 48 Ourimbah Road. The front setback consists of a grass lawn area set behind a timber picket front fence. A concrete path leads from the front entrance gate to the front verandah of the site and a cobblestone path leads down the western side setback. A medium tree is located in the centre of the lawn area and a smaller tree is positioned in the northwestern corner of the garden. The rear of the site consists of a paved area surrounded by established plantings including a Camelia tree, a brick structure, and a hills hoist washing line.
- No. 52 Ourimbah Road, Mosman: Located on this site is a two-storey commercial building with a basement carpark with a driveway entrance positioned under the building form along the western boundary. The building form sits close to the front boundary with a tile tiered set of steps leading from the street to the shopfront. To the rear of the site is a two-storey duplex separated from the commercial building by a corrugated metal fence with gate. Each duplex has a tiled courtyard area positioned in front of the dwelling with potted plants as well as a smaller tiled courtyard area bound by a high-level brick wall at the rear.
- No. 54 Ourimbah Road, Mosman: Located on this site is a two-storey painted brick semi-detached dwelling that shares a western party wall with No. 56 Ourimbah Road. The dwelling is set behind a high-level painted brick wall along the front boundary with mature plantings and hedging. The front garden area consists of brick pavers and a garden bed. The rear of the site consists of an elevated timber deck off the rear elevation and a part-paved, part-grassed area surrounded by established and mature plantings.
- No. 56 Ourimbah Road, Mosman: Located on this site is a two-storey painted brick semi-detached dwelling that shares an eastern party wall with No. 54 Ourimbah Road. The front setback area largely mimics that of No. 54 Ourimbah Road with slight variation in planting types. The rear of the site is consists of an elevated timber deck that steps down to a paved area with a small weatherboard structure in the southwestern corner and low-level hedge plantings along the side boundaries.

2.5.1 No. 40 Ourimbah Road, Mosman

No. 40 Ourimbah Road is a corner site, comprising of a single storey former storefront which has been converted into a residential dwelling. The former shopfront is constructed of painted and rendered masonry with a masonry parapet, two static windows and a front entry door opening to the corner of Bond Street and Ourimbah Road. The dwelling is constructed of painted face brick and comprises of a mixed hipped roof from and a skillion rear wing, clad in corrugated metal, with double sash windows along the eastern elevation, facing Bond Street. Refer to Figure 11.



Figure 11: The shopfront and dwelling to the rear, outlined in red, on the corner of Ourimbah Road and Bond Street.

2.5.2 No. 42 Ourimbah Road, Mosman

No. 42 Ourimbah Road, Mosman adjoins No. 40 Ourimbah. The single storey dwelling is comprised of painted and rendered masonry to the front elevation, inclusive of a low masonry fence and front verandah, plain face brick to the western elevation, and a painted and rendered rear elevation. The dwelling has a principal hipped roof form and skillion roof to the rear, both clad in corrugated metal. Refer to Figure 12.



Figure 12: The principal and western elevations of No. 42 Ourimbah Road, Mosman.

2.5.3 No. 44 Ourimbah Road, Mosman

No. 44 Ourimbah Road is a semi-detached, single storey dwelling constructed of painted brick with a principal pyramid roof form clad in painted slate, and a rear addition with a hipped roof form clad in corrugated metal. The roofscape is comprised of a single chimney, and a gabled end at the front elevation with painted timber shingles. The dwelling has a tiled front verandah to the front and a timber deck to the rear. Refer to Figure 13.



Figure 13: No. 44 Ourimbah Road, Mosman. The gable, chimney and tiled front verandah are in view.

2.5.4 No. 46 Ourimbah Road, Mosman

No. 46 Ourimbah Road is a semi-detached, single storey dwelling, constructed of plain face brick. The dwelling has a principal, pyramid roof form clad in slate, with a hipped addition clad in corrugated metal to match No. 44 Ourimbah Road, and an additional weatherboard rear addition with a skillion roof. The dwelling also comprises of a painted gable end to the front elevation and a single chimney within the roofscape. Refer to Figure 14.



Figure 14: The northern and western elevations of No. 46 Ourimbah Road, Mosman.

2.5.5 No. 48 Ourimbah Road, Mosman

No. 48 Ourimbah Road is a semi-detached, single storey dwelling, comprising of plain, face brickwork, and a hipped roof clad in slate, with a rough cast rendered gabled end and timber finial to the front elevation. The front elevation also comprises of a tiled verandah with timber posts and a brick and sandstone base, while the rear is defined by a skillion addition and a timber deck. Refer to Figure 15.



Figure 15: The principal elevation of No. 48 Ourimbah Road, Mosman.

2.5.6 No. 50 Ourimbah Road, Mosman

No. 50 Ourimbah Road is a semi-detached, single storey dwelling constructed of plain face brick, with a principal hipped roof form clad in slate with one chimney. The dwelling also has with a weatherboard rear addition and stepped timber deck to the rear yard, with a skillion roof clad in corrugated metal. The front elevation of the dwelling, like No. 48 Ourimbah Road, also comprises of a verandah with timber posts, and a rough cast render gable end with a timber finial. Refer to Figure 16 and Figure 17.

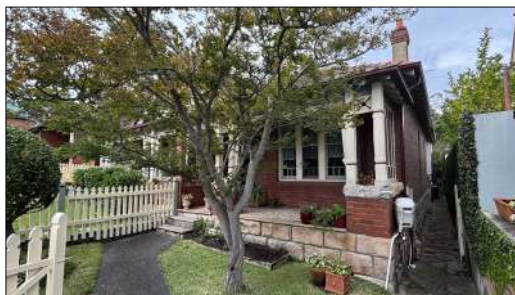


Figure 16: The northern and western elevations of No. 50 Ourimbah Road, Mosman.



Figure 17: The gable end and timber finial at No. 52 Ourimbah Road, Mosman.

2.5.7 No. 52 Ourimbah Road, Mosman

No. 52 Ourimbah Road is a two-storey commercial building, with a mixed roof form clad in corrugated metal. The principal elevation is comprised of a glass shopfront on the ground floor, stepped up from the street by a tiled stair, to a tiled verandah with a skillion roof clad in corrugated metal. Adjacent to the ground floor is the driveway crossing and garage. At the rear of the site are two, two-storey, contemporary townhouses.

Refer to Figure 18 and Figure 19.



Figure 18: The principal elevation, driveway crossing and garage at No. 52 Ourimbah Road.



Figure 19: The principal elevation of the townhouse dwellings to the rear of No. 52 Ourimbah Road.

2.5.8 No. 54 Ourimbah Road, Mosman

No. 54 Ourimbah Road, Mosman is a two-storey terrace constructed of painted face brick with a pitched roof clad in corrugated metal, and a two-storey skillion rear wing, with a weatherboard rear elevation. The principal elevation of the dwelling comprises of timber framed double sash windows to the ground floor and a first-floor balcony. The dwelling also comprises of a single storey rear addition with a skillion roof clad in corrugated metal, and timber deck opening onto the rear yard. Refer to Figure 20.



Figure 20: The principal and eastern elevations of No. 54 Ourimbah Road Mosman. Realestate.com.au, accessed 2026.

2.5.9 No. 56 Ourimbah Road, Mosman

No. 56 Ourimbah Road, Mosman is a two-storey terrace constructed of painted face brick with a pitched roof clad in corrugated metal, and a two-storey skillion rear wing, with a weatherboard rear elevation, in keeping with the adjoining terrace at No. 54 Ourimbah Road. The principal elevation of the dwelling also comprises of timber framed double sash windows to the ground floor and a first-floor balcony. No. 56 Ourimbah Road also comprises of a single storey rear addition with a skillion roof clad in corrugated metal, and timber deck opening onto the rear yard. Refer to Figure 21.



Figure 21: The principal elevation of No. 56 Ourimbah Street, Mosman (outlined in brown).

3 HISTORICAL DEVELOPMENT

The subject site formed part of the 15 acres originally granted to William Roberts of Penrith, bank manager in 1856.² By 1884, the subject site formed part of the five acres, 4 roods, and 13 ¼ perches acquired by Donnelly Fisher of Sydney, solicitor.³ Nos. 44-56 Ourimbah Road were purchased by Walter Thorn of Strawberry Hills, plumber, in 1888, whilst Nos. 40 & 42 Ourimbah Road remained as part of Fisher's land holdings until the early twentieth century.⁴

All sites were originally constructed in the early twentieth century between c. 1915-1918. However, No. 52 Ourimbah Road was demolished in the late twentieth century and the current buildings were constructed c. late 1970s-early 1980s.

Nos. 40 & 42 Ourimbah Road

These sites comprised of Lot 6 of Section 2 of D.P. 1343 which were purchased from Fisher in July 1909 by Lawrence Edward Moss of Sydney, merchant.⁵ The earliest recording of Nos. 40 & 42 Ourimbah Road in the *John Sands Sydney and Suburban Directories* is in 1917 with Matthew Whitely listed as the occupant for both sites. The sites were leased out to various tenants, many with a listed occupation of grocer.

An advertisement for the auction of both sites in 1947 list them together as a brick shop, dwelling, and semi-detached cottage collecting rents of £223.⁶ No. 40 Ourimbah Road continued to be used as a commercial shop/showroom until c. 2013-2016 when it was converted into a completely residential dwelling.



Figure 22: No. 40 Ourimbah Road c. 1975 when it was a Mini Market. No. 42 Ourimbah Road is also visible, adjoining the site to the west. Mosman Library, 2026.

² NSW Land and Property Information, 2026. Primary App. 645.

³ Ibid., CT Vol. 680 Fol. 211 Transfer No. 84893.

⁴ Ibid., CT Vol. 882 Fol. 95 Transfer No. 640624.

⁵ Ibid., CT Vol. 964 Fol. 14 Transfer No. 532368.

⁶ Advertising (1947, November 24). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 13. Retrieved May 20, 2026, from <http://nla.gov.au/nla.news-article18050799>

Nos. 44 & 46 Ourimbah Road

These sites were part of Lots 3, 4, & 5 of Section 2 of D.P. 2864 purchased from Thorn by Matilda Botham, wife of James Botham of Mosman, carpenter in 1912.⁷ The two sites formed part of Lot 5 of Section 2 and were then transferred to Henry Frederick Carl Brecht of Scone, grazier in 1914 then to Margaret MacInnes of Summer Hill, widow in 1916.⁸

The first recorded occupants for the sites in the *Sands Directory* were Reginald Hamill at No. 46 Ourimbah Road in 1916, and John B. Pigott at No. 44 Ourimbah Road in 1917.

The sites were then transferred to George Crowther of Darlinghurst, electrical engineer, in 1919.⁹ In 1931, No. 46 Ourimbah Road was listed for rent in *The Sydney Morning Herald* described as a semi containing five rooms having been papered and renovated. The owner was listed as Crowther, who was residing at 40 Holdsworth Road, Neutral Bay, indicating that he did not reside at the subject site and leased out his properties along Ourimbah Road.¹⁰

When Crowther died in 1957, the site was transferred to his widow Lavinia Crowther. The sites were subdivided into Lots C and D of D.P. 107522 and sold separately in 1961.¹¹

Nos. 48 & 50 Ourimbah Road

These sites were part of Lots 3, 4, & 5 of Section 2 of D.P. 2864 purchased from Thorn by Matilda Botham, wife of James Botham of Mosman, carpenter in 1912. The two sites formed part of Lot 4 in Section which were then transferred to Henry Frederick Carl Brecht of Scone, grazier in 1914 then to Margaret MacInnes of Summer Hill, widow in 1916.

The first recorded occupants for the sites in the *Sands Directory* were Mrs. Arthur Button at No. 48 Ourimbah Road in 1918, and Arthur Coll at No. 50 Ourimbah Road in 1917.

The sites were then transferred to George Crowther of Darlinghurst, electrical engineer, in 1919. When Crowther died in 1957, the site was transferred to his widow Lavinia Crowther. The sites were subdivided into Lots A and B of D.P. 107522 and sold separately in 1960/61.¹²

No. 52 Ourimbah Road

This site was part of Lots 3, 4, & 5 of Section 2 of D.P. 2864 purchased from Thorn by Matilda Botham, wife of James Botham of Mosman, carpenter in 1912. The first recorded occupant for the sites in the *Sands Directory* was James Botham in 1915.

The site comprises Lot 3 of Section 2 which was transferred to Arthur Russell Jones of Mosman, salesman, in 1919 who was then listed as the occupant in the *Sands Directory* in 1921.¹³

⁷ NSW Land and Property Information, 2026. CT Vol. 882 Fol. 95 Transfer No. 640624.

⁸ Ibid., CT Vol. 2382 Fol. 88.

⁹ Ibid., Transfer No. A505177.

¹⁰ Advertising (1931, June 27). *The Sydney Morning Herald* (NSW: 1842 - 1954), p. 16. Retrieved May 20, 2026, from <http://nla.gov.au/nla.news-article16789170>

¹¹ NSW Land and Property Information, 2026. CT Vol. 8320 Fol. 122.

¹² NSW Land and Property Information, 2026. CT Vol. 8320 Fol. 120.

¹³ Ibid., CT Vol. 2382 Fol. 90.

Originally located on the site was a single-storey residential dwelling constructed in the early twentieth century. Sometime between c. 1965-1970 this dwelling was demolished and replaced with an indoor public swimming pool. This structure was demolished between c. 1978-1986 and replaced with the existing commercial building and residential duplex.

Nos. 54 & 56 Ourimbah Road

These sites form part of Lot 2 of Section 2 of Thorn's land that was purchased in 1910 by George Henry Sawyer of Mosman, Council employee.¹⁴

The first recorded occupants for the sites in the *Sands Directory* were John Mackenzie at No. 54 Ourimbah Road in 1915, and Patrick Ridge and John Brown at No. 56 Ourimbah Road in 1915. George Sawyer, the owner, became the listed occupant of No. 54 Ourimbah Road in 1926.

Upon Sawyer's death in 1935, the site was transferred first to Ernest Gelder Sawyer of Nattabeen, contractor, then to Alfred Sawyer of Mosman, contractor, in 1936.¹⁵ The sites were next sold to Fenstanton Investments Pty Ltd. in August 1981, before being subdivided into Lots 21 & 22 of D.P. 621690 and sold in December 1981 to Pipmont No. 2 Pty Ltd.¹⁶

Refer to Figures 23 to 26 below, aerial photographs over the subject site which show their development throughout the twentieth century.



Figure 23: Detail, aerial photograph over Mosman c. 1930. Subject site indicated by the red outline.

NSW Planning Portal, 2026. WPH overlay.

¹⁴ Ibid., CT Vol. 2101 Fol. 95.

¹⁵ Ibid.

¹⁶ Ibid., CT Vol. 14906 Fol. 194.



Figure 24: Detail, aerial photograph over Mosman c. 1943. Subject site indicated by the red outline.

NSW Planning Portal, 2026. WPH overlay.



Figure 25: Detail, aerial photograph over Mosman c. 1978. Subject site indicated by the red outline. The purple arrow indicates the pool structure located at No. 52 Ourimbah Road.

NSW Planning Portal, 2026. WPH overlay.

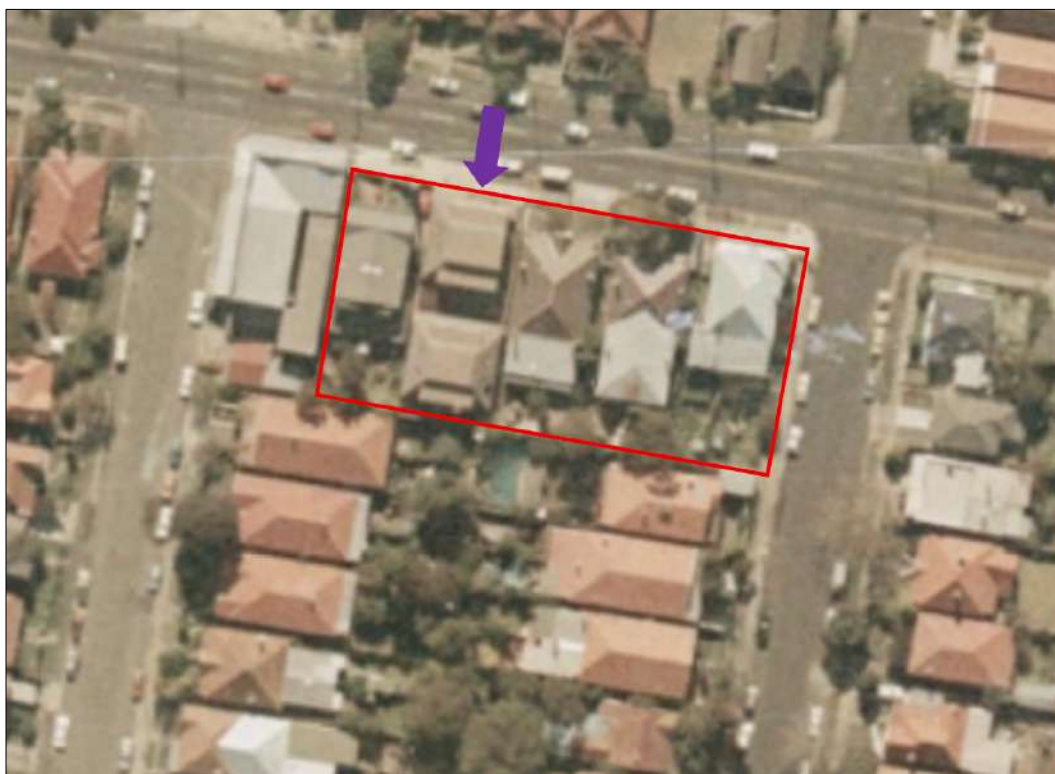


Figure 26: Detail, aerial photograph over Mosman c. 1986. Subject site indicated by the red outline. The purple arrow indicates the current buildings located at No. 52 Ourimbah Road. NSW Planning Portal, 2026. WPH overlay.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

For the following, refer to Table 3, a summary of the statutory heritage listings for the site.

None of the properties are listed as local items under *LEP 2014*, nor are they located within an HCA. They are located in the vicinity of two heritage items listed under Schedule 5 Part 1 of the *Woollahra LEP 2014*. The subject site had no statutory listings under the *Heritage Act 1977* (NSW).

Table 3: Summary of statutory heritage listings.

<i>Listing Type</i>	<i>Item Name and Details</i>	<i>Listing Number</i>
Listed by the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	N/A	N/A
Listed as an item of local heritage significance by Schedule 5 Part 1 of the <i>Mosman LEP 2012</i> .	N/A	N/A
Located within a heritage conservation area identified by Schedule 5 Part 2 of <i>Mosman LEP 2012</i> .	N/A	N/A

<i>Listing Type</i>	<i>Item Name and Details</i>	<i>Listing Number</i>
The Surrounding Area		
Located in the vicinity of items or conservation areas listed by the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	N/A	N/A
Located within the vicinity of local heritage items by Schedule 5 Part 1 of <i>Mosman LEP 2012</i> .	<i>Pair of attached houses, 33–35 Bond Street, Mosman</i>	I31
	<i>House, 64 Dalton Road, Mosman</i>	I90
	<i>Group of 7 pairs of semi-detached cottages, 8–34 Ourimbah Road, Mosman</i>	I199
	<i>Shops and flats, 60 Ourimbah Road, Mosman</i>	I200
	<i>Divided road, Rosebery Street, Mosman</i>	I442
Located within the vicinity of a Conservation Area identified by Schedule 5 Part 2 of <i>Mosman LEP 2012</i> .	<i>Killarney Estate Heritage Conservation Area, C5</i>	C5
	<i>Lang Street Heritage Conservation Area, C6</i>	C6

Refer to Figure 27, which illustrates the heritage items and heritage conservation areas within the vicinity of the subject site.



Figure 27: Map showing Heritage Items in relation to the site. The site is outlined in blue.
NSW Planning Portal, 2026. WPH overlay.

4.2 Heritage Items in the Vicinity of the Site

For the following, in the vicinity has been determined with reference to physical separation, existing and potential view corridors and the nature of the proposed new works.

There are five Heritage Items and two Heritage Conservation Areas within the vicinity of the subject site as defined by Schedule 5 of the *Mosman LEP 2012*.

Shops and flats, No. 60 Ourimbah Road, Mosman, listed by the LEP 2012 as Item No. I200

This heritage item is located to the west of the subject site, on the southern side of Ourimbah Road, at the corner of Rosebery Street. This item shares its eastern boundary with the subject site, as well as view corridors along Ourimbah Road. The subject site is also visible in secondary views of this item from north and south of Ourimbah Road on Rosebery Street.

The State Heritage Inventory provides the following Statement of Significance for this Heritage Item:

A prominent, functional yet attractively detailed block of shops and flats from the Inter-War Period, whose alterations to windows and shopfronts have not significantly diminished the buildings architectural and streetscape quality.¹⁷

This Statement is adopted for the purposes of this report.

Pair of attached houses, Nos. 33–35 Bond Street, Mosman, I31

This heritage item is located to the east of the subject site on the opposite side of Bond Street, also on the southern side of Ourimbah Road. The item and No. 40 Ourimbah Road share view corridors on approach from the south on Bond Street.

The State Heritage Inventory does not provide a Statement of Significance for this Heritage Item. This pair of houses are noted by this report as significant for their form and materiality, with stuccoed, masonry parapets, sandstone bases and timber front doors with coloured top and sidelights.

House, 64 Dalton Road, Mosman, listed by the LEP 2012 as Item No. I90

This heritage item is located on the corner of Cowles Road and Dalton road, separated from the subject site by houses along the northern side of Ourimbah Road. There are no existing shared view corridors between this heritage item and the subject site.

The State Heritage Inventory provides the following Statement of Significance for this Heritage Item:

Despite the poor quality of an early large rear addition, the symmetrical front elevation of this house still presents a dominant and gracious appearance, in the style of B J Waterhouse, to the Dalton Road streetscape.¹⁸

This Statement is adopted for the purposes of this report.

¹⁷ *Shops and flats*, State Heritage Inventory Database No. 2060348

¹⁸ *House*, State Heritage Inventory Database No. 2060151

Group of 7 pairs of semi-detached cottages, Nos. 8–34 Ourimbah Road, Mosman, listed by the LEP 2012 as Item No. I199

This heritage item is located to the east of the subject site, also located on the southern side of Ourimbah Road. Distance between this heritage item and the subject site, as well as the rise in Ourimbah Road to the west, and mature street trees along the southern side of the street mitigate view corridors from this heritage item to the subject site.

The State Heritage Inventory provides the following Statement of Significance for this Heritage Item:

A group of houses which is very unusual in several respects, the first being that there are 14 matching occupancies in the group, each pair related to one another and uniformly set back from the building line, forming an ensemble of considerable unity. Secondly, they are elevated above the street and have unusual approach steps, adding to the group's streetscape presence. Thirdly they have attractive matching detailing such as rivetted metal front fences and stair balustrading on stone basework. Fourthly, to overcome mere uniformity, there are two alternating variations of facade design. Finally they are generally very intact. The group is also significant for demonstrating part of the history of real estate development and architectural style in Mosman.¹⁹

This Statement is adopted for the purposes of this report.

Divided road, Rosebery Street, Mosman, listed by the LEP 2012 as Item No. I442

This heritage item is located north of the subject site, between Awaba Street and Ourimbah Road, separated from the subject site by dwellings along the northern side of Ourimbah Road. There are limited views from this item to the subject site, mitigated by mature street trees on the eastern side of Rosebery Street, and dwellings along the northern side of Rosebery Street.

The State Heritage Inventory provides the following Statement of Significance for this Heritage Item:

Mosman's divided roads are integral to the Municipality's visual character and sense of place. Built as a utilitarian response to the steep harbourside topography, they reflect, in their fabric and construction technology, the development of Mosman's suburban structure. The large collection of these features makes Mosman instantly and uniquely recognisable.²⁰

This Statement is adopted for the purposes of this report.

Killarney Estate Heritage Conservation Area, listed by the LEP 2012 as C5

This conservation area is located to the north of the subject site, on Dalton Street, separated by houses on the northern side of Ourimbah Road. As such, there are no shared view corridors between the site and this conservation area.

The Mosman DCP 2012 provides the following Statement of Significance for this Conservation Area:

¹⁹ *Group of 7 pairs of semi-detached cottages*, State Heritage Inventory Database No. 2060349

²⁰ *Divided Road*, State Heritage Inventory Database No. 2060440

The Killarney Estate Conservation Area is one of the most interesting conservation areas in Mosman, which, because of the modest scale and the first-glance ordinariness of the street, can be easily overlooked. The compelling aesthetic interest lies in the several different, repetitive designs of small houses that can be seen. The historical significance of the area lies first in the architectural and townscape unity which was furthered by rapid development following the 1910 subdivision and sale of the 'Killarney' land, and secondly in the fact that Dalton Street was Mosman's first to be formed in concrete.²¹

This Statement is adopted for the purposes of this report.

Lang Street Heritage Conservation Area, listed by the LEP 2012 as C6

This conservation area is located to the west of the subject site, extending from the intersection of Lang Street and Ourimbah Road to Military Road to the south. There are no shared view corridors between this conservation area and the subject site.

The State Heritage Inventory provides the following Statement of Significance for this Conservation Area:

The small Lang Street Conservation Area is notable for several things. First it is aesthetically very pleasing on account of ample street plantings, the group at the south end being a significant stand of mixed Eucalypts, by a treed median strip and by wide grassed verges. Its architectural components are modest and varied in type and style presenting a cohesive visual character predominantly of and representative of the early twentieth century but they possess much idiosyncratic interest and have been less seriously tainted by obtrusive modifications than those in many other conservation areas such as high front fences, painted brickwork and inappropriate first floor additions and unsympathetic garages and carports.

The sandstone walls, kerbs, fences and features are key elements of the character of the Mosman Council area. They collectively contribute to the heritage and urban values of their settings. While not all features are of equal heritage value, it is the range and collective value that is most important in retaining the character of the area.

Heritage fences are a very important streetscape elements of the conservation area. Fences vary in style and material and include stone fences, stone and iron fences, timber fences or timber and metal fences. In a number of locations fences are a continuous feature across a number of properties reflecting a common design and construction, in other areas the use of a material such as stone links a range of properties.²²

This Statement is adopted for the purposes of this report.

²¹ Mosman Heritage Review, 1996, prepared by Godden Mackay Heritage Consultants

²² Lang Street Heritage Conservation Area, State heritage Inventory Database No. 2060540

4.3 Additional Information Relating to the Site's Significance

4.3.1 Views

Principal view corridors towards the subject site are located on Ourimbah Road, from directly outside the site. View corridors towards the site can also be accessed while traveling east and west along the street, owing to the uniform setback of adjacent dwellings along Ourimbah Road and a lack of street trees immediately outside the site. Long range view corridors along Ourimbah Road however, are eventually mitigated by distance and mature street trees.

Secondary views to the rear of the site are limited but can be obtained on approach from the south on Bond Street, where the eastern elevation of No. 40 Ourimbah Road and roofs of Nos. 42, 44 and 46 Ourimbah Road are visible. Views from the south along Rosebery Street are mitigated by No. 58 Ourimbah Road, and mature street trees.

Refer to Figure 28 to Figure 32 to illustrate view corridors towards the subject site.



Figure 28: View looking southeast along Ourimbah Road. Owing to the deeper front setbacks of Nos. 44, 46, 48, 50, 54 & 56 Ourimbah Road. Only No. 52 Ourimbah Road, indicated by the purple arrow, and Nos. 40 & 42 Ourimbah Road, indicated by the red and orange arrows, are visible along this view corridor.



Figure 29: View looking east from Roseberry Street towards the subject site. The rear duplex that forms part of No. 52 Ourimbah Road is indicated by the purple arrow.



Figure 30: View of the subject site looking southwest from the opposite side of Ourimbah Road. Nos. 40 & 42 are indicated by the red and orange arrows; Nos. 44 & 46 are indicated by the yellow and green arrows; Nos. 48 & 50 are indicated by the light blue and dark blue arrows; No. 52 is indicated by the purple arrow, and; Nos. 54 & 56 are indicated by the pink and brown arrows.



Figure 31: View looking southwest from the opposite corner of Bond Street and Ourimbah Road. Nos. 40 & 42 indicated by the red and orange arrows; Nos. 44 & 46 indicated by the yellow and green arrows; the roof form of No. 48 is indicated by the light blue arrow, and; No. 52 indicated by the purple arrow.



Figure 32: View looking northwest from Bond Street. No. 42 Ourimbah Road indicated by the red arrows and the roof form of Nos. 44 & 46 Ourimbah Road indicated by the yellow and green arrows.

5 HERITAGE IMPACT ASSESSMENT

5.1 Scope of works

The proposal seeks consent for a new residential flat building (RFB) development with in-fill affordable housing. The proposal includes:

- Demolition of existing development on the site and associated ancillary structures.
- Construction of a part 8-storey part 9-storey RFB comprising 63 residential apartments including 15% affordable housing dwellings, to be managed by a registered Community Housing Provider.

- Provision of communal open space and landscaped areas.
- Excavation for 2 basement levels with car parking and associated services.
- All associated works including site preparation, earthworks, drainage, infrastructure and removal of existing vegetation where required to facilitate the development.

The proposal seeks to utilise the low and mid-rise Housing and in-fill affordable Housing provisions of the Housing SEPP by providing affordable housing in compliance with the requirements of the EPI.

Refer to Figure 33 to Figure 36, Architectural Plans prepared by Doroch Architects.



Figure 33: The ground floor plan of the proposed works.

Doroch Architects, 2026.

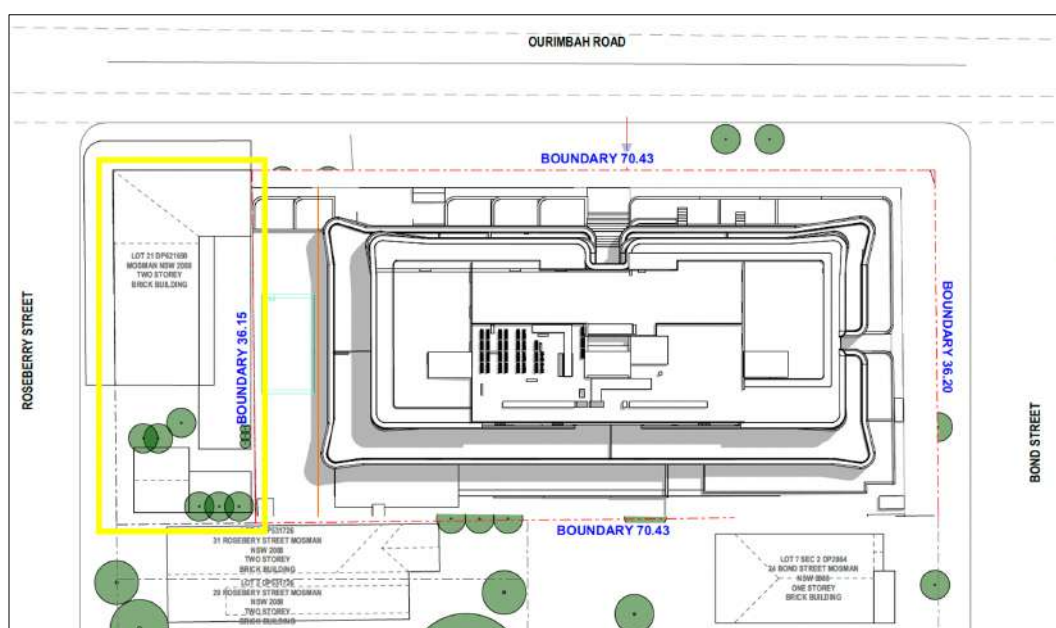


Figure 34: The roof plan of the proposed works. The adjacent heritage item is outlined in yellow, illustrating the setback between the proposed mid-rise development and the item.

Doroch Architects, 2026.



Figure 35: The proposed principal elevation to Ourimbah Road.
Doroch Architects, 2026.



Figure 36: The eastern elevation of the proposed development, presenting to Bond Street.
Doroch Architects, 2026.

5.2 Method of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the planning documents that accompany this application.

The proposal is assessed by consideration of:

- The relevant controls of the *Mosman LEP 2012* and the *State Environmental Planning Policy (Housing) 2021*;
- With an understanding of the requirements for Heritage Impact Statements provided by the Heritage NSW publication *Statements of Heritage Impact* (2023 update).

6 EFFECT OF WORK

6.1 Effect of work on Items in the Vicinity

The construction of a large building in an area currently characterised by one and two-storey dwellings will inherently impact upon that area. The impact on the setting of the heritage items and HCAs within the vicinity will need to be weighed by the consent authority against the benefits of meeting the broader planning objectives to the Housing SEPP for greater density to facilitate the delivery of new in-fill affordable housing. The impact of the proposal on the heritage items and HCAs within the vicinity will be mitigated as outlined below.

6.1.1 *Shops and flats, 60 Ourimbah Road, Mosman. Item No. I200.*

This heritage item adjoins the subject site to the west and is the closest item to the development site. As such, it will be the most impacted by the proposed new building on the subject site. The proposed works will have an acceptable impact on the above heritage item for the following reasons:

- The proposal works and Construction Certificate documentation will be accompanied by a comprehensive set of engineering drawings to ensure there is no physical impact of damage to the heritage item at No. 60 Ourimbah Street, Mosman.
- Further to this excavation stage will be closely monitored in line with the Engineering reports and heritage consultant, if required.
- The proposed building form is setback behind the front building line of the heritage item, allowing the item to retain its prominence on the corner of Rosebery Street and Ourimbah Road.
- The proposed works include a generous setback to the western boundary of 11 metres, allowing for ample deep soil planting and significant visual separation between the proposed development and the heritage item.
- The proposed basement is set back approximately 11m from the shared common boundary with the heritage item. This allows for deep soil planting, including tall screen planting, that will provide a 'green edge' as it matures. This will moderate the visual impact of the proposed building form and provide significant separation between the development and the heritage item.
- The primary view corridors towards the heritage item are from directly outside on Ourimbah Road looking south and southeast as well as looking east on Roseberry Street. These view corridors on approach are retained with the proposed development becoming part of the backdrop to the item, the heritage item retaining its prominent corner position and high visibility when on approach along from Ourimbah Road and Rosebery Street.
- Views towards the item looking west along Ourimbah Road are currently obscured by the existing dwellings and their close front setbacks to Ourimbah Road. The visual impact assessment provided by Archimages3D illustrates the four-metre front setback of the proposed works is largely in keeping with the setback of the existing buildings within the subject site, ensuring the existing views of the heritage item are retained. Refer to Figure 37 and Figure 38.



Figure 37: The existing view towards the heritage item (indicated by the yellow arrow) from Ourimbah Road. Archimages3D, 2026.



Figure 38: The proposed view towards the heritage item (indicated by the yellow arrow) from Ourimbah Road, illustrating largely unchanged visibility. Archimages3D, 2026.

- The proposed development will incorporate a front garden within the front setback of the site which will mitigate the transition in scale from the existing streetscape to the proposed development, and help retain the setting and views of the heritage item.
- The proposed building is of a contemporary style and materiality, and simple in form and architectural detail to ensure the heritage item retains its prominence within the streetscape. The proposed works provide a clear contrast and distinction to the more solid brick detailing of the Interwar item, in keeping with control P26 of Section 5.6 of the *Mosman DCP 2012*.
- Further to this, the inherent change in scale between the item and proposed works help to clearly define the architectural character and significance of the item.
- This heritage item is located within an area zoned by the State Government for buildings in keeping with the proposed height and density of this SSDA. With the changes in planning legislation it has become increasingly common for heritage items to be in the vicinity of, sit directly adjacent to or be incorporated into to high density development. As is occurring in the following locations; Redan Street, Rangers Avenue, and Awaba Street, in the vicinity of the subject site.
- Mosman Council's Masterplan also provides an outline of the future character of Mosman, in keeping with the LMR zoning by the State Government, by providing increased housing density. The proposed works form part of the realisation of this Master Plan, in keeping with the provision of 4,700 new homes in Mosman.²³

²³ Mosman Council, Mosman Masterplan: Principles and Options (Mosman, NSW: Mosman Council, 2026), Page 8.

6.1.2 *Pair of attached houses, 33–35 Bond Street, Mosman. Item No. I31.*

This heritage item is located to the east of the subject site on the eastern side of Bond Street positioned opposite the side elevation of No. 40 Ourimbah Road. The proposed works will have an acceptable impact on the above heritage item for the following reasons:

- The proposed works are sufficiently separated from the heritage item. There will be no physical impact on the fabric of the heritage item as a result of the proposed works.
- The primary view corridors towards the heritage item are obtained directly outside on Bond Street looking east. The proposed works will occur behind and outside these significant views.
- The proposed works will not interrupt the position of the heritage item within the Bond Street streetscape, it will continue to present as a pair of attached early twentieth century dwellings.
- The proposed materials and finishes for the works have been chosen to complement the existing character of the area and will not look out of place within the vicinity of the heritage item.
- The proposed residential flat building will have a well-articulated façade comprising a simple, unobtrusive contemporary aesthetic that will sit comfortably in the streetscape where viewed in relation to the item.
- This heritage item is located within an area zoned by the State Government for buildings in keeping with the proposed height and density of this SSDA. As such the surrounding area of this item is expected to evolve, with SSDAs also being submitted in Redan Street, Rangers Avenue, and Awaba Street, in the vicinity of the subject site.

6.1.3 *Group of 7 pairs of semi-detached cottages, 8–34 Ourimbah Road, Mosman. Item No. I199.*

This heritage item is located to the east of the subject site on the southern side of Ourimbah Road and consists of fourteen dwellings. The proposed works will have a minimal and acceptable impact on the above heritage item for the following reasons:

- The proposed works are sufficiently separated from the heritage item and will have no physical impact on the fabric of the semi-detached dwellings that comprise the item.
- The primary views towards the heritage item are obtained directly outside along Ourimbah Road looking south. The proposed works will occur to the west of the heritage item and largely outside these significant view corridors. Any visibility of the proposed works will be minimal and form part of the wider background setting of the heritage item.
- The proposed works will have no impact on the ability of the heritage item to present as a uniform set of semi-detached dwellings which are elevated above street level and display architectural qualities demonstrative of the early development of Mosman.

6.1.4 *Divided road, Rosebery Street, Mosman. Item No. I442*

This heritage item is located to the northwest of the subject site and consists of a sloping landscaped area positioned predominantly along the eastern side of Rosebery Street. The

proposed works will have a minimal and acceptable impact on the above heritage item for the following reasons:

- The proposed works are sufficiently separated from the heritage item and will have no physical impact on the fabric of the heritage item.
- The primary views of this heritage item are obtained in most directions along Rosebery Street, but the more significant landform and landscape elements of the item are located along the eastern side of Rosebery Street. The proposed works will be visible within some of these views, however any visibility the proposed works have will be minimal and form part of the wider background setting of the heritage item.

6.2 Effect of work on Heritage Conservation Areas Within the Vicinity

6.2.1 Killarney Estate Heritage Conservation Area, listed by the LEP 2012 as C5

The following heritage item is located within the above HCA, as such it will be assessed below in the context of the HCA.

6.2.1.1 House, 64 Dalton Road, Mosman. Item No. 190.

The proposed works will have a minimal and acceptable impact on the above HCA and heritage item for the following reasons:

- This conservation area is located to the northeast of the subject site, on Dalton Street, separated by houses on the northern side of Ourimbah Road. The proposed works are sufficiently separated from the HCA and there will be no physical impact to the fabric of any contributory buildings or elements located within the HCA.
- Principal views within the HCA are obtained along Dalton Road with dwellings located to the north and south. The proposed works will not be located in front of these significant views and will cause no visual obstruction when viewing contributory items within the HCA.
- Where the proposed works are visible from the HCA, the sloping topography of the area, surrounding existing buildings and dwellings, and the mature street trees in the area will mitigate any impact the proposed works will have on these views and the HCA, and the proposed works will become part of the background setting.
- The proposed works will not detract from the significance of the Killarney Estate HCA as a small modest-scale development of early twentieth century dwellings in Mosman. There will be no impact on the streetscape presentation of Dalton Street with its historical and aesthetic significance retained.

- The heritage item located at No. 64 Dalton Road will continue to present as a fine example of an Arts and Crafts style house located on a prominent corner position. If the proposed works are visible within the view corridors towards the item, they will have a minimal impact on the ability to read and understand the significance of the item. The substantial distance and the sloping topography of the area between the item and the proposed works mitigates any visual impact on the heritage item.
- The proposed residential flat buildings have been designed to incorporate a complementary materiality and form to respond appropriately to the streetscape setting. The proposed works will allow the contributory items within the HCA to present as the dominant elements within the streetscape.

6.2.2 *Lang Street Heritage Conservation Area, listed by the LEP 2012 as C6*

The proposed works will have a minimal and acceptable impact on the above HCA for the following reasons:

- This HCA is located to the west of the subject site and consists primarily of the dwellings situated along Lang Street. The HCA and the subject site are separated by Roseberry and Countess Streets. The proposed works are sufficiently separated from the HCA and there will be no physical impact to the fabric of any contributory buildings or elements located within the HCA.
- Principal views are obtained along Lang Street with dwellings located to the east and west. The proposed works will not be located in front of these significant views and will cause no visual obstruction when viewing contributory items within the HCA.
- The proposed works will not be visible in the view corridors when looking towards the western side of Lang Street. The works will occur behind and outside of these significant views.
- Where the proposed works are visible from the HCA, the sloping topography of the area, surrounding existing buildings and dwellings, and the mature street trees in the area will mitigate any impact the proposed works will have on these views and the HCA, and the proposed works will become part of the background setting.
- The significance of the Lang Street HCA is tied to its ample street plantings, early street elements such as sandstone kerbing, walls, and fences, as well as dwellings which reflect early twentieth century architectural elements. The proposed works will not detract from these significant features, which will be retained and continue to present as a fine and intact representation of a residential street in Mosman.
- The proposed residential flat buildings have been designed to incorporate a complementary materiality and form to respond appropriately to the streetscape setting. The proposed works will allow the contributory items within the HCA to present as the dominant elements within the streetscape.

6.3 Assessment against Mosman DCP 2012 Controls for items in the vicinity

Control	Response
5.6 Heritage conservation: Streetscape	
P25. New infill developments should respect the architectural character of the heritage item/s or the important character of the conservation area. Design should be in a similar scale and proportion to the townscape area character, be sympathetic to the heritage item, and not dominate or overwhelm the item/s of importance.	The three-storey podium mitigates the visual impacts of the increased height and scale of the proposed development in view corridors from surrounding heritage items. The topography of the subject site, and generous front setback, also alleviates the visual impact of the proposed development in views from Ourimbah Road.
P26. Do not replicate or mimic design features of the heritage item/s in the vicinity. New development should be clearly distinguishable from older development. Refer to the NSW Office of Environment and Heritage guideline Design in Context; Guidelines for Infill Development in the Historic Environment for more information.	The proposed new development will be clearly distinguishable from heritage items within the vicinity of the subject site.
7.4 (16) Ourimbah Townscape	
Building form and design: (a) Maintain the architectural integrity of buildings and the area, especially post World War II buildings.	The proposed works will have no physical impact on heritage items within the vicinity of the subject site. The integrity of the buildings within the area will remain intact.
Fences: (b) Encourage low style front fences mostly of unpainted brick, timber, stone or wire so as to not obstruct views of buildings and views between buildings. High front walls and fences may be acceptable on Macpherson Street and Ourimbah Road to reduce vehicle noise impact.	The proposed works include a low brick fence to the front of the site, in keeping with the prescribed style of fencing within the Ourimbah Townscape.

Landscaping: (c) Encourage light tree cover and small scale gardens.	The proposed works include gardens and light tree cover to all setbacks of the development. Refer to the landscape plans submitted with this DA.
Streetscape: (d) Encourage improved access in Zahel Lane through lane widening.	Not applicable to this application.
Views: (e) Public views between buildings from public walkways and streets and those identified on the townscape map should be maintained.	The proposed works will not impact the significant views and vistas identified on the townscape map.

6.4 State Environmental Planning Policy (Planning Systems) 2021

As the proposal is being pursued as state significant development under the SEPP (Housing) 2021 (Division 1: In-fill Affordable Housing), a separate SEPP (Planning Systems) 2021 identifies processes for undertaking state significant development. The following table assesses the proposal in relation to the provisions of the SEPP (Planning Systems) 2021.

Chapter 2 State and Regional Development	Response
2.10 Application of development control plans to State significant development 1. Development control plans (whether made before or after the commencement of this Chapter) do not apply to- a) State significant development, or b) development for which a relevant council is the consent authority under section 4.37 of the Act	As the proposed development is being pursued under the state significant development pathway, the Mosman Development Control Plan (DCP) 2012 is not applicable for the current development. This means that the heritage controls within DCP are not considered relevant and therefore no assessment is made against them.

6.5 Mosman Local Environment Plan (LEP) 2012

The proposal is addressed below in relation to the relevant clauses of the LEP.

Part 2 Permitted or prohibited development	Response
Clause 2.7 Demolition requires development consent The demolition of a building or work may be carried out only with development consent.	This Statement of Heritage Impact applies for the removal of existing structures and trees within the subject site and the erection of an in-fill affordable housing under the State Environmental Planning Policy (Housing) 2021.
Part 5 Miscellaneous provisions	Response
Clause 5.10 Heritage conservation 2) Requirement for consent Development consent is required for any of the following— a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)— i. a heritage item, ii. an Aboriginal object, iii. a building, work, relic or tree within a heritage conservation area, b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, d) disturbing or excavating an Aboriginal place of heritage significance,	The subject site is not listed as a heritage item in Part 1 of Schedule 5 of the Mosman Local Environmental Plan (LEP) 2012, nor it is located within a Heritage Conservation Area. However, it is located in proximity to the locally listed heritage items and conservation areas. Under the requirements for consent in relation to heritage, the development does not require consent under 5.10 (2). Rather a consent for the demolition of a building is required under section 2.7 of the LEP (see table above). As the proposal requires new development that is in the vicinity of a heritage item assessment of the proposal is required under section 5.10 (4) and (5) of the LEP (considered accordingly below). The assessment of the proposal on archaeological or Aboriginal places of significance is assessed in a separate report.

e) erecting a building on land— on which a heritage item is located or that is within a heritage conservation area, or on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, subdividing land— i. on which a heritage item is located or ii. that is within a heritage conservation area, or iii. on which an Aboriginal object is iv. on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	
4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	The subject site is not listed as a heritage item under any statutory instrument. It is, however, located in proximity to locally listed heritage items and conservation areas. This SOHI has assessed the erection of a new multi-storey residential development and the subsequent impacts on the known heritage values of the heritage items in the vicinity.
5) Heritage assessment. The consent authority may, before granting consent to any development— a) on land on which a heritage item is located, or b) on land that is within a heritage conservation area, or c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned	This Statement of Heritage Impact (SOHI) has been prepared in accordance with this clause (5.10 (5) (c)) as the subject site is located in proximity to a number of heritage items and conservation areas listed under Schedule 5 of the Mosman LEP 2012. The SOHI follows the methodology in line with the Department of Planning and Environment's Guidelines for preparing a Statement of Heritage Impact (2023) and Assessing Heritage Significance (2023).

	It illustrates that the proposed development has an acceptable impact on the surrounding items and conservations areas by conserving their heritage significance, setting and characteristics.
7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)— a) notify the Heritage Council of its intention to grant consent, and b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.	The subject site is not listed as being an archaeological site in the Mosman LEP 2012; therefore, this subclause does not apply. Notwithstanding, should any unexpected historical archaeological finds be uncovered during the ground works for the proposed development, the 'STOP WORK' procedure will need to be applied to allow for the inspection of an appropriately qualified archaeologist in order to advise on the required management and consultation with Heritage NSW.
8) Aboriginal places of heritage significance. The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance— a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.	Investigation into the potential Aboriginal heritage of the subject site is beyond the scope of this report and has been considered in a separate Aboriginal Cultural Heritage Assessment Report for the site, also prepared by others.

6.6 NSW Department of Planning and Environment Guidelines

The following questions to be answered have been extracted from the NSW Department of Planning and Environment's, *Guidelines for Preparing a Statement of Heritage Impact, 2023*. Responses have been provided in relation to the proposed development.

Questions to be answered	This proposal relates to these matters as follows:
Section 1 - The Heritage Item	
Is the location of the proposed works area clearly identified?	Refer to Section 2 of this report for a clear identification and description of the location of the proposed works.
Section 2 - Significance Assessment	
Is the significance of the heritage item well documented and understood?	There are no heritage items within the subject site, and the site is not located within a heritage conservation area. Heritage items and conservation areas in the vicinity have been identified, with their significance well understood.
Have all the criteria of the heritage item's significance been considered?	No – as the site is not listed as an item no assessment of significance was undertaken.
Section 3 - Proposed Works	
Is there enough information available about the proposed works to determine how they may impact the heritage item and its significance?	The proposal incorporates plans for the site, as well as elevations, shadow diagrams and photomontages/renders that clearly show the siting of the proposed buildings. This biggest impact is a change in the setting to the items and conservation areas, which is higher density than the existing context. This is in part mitigated by the proposed setbacks of the new built form from Ourimbah Road and Bond Street, the deep soil planting zone on the western boundary and material selection of the new building.
Will the proposed works be the best conservation solution for the heritage item?	N/A The subject site is not identified as a heritage item.

Section 4 - Heritage Impact Assessment	
Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?	N/A The subject site is not a heritage item.
Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?	It is acknowledged that the setting of the area will be impacted by the proposed development; however, this will be in keeping with the changing nature of the surrounding area, given the introduction of the SEPP (Housing) 2021. This impact to items in the immediate vicinity of the subject site, being items No. I200 and I31, is in part mitigated by the proposed setbacks of the new built form, the deep soil planting zone on the western boundary and material selection of the new buildings. Other items and conservation areas in the vicinity of the site are further removed from the subject site by distance and other buildings along the north and south of Ourimbah Road, further mitigating the impact of the proposed development on their setting and significance.
Are the proposed works part of a broader scope of works?	Proposal accommodates affordable housing in accordance with recent NSW state policy and the SEPP (Housing) 2021.
Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?	No additional works are proposed on this site.
Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?	N/A. The subject site is not a heritage item or located within a heritage conservation area. An assessment of the site's Aboriginal cultural heritage significance is outside the scope of the proposed works.

Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?	There are several planned state significant developments within the surrounding area, namely developments on Redan Street, Rangers Avenue, and Awaba Street, in the vicinity of the subject site. This is discussed in the submitted EIS.
Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?	N/A
If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?	N/A, subject site is not a heritage item. Additionally, under Section 2.10 of the SEPP (Planning Systems) 2021, local development control plans do not apply to state significant development.
Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?	This impact to items in the immediate vicinity of the subject site, being items No. I200 and I31, is in part mitigated by the proposed setbacks of the new built form, the deep soil planting zone on the western boundary and material selection of the new buildings. Other items and conservation areas in the vicinity of the site are further removed from the subject site by distance and other buildings along the north and south of Ourimbah Road, further mitigating the impact of the proposed development on their setting and significance.

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to works adjacent to a heritage item or within the heritage conservation area (listed on an LEP).

Questions to be answered	This proposal relates to these matters as follows:
Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?	This impact to items in the immediate vicinity of the subject site, being items No. I200 and I31, is in part mitigated by the proposed setbacks of the new built form, the deep soil planting zone on the western boundary and material selection of the new buildings. Other items and conservation areas in the vicinity of the site are further removed from the subject site by distance and other buildings along the north and south of Ourimbah Road, further mitigating the impact of the proposed development on their setting and significance.
Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?	The proposed works will have limited views of heritage items and conservation areas set back from the site by existing dwellings along the northern and southern sides of Ourimbah Road. Primary views to and from the heritage item, <i>Shops and flats</i>, Item No. I200 located at No. 60 Ourimbah Road, Mosman are from directly outside on Ourimbah Road looking south and southeast as well as looking east on Roseberry Street. These view corridors on approach are retained with the proposed development becoming part of the backdrop to the item. Primary views to the heritage item, Pair of attached houses, Item No. I31, located at Nos. 33–35 Bond Street, Mosman are obtained directly outside on Bond Street looking east. The proposed works will occur behind and outside these significant views.
Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?	N/A The site is not located within a HCA.

7 SUMMARY

The proposed part eight, part nine storey building, developed in accordance with the in-fill affordable housing SEPP, is considered acceptable from a heritage perspective and aligns with the heritage objectives and provisions of the *Mosman LEP 2012*.

The works are confined to a site that holds no heritage significance and is currently occupied by significantly altered or contemporary buildings. The demolition of these structures to facilitate and construction of the proposed residential development is deemed appropriate from a heritage standpoint.

The proposal will not compromise the heritage significance of the surrounding heritage items and conservation areas, and is in keeping with the evolution of the surrounding area with the introduction of the State Environmental Planning Policy (Housing) 2021, to increase density around the Spit Junction Town Centre.

With regard to nearby heritage items and the assessment of impacts set out above, the proposal is considered acceptable for the following reasons:

- The proposed development will not have any physical impact on heritage items or conservation areas within the vicinity of the subject site. The works are confined to within the subject site, and allow for generous setbacks to the west, as well as along Ourimbah Road and Bond Street, to ensure any excavation will have no impact on the integrity of surrounding development.
- The proposed setbacks of the development ensure the heritage item at No. 60 Ourimbah Road retains its prominent corner position and high visibility when on approach along from Ourimbah Road and Roseberry Street. Further the western and northern setbacks of the development, and deep soil planting along the western boundary will mitigate the impact of the height and scale of the development adjacent to this heritage item.
- The proposed development will also retain a generous setback to the east, along Bond Street, ensuring oblique views from Ourimbah Road to the heritage item at Nos. 33–35 Bond Street are retained.
- Where the proposed works are visible from items and conservation areas separated by distance and existing buildings along the northern and southern sides of Ourimbah Road, the sloping topography of the area, surrounding existing buildings and dwellings, and the mature street trees in the area will mitigate any impact the proposed works will have on existing view corridors. The proposed works will become part of the background setting of these items and conservation areas, and will not detract from their significance or primary views to them.
- The design for the proposed development incorporates a well-articulated façade comprising a simple, unobtrusive contemporary aesthetic that will sit comfortably in the streetscape, using materials and finishes that have been chosen to complement the existing character of the surrounding area.
- The proposed works are located within an area zoned by the State Government for buildings in keeping with the proposed height and density of this SSDA. As such the surrounding area of this item is expected to evolve, with SSDAs also being submitted in Redan Street, Rangers Avenue, and Awaba Street, in the vicinity of the subject site.

The proposed development, while considerably larger in scale than the existing residential properties on site will still facilitate an understanding of the significance the surrounding heritage items and conservation areas. The proposal is compatible with the relevant heritage controls within the *Mosman LEP 2012*, and adequately addresses environmental impacts and mitigation measures as required by Section 22 of the SEARs.

8 REFERENCES AND DEFINITIONS

8.1 Definitions

Term	Meaning
Consent authority	The person or body with whose approval that act, matter or thing may be done or without whose approval that act, matter or thing may not be done.
Conservation	Conservation means all the processes of looking after a place so as to retain its cultural significance (as defined in <i>The Burra Charter</i>).
Development	The erection of a building, carrying out work, use of or subdivision of land.
Heritage significance	Term used in the assessment and understanding of heritage items that have significance in relation to their historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.
Setting	The area around an item, which may include the visual catchment.
State Heritage Inventory	An online database containing heritage items and conservation areas on statutory lists in NSW. This includes the State Heritage Register and local government items.
State Heritage Register	The NSW State Heritage Register. A list of places and items of importance to the people of NSW. Only places of state heritage significance are listed on the State Heritage Register. The State Heritage Register protects these items and their significance.
State Heritage Register item	A term to describe a heritage item that is of state heritage significance and is listed on the State Heritage Register.

8.2 Documentary Evidence

8.2.1 General References

8.2.1.1 Guidelines

Australia ICOMOS Inc (2013a) 'The Burra Charter: the Australia ICOMOS charter for places of cultural significance', Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood.

Australia ICOMOS Inc (2013b) 'Burra Charter article 22 — new work', practice note, Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood.

DPE (Department of Planning and Environment) (2023) *Assessing heritage significance*, DPE, NSW Government.

Heritage NSW (2023 update), *Guidelines for preparing a Statement of Heritage Significance*.

8.2.1.2 General References

7.4 The Townscapes, (16) Ourimbah Townscape, Mosman Residential Development Control Plan 2012 – amended December 2024, p177.

Mosman Heritage Review, 1996, prepared by Godden Mackay Heritage Consultants

Advertising (1947, November 24). The Sydney Morning Herald (NSW : 1842 - 1954), p. 13. Retrieved May 20, 2026, from <http://nla.gov.au/nla.news-article18050799>

Advertising (1931, June 27). The Sydney Morning Herald (NSW : 1842 - 1954), p. 16. Retrieved May 20, 2026, from <http://nla.gov.au/nla.news-article16789170>

8.2.1.3 NSW LPI

Primary App. 645.

Transfer No. A505177.

CT Vol. 680 Fol. 211 Transfer No. 84893.

CT Vol. 882 Fol. 95 Transfer No. 640624.

CT Vol. 882 Fol. 95 Transfer No. 640624.

CT Vol. 964 Fol. 14 Transfer No. 532368.

CT Vol. 2101 Fol. 95.

CT Vol. 2382 Fol. 88.

CT Vol. 2382 Fol. 90.

CT Vol. 8320 Fol. 120.

CT Vol. 8320 Fol. 122.

CT Vol. 14906 Fol. 194.

8.2.1.4 State Heritage Inventory

Divided Road, State Heritage Inventory Database No. 2060440

Group of 7 pairs of semi-detached cottages, State Heritage Inventory Database No. 2060349

House, State Heritage Inventory Database No. 2060151

Lang Street Heritage Conservation Area, State Heritage Inventory Database No. 2060540

Shops and flats, State Heritage Inventory Database No. 2060348

8.2.1.5 Planning Documents

NSW Heritage Act 1977.

Mosman Development Control Plan 2012.

Mosman Local Environmental Plan 2012.

Mosman Council. Mosman Masterplan: Principles and Options. Mosman, NSW: Mosman Council, 2026.