

**MOSMAN HIGH SCHOOL**  
**745 MILITARY ROAD LOT: I DP:I268793**  
HERITAGE IMPACT STATEMENT FOR SSDA SUBMISSION  
FINAL ISSUE: 30 MARCH 2021



## Purcell

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*Cover Image: Mosman High School (Source: Purcell)*

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12.05.2020	Rev A - Draft for Comment
22.05.2020	Rev B - Draft for Comment
28.07.2020	Rev C - Final Issue
25.02.2021	Rec D - Draft for Comment
16.03.2021	Rec E - Draft for Comment
19.03.2021	Rec F - Draft for Comment
30.03.2021	Rec G - Final Issue

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

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# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT



Military Road, Mosman (Source: Purcell)

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## EXECUTIVE SUMMARY

### EXECUTIVE SUMMARY

This Heritage Impact Statement (HIS) considers the impact of proposed works to Mosman High School (745 Military Road LOT: 1 DP:1268793), the adjacent heritage items and the Military Road Conservation Area. This document forms part of the Environmental Impact Statement prepared as part of a State Significant Development Application (SSDA) for the redevelopment of Mosman High School.

The document assesses the impact that the proposed demolition of the existing Building B, Building C and partial demolition of Building E (not heritage items) will have upon the site's heritage values, and concludes that this demolition WILL NOT result in a negative heritage impact. The existing heritage-listed buildings on the site (Building A and Building D) are not physically affected by the works and their streetscape presence will remain largely unaltered.

The development provides improved visual connection to central part of the site by demolition of portions of Building E and Building C. Proposed retention of the existing setback to proposed Building G maintains visual connection along Military Road to Building A.

No adverse heritage impacts to the physical building fabric of Building D (no works proposed) or its setting arise from proposed buildings or structures. Future upgrade (in particular through the removal of later (intrusive) internal walls) is still possible and not compromised by proposed scheme.

Improved visual connection has been developed within the central part of the site by demolition of Building C and bridge-link connections. Proposed Building G creates a new visual axis with Building D and the proposed set-back to Building G maintains visual connection along Belmont Road to Building D.

Removal of the proposed portion of Building E will have no adverse heritage impacts. Reconfiguration of Building E will have a positive heritage impact on the setting of Building A.

Although a portion of the site is located within a Conservation Area with a high level of consistency in terms of height and character, the existing school site has an established presence in the streetscape, with the original school building (Building A, constructed 1904) being a key element in the streetscape but with a much larger scale and no setback.

The document also assesses the proposed new Building G and concludes that the construction of this new building WILL have some heritage impact, particularly upon the Military Road Conservation Area, but that with appropriate mitigation measures, such as street scape archival recording, these impacts can be reduced to an acceptable level.

The single largest contributing factor in the heritage impact of any redevelopment proposal put forward for Mosman High School is the increased student population proposed for the site, which will require more indoor learning spaces (classrooms), administrative spaces, and more outdoor play area (possible on this site only by the introduction of rooftop play). The bulk of Building G is much greater than the existing building footprints on the site and reflects the spatial requirements of the proposed increase in student population. Any mitigation measures to reduce heritage impact must be viewed in this context.

This document has been prepared in accordance with the guidelines for Statements of Heritage Impact prepared by the NSW Heritage Office, and references the The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (the Burra Charter).

### AUTHOR IDENTIFICATION

This Heritage Impact Statement is a revision of an earlier HIS prepared by David Burdon, Senior Architect with Purcell. The update has been prepared by Tracey Skovronek, Regional Partner with input from Lucy Burke-Smith, Associate Purcell.

This report has been prepared for School Infrastructure NSW.



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## SITE DESCRIPTION

### ADDRESS AND PROPERTY DESCRIPTION

Mosman High School is located at 745 Military Road, Mosman NSW 2088 LOT: 1 DP:1268793. The site is situated within the Mosman Municipal Council Local Government Area (LGA) and occupies an entire block bounded by Military, Belmont and Avenue Roads, and Gladstone Avenue.



The Mosman High School site (Source: SIXMaps as amended by Purcell)



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## BUILDING IDENTIFICATION

### BUILDING IDENTIFICATION

Mosman High School consists of five major buildings which illustrate the history of its growth and development:

BLOCK	DATE	DESCRIPTION	MODIFICATIONS
A	1904	Classroom Block	1985 - internal works to convert building to art learning block - replacement roof covering to north porch
B	1962	Science Block, Gymnasium and Administration	c.1992 - Administration upgrade
C	1926	Domestic Science Block	1988 - re-rendering of rough-cast upper floor - replacement of window joinery with aluminium frames - alteration of ground floor to accommodate canteen - first floor classrooms converted to music rooms - removal of north and south porches and chimney - two-storey verandah with ramp added to south side
D	1926	Public School Building	c.1970 - extensive modifications to a number of classrooms to provide offices, staff rooms, toilets, store rooms - conversion of ground floor assembly hall and assembly verandah to library and offices - replacement of window joinery with aluminium frames - fireplaces blocked off c.1980 - first floor library converted to staffroom - ground floor assembly verandah converted to computer room - external and internal openings blocked off
E	1987	Classroom Block	



Existing built elements of the Mosman High School site (Source: SIXMaps as amended by Purcell)





# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## PLANNING CONTROLS AND HERITAGE LISTING

### CURRENT PLANNING CONTROLS

The subject site (identified as 745 Military Road Mosman when searched on the NSW Planning Portal, and comprising of one lot, LOT: 1 DP:1268793) is currently subject to the following planning controls:

Local Environmental Plans	Mosman Local Environmental Plan 2012 (pub. 9-12-2011)
Land Zoning	SP2 - Infrastructure: (pub. 9-12-2011)
Height of Building	N/A
Floor Space Ratio	N/A
Minimum Lot Size	N/A
Heritage	Military Road Heritage Conservation Area (Significance: Local) Mosman High School, group of 2 buildings (Significance: Local)
Land Reservation Acquisition	N/A
Foreshore Building Line	N/A

### HERITAGE LISTINGS

#### Statutory Listings

Reference to the Mosman Local Environmental Plan 2012 confirms that the site is currently listed as a heritage item within Schedule 5 Environmental Heritage (Mosman High School, group of 2 buildings Item No. 1161) and is of LOCAL significance. The western (Military Road) portion of the site sits within the Military Road Heritage Conservation Area (C7). The site is not currently listed on the NSW State Heritage Register (SHR).

In close proximity to the site are the Keston Avenue Heritage Conservation Area (C4) and Shadforth Street Heritage Conservation Area (C10) which are also listed on the LEP and are of LOCAL heritage significance. A number of individual heritage items of LOCAL significance are located immediately opposite the subject site, on Military, Avenue and Belmont Roads and Gladstone Avenue.

The site (Buildings A and D only) is included on the Department of Education s.170 Heritage Register.

#### Non-Statutory Listings

Mosman High School is not recognised through listing on the Australian Institute of Architects Register of Significant Architecture, nor by listing on the Register of the National Estate. Mosman High School is not listed on the Register of the National Trust (NSW).



Extract of Heritage Map showing the site (outlined in yellow) and surrounding heritage items. Local conservation areas (red hatch).  
(Source: [www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au) amended by Purcell)



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## SCOPE OF WORKS

### SSDA SCOPE OF WORKS

The proposal for this SSDA is to upgrade Mosman High School to provide a new building (described as Building G) on the corner of Military and Belmont Roads to increase the capacity of the school to 1,200 students.

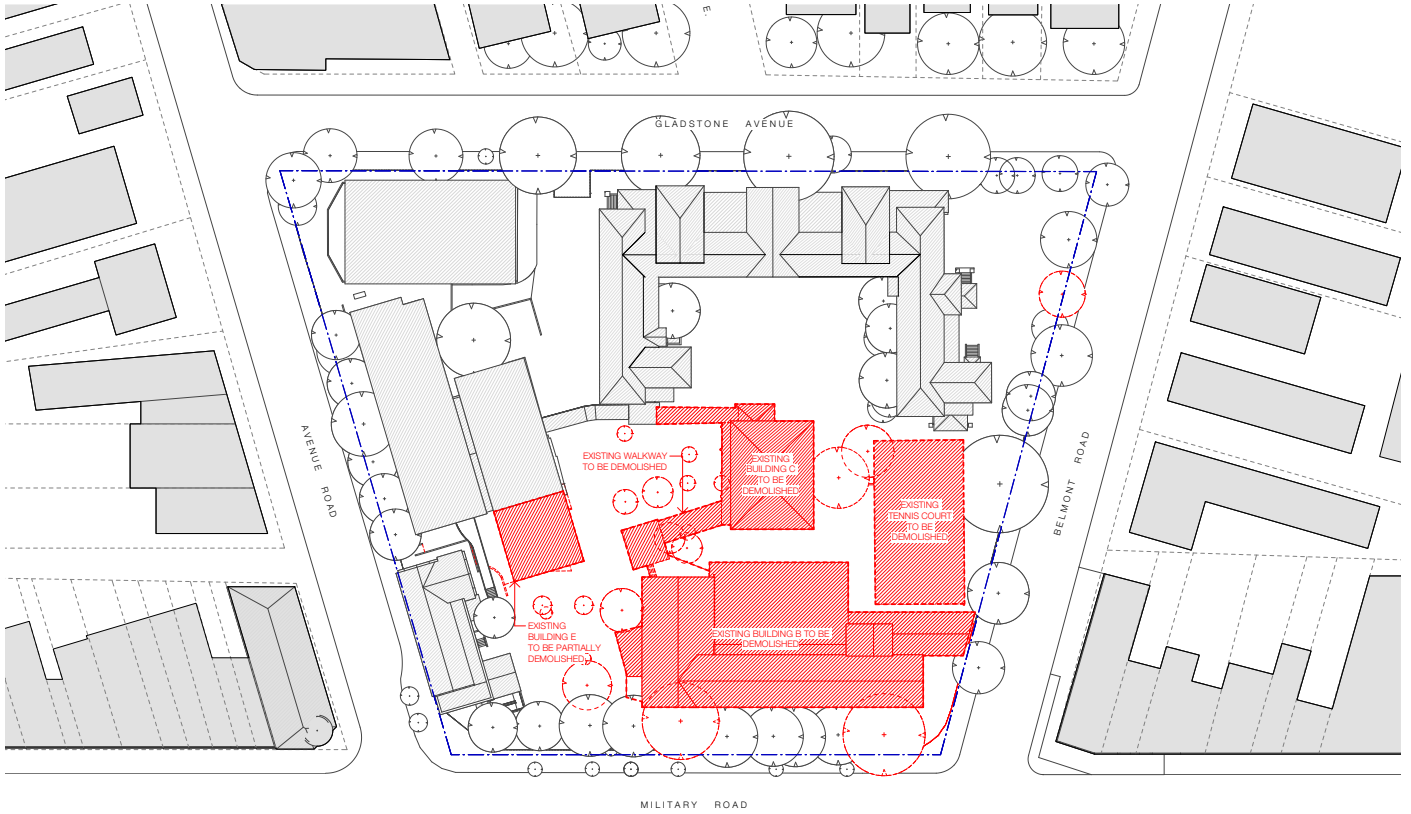
Purcell have reviewed the following drawings and Design Statement prepared by Woods Bagot Architects received 18.03.2021 which accurately describe the Scope of Works proposed for SSDA submission:

DRAWING	DATE	REV	TITLE
SSD 0101	18.03.2021		DRAWING LIST
SSD 1101	18.03.2021		EXISTING SITE PLAN
SSD 1102	18.03.2021		DEMOLITION PLAN
SSD 1103	18.03.2021		PROPOSED SITE PLAN
SSD 1104	18.03.2021		WINTER SOLSTICE SHADOW DIAGRAMS - 9AM - 10AM
SSD 1105	18.03.2021		WINTER SOLSTICE SHADOW DIAGRAMS - 11AM-12PM
SSD 1106	18.03.2021		SUMMER SOLSTICE SHADOW DIAGRAMS - 1PM - 2PM
SSD 1107	18.03.2021		SUMMER SOLSTICE SHADOW DIAGRAMS - 3PM
SSD 1108	18.03.2021		SUMMER SOLSTICE SHADOW DIAGRAMS - 9AM-10AM
SSD 1109	18.03.2021		SUMMER SOLSTICE SHADOW DIAGRAMS - 11AM-12PM
SSD 1110	18.03.2021		SUMMER SOLSTICE SHADOW DIAGRAMS - 1PM-2PM
SSD 1111	18.03.2021		SUMMER SOLSTICE SHADOW DIAGRAMS - 3PM
SSD 2201	18.03.2021		GROUND FLOOR PLAN
SSD 2202	18.03.2021		LEVEL 1 FLOOR PLAN
SSD 2203	18.03.2021		LEVEL 2 FLOOR PLAN
SSD 2204	18.03.2021		LEVEL 3 FLOOR PLAN
SSD 2205	18.03.2021		LEVEL 4 FLOOR PLAN
SSD 2206	18.03.2021		ROOF PLAN
SSD 3201	18.03.2021		SECTIONS
SSD 3202	18.03.2021		ELEVATIONS - EAST/NORTH
SSD 3203	18.03.2021		ELEVATIONS - SOUTH/WEST
SSD 5201	18.03.2021		FACADE DETAIL 1
SSD 5202	18.03.2021		FACADE DETAIL 2
SSD 9101	18.03.2021		GFA PLANS
SSD 9102	18.03.2021		OUTDOOR PLAY AREA PLANS

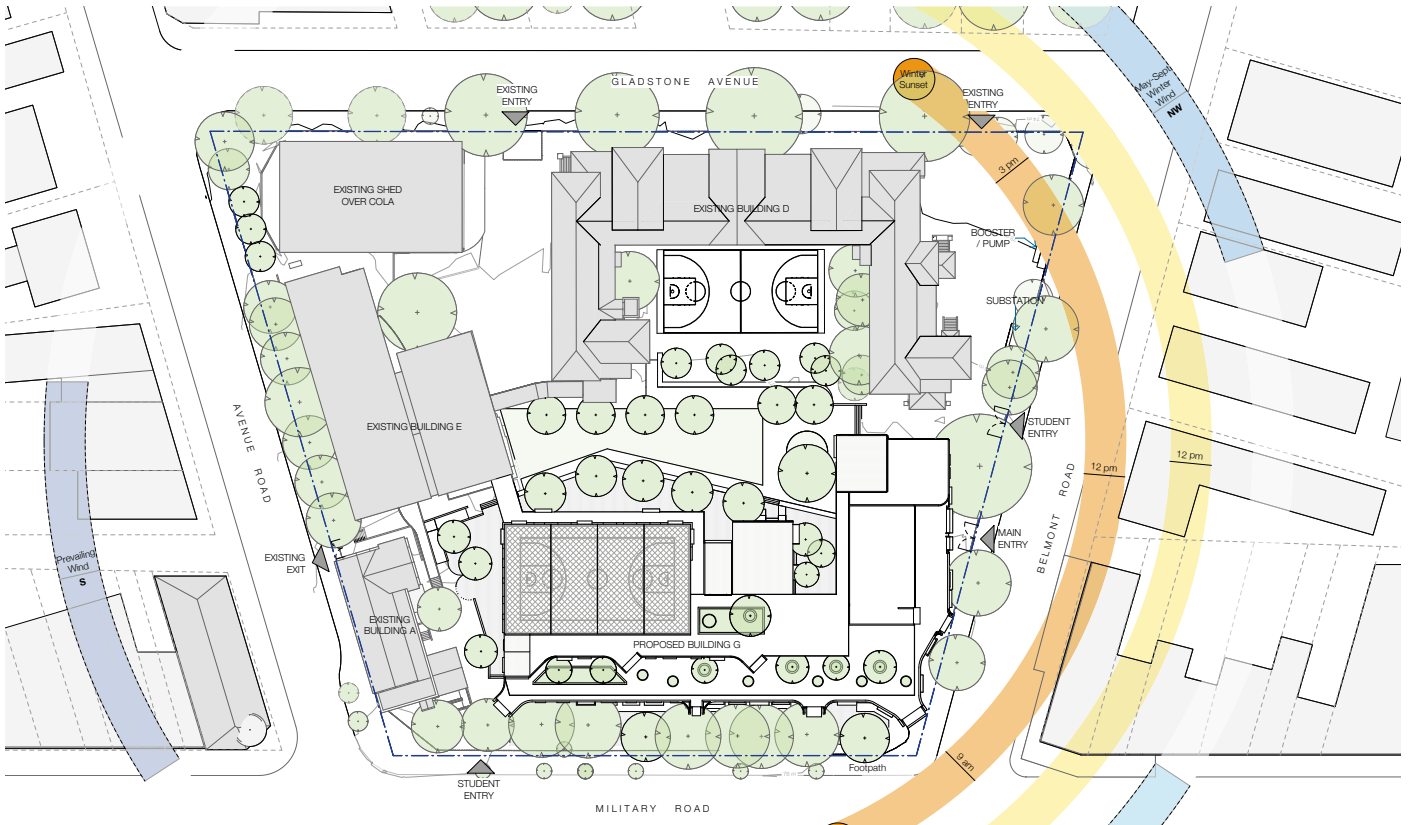
Development consent is sought for the following works:

- Demolition of Building B, Building C and part Building E;
- Removal of existing sports court and surrounding retaining walls and nominated trees;
- Construction of a new part 3/ part 4 storey school building (Building G) plus rooftop fencing on the corner of Military Road and Belmont Road providing:
  - administration and staff facilities;
  - multipurpose gym/hall;
  - library;
  - canteen facilities;
  - general and senior learning units;
  - science learning unit;
  - health / PE and performing arts unit; and
  - learning and admin support unit.
- Associated landscaping works including new outdoor play areas, a rooftop play space and rooftop basketball court;
- Reinstatement of staff carparking.

## SCOPE OF WORKS



Drawing DA-1102 showing scope of demolition works (Source: Woods Bagot Architects)



Drawing DA-1103 showing scope of proposed works. (Source: Woods Bagot Architects)

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HISTORICAL OVERVIEW

### HISTORICAL RESEARCH

*The following historical summary is taken directly from the Mosman High School s.170 Register inventory sheet prepared by TKD Architects in 2016. Historic images have been included by Purcell to furnish the text.*

The history of Mosman High School extends back to the establishment of Mosman Public School at the end of the 1870s. In March 1879 a committee of local residents at what was known as Mosman's Bay applied to the Council of Education for the establishment of a school in the locality. The request was approved and during December 1879 the Council entered into an agreement to purchase land off landowner, developer and property speculator Richard Harnett. However, in February 1880 Harnett offered the Council rental of a house on Military Road, opposite the future school site, and the school finally occupied the premises the following October. Following this a permanent site was soon selected.

Mosman High School (and before that Mosman Public School) is situated on part of a 30 acre (12.14 hectare) grant of land made to Mosman in 1838. This initial portion of the school site was acquired after the title to about 1½ acres (0.607 hectares) of land was transferred to the Crown by Richard Harnett, and his business partner Alexander Stuart on 20 June 1882. Harnett, who acquired land owned by Mosman from 1859, had purchased Mosman's 30 acre grant off Mitchell Boyd in February 1876 while Boyd had acquired it about ten years earlier, in June 1866.

In January 1883 the construction of a stone school house and teacher's residence commenced on the site. The work was undertaken by contractor J W Eaton. To deal with growing numbers of pupils, additions were made to the building in 1888-89, 1892 and 1897. The school became officially known as Mosman Public School in March 1894. Following recommendations in 1899 that separate boys' and girls' departments be established a further addition to provide a classroom for girls was undertaken and officially opened on 14 August 1901.

**AUCTION SALE**  
ON THE GROUND,  
**SATURDAY, DECEMBER 7th. at 3.30 p.m.**  
**MAGNIFICENT ALLOTMENTS OF LAND**  
IN THE  
**Mosman's Bay Model Township Estate,**  
**ON VERY EASY TERMS,**  
viz., 10 per cent. Deposit; Balance by quarterly Promissory Notes, extending over 5 years, with interest at 6 per cent.

A VIEW OF MIDDLE HARBOUR FROM THE SUBDIVISION.

(TORRENS' TITLE.)  
**RICHARDSON & WRENCH, Ltd.,**  
98 Pitt Street, Sydney.  
**McINTYRE AND HORNING,**  
Wood's Chambers, 5 Moore Street, City.  
Exchange Buildings, Walker Street, North Sydney.

**LITHOS ON APPLICATION.**  
Bentley, Richardson & Co., Printers, Paving's Buildings, Sydney.

An 1889 Auction notice showing the original Public School building on the Military Road portion of the site. Three large semi-detached villas occupied the Gladstone Avenue frontage. (Source: National library of Australia, <http://nla.gov.au/nla.obj-230328608>, MAP Folder 108, LFSP 1652)



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HISTORICAL OVERVIEW

In 1903 the school's status was upgraded when it became a Superior Public School, abetted by the efforts of the Mosman Progress Association. At the beginning of June that year a library was formally opened at the school. This was followed by the opening of the first stage of a projected four-wing building, for which tenders for construction had been accepted during October 1903. The building was completed in the middle of September 1904 and situated on the corner of Military and Avenue Roads, despite appeals from the local community to relocate the school on a site away from the risks associated with dangerous local traffic on Military Road. The two-storey building contained three long classrooms on each level, each separated into two sections by glazed along with long single-loaded corridors on one side that served as picture galleries. The other three wings were not completed, but around this time an infants' department was formed. It was housed in a temporary five-room timber building. The tender of contractors Grace & Boulton for its construction was accepted in March 1906 and the building was completed the following June.

Two portable classrooms were relocated from schools at Crows Nest and North Sydney to Mosman in 1912. In the middle of that year an "indignation meeting" was held in Mosman Town Hall in response to the Department of Public Instruction's unsatisfactory ongoing refusal to address grievances about overcrowding and the deficiencies of the school site. A deputation met with the Minister for Education the following September, who rebutted its suggestions. However, at the beginning of 1913 the status of the school was upgraded to that of a Superior Public School, with a Domestic Science Department and Commercial Department offering secondary education.

By April 1913 plans were well underway for a new infants' school building and the following October the Minister approved the resumption of land in Belmont Road to the west of the Public School for the site of the new school. In February 1914 the site was acquired, the contract for the building's construction was let in June 1914 and the completed two-storey building was officially opened in June 1915.

The school became an Intermediate High School in 1921, offering primary and secondary classes with an academic course of instruction to Intermediate Certificate standard. Over an acre of land along Belmont Road and Gladstone Avenue was resumed during 1923. The land was part of the Model Township subdivided and partly developed by bank manager Arthur Muston at the end of the 1880s. Sales were slow, so in 1893 Muston started auctioning off unsold allotments. The allotments that were subsequently resumed were sold at various times between 1889 and 1894 and were developed with a mix of detached and semi-detached residences. The resumed land was to provide a site for a large new school building, part of a large scheme that included two new buildings.

The foundation stone of the new building was laid on 13 February 1925 by the Minister of Education. The entire scheme was comprehensive in scope, containing 28 classrooms and administration spaces along with a separate domestic and manual training block, and two weather sheds with attached lavatories. The buildings were designed in the Government Architect's Office, built by G Hogden, and was officially opened by the Minister for Education on 17 July 1926. The following description was published in the Sydney Morning Herald:

*The main school building is carried out in brick on concrete footings, and the main roofs are covered with improved French pattern tiles, with a mottled effect. The elevational treatment is simple and effective. It consists of a brick base with rough-cast walling over. The latter are broken up with simple pilaster treatment, the pilasters being in rough-cast. Special attention has been given to lighting, heating, and ventilation, and an attractive column stands at the entrance to each of the three porches. Each column, which is ornamental and serviceable, is surmounted by a large electric light globe.*

*The domestic science and manual training block is a two-storey building of brick on concrete footings, and with tiled roof. Externally the walls are roughcasted from the first-floor window sills upward. The ground floor contains a model kitchen and laundry, a manual training-room, and offices; while on the first floor are situated a demonstration room, science room and preparation room. There are model bedrooms, sitting-rooms, and bathrooms. The laundry contains four set-in tubs and an ironing table, with three points. In the kitchen are two gas stoves of white enamel, and also a gas copper. The manual training-room is fitted with benches, lockers, and timber racks, and in every respect the science and manual training block is fitted up as an admirable centre for both boys and girls, and as a feeder for the Technical College.*

In addition to the features described in the Sydney Morning Herald, the main school building incorporated separate assembly areas for boys and girls within the ground and first floor verandahs, separate male and female staff areas, and classrooms that were linked by bi-folding sets of doors. Boys occupied the southern half of the school, girls the northern half. The building was considered to be the largest public school building in NSW at that time. The construction of the imposing new building coincided with a high point in enrolments. In 1925 there were 2,053 pupils attending the (868 boys, 641 girls and 558 infants).

Mosman Public School became a Public School and Boys' Intermediate High School during 1938. In August 1960 the Department of Education announced that the Mosman Home Science School and the Boys' Intermediate High School were to be amalgamated to form the co-educational Mosman High School, which was established in January 1961.

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HISTORICAL OVERVIEW

At the beginning of 1962 a new two-storey science block on the Military Road side of the site was documented in the Government Architect's Branch. It included a gymnasium and covered open space on the ground floor and teaching spaces on the first floor. The construction of the building necessitated the demolition of the 1880s teacher's residence. Extensive internal modifications were documented to the 1926 Public School building in 1970, which provided more staff and pupil facilities, the loss of the first floor assembly spaces. About three years later part of the first floor of the building was converted to a library. These works were accompanied by the construction of a multi-purpose hall on another part of the site, which was documented in 1972.

Internal modifications to the 1904 building were documented during 1985, adapting it for use as an art learning block. This was followed by the design and construction of a large teaching block near Avenue Road (Building E), plans for which were prepared by architects Jackson Teece in 1987. The following year alterations and additions were documented for the science block (Building B). Plans were also prepared for major modifications to the domestic science block (Building C) and further alterations to the 1920s Public School. Schwager Brooks were consulting architects for these works. The building program was completed in 1992.

### ARCHAEOLOGICAL SUMMARY

A Historical Archaeological Assessment & Archaeological Research Design relating to potential heritage constraints has been carried out for the Mosman High School site by Austral Archaeology.

The following summary has been extracted from that report:

*Based on the known development history of the study area, it is concluded that the study area is considered likely to contain archaeological material or relics which may be impacted by the proposed works. The study area is likely to primarily contain archaeological material associated with the numerous late 19th century residential structures along the various frontages of the study area, along with Doak's House, which was located in the north-eastern corner of the site. Furthermore, the study area may contain archaeological material and relics associated with the 1883 development of the school which presently occupies the site. Archaeological material associated with both the school and the residential buildings has been assessed of being of local significance.*

*While previous impacts may have already removed much of the remains present within the study area, there are parts of the site where archaeological material may still remain. This includes fabric which may be associated with the original school buildings as well as with the various residential structures which front the northern and western parts of the study area. The proposed works are likely to impact on areas of both moderate and high archaeological potential.*

(Source: Austral Archaeology, *Historical Archaeological Assessment & Archaeological Research Design for Mosman High School*, 16 March 2021, p.v)

### ABORIGINAL CULTURAL HERITAGE

Aboriginal Cultural Heritage Assessment (ACHA) has been provided for the Mosman High School site by Austral Archaeology dated 16 March 2021.

The following summary has been extracted from that report:

*... the potential of the study area to contain Aboriginal objects is considered low. The location of the study area away from the shoreline coupled with high levels of disturbance combine to suggest that Aboriginal cultural material will not be present within the study area.*

(Source: Austral Archaeology, *Aboriginal Cultural Heritage Assessment for Mosman High School*, 16 March 2021)

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## DESCRIPTION OF HERITAGE BUILDINGS

*The following description summaries for the heritage buildings on the site (Buildings A,C and D) are taken directly from the Mosman High School s.170 Register inventory sheet prepared by TKD Architects in 2016. Images have been included by Purcell to furnish the text.*

### SITE

The site of Mosman High School is bounded by Military Road, Belmont Road, Gladstone Avenue and Avenue Road, Mosman. The buildings across the site were constructed from the early twentieth century onwards. Three were constructed between 1903 and 1926 and are the most historically significant on the site.

### BUILDING A

Building A, which is located at the south-eastern corner of the site and was completed in 1904, and was designed by James Sven Wigram, Department of Public Instruction's Chief Architect for Schools and built by Fallick and Nunn builders. It is a two-storey brick building constructed over a rusticated sandstone base with a steeply pitched roof covered in slate. It convincingly demonstrates many of the characteristics of the Federation Arts and Crafts style, including a conspicuous roof, gable parapets with rounded tops, tall and distinctively detailed chimneys, prominent eaves with exposed rafter ends, combination of contrasting materials and textures derived from the use of stone, finely detailed brickwork and rough-cast cement render; informal arrangement of fenestration and circular openings, in this case individual windows in its western and southern elevations, and openings containing ventilation louvres located within gables. A decorative fleche is located in the centre of the ridge of the roof. Windows are framed in timber. The majority are double-hung sashes with single vertical glazing bars. Windows in special openings, such as the circular windows and a large opening in the north elevation, contain multi-paned sashes. The eastern end of the building has a flat roof and blank eastern elevation, evidence of proposed but unbuilt additions.



Block A, viewed from Military Road. Note the white window frames which have since been painted at least twice (Source: Heritage inventory)



Block A, viewed from playground (Source: Purcell)

The internal planning consists of a single-loaded corridor on the north side of both floors with classrooms on the southern side of the building and a timber stair at the eastern end western ends. The interior has retained a relatively high level of integrity. The two stairs are original, with finely detailed and crafted joinery. Ceilings on both levels are lined with timber boards and there are original metal vents above classroom spaces. Classroom ceilings are divided into square panels by moulding applied to the board linings, as are the ceilings above the stair wells. The original planning is still evident, although the early partitions in these spaces have been replaced by more substantial wall structures. Double-hung windows in the walls between corridors and classrooms are intended to provide additional light and ventilations.

### COMPARATIVE EXAMPLES

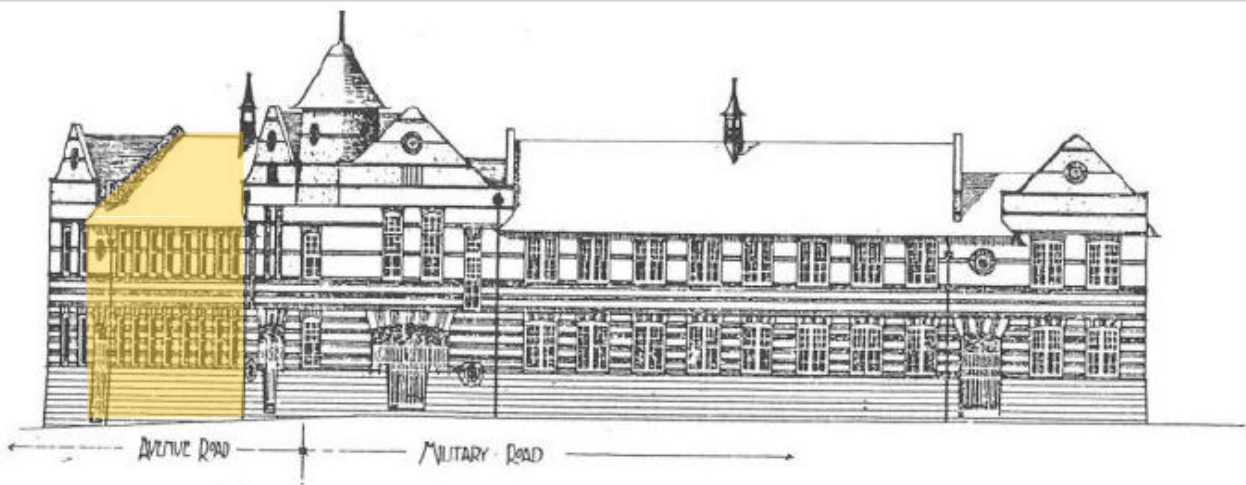
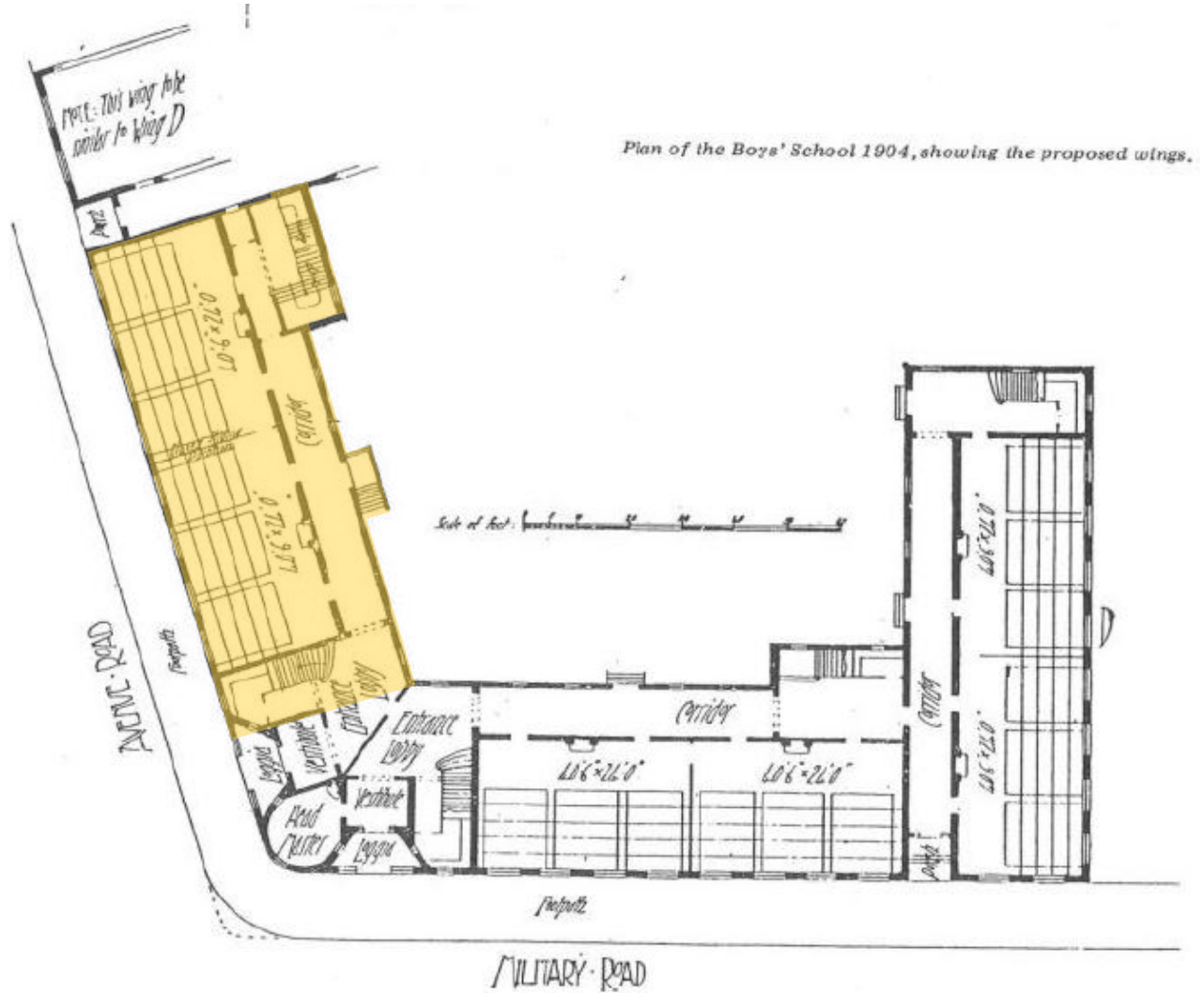
A full comparative analysis has not been completed as part of this assessment, however Purcell note that a similar school building exists at Birchgrove Public School. Archival photographs of that building show the original configuration of the fleche, and indicate that the Mosman one has been unfortunately covered in a nondescript metal sheeting. (Source of image: NSW State Archives)





# MOSMAN HIGH SCHOOL - SSSA HERITAGE IMPACT STATEMENT

## DESCRIPTION OF HERITAGE BUILDINGS



Original 1904 plan and elevation for Block A, showing the full extent of the proposed building. The portion that was constructed has been highlighted in yellow.  
(Source: Agnes Levine, Mosman Public School 1880-1980, as amended by Purcell)

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## DESCRIPTION OF HERITAGE BUILDINGS

### BUILDING C

Building C, which was completed in 1926, was designed by Colonel Richard McDonald Seymour Wells, Education Department Architect for Public Schools, and formed a Domestic Science annexe to Block D. It is a two storey building located in the centre of the site and to the east of Building D, where it defines the eastern side of the court formed by the three wings of the larger building. The building has a hipped roof covered with terracotta tiles. Its original character has been obscured by cement render applied to external wall surfaces and by the large ground floor openings that have been formed on three sides of the building. The pattern of first floor fenestration has been retained. Original windows have been replaced by aluminium-framed sashes. An intrusive two-storey verandah is attached to its southern side.



*Block C, viewed from north. Note the large openings for the canteen to the ground floor, the extent of rendering to the elevations, and removal of external porches.*

*(Source: Purcell)*



*Block C, c.1965, showing original face brick at ground level and rough-cast above. The entry porch has now also been removed. The recently completed Block B is visible at left.*

*(Source: SINSW)*



*Block C, showing the ground floor manual training room of the original Domestic Science Block.*

*(Source: Mosman Library)*



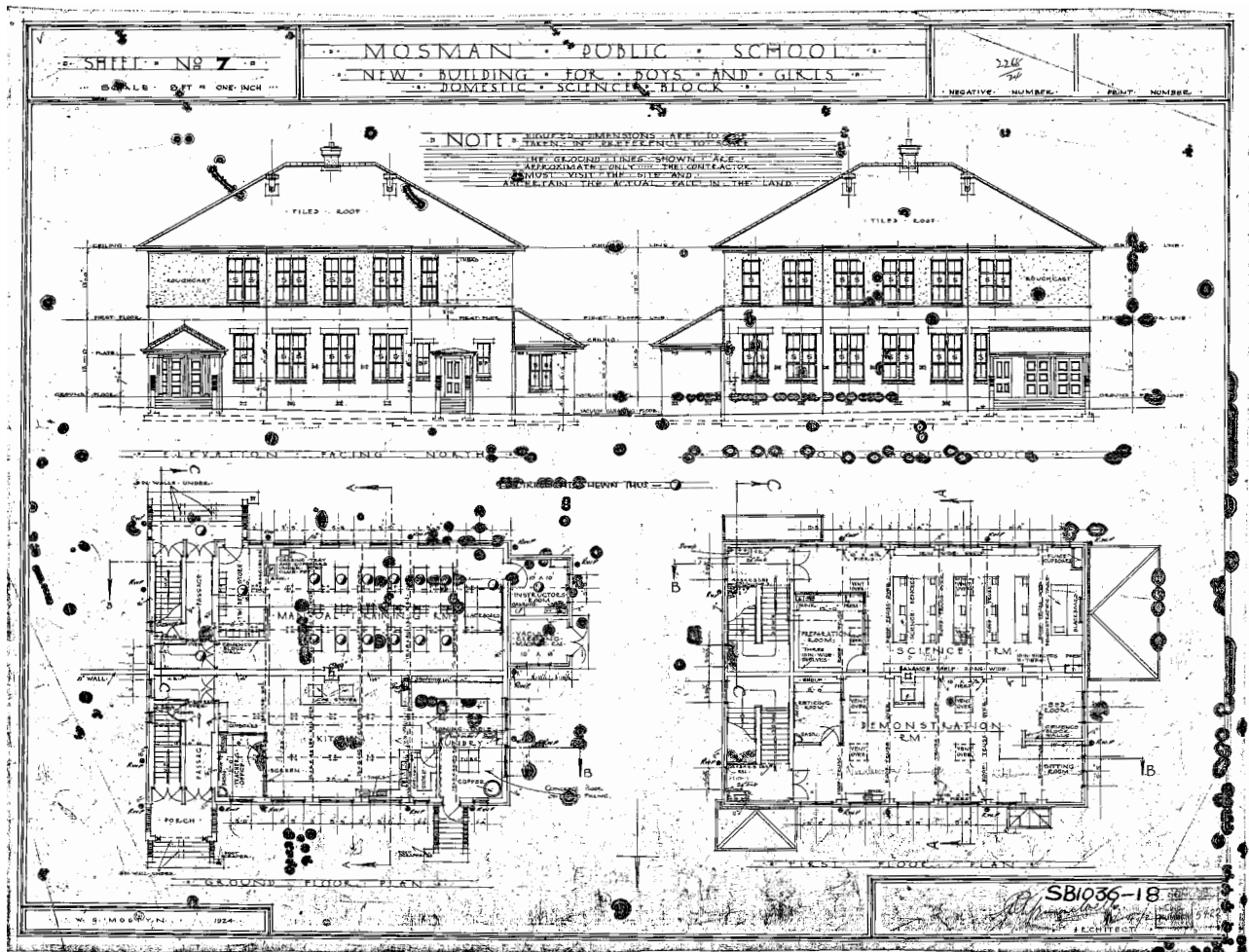
*Block C, showing highly modified canteen space to ground floor.*

*(Source: Purcell)*



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## DESCRIPTION OF HERITAGE BUILDINGS



Block C, original floor plan and elevations. Note in particular the original entrance porches which have since been removed, and the upper floor showing rough-cast render  
(Source: (Department of Finance, Services & Innovation – drawing SB1036/18).)



Block C, showing highly modified canteen space to ground floor.  
(Source: Purcell)



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## DESCRIPTION OF HERITAGE BUILDINGS

### BUILDING D

Building D, which is adjacent to Gladstone Avenue and was completed in 1926. It was designed by Colonel Richard McDonald Seymour Wells, Education Department Architect for Public Schools and built by G Hogden. It is a large and imposing two-storey building that is U-shaped in plan, forming an internal court. The building has a hipped and gabled roof covered by terracotta tiles that is punctuated by substantial tall chimneys on the long southern and eastern planes. The building is constructed over a dark face brick base that accommodates the fall of land across the site, above which wall surfaces are lined with cement render. Original window joinery has been replaced by aluminium-framed window sashes. The building is notable for the relatively large number of entries around it, which are distinguished by solidly detailed porches protected by steeply pitched and hipped tiles roofs. The building demonstrates characteristics of the Inter War Free Classical style in the external detailing of its principal elevations. This is most evident in the projecting gabled central portion of the western elevation (rusticated piers, capitals at the top of the piers, plaques and decorative detailing such as fascias), decorative plaques in other parts of the shallow pilasters between bays of windows in the southern and northern elevations. The elevations facing the internal court are by way of contrast restrained in treatment.

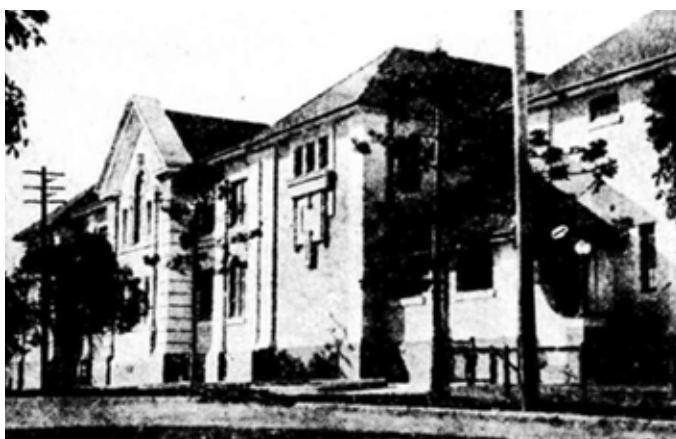
Internally the building is organised around long single-loaded corridors in the north and south wings, and double-loaded corridors where teaching and administrative spaces have been inserted into the assembly halls on both levels on the western section of the building. Original ceiling fabric has been retained; ceilings are divided into panels by surface mounted battens. Other original fabric includes the double hung window sashes in walls between classrooms and corridors, fireplace mantelpieces, the fine tiled fireplace in the former headmaster's office, and lightweight timber walls enclosing what are now store-rooms adjacent to first floor corridors. One distinctive feature of the building's interior is the exposed roof trusses and raked ceiling lining in the first floor staff area, which was formerly the library and before that an assembly hall. There are commemorative items of some significance within the corridors of the building, which include a timber World War I honour roll and plaques inscribed with the names of outstanding pupils in sports and other activities.



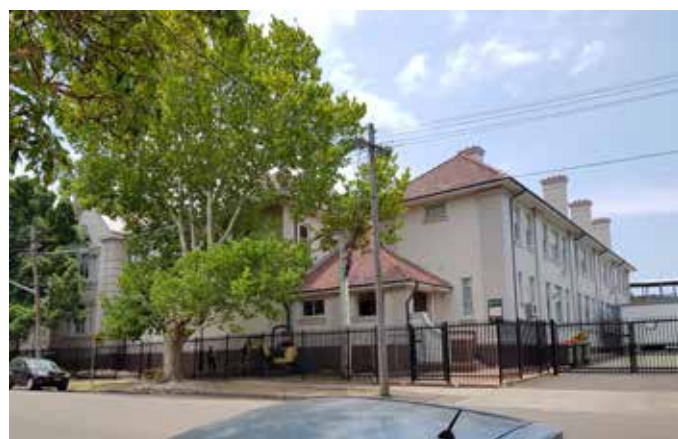
Block D viewed from Belmont Road.  
(Source: Purcell, 2019)



Central exposed roof trusses on the first floor. Now a staff room, this was originally the space between the girls and boys assembly halls. (Source: Purcell, 2019)



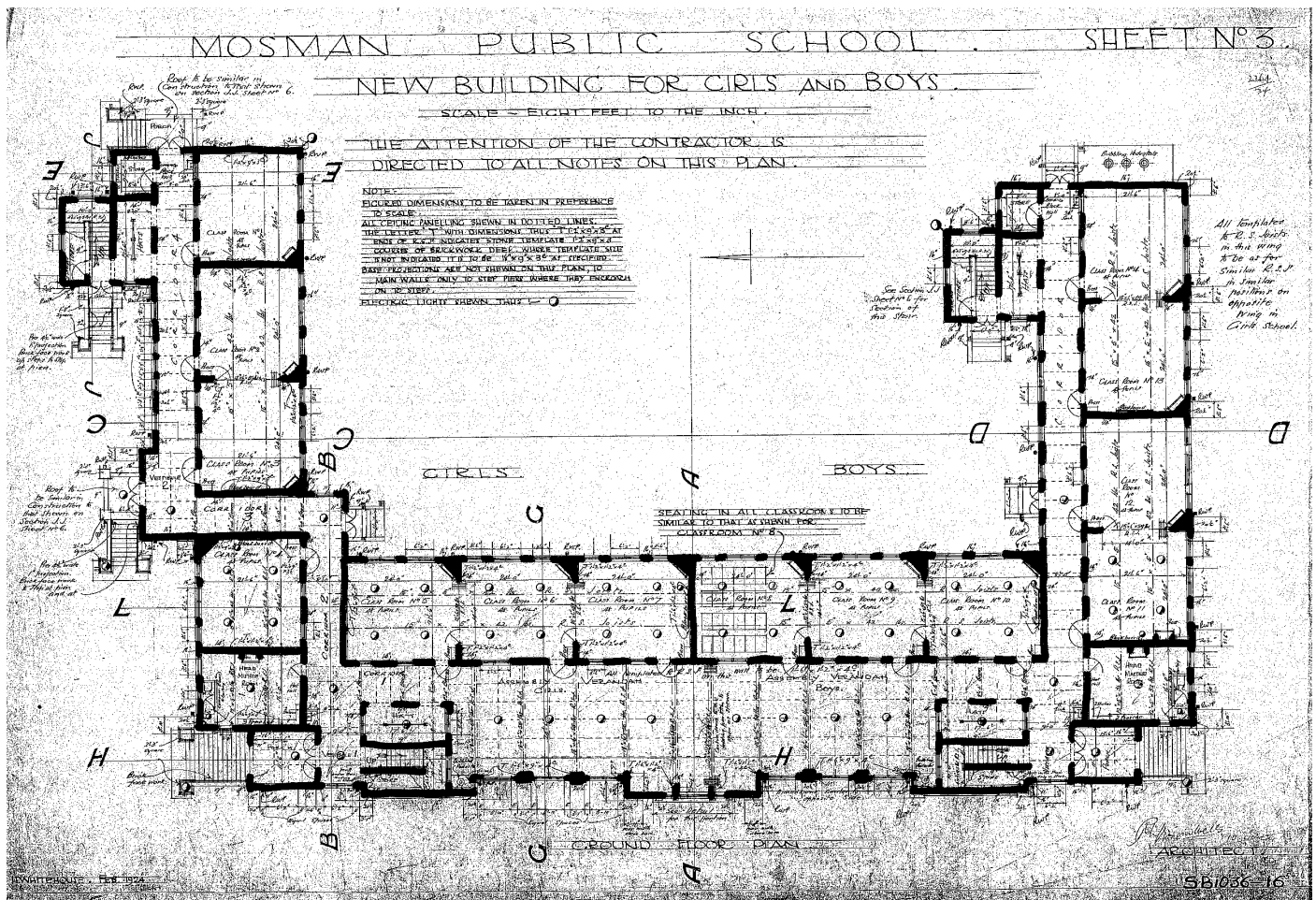
Block D viewed from Gladstone Avenue shortly after construction. Street trees appear to be Bunya Pines, and the fig is of small size. Note the original lamp at the end of the stair.  
(Source: Sydney Morning Herald, 17 July 1926)



Block D viewed from Gladstone Avenue. This elevation is now largely obscured by trees, the roots of which are now apparently causing issues to the foundations.  
(Source: Purcell, 2019)

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## DESCRIPTION OF HERITAGE BUILDINGS



Block D, original ground floor plan. The large assembly hall space at the bottom of the image has been infilled with numerous small rooms and a corridor  
(Source: )



A 1930 image of Block D as seen from the intersection of Belmont Road and Gladstone Avenue. Note the small-scale, topiary street trees and the corner flagpole at this intersection.

(Source: State Library of NSW)



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT OF SIGNIFICANCE

### STATEMENT OF SIGNIFICANCE

The following Statement of Significance is taken from the State Heritage Inventory (SHI Database No. 2060277) listing for the Mosman Council LEP listing for “Mosman High School, group of 2 buildings” and relates to Buildings A and D on the site:

*These two buildings, the most significant of the complex of structures comprising the High School, are substantial evidence of the development of community services from the turn of the century into the prosperous Inter-War years, when Mosman's population was rapidly increasing as a result of intensive residential development. Both are fine buildings typifying the high quality architectural output of the Government Architect's Branch. Building A forms an important part of the Military Road Conservation Area, while Building D is a large-scaled and significant element in the Gladstone Streetscape and impressively closes the vista up the slope of Keston Avenue towards Gladstone Avenue. Both feature attractive detailing lending visual interest to the streetscape.*<sup>01</sup>

This additional Statement of Significance is taken from the State Heritage Inventory (SHI Database No. 5065614) listing for the NSW Department of Education s.170 NSW State agency heritage register listing for “Mosman High School” and relates to the entire site:

*This original portion of land has been continuously used for education since the first buildings, a school and teachers' residence, were constructed there in 1883. The continued expansion of the suburb's population is reflected in the continued, and continuing, expansion of the school. When it was opened in 1926, Building D (the second oldest remaining building) was reported as the largest and most modern public school building constructed in NSW. The ongoing interest in the development of the school reflects its value to the local community as an educational facility.*

*James Sven Wigram, Department of Public Instruction's Chief Architect for Schools designed Building A in a Federation Arts and Crafts style. Colonel Richard McDonald Seymour Wells (Education Department Architect for Public Schools) designed Building D in the Inter War Free Classical style. Both these buildings have survived relatively intact, although both have been modified internally (to differing extents), reflecting the changes in educational and social standards over time. These buildings make an important architectural contribution to the streetscape and architectural character of Mosman.*<sup>02</sup>



Northern elevation of Building D - original elements are of exceptional significance (Source: Purcell)

<sup>01</sup> <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2060277>

<sup>02</sup> <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5065614>



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT OF SIGNIFICANCE

### GRADING OF SIGNIFICANCE

The following gradings of significance are based upon our preliminary investigations and site visit, and outline the importance of the elements of the site. The gradings are based upon the guidelines produced by the NSW Heritage Office which are outlined below.<sup>03</sup>

GRADING	JUSTIFICATION	STATUS
EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfil criteria for local or State listing.
HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or State listing.
MODERATE	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil criteria for local or State listing.
LITTLE	Alterations detract from significance. Difficult to interpret	Does not fulfil criteria for local or State listing.
INTRUSIVE	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

### ASSESSMENT OF SIGNIFICANCE

Purcell have assigned the following significance rankings to the elements of the site:

GRADING	ELEMENT
EXCEPTIONAL	<ul style="list-style-type: none"> <li>• Building A, including original elements of interiors</li> <li>• Building D, including original elements of interiors</li> <li>• Various items of moveable heritage, including War Memorial</li> </ul>
HIGH	<ul style="list-style-type: none"> <li>• Various items of moveable heritage, including captain's boards etc</li> <li>• Established Fig trees</li> <li>• The large pine tree in the SW corner of the site</li> </ul>
MODERATE	<ul style="list-style-type: none"> <li>• Building C</li> <li>• Some established trees, including palm adjacent to Building D</li> </ul>
LITTLE	<ul style="list-style-type: none"> <li>• Building B</li> <li>• Building E</li> <li>• The modern windows to Building D</li> <li>• Majority of plantings on site</li> <li>• Eastern porch (modern) to building A</li> </ul>
INTRUSIVE	<ul style="list-style-type: none"> <li>• Modern walkway linkages</li> <li>• Ramp to building A eastern elevation</li> </ul>

<sup>03</sup> <https://www.environment.nsw.gov.au/-/media/OEHI/Corporate-Site/Documents/Heritage/assessing-heritage-significance.pdf>

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE ANALYSIS - BUILDING B

The following analysis was prepared to identify opportunities and constraints presented by the place and guidance for design development. They remain relevant to the later assessment as to the potential impacts of the proposed design to the significance of the place.

SUMMARY	
Heritage listings:	Military Road Conservation Area
Integrity:	The building has been highly modified several times and has a low level of integrity. It has been highly modified and has little or no heritage value.
Constraints	Opportunities
<ul style="list-style-type: none"> <li>There are no heritage constraints for the fabric of this building.</li> <li>The Military Road Conservation Area will have an important impact on any new built form.</li> <li>Multiple additions and alterations have obscured the original design</li> </ul>	<ul style="list-style-type: none"> <li>Removal of building would offer new opportunity to better address Military Road, and to utilise remainder of school site</li> <li>Existing trees may screen new building</li> <li>Possibility to re-orientate the main entrance to a site corner on Military Road (as per the original design for Building A)</li> </ul>

BUILDING B	
	
Northern elevation of Building B, showing infilled windows to facade.	Modern additions of stairs and walkways have obscured Building B and intruded into the playground area.
	
The southern Administration Block addition to the building.	The paperbark screening trees are a well-known feature of the Military Road precinct, but may not survive the effects of demolition and construction.

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE ANALYSIS - EXISTING LANDSCAPE

SUMMARY	
Heritage listings:	Military Road Conservation Area
Integrity:	The landscape is of low integrity with very few original plantings on the site. Trees adjacent to Building D may be of some age (particularly the palm tree) but might ultimately begin to damage the building.
Constraints	Opportunities
<ul style="list-style-type: none"> <li>The large fig tree to Belmont Road is of heritage landscape significance as part of the established urban canopy of Belmont Road (Mosman Public School just to the east of the site has a number of similar trees). The tree has high retention value and its retention would be considered a positive heritage outcome.</li> </ul>	<ul style="list-style-type: none"> <li>Planting throughout the school is rather sporadic and lacks coordination and helps to create a disjointed campus. A well-considered landscape strategy should be developed so that trees are in appropriate locations in relation to outdoor space and buildings (both new and historical).</li> </ul>

LANDSCAPE	
	
Established Eucalyptus trees, adjacent to Building C and assessed as having medium landscape significance, are proposed for removal.	Small-scale landscape works to the north of Building A are not of heritage value.
	
A large fig tree to Belmont Road, is assessed as having high landscape significance. It is proposed for removal as part of the works.	Trees adjacent to the northern wing of Building D are to be retained.



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE ANALYSIS - STREETScape

### STATEMENT OF SIGNIFICANCE

The following Statement of Significance has been obtained from the Military Road Conservation Area Ranking Map, prepared by Mosman Council, as recommended in the Mosman Heritage Review Report:

*The historic significance of Military Road is that it formed part of the earliest residential and military development of Mosman. It is associated with the area as a major defence post in Sydney Harbour. The road influenced the growth of the suburb because it was, and still is, the major traffic route to and from the area. It became the centre of retail and commercial activity in the suburb.*

*In aesthetic terms the commercial and retail area of Military Road is a marvellous microcosm of the range of architecture to be found in Mosman, distinctively combining retail and residential uses in a unified, lively and diverse linear and curvilinear streetscape. Its scale is pleasantly moderate and the variety of forms materials, textures and colours is full of interest. The successful integration of some façades of later and very recent vintage, as can be seen here, indicates that good design is an ageless quality. The 'village' atmosphere prevails despite some unhappy incursions. Several impressive buildings elevate the generally good aesthetic quality of the Conservation Area to a high level of value. The social significance of the area lies first in the fact that here can be seen a great many of Mosman's municipal, commercial and principal educational institutions, as well as a stretch of residential development. It is associated with prominent developers who erected speculative ensembles of shops, dwellings and commercial occupancies, and with the sequences of tenants in retail, trade and commerce activities many of them well-known identities past and present in Mosman<sup>01</sup>.*

*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 element 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.<sup>02</sup>*

Purcell agree with this statement, and assess the impact of this on the school site below.

### STREETScape ELEMENTS

The entire Mosman High School frontage to Military Road is denoted as "Heritage" in terms of its streetscape value (note: it is not listed as "contributory", "neutral" or "adverse"). It could be argued that the 1904 and indeed the 1926 buildings on the site would be considered as "contributory" items in the broader streetscape, with the 1904 building also considered "highly intact" and one of the "several impressive buildings" that contribute to the aesthetic significance of the streetscape. Based on assessments for other more recent buildings in the conservation area, Building B would be considered an "adverse" element in the streetscape.

As a precinct, the school occupies an important place in the streetscape, and is in fact one of the only remaining elements of the central cluster of public buildings. Originally, the Mosman Council Chambers stood opposite on Military Road, and a church was located at the corner of Military and Avenue Roads. The site is a notable "green space" in the Military Road precinct (others being near the intersections with Beach Lane and Gouldsbury Street).

Elements of the Mosman High School site that contribute to the heritage and urban values of the setting include:

- the Federation architectural style and sandstone, brick and slate materials of Building A
- the rendered parapet, chimneys, variety of timber framed windows and distinctive lantern of Building A
- the brick construction of Building B
- the brick base, rendered finish and tiled roof to Building D, and the more domestic scale of its design
- hedge planting to the fenceline is a unifying element across the property

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<sup>01</sup> Mosman Heritage Review, 1996, prepared by Godden Mackay Heritage Consultants

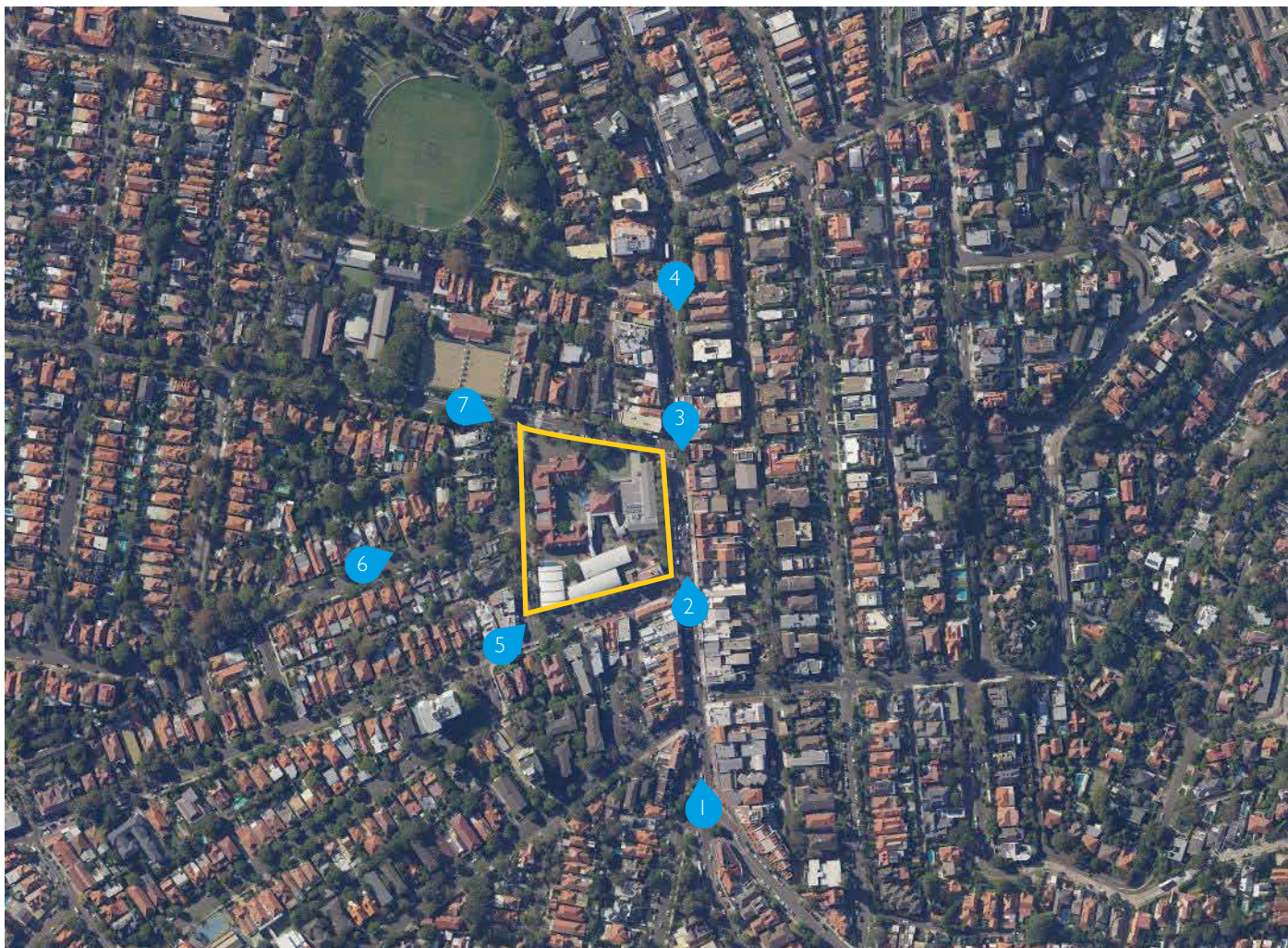
<sup>02</sup> Mosman Heritage Review January 2007, prepared by Paul Davies Pty Ltd

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE ANALYSIS - SIGNIFICANT VIEWS

### SIGNIFICANT VIEWS

Mosman High School is located on a straight stretch of Military Road. The site occupies a gentle fall to the west with the result that the approaches to Military Road from this direction increase the scale of built elements (including Buildings A and E). The significant views have been established by Purcell following a detailed site walk to form part of this assessment.



Significant views to the mosman High School site (Source: SIXMaps as amended by Purcell)






1. View north from Bradleys Head Rd intersection
2. View north from Avenue Road intersection
3. View south from Belmont Road intersection
4. View south from Gouldsbury Street intersection (school site visible at bend in road)
5. View northeast from intersection of Avenue Road and Gladstone Avenue
6. View from Keston Avenue (ridgeline of Building D visible from Keston Avenue Heritage Conservation Area)
7. View southeast from Belmont Road prior to Gladstone Avenue (view from Mosman Bowling Club and Scots Kirk)



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT



## HERITAGE ANALYSIS - SIGNIFICANT VIEWS

View I	
Location:	View north from Bradleys Head Rd intersection
Reason for view:	This view relates to the wider context of the school site within the Military Road Heritage Conservation Area (C7), and the impact of the proposed development upon the general character of the streetscape.
Existing View	Proposed View
 <p>(Source: View analysis by Woods Bagot)</p>	 <p>(Source: View analysis by Woods Bagot)</p>
Assessment of Heritage Impact	
<ul style="list-style-type: none"> <li>This view captures the variety of materials, forms and heights of the existing Military Road Streetscape</li> <li>The existing view of the school from this location is dominated by current tree plantings.</li> <li>The proposed design, whilst glimpsed in the distance, relates to adjacent building heights, and does not have an impact upon this view.</li> <li>It is considered that from this view the proposed works have an ACCEPTABLE impact upon the heritage streetscape.</li> </ul>	
 <p>(Source: View analysis by Woods Bagot, with Purcell overlay)</p>	





# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE ANALYSIS - SIGNIFICANT VIEWS

View 2	
Location:	View north from Avenue Road intersection
Reason for view:	This view relates to the Military Road Heritage Conservation Area (C7), and the impact of the proposed development upon the immediate site context.
Existing View	Proposed View
 <p>(Source: View analysis by Woods Bagot)</p>	 <p>(Source: View analysis by Woods Bagot)</p>
Assessment of Heritage Impact	
<ul style="list-style-type: none"> <li>This view relates to the variety of materials, forms and heights of the existing Military Road Streetscape, particularly those directly opposite the school and the existing Building A.</li> <li>The existing Building B is almost completely disguised by vegetation, the majority of which is proposed to remain.</li> <li>The projecting (angled) northern end to the proposed Building G obtains some prominence in the streetscape. This is considered an ACCEPTABLE heritage impact, the design has developed to retain the original planting along Military Road.</li> <li>The proposed new building has a primary frontage that relates to the height and scale of the projecting stairwell element of Building A. This height also relates to the scale of adjacent buildings which display pitched roofs or parapets. The “breaks” in the proposed elevation of Building G prevent a monolithic facade to Military Road and assist in maintaining some of the rhythm of the existing streetscape.</li> <li>The topmost floor level of the building has been set back from the facade so as to limit its visibility, particularly when viewed directly from the east. From this viewpoint, the effect is that there is a ridge-line height to the proposed Building G that is consistent with the streetscape.</li> <li>The addition of rooftop play to this elevation has increased the visible height of the building when viewed from this angle. The proposed height and form of this element are not consistent with the existing streetscape pattern however its set back has considered the wider street views in its proposed positioning as well as material consideration that are transparent in nature.</li> <li>It is considered that from this view the proposed works have an ACCEPTABLE impact upon the heritage streetscape.</li> </ul>	

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE ANALYSIS - SIGNIFICANT VIEWS

View 3	
Location:	View south from Belmont Road intersection
Reason for view:	This view relates to the Military Road Heritage Conservation Area (C7), and the impact of the proposed development upon the immediate site context.
Existing View	Proposed View
 <p>(Source: View analysis by Woods Bagot)</p>	 <p>(Source: View analysis by Woods Bagot)</p>
Assessment of Heritage Impact	
<ul style="list-style-type: none"> <li>This view is that which is most affected by the proposal in terms of streetscape impact.</li> <li>The current Building B is of itself not of heritage or streetscape value, set back from the property boundary and is largely obscured by mature trees. The existing fenceline and trimmed hedge provides a "village-like" setting for the existing building, which is consistent with the qualities of the Conservation Area.</li> <li>The proposed Building G is constructed with similar set-back to the property boundary. The retention of the existing trees, hedged element and fenceline to this corner is considered to be a POSITIVE heritage outcome, as it assists with the transition of this elevation into the more landscaped character of Belmont Road.</li> <li>The proposed building has a 'learning on display' corner between Belmont and Military Roads. The form, proportion and materials of the proposed northern end of Building G continue the earlier pattern established on the southern end of this building, and have been designed to respond to the existing streetscape of Military Road. The vertical "break" in the facade is designed to respond to corner treatments already in evidence along Military Road including curved corners, turrets and balconies. This particular corner element is deemed to have an ACCEPTABLE level of heritage impact and its relationship to the streetscape.</li> <li>The broken parapet line and brick facade treatment of the Belmont Road elevation in this view relates to the existing street rhythms and patterns, allowing the proposed building to "turn the corner" in a meaningful way and preventing a form of facadism to Military Road.</li> <li>It is considered that from this view the proposed works generally have an ACCEPTABLE impact upon the heritage streetscape.</li> </ul>	

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT



## HERITAGE ANALYSIS - SIGNIFICANT VIEWS

View 4	
Location:	View south from Gouldsbury Street intersection (school site visible at bend in road)
Reason for view:	This view relates to the wider context of the school site within the Military Road Heritage Conservation Area (C7), and the impact of the proposed development upon the general character of the streetscape.
Existing View	Proposed View
 <p>(Source: View analysis by Woods Bagot)</p>	 <p>(Source: View analysis by Woods Bagot)</p>
Assessment of Heritage Impact	
<ul style="list-style-type: none"> <li>This view captures the variety of materials, forms and heights of the existing Military Road Streetscape</li> <li>The existing view of the school from this location is dominated by current tree plantings, particularly the large tree at the intersection of Military and Belmont Roads.</li> <li>The proposed Building G is set back from the property boundary, and screened from view by the existing trees relating to the height and proportion to the existing streetscape pattern when viewed from this perspective. Whilst not visible the building aligns with the parapets of adjacent buildings on the western side of Military Road.</li> <li>It is considered that from this view the proposed works have an ACCEPTABLE impact upon the heritage streetscape.</li> </ul>	
 <p>(Source: View analysis by Woods Bagot, with Purcell overlay)</p>	





# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE ANALYSIS - SIGNIFICANT VIEWS

View 5	
Location:	View northeast from intersection of Avenue Road and Gladstone Avenue
Reason for view:	This view relates to the impact of the proposed development upon the immediate site context of Avenue Road, and the heritage items in proximity to the Shadforth Street Heritage Conservation Area (CI0).
Existing View	Proposed View
<div></div> <div>(Source: View analysis by Woods Bagot)</div>	<div></div> <div>(Source: View analysis by Woods Bagot)</div>
Assessment of Heritage Impact	
<ul style="list-style-type: none"><li>No works are proposed in the current application that will impact upon this viewpoint.</li><li>It is considered that from this view the proposed works have an ACCEPTABLE impact upon the heritage streetscape.</li></ul>	



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE ANALYSIS - SIGNIFICANT VIEWS

View 6	
Location:	View from Keston Avenue (ridgeline of Building D visible from Keston Avenue Heritage Conservation Area)
Reason for view:	This view relates to the impact of the proposed development upon the immediate site context of the Keston Avenue Heritage Conservation Area (C4).
Existing View	Proposed View
 <p>(Source: View analysis by Woods Bagot)</p>	 <p>(Source: View analysis by Woods Bagot)</p>
Assessment of Heritage Impact	
<ul style="list-style-type: none"> <li>This view captures the domestic scale of Building D in relation to the Keston Avenue Conservation Area.</li> <li>The existing view of the school from this location is dominated by current tree plantings.</li> <li>The majority of proposed Building G is not visible from this location, and is primarily obscured by Building D when viewed from Gladstone Avenue. The rooftop-play area is however visible above the ridgeline of Building D.</li> <li>It is considered that from this view the proposed works have an ACCEPTABLE impact upon the heritage streetscape. Those materials visible above urban roof scape are transparent in nature. As such the potential impact of a solid form will be mitigated by light and shadow. Potential visual impacts are also lessened by the dense canopy of the streetscape, which elevates the horizon lessening the visual perception of the overall height of the rooftop play area.</li> </ul>	

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE ANALYSIS - SIGNIFICANT VIEWS

View 7	
Location:	View southeast from Belmont Road prior to Gladstone Avenue (view from Mosman Bowling Club and Scots Kirk)
Reason for view:	This view relates to the approach to the Military Road Heritage Conservation Area (C7), and the impact of the proposed development upon the immediate site context of Belmont Road.
Existing View	Proposed View
 <p>(Source: View analysis by Woods Bagot)</p>	 <p>(Source: View analysis by Woods Bagot)</p>
Assessment of Heritage Impact	
<ul style="list-style-type: none"> <li>This view captures the primarily residential aspect of the school site from the existing Belmont Road Streetscape. The existing view of the school from this location is dominated by current tree plantings. Building D is set back from the street boundary to Belmont Road, and its tiled roof sits comfortably with the existing pattern of this residential precinct.</li> <li>The proposed design involves the retention of a significant fig tree to this elevation. The retention of this tree will have a POSITIVE impact upon the heritage values of this view retaining a significant landscape element in the Belmont Road tree canopy and landscape setting to the portico entry to Building D.</li> <li>The proposed new building to this elevation involves some site setback to the street. The proposed design (outlined below) has sought to respond to the existing street pattern, and to Building D.</li> <li>The proposed new building has been designed in such a way as to mitigate its heritage impact through the employment of finer-grain materials, broken in form and depth. Perceptions of mass are broken by the stepped form and shadow. As such this new structure achieves an ACCEPTABLE level of heritage impact.</li> </ul>	



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

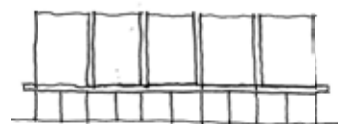
## ASSESSMENT OF HERITAGE IMPACTS

### NSW HERITAGE OFFICE CRITERIA

The works proposed as part of the SSDA package have been assessed against the NSW Heritage Office criteria for heritage impact.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The demolition of Building B will have an **ACCEPTABLE** heritage impact upon the Mosman High School site and the Military Road Conservation Area. This building is not of heritage significance and makes little contribution to the streetscape setting which it occupies both on Military and Belmont Roads.
- The new Military Road elevation of Building G has been designed to respond to the existing built context of the Military Road Heritage Conservation Area, in terms of element height, proportion and materials. The corner element to the proposed new building seeks to respond to the existing corner treatments prevalent in the streetscape. Its design has also responded to the existing height datums of the adjacent Building A. Its Military Road elevation is **ACCEPTABLE** in terms of respecting the conservation area.



Facade Study and Military Road Elevation (Source: Woods Bagot)

- The demolition of the external stairway and access ramps between Building B and Building C, along with the demolition of the projecting element of Building E, will have a **POSITIVE** heritage impact upon the setting of the existing heritage listed buildings on the school site, namely Building A and Building D, by removing a major visual barrier between the two structures, and restoring an important view.



Proposed views towards Building G. (Source: Woods Bagot)

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

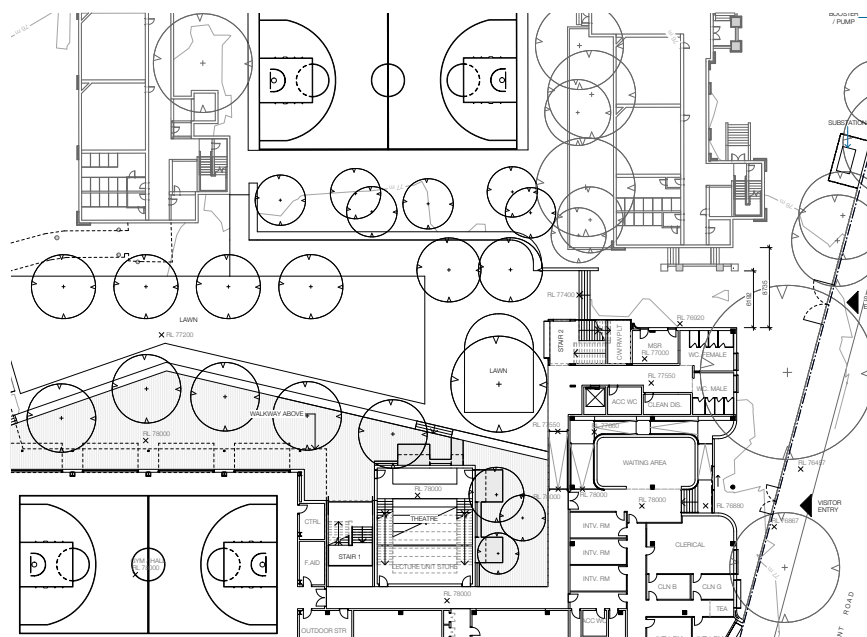
## ASSESSMENT OF HERITAGE IMPACTS

### NSW HERITAGE OFFICE CRITERIA

The works proposed as part of the SSDA package have been assessed against the NSW Heritage Office criteria for heritage impact.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The retention of a large Fig Tree adjacent to the existing basketball court on Belmont Road is a positive outcome for the proposal. This tree forms a significant element in the Belmont Road streetscape, and contributes to the setting of Building D. Other trees to be retained on this street frontage. Site planning has been developed to have an orthogonal relationship with the existing Building D. The plan form of proposed Building G responds to the existing building lines to Belmont Road and the internal courtyard/play space.



Proposed plan showing retention of fig tree. (Source: Proposed Site Plan by Woods Bagot)

- The demolition of Building B may have some impact upon identified potential archaeological deposits, specifically those relating to the former Dr Doak's house in the NE corner of the site. A Historical Archaeological Assessment (HAA) prepared by Austral Archaeology (16 March 2021) has identified that "while previous impacts may have already removed much of the remains present within the study area, there are parts of the site where archaeological material may still remain. This includes fabric which may be associated with the original school buildings as well as with the various residential structures which front the northern and western parts of the study area. The proposed works are likely to impact on areas of both moderate and high archaeological potential."
- The demolition of Building C will have a NEUTRAL impact upon the heritage significance of the place. Despite being built in 1926, the building has been substantially altered over time, both internally and externally, and the majority of the original features that contributed to the building's aesthetic relationship to Building D, including face brickwork, porches, and timber windows, have been removed. The building is not clearly visible from the street, and numerous additions of elevated walkways have obscured its presence within the site.
- The installation of a site hoarding to the Military and Belmont Road frontages during construction will have a NEGATIVE heritage impact upon the Military Road Heritage Conservation Area. This hoarding is of a temporary nature however, and could be painted in an appropriate colour to minimise its impact on the streetscape setting, or used to display historic images relating to the site.
- The construction of Building G, which includes administration and teaching spaces to Belmont Road, will have an ACCEPTABLE heritage impact on the heritage significance of the Mosman High School site through its required demolition works. The Belmont Road elevation of the proposed design will align with Building D, and will benefit from the external landscaping treatment that currently exists to this elevation. The design of the building has also mitigated the impact by demonstrated articulation of the facade and retention of the existing Fig, mature hedge.

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT OF HERITAGE IMPACTS

### NSW HERITAGE OFFICE CRITERIA

The works proposed as part of the SSDA package have been assessed against the NSW Heritage Office criteria for heritage impact.

- The potential visual impacts of the rooftop play area proposed for Building G have been mitigated through careful material selection. Those materials visible above urban roof scape are transparent in nature. As such the potential impact of a solid form will be mitigated by light and shadow. Potential visual impacts are also lessened by the dense canopy of the streetscape, which elevates the horizon lessening the visual perception of the overall height of the rooftop play area.
- It is considered that from this view the proposed works have an ACCEPTABLE impact upon the heritage streetscape.
- The height and bulk of Building G upon the playground (western) side of the building will have an impact upon the setting of the school, in particular the setting to Building D. Elements of the proposed facade have been developed, in order to reduce the perceived bulk, scale and overshadowing of this elevation upon the central courtyard space.



Visualisations showing proposed rooftop play area. (Source: Woods Bagot)



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT OF HERITAGE IMPACTS

### NSW HERITAGE OFFICE CRITERIA

The works proposed as part of the SSDA package have been assessed against the NSW Heritage Office criteria for heritage impact.

The following sympathetic solutions have been considered and discounted for the following reasons:

- The rooftop play to Building G was considered for removal, however this was not deemed to be an acceptable outcome due to the requirement to maintain appropriate levels of outdoor play space for the anticipated number of students to the site. This rooftop presents one of the few possible locations on the site to achieve this outcome.
- A two-storey frontage to Military Road for Building G was considered in the early stages of design development. Whilst relating directly to the existing scale of the adjacent Military Road shops, this proposal was out of scale with the existing height of Building A, and resulted in a far greater building footprint and increased western height to Building G which in turn had a negative heritage impact upon the already constrained school site.
- The retention of Building C (and its restoration) were considered, but the placement of the building in the centre of the site made this an undesirable outcome in terms of future site development and the necessary increased height of any new adjacent structures. The highly compromised nature of the existing building also made this an undesirable outcome from a heritage viewpoint, with a large amount of reconstruction work required.

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT OF HERITAGE IMPACTS

### NSW HERITAGE OFFICE CRITERIA

The works proposed as part of the REF package have been assessed against the following relevant clauses within the prescribed NSW Heritage Office table for proposed change to a heritage item:

Demolition of a building or structure	
Have all options for retention and adaptive re-use been explored?	The retention of Buildings B and C is not possible, given the increased accommodation and facility requirements for the planned upgrade of Mosman High School. The buildings are not heritage-listed and have both been highly modified several times. Their demolition is required in order to accommodate a new structure (Building G). Further opportunities for retention and adaptation were not possible given the scope of the redevelopment required for continued use of the school in response to forecast student numbers and requirements of contemporary educational facilities.
Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?	Both of the heritage-listed buildings (Building A and Building D) on the site are retained. Any items of heritage value contained within Building B or Building C (such as honour boards and school memorabilia) will be retained on-site for incorporation into the planned new building on the site.
Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	Retention of Building B and Building C is not deemed feasible, and the future redevelopment of the school site is predicated upon their removal.
Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?	Several heritage investigations have been undertaken at the Mosman High School site. The most recent advice from Purcell has recommended that the items proposed for demolition as part of this application have little heritage value and that in some instances their removal could in fact have a positive heritage outcome on the existing elements within the site and the broader Military Road Conservation Area. Purcell have provided advice on the Concept and Schematic Design stages in order to reduce the heritage impact of the proposed development, and the majority of this advice has been incorporated into the proposed design.

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT OF HERITAGE IMPACTS

Minor partial demolition (including internal elements)	
Is the demolition essential for the heritage item to function?	Both of the heritage-listed buildings (Building A and Building D) on the site are retained. There is no work proposed to these buildings as part of this application.
Are important features of the item affected by the demolition (eg: fireplaces in buildings)?	No.
Is the resolution to partially demolish sympathetic to the heritage significance of the item?	Yes, the partial demolition of the extension to Building E has been predicated upon improving the visual setting of both Building A and Building D (the listed heritage items on the site).
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	The demolition is not a result of the condition of the fabric. Building B is in generally good condition, and Building C, whilst in good condition (ie: watertight), has had much original fabric completely removed.



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT OF HERITAGE IMPACTS

Change of use	
Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?	No change of use is proposed for the heritage buildings on the site.
Does the existing use contribute to the significance of the heritage item?	Yes. The existing use (as a teaching and learning space within the school) will continue.
Why does the use need to be changed?	N/A.
What changes to the fabric are required as a result of the change of use?	N/A.
What changes to the site are required as a result of the change of use?	No changes are required.

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT OF HERITAGE IMPACTS

New services (eg: air conditioning, plumbing)	
How has the impact of the new services on the heritage significance of the item been minimised?	New in-ground and some above ground services works are proposed as part of this application, but these will not affect built fabric of heritage significance. The archaeological impact of any new subsurface services have been assessed in the separate Historical Archaeological Assessment.
Are any of the existing services of heritage significance? In what way? Are they affected by the new work?	N/A.
Has the advice of a conservation consultant (eg: architect) been sought? Has the consultant's advice been implemented?	N/A.
Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?	Refer to Archaeological assessment.

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT OF HERITAGE IMPACTS

Tree removal or replacement (Note: Always check the tree preservation provisions of your local council when proposing removal of trees)	
Does the tree contribute to the heritage significance of the item or landscape?	N/A
Why is the tree being removed?	N/A
Has the advice of a tree surgeon or horticultural specialist been obtained?	Yes. An Arboricultural Impact Assessment Report has been prepared by Birds Tree Consultancy.
Is the tree being replaced? Why? With the same or a different species?	N/A



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT AGAINST DCP CONTROLS

### MOSMAN OPEN SPACE & INFRASTRUCTURE DEVELOPMENT CONTROL PLAN 2012 (AS AMENDED JUNE 2018)

The Mosman Open Space and Infrastructure Development Control Plan (the DCP) applies to development proposed on land in Mosman that is zoned as follows under the provisions of Mosman Local Environmental Plan (the LEP) 2012:

- RE1 Public Recreation
- RE2 Private Recreation (except for land at the Spit Waterside)\*
- E2 Environmental Conservation
- SP1 Special Activities
- SP2 Infrastructure

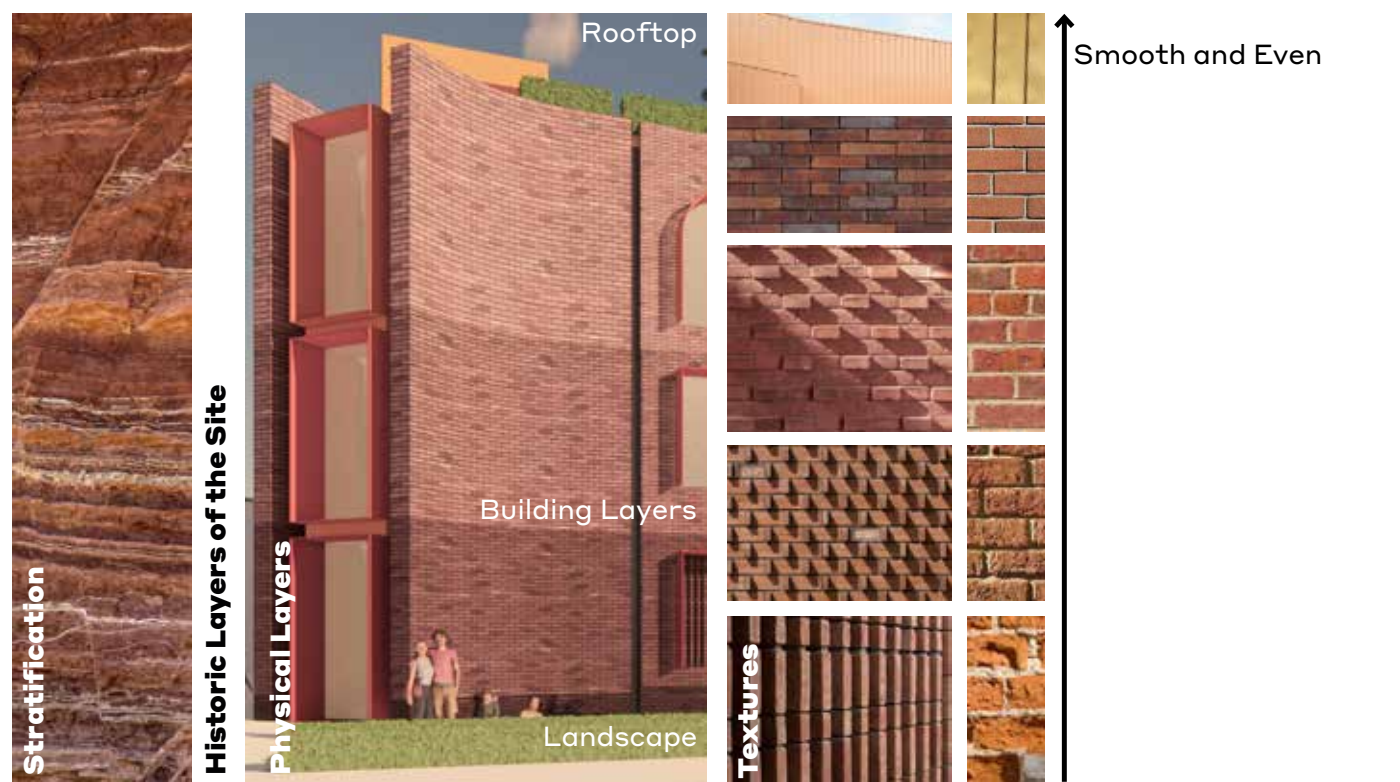
Mosman High School is zoned SP2. The assessment below focusses specifically on the heritage conservation elements contained within Part 4 (general planning controls) of the DCP. Purcell note that as per State Environmental Planning Policy (State and Regional Development) 2011 (Part 2, Clause 11) Development Control Plans do not apply to State Significant Developments.

4.1 Siting and scale		
OBJECTIVES		
<ol style="list-style-type: none"> <li>To have merit consideration of the siting and scale of development, having regard to the existing character of the area, minimising any adverse effect on neighbouring properties, and minimising loss of public views.</li> <li>To have buildings which are sited to relate to the topography with minimal cut and fill, and have established trees and vegetation corridors preserved and promote new vegetation links.</li> </ol>		
PLANNING CONTROL		RESPONSE
P1	The height, scale and setback of development will be considered on its merits having regard to: <ol style="list-style-type: none"> <li>the existing character of the area—the setback, height and scale of existing development in the vicinity of the site;</li> <li>the existing character of the area—as set out in any plan of management or other Council policy/study as applicable;</li> <li>minimising any adverse amenity effect on neighbouring properties;</li> <li>minimising any loss of public views.</li> </ol>	<ul style="list-style-type: none"> <li>The proposed design of Building G, in particular its Military Road frontage, has been developed directly in response to the existing setbacks, height, scale and materials of the Conservation Area.</li> <li>The character of Conservation Area (C7) is described as “pleasantly moderate” in scale with a “variety of forms, materials, textures and colours,” The modern facade, by virtue of its stepped elevation, varying windows, use of brick, and articulated “rhythm” with proposed vertical breaks (as opposed to a linear building) all serve to help successfully integrate this new building into its setting.</li> <li>Views to and from the new Building have been assessed as part of this report. No existing public (ie: street-level) views will be affected by this development.</li> </ul>
P2	Buildings should be sited having regard to topographical features. The building footprint should be designed to minimise cut and fill. Refer to excavation and site management controls in this Plan for more details.	<ul style="list-style-type: none"> <li>Excavation has been minimised.</li> </ul>
P3	Buildings should be sited to preserve existing significant trees, vegetation, rock outcrops and natural features and promote new planting.	<ul style="list-style-type: none"> <li>N/A</li> </ul>
P4	Where a property adjoins bushland or natural water courses and creeks a minimum setback of 5m applies.	<ul style="list-style-type: none"> <li>N/A</li> </ul>

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT AGAINST DCP CONTROLS

4.2 Streetscape and building design		
OBJECTIVES		
1. To have streetscapes which are compatible with, support and maintain the character of the area.		
PLANNING CONTROL		RESPONSE
PI	The bulk, height, design, roof form, colour and external finishes of development should be compatible with the streetscape and neighbourhood character:	<ul style="list-style-type: none"> <li>The scale and bulk of the proposed development are consistent with the existing use of the site for school purposes, with the existing Building A being one of the largest historic buildings in the Conservation Area.</li> <li>Purcell have advised the project architects to respond to the existing bulk, height, scale, pattern, colour and external finishes of the existing streetscape.</li> <li>The proposed Design presents a contemporary response to the Conservation Area, and further design development will continue to ensure the new building responds to the setting in a way that is compatible with the area.</li> <li>The design seeks to respond to the character of the Military Road precinct through the articulation of its form, material selection and external finishes. The materiality of the rooftop play has been selected to mitigate the visual impacts of this element which would otherwise not be compatible with the streetscape and neighborhood character.</li> </ul>



Existing character and proposed materials study (Source: Woods Bagot)

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT AGAINST DCP CONTROLS

4.3 Heritage conservation		
OBJECTIVES		
<ol style="list-style-type: none"> <li>To have a heritage item or a significant building within a conservation area retained and conserved.</li> <li>To have any works undertaken with a proper knowledge of the heritage significance of the item or conservation area.</li> <li>To have heritage items adaptively reused where appropriate and to ensure that the heritage significance of the item is maintained.</li> </ol>		
PLANNING CONTROL		RESPONSE
P1	The statement of significance of the heritage item or conservation area must be considered and guide any changes to an identified heritage item or for any works within a conservation area. Refer to the Mosman Heritage Review 1996 or relevant heritage study for details.) For conservation areas, the ranking of the building within the conservation area must be considered and guide any works. (Refer to Mosman Council's website for details.)	<ul style="list-style-type: none"> <li>The heritage buildings within the site are retained and conserved.</li> <li>No changes are proposed to Building A or Building D.</li> <li>The setting of both of these buildings within the site itself will be improved by the removal of a portion of Building E.</li> </ul>
P2	In the event of some conflict regarding the statement of significance the applicant should undertake a heritage assessment in line with the guidelines set down by the NSW Office of Environment and Heritage, carried out by a recognised heritage consultant. The assessment should be used as a basis of further action.	<ul style="list-style-type: none"> <li>Refer to NSW Heritage Office Assessment above</li> </ul>
P3	The LEP sets out conservation incentives for development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, to facilitate the conservation of the heritage item. Proposed use/s should be the most appropriate to maintain the identified heritage values of the heritage item with the minimum of intrusive change. (Refer to the LEP for details).	<ul style="list-style-type: none"> <li>N/A.</li> </ul>
P4	Where a property adjoins bushland or natural water courses and creeks a minimum setback of 5m applies.	<ul style="list-style-type: none"> <li>N/A.</li> </ul>
P5	Where a property is within a bushfire prone land, additional setbacks may apply. Refer to land affected by hazards controls in this Plan for more details.	<ul style="list-style-type: none"> <li>N/A.</li> </ul>



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT AGAINST DCP CONTROLS

4.9 Landscaping		
<b>OBJECTIVES</b> <ol style="list-style-type: none"> <li>To have the existing canopied and vegetated landscaped character of Mosman protected and enhanced.</li> <li>To have existing established trees protected.</li> <li>To have the appearance, amenity and energy efficiency of buildings enhanced through innovative landscape design.</li> <li>To have indigenous planting used with new landscaping where appropriate.</li> <li>To have natural ground levels maintained, especially near boundaries.</li> <li>To have landscaping over slabs appropriately designed.</li> <li>To have the streetscape character, context and curtilage of heritage items and conservation areas maintained through appropriate landscaping.</li> </ol>		
PLANNING CONTROL		RESPONSE
PI	Existing established trees which contribute to the amenity of the area and trees listed on Council's Urban Forest Management Policy are to be retained and incorporated into the landscape design.	<ul style="list-style-type: none"> <li>The trees proposed for removal are not listed by Council as significant trees.</li> <li>The fig tree to Belmont Road will be retained as part of the proposed design.</li> </ul>
P2	Where trees are to be retained on development sites, they must be protected during construction in accordance with best horticultural practice.	<ul style="list-style-type: none"> <li>Appropriate measures will be taken to protect existing trees.</li> <li>Refer Arboricultural Impact Assessment Report by Birds Tree Consultancy.</li> </ul>
P3	Where an existing established tree or trees are approved for removal, adequate space in the landscape design is to be provided for a replacement tree or trees appropriate for the site.	<ul style="list-style-type: none"> <li>Refer landscape plan.</li> </ul>
PI6	The landscape design for heritage items or within a conservation area is to: <ol style="list-style-type: none"> <li>utilise appropriate plant species in achieving a setting for the item or conservation area;</li> <li>avoid changing characteristic landscapes;</li> <li>avoid landscape designs which have no relationship to the period of the item or conservation area; and</li> <li>be simple rather than complex.</li> </ol>	<ul style="list-style-type: none"> <li>Refer to landscape design.</li> <li>The school site is not considered to currently have a heritage landscape setting (within the school site itself), however it does benefit from the surrounding street trees and general character of the surrounding streets.</li> <li>Refer Arboricultural Impact Assessment Report by Birds Tree Consultancy.</li> </ul>

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## ASSESSMENT AGAINST LEP CONTROLS

### MOSMAN LOCAL ENVIRONMENTAL PLAN 2012

Part 5.10(1) of the Mosman Local Environmental Plan 2012 (the LEP) details the objectives for Heritage Conservation as follows:

- (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.

Under Part 5.10 (4) 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 sub-clause applies regardless of whether a heritage management document is prepared under sub-clause (5) or a heritage conservation management plan is submitted under sub-clause (6).

The two listed buildings (Building A and Building D) on the Mosman High School site are listed and described in Schedule 5 of the LEP (Item 161). The eastern portion of the site is located within the Military Road Heritage Conservation Area, known as area C7.

The proposed works conserve the existing heritage items on the site, and the proposed new building maintains the existing setting and views within the C7 Conservation Area.

### ARCHAEOLOGICAL ADVICE

The Historical Archaeological Assessment (HAA) and Archaeological Research Design (dated 16 March 2021) prepared by Austral Archaeology recommends that:

- Given that parts of the study area have been assessed as having high archaeological potential, and relics of local significance are likely to be impacted during the proposed construction works, it will be necessary to undertake investigative works prior to commencement of construction works. A research design detailing the proposed methodology for undertaking archaeological investigations within the study area is included as Appendix A to this report. A suitably accredited archaeologist who is approved by Heritage NSW to oversee the excavation of sites of local significance will need to be nominated as the Excavation Director.
- Should the proposed development be altered significantly from the proposed design, then a reassessment of the heritage/archaeological impact may be required. This includes any impacts not explicitly stated in Section 8 and the installation of any subsurface services.
- A copy of this assessment should be lodged by the proponent in the local history section of the local library, and in the library maintained by the Heritage NSW,

(Source: *Historical Archaeological Assessment (HAA) and Archaeological Research Design for Mosman High School* by Austral Archaeology 16 March 2021)

### ABORIGINAL HERITAGE ADVICE

The Aboriginal Cultural Heritage Report (dated 16 March 2021) prepared by Austral Archaeology recommends that:

- No further investigative works are required to be undertaken in regards to Aboriginal cultural heritage.
- All contractors undertaking earthworks on site should be briefed on the protection of Aboriginal heritage objects under the National Parks and Wildlife Act 1974 and the penalties for damage to these items.
- A copy of this report should be forwarded to all Aboriginal stakeholder groups who have registered an interest in the project and to the AHIMS Registrar.

(Source: *Aboriginal Cultural Heritage Report for Mosman High School* by Austral Archaeology 16 March 2021)

# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE IMPACT SUMMARY

The heritage impacts of the proposal to various site elements can be summarised as follows:

### BUILDING A (HERITAGE)

- No adverse heritage impacts to the physical building fabric of Building A (no works proposed) or its setting from proposed buildings or structures.
- Improved visual connection to central part of the site by demolition of portions of Building E and Building C.
- Proposed retention of the existing setback to proposed Building G maintains visual connection along Military Road to Building A.
- Material, height, datums (parapets, roofline etc) have informed Building G response to Military Road streetscape.
- Future upgrades still possible and not compromised by the proposed scheme.

### BUILDING D (HERITAGE)

- No adverse heritage impacts to the fabric of Building A (no works proposed) or its setting from proposed buildings or structures.
- Improved visual connection to central part of the site by demolition of portions of Building E and Building C.
- Proposed retention of the existing setback to proposed Building G maintains visual connection along Military Road to Building A.
- Material, height, datums (parapets, roofline etc) have informed the response of Building G to the Military Road streetscape.
- Future upgrades are still possible and not compromised by the proposed scheme.

### BUILDING E

- Removal of the proposed portion of Building E will have no adverse heritage impacts.
- Reconfiguration of Building E will have a positive heritage impact on the setting of Building A.
- Removal of a portion of Building E will not affect current or future planning and operation of this building.

### BUILDING G (NEW)

The following points are measures that have been incorporated into the design of the development and respond to features of heritage items and conservation area context:

- Reduced bulk of Building G by introduction of set-backs to the property boundary is of great benefit to the Conservation Area.
- Creation of new axis with Building D links sections of site and existing heritage components.
- New building material and form (window openings, parapet lines, corner treatment etc) respond to existing patterns and features of the Conservation Area in a contemporary way.
- Setback of upper levels consistent with Building A, and will reduce impact on streetscape.
- Setback and facade articulation reduces impact of large wall to Belmont Road.
- Those materials visible above urban roof scape are transparent in nature. As such the potential impact of a solid form will be mitigated by light and shadow. Potential visual impacts are also lessened by the dense canopy of the streetscape, which elevates the horizon lessening the visual perception of the overall height of the rooftop play area.

### OPEN SPACE & LANDSCAPE

- Removal of Building B, Building C, and elements of Building E have created new links both through and within the site.
- Removal of existing walkways in central playground area allows for coordinated new approach to linking heritage buildings.
- New landscape plan should consider impact on heritage items both within and surrounding the site.
- Current sporadic planting formalised to reinforce new patterns of movement and site connections.
- Retention of the significant Fig Tree to Belmont Road has a positive heritage impact.



# MOSMAN HIGH SCHOOL - SSDA HERITAGE IMPACT STATEMENT

## HERITAGE IMPACT SUMMARY

### ARCHAEOLOGY

- There are parts of the site where archaeological material may still remain, including fabric which may be associated with the original school buildings as well as with the various residential structures which front the northern and western parts of the study area. The proposed works are likely to impact on areas of both moderate and high archaeological potential.
- It will be necessary to undertake investigative works prior to commencement of construction works.

### MITIGATION MEASURES

The Military Road Conservation Area, in the vicinity of the site, should be recorded by means of photographic archive prior to the commencement of works.

