

BORONIA
1885



BORONIA & SURROUNDS, MOSMAN

CONSERVATION MANAGEMENT PLAN (CMP)

VOLUME 2 OF 3



Prepared for
MOSMAN COUNCIL

by
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SECTION 2.0 HISTORICAL ANALYSIS

2.4 TIMELINE SUMMARY OF HISTORICAL ANALYSIS

This Section repeated from Volume 1. Please refer to Volume 1 for complete Historical Analysis.

DATE	BORONIA HOUSE	DATE	RESERVOIR PARK
1855	Zahel purchased original Crown Grant of 4 acres (Lot 7 Section 4). (Boronia House and part of Reservoir Park are on this original grant)	1856	Crown Land grant to Edward Brady Allotment 6, Section 4 – 4 acres adjacent to Zahel's grant. Brady purchased adjoining allotment 5, Section 4 – 5 acres. For many years part of the Brady Estate was used by Mosman community as their 'bush race-course.'
1885	This land conveyed to brothers James & John Kearey, Carriage Builders.		
1886	Kearey brothers build Telopea and Boronia – grand villas with extensive gardens and a view to the harbor.	1890	Rugby played on a paddock near Spit Junction. Members of the team included John H. Kearey of Telopea and other members of the Kearey family who lived at Telopea & Boronia
1896	John Thomas Neale forecloses on the Kearey brothers' mortgages. Neale divides the land of Telopea and Boronia House. He forms a right of way across the north end of Telopea's portion to give Boronia access to Cowles Road. Boronia sold to George Willis Godwin, Money Broker. Telopea sold to Ellen Maria Rabone. Undated photographs of Mrs Rabone's garden taken.	1899	Brady Street, part of Brady Estate is visible on a 1899 map of the Parish of Willoughby
		1900	'Junction Ground' on the Brady Estate became the official ground of the Mosman Rugby Team until 1905
		1902	The Brady Estate subdivided into 27 business & 41 residential sites. The eleven residential sites adjoining the Boronia's NE boundary & fronting Brady St were purchased by Sydney Water for the Mosman Reservoir. Subdivision Plan shows Heydon St, leading NE off Brady St & with a proposed extension of Ourimbah Rd to Cowles St through the northern section of the Brady Estate. Also shown are Telopea & Boronia, owned by Mrs Rabone & Mr Godwin.
		1904	Mosman Reservoir completed
c.1920	Sunroom extension to Boronia.		
1921	Sand's Directory lists The Telmont Gladioli Garden located between Boronia & Telopea (possibly associated with the glasshouse shown adjacent to east side of Telopea)		
1933	Sand's Directory first lists the address of Boronia as 642 Military Rd		
1937	Valuation List of June 1 notes owner of Boronia as George W. Godwin & lessee John Willis Godwin & Permanent Trustees Co. of NSW Ltd. with access by a 12 foot right-of-way to Cowles Road. The Valuation List includes 'improvements' of a tennis court.		
1940	George W. Godwin died, leaving Boronia to his son John Willis Godwin		
1941	Federal Executive Council give notification of the acquisition of land and of easement on part of the Boronia estate by the Commonwealth. The land is described as part of Lot 7, Section 4 with the easement a 12 foot right-of-way created by Neale from Cowles Rd along the north-western boundary of Telopea (Lot 6). A 20'x62' wide strip of land along the north western boundary of Boronia is designated a right-of-way that retains access to Cowles Road from Boronia..		

DATE	BORONIA HOUSE	DATE	RESERVOIR PARK
1952	John Willis Godwin (son of George) sold Boronia to the municipality of Mosman. The house was to be converted into a library and was to house the Mosman Historical Collection and the Mosman Art Gallery		
1960	A Senior Citizens' Centre built to the rear of Boronia for use by Mosman Senior Citizens' Club. Council also use land as garden depot.		
1963	Mosman Council awarded third prize in Class 4 in a competition organized by the National Trust & the RAI NSW Chapter for 'Best Maintained or Restored Public Building' for the Mosman Municipal Library		
1975	Boronia given a Recorded Listing by the National Trust		
1978	Boronia featured on a tour of 8 historic places in Mosman organised by Geraldine Palmer. A public meeting at Mosman Senior Citizens' Club in Sept attended by 100 people incl members of several local clubs and societies and the Chamber of Commerce resulted in a committee forming to lobby against Boronia being used for commercial purposes. Dec 12 council meeting: a debate between councillors supporting commercial use for Boronia & those wishing to keep Boronia, at least in part, in the community's hands, A commercial lease granted to Campaign Palace with first floor to be used as an advertising agency and the ground floor used as an Art Gallery open to public		
1979	Jan 12 Article in Government Gazette: An Interim Order had been placed on Boronia by the NSW Heritage Council. The Order would ensure that any future development would need to be approved by The Heritage Council Mosman Municipal Library moved out of Boronia to a new Library complex. Senior Citizens' Centre continued to use its premises and lawns at rear of Boronia's grounds		
1981	The Heritage Council placed a Permanent Order on Boronia		
1982	Lease to Campaign Palace re-newed		
1983	Article in The Mosman Daily stated that Council had allowed Campaign Palace to use part of the ground floor for its Advertising Agency & that the Art Gallery was not used by the community as exhibitions were not advertised. Campaign Palace wished to restrict community events to six a year. The Sydney Harbour & Pacific Garden Clubs planted a Commemorative <i>Magnolia soulangiana</i> with a plaque at its base in memory of Nella Mary Kelly (néé Rawson) who was one of the Club's original members		
1984	June - Campaign Palace relinquished its lease of Boronia. Action group 'Boronia for Everyone' formed & put together a submission to Council advocating accessibility to & use of Boronia by the community & suggesting alternative uses for the place		

DATE	BORONIA HOUSE	DATE	RESERVOIR PARK
1986	<p>March - Brukarz letter to M Council requesting access to Boronia from Military Rd for weddings & official functions</p> <p>April - Restaurant opened trading as "Boronia Function Centre." Articles on Boronia's conservation works & restaurant opening in The Northern Herald, Mosman Daily, SMH & Daily Telegraph</p> <p>April - Clive Lucas & P plan 'Proposed Vehicular Access' – a new gravel path with brick & stone edge to match existing pathways, extension to the garden bed, and replacement of the stone paving to match the existing gravel driveway</p> <p>May - Mosman Council Traffic Committee recommended against use of Boronia's circular driveway due to traffic problems associated with access to & from Military Rd & noted that the access gates had been moved from original location due to a widening of Military Rd & that the circular driveway had been reduced in size further increasing the difficulty of its use by cars.</p>	1986	<p>Mosman Council & MWSDB discuss the possibility of relocating the reservoir to rear of 624 Military Rd (onto northern section of Boronia House site) & redeveloping the reservoir site in accordance with Conybeare Morrison Feasibility Plan.</p>
1987	<p>May - Council meeting Town Clerk suggested relocating Council Nursery operating in grounds of Boronia house be relocated to provide more open space in Spit Junction for public use.</p> <p>June - National Trust advised Mosman Council by letter that Boronia had been classified in the Trust's Register.</p>	1987	<p>Council inspects Senior Citizens' Centre & briefs Conybeare Morrison & Partners. Planning Consultants briefed to prepare a report on alternative uses for the land at the rear of Boronia House including an alternative incorporating the adjoining land holdings owned by the Commonwealth and State government & new facilities for the Mosman Senior Citizens' Centre. The preliminary scheme did not proceed due to imminent redevelopment of the Bridgepoint shopping centre on the eastern side of Brady St.</p>
1990	<p>1990 Approval by Council & Heritage Office for erection of a pylon with a sign on the Boronia frontage to Military Rd. Approval was limited to term of current lease, however sign remains in place.</p>	1992	<p>Mosman Reservoir classified by the National Trust & included on the Sydney Water's (MWSDB) Section 170 Heritage & Conservation Register.</p> <p>The North Shore water supply augmented & Mosman area deemed capable of being served directly from Killara or Pymble Reservoirs. Mosman Reservoir now redundant. Council again liaising with Sydney Water & Commonwealth Gov't re amalgamation of Reservoir site & the vacant Telecom site with Council-owned land & subsequent redevelopment of the sites. The Council land at the north end of Boronia's lot contained demountables used as the Senior Citizens' Centre (considered to distract from the heritage significance of the place) & adjoining small bowling green and croquet lawn. Disused council buildings, formerly Council's green house and gardening centre occupied the northern part of Boronia's lot.</p> <p>A 4-6 metre strip of land on north side of Boronia Lane initially considered an adequate to retain setting of Boronia House. Later suggested that an additional 10 -11 metre strip would provide a attractive open space for community use.</p>

DATE	BORONIA HOUSE	DATE	RESERVOIR PARK
		1994	<p><i>Conservation Analysis of Mosman Reservoir and Archival Record</i> by Lucas, Stapleton & Partners. Planning report by Council's Director of Environment: <i>Recommendations for Brady Street Land</i>. Council should limit future use of land in vicinity of Brady St for:</p> <ul style="list-style-type: none"> ▪ Landscaped open space connection along Boronia Lane to connect with Boronia House ▪ Use of Brady St road reservation for local open space opportunities in conjunction with traffic control measures ▪ Expanded opportunities for access to grounds & facilities of Boronia House
1995	Senior Citizens' Club relocated. Brady Street site being redeveloped.	1995	Sites surplus to local, State & Federal Governments sold to Mirvac. Mosman Reservoir demolished as part of redevelopment of site.
1996	Stollznow & Brukarz pre-DA meeting re new verandah for outdoor seating on west side of building – Luigi Roselli Architects detailed the work but it was not undertaken.	1996	Construction of Brindlewood Gardens (3 multi-storeyed apartment blocks in a landscaped setting) designed by the Mirvac Group including a landscape plan for Reservoir Park by Lanscan. June 1997 Reservoir Park officially opened. An inlet valve & pipe & lining bricks salvaged from the 1995 demolition of Mosman Reservoir were incorporated into the design of Reservoir Park as part of the interpretation of the site's history.
1997	Lease of Boronia taken over by Bruno Giagu – Boronia now called Fiorentino Restaurant & Bar. July - DA approved for minor interior alterations, exterior painting & new signage. Landscape Plan by Lanscan which 'enhanced' the gardens with new plants & hedges (Lillypilly hedge to Military Rd boundary stone wall & box hedges to circular driveway edges & central circular grassed bed).		
1998	August - Excavation works for new Carwash in front of Telopea cause cracking walls & ceilings at Boronia.		
2001	January - Concept plan by Rappoport Architects for a new building in grounds of Boronia west of the house for functions – not approved.		
2002	Lease changed – Redgum Restaurant opens. Wildstar Management, the subsequent lessee ran restaurant as 'Boronia House.'		
2005	March - Approval granted for a 2 month trial of outdoor seating & organic markets to be held in the grounds.		
2006	July - Latian P/L, the owners of Hotel Mosman submitted a DA for a deck and outdoor seating in the grounds of Boronia. 113 petitioned against the proposal. 8 newspaper articles about the controversy. December - Latian PL took over Boronia House as a function centre.		
2007	January - Latian withdrew the DA & acknowledged that they would like to be considered as a potential long-term lessee. March - Council offered a lease terminating in 2011. The lease is to be reviewed after 2 years. March - Latian held an open day during the National Trust Heritage festival. Latian continues to use Boronia House as function centre. During Latian's lease Boronia House and grounds have continued to be used for weddings & other celebrations & Latian continues to allow the house and grounds to be used by the community.	2007	Reservoir Park observed to be much used as a place to relax in, eat lunch, and as a thoroughfare to and from the side gate of Brindlewood.

SECTION 5.0 ANALYSIS AND STATEMENT OF SIGNIFICANCE

This Section repeated from Volume 1. Please refer to Volume 1 for complete Analysis of Significance and for Levels of Significance by Element.

5.4.2 STATEMENT OF SIGNIFICANCE FOR BORONIA

Boronia has local significance as a landmark building set within a large and well-landscaped garden on Military Road, and as it is a fine example of a late Victorian villa. The place is significant as an example of the second phase of Victorian development that took place along the Mosman ridge, which was characterised by affluent and successful business people purchasing large allotments along newly opened roads, and constructing grand residences away from the Sydney CBD. Due to the long term ownership of the place by the Godwin family, followed by the Council and the resulting lack of development, the place is significant for its ability to reveal the original 1855 Crown Grant to Vinzenz Zahel and subsequent purchase and subdivision by John and James Kearey in 1885. The place is significant for its association with Zahel, the Kearey brothers, and the Godwin family, who were prominent people in the Mosman area.

The place has some significance for the attributed associations with prominent architects Sheerin & Hennessy, although this is not confirmed, and Richard Hayes Harnett, a wealthy land owner and speculator in Mosman. The site contains a plaque and commemorative Magnolia Soulangeana that was planted in memory of Nella Mary Kelly, a founding member of the Sydney Harbour and Pacific Garden Clubs.

Although altered, the Victorian character of the building is largely intact especially externally, evident in the formal symmetrical composition of the building, the expressed entry, slate roof, prominent front door and highlights with coloured glass, timber French doors, and, the cast iron columns and verandah decoration. The garden setting of the building and the stone and cast iron front fence, are complementary to the aesthetic significance of the building, and the carriage loop is a rare remnant of a Victorian custom in the local area. The construction of Boronia as a pair with Telopea is also rare for Victorian villa development.

Boronia is locally significant for its use as the Mosman Library from 1952 to 1979, and is significant for its association with the Mosman Library and Council Staff who in 1945 were the first local council in NSW to adopt the new Library Act and the second council to provide a free community library service. The purchase

of the place by Council is also significant as a heritage building with an intended public use as a cultural building and public gardens close to public transport and the Spit Junction Town Centre.

Boronia is held in high esteem by the Mosman community and has local significance for its strong social associations with Community groups who have continued to advocate the conservation and retention of the place for public use. The activism has been a catalyst for other community action in the area and other places. The use of the place is significant as a public building and park which has been the site of many community celebrations and events which mark the phases of life.

Due to public access, the place has some technical significance for potential interpretation and education about the historical context of the building, construction methods, style and design of the place.

5.5.2 STATEMENT OF SIGNIFICANCE FOR RESERVOIR PARK

Reservoir Park has local significance as part of the land that was formerly occupied by the Mosman Reservoir. The reservoir provided water to the Mosman community from 1904 -1994, and was one of the first reservoirs to be built on the North Shore following the commissioning of the Upper Nepean Scheme and Ryde Pumping Station. The construction of the reservoir is significant for its association with the subdivision of the Brady Estate in the Spit Junction Town Centre in 1904, which was associated with the development of Mosman during the Federation period which continued to flourish following improved public transport and municipal services.

Reservoir Park has significance as an important open space and public park in the Spit Junction Town Centre and for its association with the gardens and landscape setting of Boronia. The site is an important public place for the Mosman community which has continued to advocate for the retention of the place as open space and for public use.

The existing interpretation within Reservoir Park has technical significance in demonstrating industrial technology of the period. Archaeological potential of the site is considered high, however, the construction methods and forms of the former reservoir can be found in existing archive of documentary evidence of the site.

SECTION 6.0 CONSTRAINTS AND OPPORTUNITIES

6.1 IMPLICATIONS OF HERITAGE SIGNIFICANCE

In order to formulate conservation policies and an implementation strategy for Boronia and Reservoir Park, it is necessary to take into account a number of factors and constraints, which are raised in this section of the document.

As noted in the Statement of Cultural Significance, Boronia has historic, aesthetic and social significance. To maintain the significant value of the place as a whole, it is important to retain the setting of the place, and to ensure that no development on the site or in the vicinity impacts on the significance of the place.

The recovery or enhancement of aesthetic value is sometimes at odds with the retention of evidence of the history of the development of the place. Policies outlined in Section 7 of this report are formulated to ensure new works undertaken are as much as necessary, but as little as possible to achieve long-term conservation goals.

The social significance of the place imposes a responsibility to provide a high degree of public accessibility to the place in the future. Policies in Section 7 of this report are formulated to maintain community involvement and use of the place, while also allowing the place to continue in its current role as a function centre.

See also following sections below on the responsibilities for maintenance of heritage items by Government Agencies and as required by the Heritage Act.

6.1.1 IMPLICATIONS OF CONDITION

The place is currently in need of maintenance and structural repair to ensure no further decay or damage to significant fabric. From site inspections undertaken as part of this report, the interiors are generally in a good condition. The following exterior works, however, should be undertaken immediately.

Slipped slates and hip flashings need urgent repair to prevent water entry. The verandah is in urgent need of care - the south-eastern and south-western corners of the verandah plinth are visibly subsiding and this has in turn affected the columns and beams at the corners. A preliminary structural assessment has been carried out during the preparation of this report and a schedule of work developed (attached as an appendix). This needs to be finalised and carried out to rectify any structural stability problems and repair accordingly. The subsidence is caused by inadequate stormwater disposal which needs to be rectified as part of this work.

Deterioration of the first floor verandah has led to it being closed off. The corrugated steel roof of the verandah has deteriorated and developed leaks and this has caused deterioration of the floorboards of the first floor verandah. Both the roof and the floorboards need to be repaired to prevent further such damage and to allow the verandah to be used. The steps leading up to the ground floor front verandah have subsided and need to be repaired including the marble treads which have developed cracks.

The number and size of gutters and downpipes is inadequate and the few that are there are largely blocked and not functional. The drains may also be blocked and or be undersized. This has resulted in water collecting at various parts of the roof and within the pipes, causing dampness on some interior walls and part of ceilings. Regular cleaning of downpipes and gutters is required and urgent upgrading of the stormwater disposal system. There are also an unnecessary number of service pipes in the kitchen area on the west wall and these need to be rationalised and redundant ones removed.

The front fence and wall are in urgent need of maintenance as the cast iron of the fence has corroded and the stonework is being pushed over by a tree at the south west corner. The tree needs removal and the wall rebuilding. Rusted ferrous inserts in the stone need removal, some joints need repointing and biological growths removed.

Some of the paths have been lifted by roots and are uneven. The paving needs major repair in these areas and stormwater drainage needs upgrading so roots do not concentrate at blocked and overflowing drains. Some significant plantings need maintenance and planning for succession planting and inappropriate and damaging plants need removal.

6.2 EXTERNAL REQUIREMENTS: HERITAGE REGISTERS

Boronia and Reservoir Park are subject to various statutory instruments, which have an impact on the future uses, and management of the sites. These are set out in the sections below.

Boronia has been individually listed as follows:

- Classified on the National Trust Register. Gazetted on May 18, 1987.
- Registered on the State Heritage Register. Gazetted on April 21, 1999.
- Listed on the Mosman LEP, 1998. Gazetted on August 7, 1992.

Mosman Reservoir had been individually listed as follows:

- Classified on the National Trust Register. Gazetted on September 21, 1982.
- Registered on the National Estate as an indicative place. (Not formally registered)

Copies of the inventory sheets or listings for the above items are included as Appendix B.

6.2.1 THE NSW HERITAGE OFFICE

THE STATE HERITAGE REGISTER

Items on the State Heritage Register are those items that have been identified as being of particular importance to the people of New South Wales, items that are of state significance or greater. The NSW Heritage Office also maintains the State Heritage Inventory that includes items identified by both local councils in their individual LEP's and state government agencies in their Section 170 Registers.

Boronia is registered on the State Heritage Register and is covered by legislation pursuant to the Heritage Act, 1977.

APPROVALS UNDER THE HERITAGE ACT 1977

Proposals that involve modifications to heritage items or places must be referred to the Heritage Council by way of a Section 60 Application other than minor works covered by standard exemptions primarily for maintenance works. Some local councils have been delegated authority works under the Heritage Act, including considering applications for activities affecting protected heritage items.

The preparation of CMPs for state significant items is recommended. Past practice was for works covered in an endorsed CMP to also be exempt from requiring Heritage Office approval. In fact the Heritage Office no longer endorses CMPs. It is not clear what the formal process will be in the future. In this case where Council is the owner and could be considering its own proposals, it is desirable that proposed works are submitted to the Heritage Office for approval to avoid conflicts of interest.

ARCHAEOLOGY

The Heritage Act affords automatic statutory protection to relics that form part of archaeological deposits. The Act defines a "relic" as "any deposit or material evidence relating to the settlement of the area that comprised New South Wales, not being Aboriginal settlement, and which is fifty or more years old". Sections 139-145 of the Act prevents the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except in accordance with an excavation permit issued by the Heritage Council of NSW.

The site may have some archaeological deposits associated with evidence of former outbuildings, a possible underground water tank and garden structures associated with the residential occupation of the site, and also remnants of the subterranean structure and pipes associated with Mosman Reservoir. However, due to site excavation and redevelopment of the adjoining sites in 1995, the archaeological potential is considered low.

ABORIGINAL SITES AND RELICS

In addition to other environmental and land management matters, the National Parks and Wildlife Act also includes provisions that apply to Aboriginal sites and objects. If Aboriginal cultural material is found during excavation activity, the NWPS must be informed under section 91 of the Act. Excavation would then require a permit issued under section 90 of the Act. There are unlikely to be Aboriginal sites or objects as the whole site has been disturbed. Military Road was probably an Aboriginal track as it is on a ridge and there may be an associated story.

6.2.2 AUSTRALIAN HERITAGE COUNCIL

The AHC is a Commonwealth Government Agency that previously compiled and maintained the Register of the National Estate, an inventory of places of natural and cultural significance in Australia. The basis for assessment of significance of items on the RNE was the methodology and terminology of the Burra Charter.

In 2006, the Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act), and the Australian Heritage Council Act 2003 were amended with the aim of establishing a Commonwealth Heritage List, of Commonwealth-owned properties and a National Heritage List.

The current RNE will continue to be able to be accessed as a research database. Previously Registered places may continue to be protected under appropriate States, Territories and Local Governments heritage legislation. Under an agreement between the Commonwealth and States and Territories it is intended that previously Registered places will be considered for inclusion in appropriate Commonwealth, State/Territory heritage lists.

Previously Registered places can be protected under the EPBC Act only if they are also included in another Commonwealth statutory heritage list. There is, however, no provision in the EPBC Act for the former RNE places to be transferred to the National Heritage List or the Commonwealth Heritage List and these lists are being progressively developed.

The Mosman Reservoir was listed as an Indicative Place on the register before demolition in 1995. Indicative listings are places where data has been provided to or obtained by the AHC and entered into the database. However, a formal nomination was not made and the Department/AHC did not prepare the data necessary for a nomination. Boronia is not on the Commonwealth database (i.e. the former register) and is not on the National Heritage List.

6.2.3 THE NATIONAL TRUST OF AUSTRALIA (NSW)

The National Trust of Australia is a non-government community based organisation, established in 1945, and incorporated by an Act of Parliament in 1960, dedicated to the conservation of Australia's heritage.

Although the National Trust has no statutory power it has a strong influence on community support, particularly with regard to a possible threat to a structure or place from insensitive development or the destruction of items of cultural or natural heritage significance. The National Trust monitors development applications and makes submissions when the development is considered to have a detrimental impact on the heritage significance of an item, streetscape or conservation area.

The NSW National Trust actively lists buildings, industrial sites and items, cemeteries, parks and gardens, urban conservation areas and landscape areas on its register. Other heritage registers, particularly the RNE, have used the National Trust listing as a basis of information when compiling their inventory sheets or register entries.

Boronia has been classified by the National Trust as an individual item of significance. Mosman Reservoir was also classified as an individual item prior to demolition. The National Trust has maintained an active interest in Boronia over many years including holding an open day at the site and publishing an article in its journal in 2007.

6.2.4 MOSMAN LOCAL ENVIRONMENT PLAN, 1998

At local government level, Boronia and Reservoir Park are controlled by the Mosman LEP 1998. The LEP has heritage provisions which aim to conserve heritage items identified in the schedules. Boronia is listed as a heritage item in Schedule 2 of the LEP as being of State Significance. The only other item listed in the immediate vicinity of Boronia is Telopea, which is now listed as the 'Whitehouse,' 87C (89B) Cowles Road, Mosman, and is listed as being of local significance.

In summary the heritage provisions of the LEP requires consent of the Mosman Council for development involving the demolition, extension, or alteration of a heritage item, or development of land on or in the vicinity of a heritage item. Council shall not grant consent to a development application unless it has considered the extent to which the carrying out of the development would affect the heritage significance.

The LEP allows the consent authority to require the submission of a SOHI or a Conservation Plan. There is also provision to require archaeological assessment prior to granting consent and to require archaeological investigation as a condition of consent. Incentives are available in relation to use of a heritage item and exclusion from floor area calculations.

The LEP requires Council to notify the Heritage Council of any application for demolition (in whole or part) of a heritage item classified in Schedule 2 as of State significance.

The development in the vicinity clause (37) requires consideration of the effect of such development on heritage significance, curtilage, setting and on views. This applies to both Boronia and Telopea (the Whitehouse) which are listed items and development of sites in the vicinity.

The planning provisions of the LEP are discussed in the following section.

6.3 STATUTORY PLANNING CONTROLS

Boronia is zoned Business 3(a1) Spit Junction Town Centre in the Mosman LEP 1998 and the Mosman Business Centres DCP. Relevant objectives of this zone include for the area to be a mixed-use centre, encourage office development, allow a range of opportunities for the local community, enhance the viability and vitality of the centre, encourage through-site arcades and laneways, ensure new buildings relate to the existing streetscape, and encourage restoration of heritage buildings.

Reservoir Park is zoned Open Space 6(a) Public Recreation in Mosman LEP 1998. Objectives of this zone include the provision of an open space system with management on a sustainable basis, cultural values and aesthetic contribution.

The objectives of the zoning support the conservation and maintenance of Boronia and Reservoir Park.

The business zoning for Boronia allows a range of uses with consent, not all of which are appropriate or which are appropriate in limited circumstances. Demolition is allowed consent and is obviously not appropriate for Boronia. Advertisements are only appropriate if they are for Boronia or associated activities. Similarly for carparking, drainage, recreation facilities and utility installations. Purposes which are not appropriate are boarding house, brothel, car repair, hospital, light industry, hotel, motel, motor showroom, multiple dwellings, place of assembly, place of public workshop, public utility undertaking, roads, semi-detached building, service station or subdivision. This is because either the use itself is not appropriate in a public building or that the use would require inappropriate change and adaptation or result in damage to the place.

Other uses are compatible in limited circumstances. A full childcare centre would require major change, and fencing and shade structures to outdoor areas which is inappropriate for Boronia's garden. However childcare in association with events or other activities is appropriate. Club use in general, that is the whole place becoming a commercial club, is not suitable as the spaces are not suitable and there are conflicts with public access and the level of intervention in the fabric. Community club meetings and functions in rooms of the building are suitable - the place was the home of the local camera club for many years.

Commercial premises, community centre, dwelling house, educational establishment, home business, restaurant and shop purposes may be compatible within the existing building provided negative heritage impacts are minimised and public access is maintained. In the case of these uses, a proposal should be considered in relation to the policies in the following section of this report. Any lease agreement for these purposes should stipulate heritage responsibilities and public access requirements. Part of the place, the grounds, is used for open space purposes and this use should continue.

The public recreation zoning for Reservoir Park allows, with consent, demolition or subdivision which is not appropriate. Beach purpose is not applicable. A building associated with landscaping or gardening (and related access) is only appropriate on a small scale eg. a garden shed and carefully located in relation to Boronia. Boronia originally had a garden store or similar. Any car access should only be on the existing roadway. See previous comments on carparking, childcare centres, drainage, roads and utility installations.

A kiosk could be acceptable either in the east end of Reservoir Park or the rear of Boronia (if in association with the use of Boronia) but only small in scale eg. a coffee cart, and with minimal service requirements. A kiosk may be required temporarily to service events. Recreation areas and facilities, and recreation, sporting and cultural activities are appropriate, however the place is suitable for passive recreation only and not for sporting fields. Facilities such as fitness stations or built-up playgrounds are not appropriate.

6.4 ACCESS AND ORDINANCE REQUIREMENTS

The Building Code of Australia (BCA) is the operative building ordinance for the conservation and continued use of Boronia. The BCA covers those aspects of the building which are controlled by legislation such as structure, fire resistance, access and egress, fire-fighting equipment, mechanical ventilation, and certain aspects of health and amenity. Of these, the most critical issues for Boronia will be compliance with fire and access provisions.

Where compliance with BCA may compromise the architectural integrity of the building and diminish its cultural significance, dispensation may be sought through the Fire and Access Service Advisory Panel (FASAP) of the Heritage Council. The BCA does not necessarily apply to existing buildings and discretion may be used in its application to existing buildings. The assessment of the detailed implications of the BCA to Boronia is beyond the scope of this report and is not included. However, in general Boronia appears to have been upgraded with fire detection and suppression equipment and systems and these are active and actively maintained

There is currently no disabled access or disabled bathroom facilities at Boronia. Easy access to the building should be addressed in any new works undertaken at the place to provide more equitable public access. Consideration could be given to use of a ramp or lift in the location of areas that have already been altered such as the northwest kitchen and bathroom wing. On grade access could easily be provided at least to the ground floor. The northwest service area should be assessed for a suitable location for an easy access toilet. Access to the upper floor is more difficult particularly as the toilet wing and the main first floor are at different levels. Generally, new works should not involve removal of original fabric or compromise the setting of the place which are important components of its significance. See policies outlined in Section 7 for guidelines on new works.

6.5 OWNER, LESSEE AND USER REQUIREMENTS

COUNCIL AS OWNERS

Mosman Council is the current owner of Boronia and Reservoir Park. Both are important civic places in the Spit Junction Town Centre and provide pleasant areas of open space for recreational activities. The Council wishes to maintain the adjacent properties as public areas and advocates the use of the gardens by the Mosman community. Mosman Council will also continue to commercially lease Boronia in its current state as a restaurant and function centre, or other use.

The current lease has Council responsible for maintenance of the building and grounds, except for internal painting and works associated with servicing the building use / commercial operations. Alternate lease conditions could be considered transferring maintenance liability to the lessee and reducing the amount.

LESSEES

The current lessee, Brendon Barry of Latian PL took over the lease in December 2006. Latian are the owners of the adjacent Hotel Mosman. The lease is for a period of around 10 years, and the lessee is keen to remain a long-term lessee. Under the terms of the lease, the lessee will continue to run Boronia as a separate Function Centre for weddings and other events.

Currently, Boronia accommodates up to 110 seated diners. Hotel facilities such as disabled toilets; kitchens, bar and staff are used to complement the use of Boronia and the Hotel has also subsidised Boronia financially. The lessee would like to link the Hotel and Boronia more closely through means such as the previously proposed deck, but does not want to do so, at the cost of compromising Boronia's heritage values. Latian also welcome the use of Boronia for special events by local community groups such as the Open Day held by the National Trust during the Heritage Festival in March 2007 and another event organised by Mosman Council in September 2007 in association with this CMP. The lessee is also encouraging use of Boronia for community group meetings.

Previous lessees have used Boronia as a restaurant independent of other facilities. In order to make this use viable proposals were made for major additions which would have compromised the heritage values of the place. It may be that the place is not viable as a stand alone restaurant at the current rental level.

GROUNDS USE

Boronia's Victorian gardens are regularly used as a respite area by the staff of the carwash next door. It is also used by the staff of Mosman Hotel and surrounding businesses during lunch hours. However there are only two benches in the whole garden and the obvious lack of seating has resulted in the overuse of certain areas notably the grassed area in the centre of the carriage loop and the grassed area near the commemorative plaque. A lack of dustbins also results in the accumulation of waste in the garden especially near the fence that separates Telopea from Boronia. To avoid the overuse of grassed areas and accumulation of waste, it would be appropriate that more seating is provided for lunchtime users and carwash staff and dustbins are also provided at strategic points. Another issue that needs to be resolved is the inappropriate use of the fence by the carwash staff, who mostly jump over the fence and trample through vegetation to access the garden.

6.6 COMMUNITY CONSULTATION

A community Open Day was held on Saturday September 29, 2007, as part of the preparation of this report. During the day the house was open to the public to come and view the interior of the house and an array of historic photographs and plans were displayed to allow the public an opportunity to understand the historical context of the place. The purpose of the day was to allow an opportunity for the public to share any connections they have with the place or any comments they have about the future management of the place. A feedback form was available on the Council's website and also on the day to allow the public to comment on the place. Generally, community consultation revealed the following comments:

- That Boronia and gardens are an important community place and should be retained for public use.
- That no further alterations should occur to the exterior of the building and no further additions should encroach on the grounds
- That the building and gardens should be continued to be maintained and conserved.
- Have a heritage fair in Mosman centred around Boronia
- It should be used commercially but not by Hotel Mosman. Maintain as a Function Centre. Extend the fence along the lane the full length of the park.
- Restore house to depict 1885 Architecture and use as a function centre
- Install air-conditioning.

A summary of the feedback from the day, a copy of the feedback form used, the invitation and the exhibition are included as Appendix C to the report.

There were many people who remembered the place as a library and wanted to see Boronia remain a public place. Others had associations with the place as a function centre having attended weddings and family events here. There was a strong concern that the grounds be a public place and not be alienated for private use. Some raised concerns about noise in the grounds while others suggested the grounds should be used for events such as the centenary celebration, for markets or musical recitals.

There was also a suggestion from the Mosman Home Gardeners' Society that the rear of Boronia would be a suitable site for a community garden. The Society thought that the location of such a service is critical to its success. It is especially important that children, the disabled and the elderly can access the facility. It was thought that Boronia House could provide a suitable location.

6.7 BUILDING MAINTENANCE

Maintenance is the single most important process of conservation. However it is not glamorous, noteworthy or attention grabbing and is commonly neglected, especially drainage, the most common cause of deterioration is buildings. Boronia is no exception. The front verandah is on the verge of collapse and major work is required to rectify it - all for the want of timely (and comparatively cheap) repair of gutters, downpipes and drains. The maintenance of Boronia and reservoir park has been neglected for many years and there is now a substantial backlog. If this is not done immediately the final cost of repairs needed will increase exponentially.

Maintenance to the place has been chronically underfunded despite the lease bringing in adequate funds to cover maintenance liabilities. Appropriate funding for regular maintenance is essential. The \$95,000 per annum income from leasing Boronia goes into Councils consolidated revenue. About \$5,000 a year is dedicated to building maintenance and a similar amount for grounds maintenance. This limited funding means that work is generally reactive and unplanned. This is inadequate and neglect has resulted in a backlog of deferred maintenance.

It is recommended that adequate funds be expended on planned maintenance which will reduce overall long term costs by preventing major deterioration and expensive major repairs. If Council cannot or does not wish to maintain the place, the lease fee could be reduced, the term extended and maintenance be required to be undertaken by the lessee under strict supervision.

An asset management strategy should be prepared to aid future planning and to establish mechanisms for the funding of maintenance work on Boronia and its gardens. It should refer to the condition audit carried out of Council properties in 2007 and this CMP. This will also avoid short term decision making, which can be detrimental to heritage buildings and places. The Maintenance Plan should be a working document and should be revised on a regular basis.

6.8 ENVIRONMENTAL, SAFETY AND MAINTENANCE ISSUES

Mosman Council is committed to environmental issues and has prepared the Environmental Management Plan 2005-2008, Action Plan 2007-2010 and Environmental Policy to control impacts on the environment. Issues relevant to Boronia and Reservoir Park include the retention of mature tree plantings (except weed species such as Camphor Laurel). No new development should impact on the existing landscape qualities of the place. Mosman Council's Tree Preservation Order also ensures that Council consent is required for removal or pruning of all vegetation on Council land. Bearing this in mind the following actions enumerated in 6.8.1 below should be taken to conserve the heritage significance of the place, but permission should be sought from Council to remove trees protected by Council's Tree Preservation Order.

6.8.1 TREES NEAR BUILDING/S AND FENCES - BORONIA

There are currently four trees plus one palm growing too close to Boronia. None is of known heritage significance and all should be removed and not replaced by either a similar or a different species.

The two fastigate conifers growing under the eaves, should be removed and not replaced as the location of trees in such close proximity to any building is undesirable (desirably a tree should not be planted closer than 3 metres from a building) and certainly not recommended for a building of heritage significance such as Boronia. Similarly, the *Ficus benjamina* growing beside the steps up to the east side verandah needs to be removed as soon as possible. The rapid growth of this tree and its vigorous root system could easily undermine a building's footings and is an inappropriate species in this location. It has no heritage significance.

The Bangalow Palm (*Archontophoenix cunninghamiana*), growing in the verandah bed needs to be removed as it develops a large root ball of wiry roots which can possibly lift the adjacent corner of the verandah and pushes out the beds edging stones. The palm fronds are also likely to interfere with guttering and pedestrians walking on the path next to the bed could slip and fall on the Palm's rounded seeds. If the palm is not destroyed during the removal process, it could be relocated to another part of the front garden, possibly in the vicinity of the Shell Ginger.

There are two large Camphor Laurels (*Cinnamomum camphora*) growing in the front garden of Boronia that need to be removed. The Camphor Laurel growing in the front fence/west side corner is pushing out the front fence the other is dangerously close to the Mosman Hotel's external west wall. Removing the Camphor Laurel near Mosman Hotel will enhance an appreciation of the symmetry and beauty of the *Magnolia grandiflora* growing in the front lawn. It will also allow other trees like the Jacaranda growing

in the vicinity to grow better as the Camphor Laurel is in effect a weed species with its competing roots and its canopy spread and density which cuts off sun to other trees or plants growing under or around it. These trees and the surrounding mass of vegetation in the west boundary area of the front garden, as well as the adjacent Lemon Scented Gums (*Corymbia citriodora*) would easily replace the Camphor Laurel. If there is concern that an unacceptable 'gap' is left after the removal of the Camphor Laurel adjacent to the Mosman Hotel, then a clinging creeper such as Virginia Creeper (*Parthenocissus quinquefolia*) or Boston Ivy (*Parthenocissus tricuspidata*) could be planted at the base of the wall to climb up and clothe the wall in a mass of self-clinging vegetation. These creepers were used in Victorian times and would therefore fit within the theme of the garden.

The row of Lemon Scented Gums growing inside the front fence are trees with slender, smooth, attractive trunks and open canopies, and should be retained for the time being even though they are not species of Eucalypt known to have been planted in the Victorian era. Their health should be closely monitored and canopy checked regularly for dead branches that should be removed when observed so they do not become a hazard for pedestrians in the garden or walking along the footpath outside the property or for cars using Military Road. The small stones placed in square patterns around the bases of the trees should be removed.

The impact of the trees on the stone fence should also be monitored to ensure they do not push the fence over. If this starts to happen a root barrier could be installed or the tree removed and a smaller specimen installed. If this starts to happen the planting to this boundary should be reconsidered including the species, size and locations.

6.8.2 OTHER TREE/ VEGETATION ISSUES

Oaks and Magnolia grandiflora

An arborist should be commissioned to inspect and report on the health and condition of the three mature Oaks (*Quercus robur*) growing in the garden area on the west side of the house and on the significant Bull Bay (*Magnolia grandiflora*) in the front garden. Poor pruning has been carried out on at least one of the Oaks and on the Magnolia that should be rectified and any other recommended action should be carried out.

Fig trees in stonework

Regular inspections should be made to detect Fig seedlings growing in any of the fabric of the place.

Fig growing on the front fence

The species of creeping Fig (*Ficus pumila*) growing on the front fence and stone gate pillars is a very vigorous plant that spreads rapidly over its support structure clinging so firmly that it is impossible to remove without damaging the stonework underneath. It grows so densely that potentially damaging moisture is retained within the vegetative cover and soon

smothers what's underneath so it can no longer be viewed or admired. For these reasons this fig should be poisoned and gently removed, (when dead) from the fence which is a significant item on the Boronia inventory.

Magnolia stem in grass on west side of house

There is a broken off stem of a young Magnolia tree standing in the grassed area on the west side of the house near the grease trap pit. Its location at the end of the side path suggests that it may have been planted as a 'focal point' but it should be removed as it is either dead or nearly dead and is an eyesore certainly beyond possibility of resuscitation.

Verandah Garden Beds

The planting scheme in these beds is inconsistent with a Victorian style planting scheme, the plants used are not primarily those of the Victorian era and, apart from one section of the garden on the east side of the house, the planting is patchy and some of the species are growing or will eventually grow too big for the bed. The palm growing in the bed on the SE corner of the house is an inappropriate plant to have growing in such a confined location and should be removed and relocated to the west boundary area if possible. There is an opportunity to completely re-gig the planting scheme in the verandah beds; to replace the existing scheme with a more simplified scheme comprising fewer species and based on a palette of plants commonly used in the Victorian era. The simple hedge of the sun-tolerant Indica Azalea (probably the single white flowering Azalea 'Alba Magna' or the single pale pink Azalea 'Alphonse Anderson') can be retained and perhaps replicated on the west side of the building, though lower growing species would be more appropriate for the front beds so the view of the house is not obscured.

Plants growing in urns and *Murraya* in front of House

Plants grown in urns have only a confined root run and need constant care (particularly in terms of watering, fertilising and pruning). Dead or ailing plants should be replaced immediately as the urns are in such a prominent position symmetrically arranged each side of the steps and each side of the driveway set down.

The *Murraya* (*Murraya paniculata*/Mock Orange) growing on the west side of the set down area is over mature, its vegetation is thinning. This plant was shown to be removed in Lanscan's 1995 Landscape Plan and should be removed now as it has grown so large that it partially obscures the front view of the house, it is leaning out from the shade of an overhanging tree over the driveway and as it is no longer a particularly vigorous, healthy specimen. An alternative treatment would be to severely prune the shrub back to its main trunk and branches in early spring 2008 before the spring-summer growth season, and to maintain it as a smaller trimmed shrub rather than as the rangy specimen it has been to develop into.

Creepers growing up other vegetation

Ivy growing up the stems of trees and shrubs and on the wall of Hotel Mosman need to be removed and maintained so it remains as a ground cover only.

Carwash Employees Use of the Garden

It is perfectly desirable and acceptable for employees of the neighbouring Carwash to make use of the public gardens of Boronia. However, a desire line worn through the Boronia's vegetation between the Carwash-Boronia boundary wall and a seating bench in Boronia's front garden indicates that the employees are entering the garden by climbing over the fence and this action is destroying Boronia's vegetation in this area. Some action, needs to be taken to prevent this: Possibly a discussion with the Carwash manager might suffice to change the employees' behaviour.

Carwash Loudspeaker

Excessively loud music from loudspeakers erected in the outside areas of the carwash can be heard in the front garden of Boronia. Such noise is jarring in the otherwise calm oasis that is Boronia's garden. Perhaps the Carwash manager could be approached about this issue as well

Informal bin store

Hotel Mosman is using an area just inside the Boronia Lane driveway gate to the rear of Boronia House as an informal storage space for one or two large 'Wheely Bins'. These bins are stored very close to three benches that have been placed in the grounds of Boronia for the public's use and during site visits as research for this CMP, it was noted that several people were sitting on the benches. A member of the Hotel staff opened one of the bins to place rubbish in and the stench of garbage was so unpleasant that it was impossible to remain seated on the bench. This informal arrangement (there is no bin enclosure and these are Hotel bins on Boronia's property) should be stopped and the bins stored somewhere on Hotel Mosman's site out of the range of Boronia's users.

The Circular Driveway

Surfacing tree roots are lifting and cracking a section of the circular driveway on the west side of the loop. This could be a trip hazard for pedestrians. Seek and act on advice from an Arborist about appropriate treatment to reduce the potential danger for pedestrians in this area. As the driveway is for pedestrian use only and as the bitumen surface contrasts greatly with the stone paving on adjacent paths, consider the opportunity to remove the pink-tinted bitumen and replace it with either compressed decomposed granite or sandstone-coloured pea gravel pressed securely into a new bitumen surface. This surface would create a surface that looks more like the gravel surface that commonly topped driveways in colonial-Victorian times.

Surfacing pipework is evident at the top of the drive. Apart from being unattractive, this is another point where pedestrians can trip and this needs to be rectified.

Garden Edging

Many areas of brick edging to the front garden paths are uneven and in some cases the bricks are old or recycled and in other areas they are newish. The uneven bricks need to be dug up and re-laid. Replace new bricks with old, recycled bricks.

Unkempt areas

There are several unkempt looking areas in the garden that need to be attended to. Rubbish is dumped in several areas against the western boundary fence that should be removed regularly - if it is from Boronia staff should be requested to remove it and not put rubbish anywhere but in Boronia's bins, but if it can be established that it has been put there by either the carwash employees or from Telopea, then the manager from either place should be informed and requested to remove the rubbish and cease the practice.

Worn grass is evident where there are pedestrian desire lines (from the carwash boundary fence to the closest park bench and a diagonal line between Boronia Lane gateway and the path at the SE corner of the house for example) and where cars tend to park informally just inside the gate to Boronia from Boronia as well as around the bins used by Hotel Mosman and in front of each of the park benches. Action is needed to deter pedestrians from using the desire-line areas.

The Central Circular Bed

The central circular bed is in poor condition. The turf is not lush and healthy in spite of the ample rainfall throughout this summer's growing season. There are two species of turf growing in this bed. The Box hedge is patchy and looks scruffy and unkempt even when recently pruned and even when mulch had recently been spread. There is no historical precedent for the Box hedge. The brick edging to the driveway is broken in and or uneven in patches. The advertising sandwich notice board placed daily in the centre of the bed is a jarring element in this, otherwise reasonably intact Victorian garden. The integrity of front garden of Boronia as an example of Victorian garden would be improved if the circular driveway bed were better maintained, the Box hedge and sandwich board removed and the edges re-laid. Alternate advertising needs to be developed to replace the sandwich board.

Large Freestanding Advertising Signage

There are two large signs on tall poles advertising Boronia House and a previous business venture at Boronia. While it is reasonable for a business operating in Boronia to have advertising that addresses passers-by and informs patrons of the whereabouts of the place, this signage is out-of-date and two signs are one too many. As Latian P/L is a potentially long-term tenant it seems appropriate that they install alternative advertising signage and remove the existing.

6.8.3 RESERVOIR PARK

There are a few maintenance issues in this park that require attention for safety and/aesthetic reasons. The dead *Melaleuca armillaris* (Bracelet Honey Myrtle) tree needs to be removed as it not only detracts from the generally well-maintained look of the garden, but it could also be blown over in a heavy wind, causing damage to people or property.

The bare patches that have formed in the large grassed/free play area should be examined and the problem rectified so the whole lawn area is a smooth, evenly surfaced and densely grassed sward.

The desire lines made across the grass by pedestrians crossing the park while going to and from the gate between Bridlewood Gardens and the Mosman commercial area across the park need to be attended to. These should not be merely concealed as has been done recently by spreading of a thickish layer of bark fines as it is a temporary, short-term solution to the problem, not a permanent one. Instead these worn areas could perhaps be formalised by the creation of properly surfaced pathways.

The central tree-lined pathway from the entry courtyard on Brady Street to the rear section of Reservoir Park is a gravel-topped bitumen path. Much of the gravel has been scuffed off the bitumen. This requires urgent attention and stabilisation as pedestrians could easily slip and fall on the loose gravel. The gravel is also clogging a grated drain in the vicinity of the gazebos. This drain needs cleaning out and the surrounding surface needs to be stabilised.

There are many broken light fittings in Reservoir Park that need to be repaired or replaced with more vandal-proof style of lighting fixture to better ensure the safety of park users. One elderly Bridlewood resident complained to me of the noisiness and rudeness of young people using the park and the gazebos at night. She will not go in the park after dark as many of the lights are broken. I imagine there are many others who are similarly afraid. She also noted the litter left by such park patrons - cigarette butts litter the ground around the gazebos particularly. These issues need addressing if the park is to function fully and successfully as an aesthetically desirable and safe community facility.

The health of the remnant Eucalypt (*Eucalyptus botryoides*) near the gazebos and the mature conifer in the western section of the Park require on-going maintenance (appropriate de-compaction, fertilising and adequate watering) to ensure their long term health and vigour. An arborist's report would assist with determining a maintenance strategy.

6.9 OPPORTUNITIES

Boronia presents a number of opportunities for use and heritage conservation. Boronia's location along Military Road and its proximity to Spit Junction's town centre improve its ability to function as a public space. It is well-connected by public transport and is at the heart of commercial and civic activity. It is generally level with the town centre improving possibilities for access and there is on street and commercial parking in the area.

The general sentiment towards Boronia within the Mosman community has been of one of support for its heritage value and interest in its use. The house and gardens offer opportunities as a community facility and meeting place.

Currently the place is leased with the grounds remaining public. The new lessee is supportive of continued public access to the grounds and occasional access to the building. This leads to the opportunity to have more community focussed events or for community groups to occasionally meet in the building. The owner also hopes to be able to use the grounds for use associated with the house such as for wedding photos. This may require short term leasing of an area of the grounds for exclusive use.

The lessee is also supportive of making the place available for occasional open days or historical tours.

Currently responsibility for maintenance of the place remains a responsibility of Council. Alternatives would be for the lease to be for a longer term and lesser amount and for the lessee to be responsible for maintenance.

The location and public profile presents a number of uses for Boronia and its gardens - it could be used a venue for community events, music festivals and weekend craft markets. This could be on an occasional or regular basis but would need to be subject to monitoring of impacts on the garden and cessation in case of overuse. It would have to be coordinated with functions held at the building so as not to clash.

In addition it is conveniently located near the civic centre, and to Mosman Council offices and Mosman Library. It would be suitable to revert to community use should Council prefer and/or could be included as part of educational and historical tours of Mosman.

There have been proposals to use the park at the rear of Boronia as a community garden. This could be desirable particularly if it is designed as a kitchen garden resembling the type of garden that would have existed here in the past. Care would need to be taken that this did not interfere with use of the building by the lessee and is not suitable for the front yard. The place would also have to be carefully managed so it did not smell offensive or attract vermin.

In such a prominent position and with strong community attachment the place also offers an opportunity for Council to lead by example and to demonstrate an exemplary approach to historic building maintenance and management. Council could demonstrate conservation to community and lead by example. Works at the place could be managed so the community could visit and see demonstrations of traditional trades and techniques.

Boronia was built alongside Telopea as part of an almost identical pair however Telopea is now degraded by enclosure of its verandahs and loss of its front yard to a carwash. There are long term opportunities to set up a relationship with Telopea and in the long term removing or scaling down the carwash changing fencing arrangements to emphasise the connection and interpreting the relationship between the houses.

SECTION 7.0 CONSERVATION POLICIES

7.1 POLICY STRUCTURE

This section contains Conservation Policies, aimed at ensuring that any proposed works to Boronia House and its setting are undertaken in a manner that will respect its cultural significance.

The policies fall into two main areas A & B which are achieved by C & D:

- A Continue compatible uses (Policy 1), and
- B Conserve significant fabric (Policies 3, 4, 6 to 10, 12 & 13).
- C Management of and for conservation of use and fabric (Policies 2, 11 & 14) & by
- D New works to enable compatible use to continue (Policies 5 & 15).

Generally use and fabric conservation are complementary but sometimes new works and removal of fabric may be necessary to continue compatible uses. Policy group D provides guidance in this case with the overall aim of accommodating use and conserving as much fabric as possible.

The general policies are structured, as follows, under a series of major headings with a main policy relating to each heading. The major policies are followed by a number of sub policies relating to more specific issues. The policies themselves are set out in italics and are accompanied by a short explanation into the reasoning behind the policies.

7.2 POLICY HEADINGS

1.0 The Use of the Place	1.1	Compatible Uses
	1.2	Public Ownership and Access
	1.3	Change of Use
	1.4	Grounds use
	1.5	Uses Associated with Hotel Mosman
2.0 Integration into Council Management	2.1	Accessing Conservation Management Plan
	2.2	Methodology
	2.3	Asset Management
	2.4	Day-to-Day Advice
	2.5	Recording
	2.6	Ownership of Conservation Management Plan
3.0 Context	3.1	Boundaries and Setting
	3.2	Landscaping
	3.3	Relationship to Telopea
	3.4	Car Parking, Deliveries and Vehicle Access
4.0 Integrity of the Original Design	4.1	Expansion
5.0 New Works	5.1	Process for Approvals for New Work
	5.2	Design of New Work
	5.3	Integration of New Work
	5.4	Project Management
	5.5	Services
	5.6	Security
	5.7	Fire Safety
	5.8	Equitable Access
6.0 Archaeology		
7.0 Building Conservation Works	7.1	Treatment of the Fabric
	7.2	Conservation of Facades, Roofs
	7.3	Retention of Original Structure
	7.4	Conservation of the Internal Spaces
8.0 Gardens	8.1	Layout
	8.2	Plants
	8.3	Carriage loop
9.0 Maintenance of Fabric - External	9.1	Masonry
	9.2	Gutters & Downpipes
	9.3	Cast Iron Work
	9.4	External Paintwork
	9.5	External Joinery and Structural Timber
	9.6	Sub-floor space
10.0 Maintenance of the Fabric- Internal	10.1	Fireplaces
	10.2	Ceilings
	10.3	Decorative Plasterwork
	10.4	Hallway and staircase
	10.5	Pest Control - Internal
11.0 Tradesmen		
12.0 Relocation of Building Elements	12.1	Storage of Building Elements
13.0 Moveable Items	13.1	Plaques
	13.2	Signpost
	13.3	Reservoir Park valve
14.0 Interpretation	14.1	Oral and Social History
15.0 Specific Projects	15.1	Stabilisation and Conservation of Verandah
	15.5	Equitable Access and Toilets

7.3 SUMMARY OF MAIN POLICIES

- Policy 1.0 Conserve and maintain Boronia, continuing the current use or allowing other compatible uses of the place with minimal adaptation and continue to allow the public to use the grounds (and to use the house occasionally).*
- Policy 2.0 Mosman Council should adopt this CMP as one of the bases for the future management of the site.*
- Policy 3.0 Treat the setting of Boronia in an appropriate manner that recognises and conserves its cultural significance.*
- Policy 4.0 Recognise and respect the integrity of the original design and fabric of Boronia.*
- Policy 5.0 Ensure that the design and implementation of new works enhances and does not detract from the heritage value of the place.*
- Policy 6.0 Undertake archaeological investigation when required by the Heritage Act.*
- Policy 7.0 Conservation works should be in accordance with accepted conservation methods and practices; based on an understanding of the cultural significance of Boronia; aimed at conserving the fabric in situ and include conservation works noted in this report.*
- Policy 8.0 Conserve, maintain and reinforce Boronia's Victorian era garden and carriage loop, and redesign Reservoir Park so that there is a better integration of the two public gardens with each other and with the house. Include in the new layout an interpretation of a rear garden of a substantial Victorian villa.*
- Policy 9.0 Maintain the external fabric of Boronia according to conservation principles by: preparing and implementing a Maintenance Plan allocating sufficient funds; undertaking cyclic maintenance; educating maintenance staff and contractors in conservation methods and by reviewing the Maintenance Plan on a regular basis.*
- Policy 10.0 Conserve and maintain the internal fabric of Boronia in situ, and having regard to contemporary needs.*
- Policy 11.0 Source and employ technically skilled tradespeople knowledgeable about and with appropriate experience in the conservation of heritage places to maintain the fabric of Boronia.*
- Policy 12.0 Record and safely store items of significance that have been removed from their original location.*
- Policy 13.0 Conserve the memorial plaques at Boronia.*
- Policy 14.0 Interpret the cultural significance of Boronia and the Victorian garden.*
- Policy 15.0 Develop specific policies, based on this CMP to guide new works as they are proposed.*

7.4 POLICIES

1.0 THE USE OF THE PLACE

Policy 1.0 Conserve Boronia, continuing the current or other compatible use of the place with minimal adaptation and continue to allow public use of the grounds (and occasional use of the house).

Boronia has had a number of uses as a private residence for its first 66 years and for the last 56 years has been a public building. The building and the site are of local and state significance and have considerable cultural and historic value for the residents of Mosman. The most recent public/commercial use of Boronia as a restaurant and function centre has allowed more public access than previous leases.

1.1 COMPATIBLE USES

Boronia was originally built as a residence but its long use as a public building, especially as Mosman Library has increased the community associations with this building. Therefore its role as a public place needs to be retained. However, council decided not to use the building and to lease it for a commercial use to provide funds.

Policy 1.1.1

Compatibly use Boronia by:

- allowing the building to continue its commercial use with occasional public access*
- ensuring that the building meets contemporary standards for use*
- encouraging wider public use of the gardens of Boronia*

Policy 1.1.2

Maintain Reservoir Park as a public open space but strengthen the connection between the gardens of Boronia and Reservoir Park

Policy 1.1.3

Allow compatible uses that are permissible under the Business 3(a1) zoning of Boronia in the Mosman LEP 1998, including:

- Commercial premises*
- Community Centre*
- Dwelling House*

- *Educational establishment*
- *Home Business*
- *Restaurant*

1.2 PUBLIC OWNERSHIP AND ACCESS

Policy 1.2.1

Ensure that Boronia remains in public ownership.

Policy 1.2.2

Encourage lessees to allow use of Boronia as a public venue available to the Mosman community. In particular the gardens of Boronia should continue to be open to the public.

Policy 1.2.3

Encourage continued community participation in matters related to the heritage significance and uses of Boronia, like the Boronia Open Day that was held on 29 September 2007.

Policy 1.2.4

As Boronia is a public building equitable access should be provided, while retaining heritage values as far as possible.

Policy 1.2.5

Ensure the provision of occasional use of Boronia for community events and celebrations such as the centenary celebrations held here in the past, subject to permission of the lessee and Mosman Council.

1.3 CHANGE OF USE

Policy 1.3.1

If financially possible, in the future consider using Boronia as a community facility

Policy 1.3.2

Ensure that alterations associated with change of use proposals:

- *are based on an understanding of the historical development and cultural significance of the place.*
- *are based on the policies contained within this Conservation Management Plan.*

Policy 1.3.3

Seek public comment if any major change of use of Boronia is proposed.

1.4 GROUNDS USE

In the past there have been proposals for markets and similar activities in the gardens. At the community consultation, suggestions were made about use of the grounds for Sunday afternoon musical events and for afternoon and morning teas. Such use is compatible provided events are managed to limit compaction of soil and garden damage. Servicing should also be considered and planned and approved before the activity. Such events could be conducted by the lessee or by Council in conjunction with the lessee and needs not conflict with lessee use eg. weddings. The use of the verandah could be part of such events.

Policy 1.4.1

Allow use of grounds for small markets, community events, afternoon teas and similar; subject to lessees requirements, management of impacts and approval.

Policy 1.4.2

Ensure use of grounds does not compact soils or damage the garden.

1.5 USES ASSOCIATED WITH HOTEL MOSMAN

The current owners of Hotel Mosman, who are also the lessees for Boronia, have sought to construct an outdoor deck in the gardens of Boronia. However they have been unsuccessful in securing public support and permission from Mosman Council for doing so. While the suggestion of building a deck would greatly improve the connection between Boronia and the Hotel, there is the possibility that would only alienate Boronia from wider public access. The proposal would set a precedent for further alienation of the garden of Boronia. The rarity of the surviving garden means there should be no further alienation of the garden. The long masonry wall of the Hotel, however, is quite blank and does not relate well to Boronia.

Policy 1.5 Uses Associated with Hotel Mosman - not adopted as per Council resolution 4 November 2008.

Policy 1.5.1

Maintain current relationship of Boronia with Hotel Mosman and do not encourage building of any Hotel based structure in the grounds of Boronia.

Policy 1.5.2

Examine other less invasive options for seating such as umbrellas and coffee tables set out in the gardens.

Policy 1.5.3

Consider allowing additional openings on the long wall of hotel mosman as this would enhance the relationship with Boronia, and be mutually beneficial for both properties.

2.0 INTEGRATION INTO MANAGEMENT OF THE SITE

Policy 2.0 Mosman Council should adopt this CMP as one of the bases for the future management of the site.

The effectiveness of this CMP depends on its being implemented through an effective management structure. The CMP should be endorsed by the Council and should be made available to, and be read by, all relevant key staff and lessees. In addition it is essential that all staff are aware of the process which is to be followed when proposing maintenance work or modifications to significant fabric.

Policy 2.0.1

Review the management structure so that it:

- integrates new development, conservation and refurbishment into the overall management of Boronia.*
- continues into the future, existing or increased public uses.*
- provides for the long term conservation of the significant fabric of Boronia.*
- disseminates the aims, intentions and policies of this CMP to appropriate Mosman Council staff, lessees and contractors.*
- outlines the responsibility, at each staff level and between staff and lessees and contractors , for implementing the CMP.*

2.1 PUBLIC ACCESSIBILITY OF THE CONSERVATION MANAGEMENT PLAN

This CMP should be a publicly accessible document and should be made available on the Mosman Council web site. Copies of the plan should be lodged with the Mosman Archives and Library, the State Library of NSW and the NSW Heritage Office.

CMP are a means of allowing community access and participation in places of cultural importance. CMPs can be a valuable tool for engendering continued public support for a place and ideally should be placed on public exhibition or involve public consultation.

Policy 2.1.1

Ensure this CMP becomes a publicly accessible document.

Policy 2.1.2

Review this CMP regularly, i.e. within ten years, and/or when new information comes to light.

2.2 METHODOLOGY

The Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance, the Burra Charter*, has been widely accepted across Australia as the underlying methodology by which all works to buildings, which have national, state or regional significance, are undertaken. Undue weight should not be placed on any one element at the expense of others. The terms used in the Burra Charter are explained in Section 3.4 and a copy of the Burra Charter is included as an Appendix.

The 1999 revisions of the Burra Charter broaden the understanding of what is cultural significance by recognising that significance may lie in more than just the fabric of a place. Thus significance is "embodied in the place itself, its setting, use, associations, meanings, records, related places and related objects" (Article 1.2). Use, associations and meanings are defined (Articles 1.10, 1.15 and 1.16) and the need to retain significant uses, associations and meanings is explained in (Articles 7.1, 23 and 24). Related places and related objects are defined in Articles 1.13 and 1.14, and the need to retain their contribution to significance is explained in Article 11.

Policy 2.2.1

Ensure all conservation, refurbishment and associated new works:

- are consistent with the aims and intentions of the Burra Charter;

- are consistent with the aims and intentions of this Conservation Management Plan;

- aim to respect the cultural significance of the place, which "is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects".

Policy 2.2.2

The methodology guiding all works should recognise and retain significant public use and people's associations with the place.

Policy 2.2.3

Boronia and its gardens should be considered as an entity with adjacent contributory items. Work to any of the following components should consider the impact on each other and the whole:

- *Stage I: the original and early parts of the house including the faceted bay window and conservatory window;*
- *Stage II: the kitchen and toilet additions;*
- *Reservoir Park;*
- *Telopea;*
- *Military Road;*

Policy 2.2.4

Any alterations to the west façade of Hotel Mosman should be assessed in terms of its impact on the heritage significance of Boronia

2.3 ASSET MANAGEMENT

It is recommended that an asset management strategy be prepared to aid future planning and to establish mechanisms for the funding of maintenance work on Boronia and its gardens and possibly on the grounds of adjoining contributory items e.g. Telopea and Reservoir Park. The preparation of this Conservation Management Plan is one step towards the preparation of such a strategy. An asset management strategy aims to avoid short term decision making, which can be detrimental to heritage buildings and places.

Policy 2.3

Prepare an asset management strategy that includes

- *mechanisms for future asset management;*
- *a program for future maintenance;*
- *suitable future uses;*
- *mechanisms for funding future maintenance and capital works.*

2.4 DAY-TO-DAY ADVICE

An appropriately skilled specialist officer, employed by Mosman Council, should be responsible for coordinating on-going conservation works and providing practical advice, on a day-to-day basis, regarding such issues as record making and ensuring appropriate maintenance methods are employed, including any work on the grounds. The current lessee and future lessees of Boronia, and the lessee's staff also need to be informed about relevant conservation issues.

Training in appropriate conservation methods and philosophy should be provided for those responsible for the day-to-day

maintenance of Boronia. Training seminars should be held and a 'carers' guide developed that explains the intention, and underlying philosophy of conservation and how this relates to the ongoing management of Boronia. The guide should be written in lay mans terms.

Implementation of the policies contained within this CMP should be monitored to ensure that conservation methodology informs not only the planning of new works, but also the day-to-day maintenance of Boronia.

Policy 2.4

Ensure that the aims, intentions and policies of this CMP are disseminated through, and implemented by, relevant Mosman Council staff by:

- ensuring an appropriately skilled officer coordinates conservation and maintenance works and provides technical advice, on a day-to-day basis;*
- ensuring work is planned and coordinated with an awareness of the day-to-day activities that are taking place in the building and on the site;*
- conducting training seminars in conservation philosophy and practice;*
- preparing a 'carers' guide, in easily understandable English which sets out lines of communication and sources of advice;*
- ensuring contractors e.g. for grounds and building maintenance and new works understand the relevant and particular conservation issues associated with work in and on the place*

2.5 RECORDING

It is essential that records of the changes to Boronia are archived and maintained. Recording of the significant fabric of a heritage item, prior to removal or demolition, is usually a requirement of the Heritage Council. It is also good conservation practice and should be undertaken, even in the case of maintenance, where the works involve modification to significant fabric. In the case of Boronia the unrecorded succession of changes involving reconstruction and removal make it difficult now to understand what fabric is original.

Though there are measured drawings of Boronia, there are no construction drawings for the 1950s changes, thus identification of the original layout is conjectural. It is desirable that a base set of plans are developed by Council and that these are

preferably electronic so that they can be used as a starting point for any works.

Recording of major changes should be undertaken in accordance with the Recording Guidelines prepared by NSW Heritage Office. A photographic record is generally sufficient however, in the case of major modifications involving demolition, a more thorough recording such as a detailed measured drawing may be required. Where Mosman Council is undertaking its own maintenance works, without the submission of a DA, recording should be undertaken in all cases where the work will have an impact on significant fabric. A Heritage Architect should be consulted to advise if recording is required.

A photographic record of works in progress, for conservation, refurbishment and major maintenance projects should be maintained. Any significant discoveries, such as former colour schemes, decorative elements or dado lines should be recorded in more detail. If practical, a sample should be retained.

At the end of a project all of the records including the progress photographs, samples and any field notes, should be archived. In some instances it may also be appropriate to include small items such as fittings, removed during the course of the work, with the samples. A system should be developed for storing such records and making them available when required e.g. by architects designing new work, contractors carrying out work on the place.

A thorough record of decorative elements such as the cast iron work and the plasterwork on the ceilings, especially on the metal pressed ceiling, needs to be made. Such a record could be combined with a detailed study of deterioration. [See Conservation of Special Items, Section 8.0]. Such a detailed record will provide the basis for repairs or re-instatement in the event of damage.

Policy 2.5.1

Ensure recording, when required, is undertaken in accordance with the Recording Guidelines prepared by the NSW Heritage Office.

Policy 2.5.2

Develop a system for storing and accessing these records

Ensure that all recording projects, including this CMP are archived in the Mosman Council Archives and remain available for reference purposes.

Policy 2.5.3

Record the progress of conservation and refurbishment projects while they are being undertaken on a regular basis.

Policy 2.5.4

Compile a thorough record (including images, drawings and notes) of the following elements:

- Cast iron panels used in the verandah and front fence*
- Any original plasterwork in the ceilings*
- Profiles of original timber mouldings*
- Design of coloured leadlight glass panels*

Policy 2.5.5

Prepare an electronic base-set of architectural drawings as a basis for future design and documentation.

3.0 CONTEXT

Policy 3.0 Treat the setting of Boronia in an appropriate manner that recognises its cultural significance and seek to enhance the relationship to Military Road.

Boronia in its generous garden setting can be seen by passing motorists and pedestrians using Military Road. It is a much-loved and constant reminder of Victorian Sydney with well-proportioned and well-built houses surrounded by spacious, well-tended gardens. The gardens have been lost with the commercial town centre development of the area which is now typified by shops built to the street boundary and there are multi-storey shopping centres, bridges and underground carparks.

Boronia and its twin villa, Telopea originally had a similar setting and external appearance. Telopea's garden is now a carwash which obscures Telopea from view, and external changes to the building hide the house. These intrusions obscure the intended relationship between the two properties. The value arising from the re-instatement of these two adjoining properties as a pair would be enormous if possible in the future. It would enhance the heritage significance of the places, and would enhance the amenity of Mosman town centre by increasing the amount of much-needed public open space and giving people an insight to the way people lived in the Victorian era.

To the rear of Boronia the yard was subdivided off and is now part of a multi-storey residential development.

Policy 3.0.1

In the medium term seek to minimise the impact of the carwash on Boronia and its garden by removing or adjusting the sail structures to allow better views of Boronia.

Policy 3.0.2

In the long term seek to re-establish Boronia and Telopea as a matching pair of intact Victorian villas set in generous gardens on Military Road by removing the carwash, restoring Telopea's façade to its original configuration and re-instating their gardens for public use and appreciation.

Policy 3.0.3

Ensure that there is no further intrusive alterations to the exterior of Telopea and encourage the restoration of the exteriors of Telopea.

Policy 3.0.4

Do not allow further development of adjoining sites that detracts from the heritage value of Boronia and Telopea.

Policy 3.0.5

Do not allow the sail shelters of the carwash to be formalised into permanent structures.

3.1 BOUNDARIES

In the initial stages Boronia was bordered on the western side by Telopea, on the eastern side by the Mosman Reservoir and at the back to the north by another parcel of land. The southern boundary of the Boronia House property was the only boundary to be clearly defined by a fence. The sandstone wall topped with cast iron panels that separates the front garden of Boronia from Military Road has existed in its current location since it was moved during road widening works in the 1920s.

A high hedge and a few trees marking the boundary between Boronia and Telopea can be seen in some early photographs. In due course a timber paling fence and more recently a sandstone wall have replaced the first informal boundary. There is no early or remaining evidence of the kind of boundary structure that may have existed between the Reservoir and Boronia, and the property bordering them to the north.

Policy 3.1

Consider future opportunities for the interpretation of and possible future re-instatement of features marking the extent of Boronia's (and Telopea's) original land subdivision. This would entail:

- having a consistent fence along the west boundary of Boronia;

- liaising with adjoining property owners of the carwash to have common fencing design or interpretive features or boundaries.

- address the extent of Mosman Reservoir in relation to Boronia, especially during the process of integrating Reservoir Park with Boronia's gardens;

3.2 TREATMENT OF THE LANDSCAPE

BORONIA

The original garden within which Boronia was set was most probably a formal (Gardenesque style) Victorian garden, and this was similar to the garden of Telopea. Today the garden is largely intact and it contains a number of original characteristics

of Victorian gardens - the circular carriage loop enclosing a central circular garden bed, a stone front boundary fence topped with decorative cast iron panels, the curved ends of the garden beds which are typical of the Gardenesque style and the wide variety of plants, shrubs and trees that are commonly found in Victorian gardens.

Unfortunately over the years, a number of elements have been added to the garden that detracts from its Victorian character. This includes a number of shrubs and plants which represent

more recent gardening fashions, such as the Lemon Scented Gums on either side of the front gates, the Lilly Pilly hedge inside the front fence, the individual Lilly Pilly plants, and the pink flowering May Bush in the verandah beds, the over mature Mock Orange plant in the driveway bed and the Hibiscus growing against the west wall of Hotel Mosman. The formal Box hedge that serves as edging for the circular loop is also out of character for the garden as it was introduced in 1997 without any evidence of any such hedges existing before. There is also dense vegetation on the west side of the site, growing together in a tangled mess. There are 4 trees and palm which are growing too close to the house. Two Camphor Laurels are potentially damaging - one growing very close to the west wall of the Mosman Hotel and the other at the front fence/west corner.

Other intrusive or damaged elements in the gardens which need attention are the path/garden edging bricks which require re-setting in place, paving materials and surfaces, rubbish that is dumped against the west boundary fence, and the circular carriage loop - a section of which has been lifted and cracked by surfacing tree roots.

Policy 3.2.1

The key period of significance of Boronia House and its garden was in Sydney's Victorian era. Seek to strengthen the Victorian character of Boronia's garden by repairing and re-instating damaged elements, pruning back uncontrolled Ivy growth and removing or pruning back plants that are overcrowding other plants and removing dumped rubbish. Remove Weed species (including mature Camphor Laurels) and species growing too close to the building and verandah as well as incongruous plants and replace them with plants characteristically used in the Victorian era.

RESERVOIR PARK

Reservoir Park is a landscaped garden which like the gardens of Boronia provides public open space for the Spit Junction area of Mosman. It occupies a part of the Mosman Reservoir site and a part of Boronia's rear garden. A 15" iron pipe which was used in the reservoir, has been placed at the entrance of the park from Brady Street, to commemorate the reservoir. A paved forecourt forms the entry into the garden, a path lined with seats and trees on either sides leads to the central section of the park in which there are two pseudo-heritage gazebos. A modern 'heritage-style' pergola and memorial-plaque wall made of manufactured sandstone edge the western section of the park - a roughly circular open space area edged with garden beds containing modern plants and hedging plants such as 'Carpet Roses'.

Although situated on part of the rear garden of Boronia, this section of the park is not designed to relate to Boronia itself, or to acknowledge the previous history of this area as a large rear

garden and service yard of wealthy families from the late nineteenth and early to mid twentieth centuries. Interest has been expressed about the inclusion of such a garden at Boronia/ in Reservoir Park and such a garden could be designed in the style of a typical productive rear garden of the nineteenth century.

As the two gazebos are much used by park patrons, there is an obvious need for some form of sheltered seating. Any redesign of the park should include sheltered seating of a contemporary design.

Some design features of Reservoir Park are showing signs of wear and tear and vulnerability to vandalism. Some plants have died. Increased maintenance of the components of Reservoir Park is needed to avoid dilapidation and disrepair.

Policy 3.2.2

Maintain Reservoir Park as public open space for Mosman that commemorates the site's former use as the water reservoir for Mosman.

Policy 3.2.3

Redesign the rear open space section of the park so it better relates to Boronia and acknowledges and interprets the nineteenth century and early twentieth century rear garden and service area. Give preference to the use of nineteenth century plants and planting schemes in any redesign.

Policy 3.2.4

Consider the possibility of establishing a community garden in this area.

Policy 3.2.5

Retain or remove gazebos as required but continue to provide sheltered seating.

Policy 3.2.6

Increase maintenance of park facilities and plants.

Policy 3.2.7

Re-lay the entry path and lay any other pathways on desire lines using the same finish but ensure the pea gravel is better embedded in the underlying bitumen.

Policy 3.2.8

Install vandal-proof lighting. Contemporary designed fittings rather than pseudo 'heritage-style' fittings are preferred.

3.3 RELATIONSHIP TO TELOPEA

While Boronia has remained largely intact in terms of its exterior, it has undergone considerable changes to its interiors. On the other hand although altered substantially on the outside, Telopea

has retained most of its interior space configurations, layouts, construction details and finishes. Therefore any reconstruction or restoration work that is undertaken on Boronia should draw from information researched from Telopea's interior. Clive Lucas, Stapleton and Partners did this in 1985, when they sought to reconstruct the north-western part of Boronia along the same lines as Telopea. Similarly Fisher Lucas Architects in 1977 proposed changes to the interior of Boronia and one of these was to reconstruct part of the staircase of Boronia based on the existing staircase at Telopea.

Policy 3.3.1

When works are carried out to the gardens, exteriors and interiors of Telopea and Boronia or interpretation, seek opportunities to recreate a holistic picture of the two houses and their gardens.

Policy 3.3.2

Encourage the reinstatement of Telopea's original exterior to enhance the prominence of both buildings and the understanding of them as a matching pair.

Policy 3.3.3

In any major interior reconstruction within Boronia refer to the existing internal fabric of Telopea.

3.4 CAR PARKING, DELIVERIES AND VEHICLE ACCESS

Originally the formal access to Boronia was from Military Road by a circular carriage loop. There was a service entry access to the rear of the property from Cowles Road via the right-of-way established in the Neale subdivision. When Boronia was bought by the council in 1952 and further subdivided, another entry to Boronia was created by extending Boronia Lane from Brady Street on the eastern side of the property to the back door of the house and beyond but the entry from Military Road was intended to be the main entrance.

The carriage loop can no longer be used for vehicular access as the relocation of the fence and gates during the twentieth century has meant that the gates, when open, obstruct the driveway. Military Road is now a main arterial route carrying heavy traffic day and night and vehicle access to and from it can be difficult. As a result vehicular entrance to Boronia is now via Boronia Lane, which acts a service lane for Boronia, the Mosman Hotel - the adjoining property, and for the shops fronting Military Road between Hotel Mosman and Brady Street. The gates from Military Road and the circular driveway now serve only as a pedestrian entry for the restaurant and function areas, and as a pedestrian through route.

Because Boronia's kitchen and storage area are located at the back of the house, this area, (once the site of Boronia's extensive

rear garden and service yard) is now a bitumen-paved driveway leading to car parking space for several service vehicles accessed from Brady Street via Boronia Lane. This utilitarian area and access roadways sever any relationship or the potential development of a relationship between Boronia and Reservoir Park. Parking for staff is available in Brady Street and other streets nearby and it is desirable that access to the rear of the house should be for pickups and deliveries only.

This current arrangement means that there is no formal entry for weddings. A formal entry would enhance the use of Boronia.

Policy 3.4.1

Vehicular access should be allowed only to the extent necessary for the viable operation of the restaurant and/or functions being held at Boronia House and should be designed so that:

- an increased area between Reservoir Park and the gardens of Boronia is made available for landscaping to link the two places;*
- it provides for deliveries and pick up/set down only and for occasional formal use as a vehicle entry for weddings etc;*
- it allows for larger vehicles such as furniture removal trucks and emergency access.*

Policy 3.4.2

Investigate possibility of enabling formal vehicular entry on special occasions from Military Road.

4.0 INTEGRITY OF THE ORIGINAL DESIGN

Policy 4.0 Recognise and respect the integrity of the original design and fabric of Boronia.

Although Boronia is a typical example of Victorian villas, rare in Mosman. More importantly both Boronia and Telopea are the only examples of identical Victorian Filigree style villas built in Mosman. These two properties represent the last few existing land subdivisions that were made in the late 1800s in Mosman. Most of Mosman, particularly along Military Road has long since been further subdivided and developed.

Boronia has undergone significant changes. The exterior of the house notably the two-storeyed verandah with its cast iron columns and cast iron decorated panels has been retained in its original state. The interior of the house on the other hand, has undergone a series of changes made by successive owners to accommodate varying uses. In 1980 original gates on the side of Boronia Lane were removed.

The basic footprint of the house has remained more or less the same. The 1885 parts of the house, the faceted bay addition, and the 1910 conservatory are still the same in terms of overall configuration. Substantial internal changes occurred during Mosman Library's occupation of the building. The only recent and significant addition was made in 1985 with the addition and restoration work designed by Clive Lucas, Stapleton and Partners was carried out: and the kitchen, toilet and storage area in the north-western part of the house were extended. The work undertaken by Clive Lucas and Stapleton has been sympathetic to the heritage value of the house. Some of these changes were partially reversed with the later restoration work undertaken by Redding Consultants and Clive Lucas and Stapleton.

In terms of use Boronia has undergone major changes as it was originally designed as a residence and it has since the 1950s been a public library, the office of an advertising firm and part-time art gallery, and has most recently passed through the hands of numerous lessees who have run restaurants and function centres in this building. It currently houses a restaurant, a bar and function rooms.

While the building is in an overall good condition there are a few problems with inadequate maintenance and with the verandah and drainage of the house which are negatively affecting the original fabric of the building. The front verandah has noticeable subsidence problems, which has affected the columns and beams at the corners. This is a result of ineffective stormwater disposal caused by insufficient and deteriorated gutters and downpipes which need to be cleaned, rationalised and upgraded.

*Policy 4.0.1
Stabilise the front verandah and rectify drainage.*

*Policy 4.0.2**Minimise future alterations to the interior of Boronia.**Policy 4.0.3**To the extent feasible reconstruct internal parts of Boronia based on the internal layout of Telopea which has remained largely intact.*

4.1 EXPANSION

The scope for expansion within Boronia has been exhausted as the only space that was available and could be expanded on, without changing the footprint and external profile of the building, was the kitchen area in 1985.

There is however a need to provide equitable access to the building for all users. Disabled toilets need to be installed on the ground, mezzanine and/or first floors of the building and disabled access to these floors is also needed. Access to all floors could be provided by the installation of a lift. As far as possible the provision of these facilities should be integrated within the current profile of the building, but if this is not possible, then any new construction, involving an expansion of the building envelope should be subject to a detailed design study and be designed in sympathy with the architectural vocabulary Boronia.

*Policy 4.1.1**In any expansion of facilities:*

- do not obscure existing room divisions;
- limit the modification or removal of significant fabric;
- change only areas where the fabric has already been heavily;
- add minimal but sympathetic additions.

*Policy 4.1.2**Subject to a detailed design study to assess need, practicability and feasibility, consider the addition of adjacent structures to the rear of Boronia to:*

- provide equitable access (a lift);
- provide emergency egress.

5.0 NEW WORKS

Policy 5.0 Ensure that the design of new works has regard for the heritage value of the place.

In planning new facilities the intention of the original design, and its original use should be taken into consideration, as should the level of significance of the fabric and the extent to which it has been modified. These factors will provide an indication of the degree of modification which can be undertaken in an area and may result in a new location being sought for a particular facility. The Policy Section 7.1 on Treatment of Fabric gives the appropriate levels of modification for each level of significance. It is essential that all officers involved with the planning of new facilities, or the upgrading of existing facilities, understand the aims and intentions of this CMP.

Policy 5.0.1

Ensure that when planning new facilities to meet contemporary functional requirements, take into consideration:

- *the intention of the original design*
- *the original function for which the area was designed*
- *the significance of the fabric*
- *the extent to which the fabric has already been modified*

Policy 5.0.2

Ensure that the aims, intentions and policies of this CMP are understood by all officers involved in the upgrading of existing facilities or the planning of new facilities within Boronia.

Policy 5.0.3

Develop specific conservation policies as necessary to guide new works.

5.1 PROCESS FOR APPROVALS FOR NEW WORK

The Mosman Council, in the case when it undertakes works to its own buildings, is a self certifying agency. The formal submission of a DA is required and the Council is obliged to assess the impact of proposed works. Boronia is listed on the State Heritage Register which means that any work to be undertaken on it requires that Mosman Council obtain approval under Section 60 of the Heritage Act.

Where work is documented by consultants, the Council's officers will be responsible for assessing the project and its impact on the significant fabric. This assessment should be undertaken by an officer and/or by the heritage advisor who is familiar with the theory and practice of conservation. Statements of Heritage Impact may need to be prepared for any proposal that would have a major impact on the significant fabric and is not already covered in Section 6 of this document. This statement should set out the benefits of a project and discuss the impact on the significant fabric.

Policy 5.1.1

Seek advice of Heritage Office staff on the need for approvals and exemptions under the NSW Heritage Act.

Policy 5.1.2

Seek development approval as required by the Mosman LEP, including preparing a statement of heritage impact, where necessary.

Policy 5.1.3

Develop internal processes to ensure that all major stakeholders are involved in advising on new works including the lessees and owner i.e. Mosman Council etc.

5.2 DESIGN OF NEW WORK

Boronia as a Victorian villa does have a distinct expression in terms of its plan, layout, the trademark filigree verandah, and projecting bay windows. Equally important is the fact that it is set within a Victorian garden and is enclosed on one side by a sandstone and cast iron fence.

If and when a completely new function is being introduced, a new architectural vocabulary of details, and materials, may be developed that compliments the existing architectural character of the space. Period detailing should be restricted to elements for which there is evidence as to the original detail, either remaining in the fabric or surviving in drawings and/or photographs. However where there is no evidence of the original detail, as might be in the case for external details, it is not necessary, or appropriate, to invent a period detail. The use of imitation (non authentic) heritage detailing should be avoided. The use of high quality integrated modern design is acceptable for modern elements and is preferable to inappropriate period design.

For instance today it would not be considered necessary for the new mezzanine level bathrooms to have period details and fittings as this can confuse users understanding of what is original. Today this could be designed with simple modern fittings and decoration.

*Policy 5.2**Ensure that new work:**- does not confuse understanding of what fabric is original;**- conserves or re-instates original detail or is of a modern design that complements the existing fabric.*

5.3 INTEGRATION OF NEW WORK

Incremental change over time can result in the loss of cultural significance. It is important that any changes to the fabric of Boronia, which accompany future uses and functions, be managed in such a manner that the cultural significance of the building is retained.

In accordance with the Burra Charter, in areas where new work is being closely integrated with the existing structure, the new work should be identifiable as such, by a trained observer, and preferably be reversible. The identification of new work can generally be done in a discrete manner, such as by stamping the date on new timbers or pressed metal panels. Careful detailing will ensure minimal damage to the significant fabric and can often allow for reversibility.

It may be necessary to provide facilities within Boronia which are only required for the short term, i.e. less than five years. The modification of areas of significant fabric for short term use should be minimised, as this modification will almost certainly result in the loss of significant fabric.

*Policy 5.3.1**Work to fabric of exceptional or high significance, should not result in a lessening of the cultural significance.**Policy 5.3.2**New work should be identified as such and should be reversible.**Policy 5.3.3**Do not modify significant fabric for short term or temporary uses.*

5.4 PROJECT MANAGEMENT

It is essential that conservation and refurbishment works within Boronia be project managed by staff familiar with conservation methods and practise. The scope of works, the staging of works, the co-ordination of any specialist conservators and on-site supervision should be undertaken by a project officer in consultation with staff who have conservation knowledge. This project officer should be familiar with the building fabric.

The close supervision of conservation and/or refurbishment works in significant spaces and for the exterior is required to ensure that unnecessary loss of significant fabric does not occur and to ensure recording of evidence of former room layouts, decorative schemes or fittings as well as the recording of significant modifications, such as the location of blocked up openings. Much decision making in conservation projects is made on site, during the construction phase, rather than during documentation as the condition of non visible elements such as floor joists cannot be determined until some investigation has been undertaken.

Policy 5.4.1

When procuring works ensure that consultation is undertaken with a suitably qualified Council Officer or conservation practitioner. Such officers should be identified and the role should be part of their position description.

Policy 5.4.2

Ensure that sufficient funding is allocated and undertake construction phase for recording.

5.5 SERVICES

There is poor documentation of services in Boronia. It has been suggested that there was a large brick well with a domed top to store roof water - an underground tank which provided water to the house as there was no tapped water at that time in Mosman. There is however no existing evidence of this well/tank. Electricity and gas connections would have been installed once these services were available to the larger Mosman area, in the late 1890s, which would imply that Boronia at the time of its construction was without electricity and gas.

Existing services internally are well concealed. There are a few services externally which need to be rationalised such as gas flues and exhaust pipes on the west side of the kitchen. Most of the services are and it is recommended that the services are better organised and maintained. The post-mix drink dispensing pipe, which runs from the sub-floor to the bar area on the ground floor and the kitchen and serving area on the first floor, needs to be repaired as it is leaking and has eroded in parts. This service route on the exterior of the chimney is inappropriate and a less intrusive route should be found.

If new services need to be introduced, these should either be confined to areas of little or no significance or areas already designed for, or containing services. In the past services have not been installed in a sympathetic manner, such as the large pvc pipe that runs along the side wall of the glazed bay area, (the post-mix drink dispensing pipe). The pvc pipe is unsightly.

Within significant spaces it is preferable that the services should be confined to areas that have already been modified. The careful

design of services in these areas is required to integrate the services in an un-obstructive manner.

Services should preferably be run in concealed spaces where possible, such as ceiling or floor spaces. The surface mounting of services is preferable to chasing in original brickwork. The service line should then be painted out to blend in with the wall surface. Fixings should either be in the joint lines or in locations where fixings already exist. Pull cords may be used for lights. Internal decorative plasterwork should not be chased for services. Services can be carefully concealed along the top or behind of skirtings and cornices and painted out.

Wherever possible evidence of original services should be retained such as the underground cistern if found.

Policy 5.5.1

Upgrade services in such a manner as to minimise the impact on significant fabric by:

- *Locating services in areas designed for, or previously damaged by, the installation of services or in concealed spaces;*
- *Not chasing services into original brickwork, stonework and minimising chasing internal decorative plasterwork;*
- *Locating any exposed services in areas not visible;*
- *Painting out exposed services to match the colour of the surface on which they are mounted;*
- *Recording any evidence of cistern if found;*
- *Using fixings which do not damage building fabric. (Do not use ferrous metal fixings on the exterior or in wet areas). Chemical anchors are preferable to expanding anchors in old masonry.*

Policy 5.5.2

Undertake maintenance and repairs on existing services:

- *organising and repair services in the sub-floor area;*
- *rationalise services on the external western wall of the kitchen block*
- *reroute premix drink dispensing pipe*

5.6 SECURITY

The levels of access to the building have changed over time and with its changing functions. Its gardens are open to public access

and link to Reservoir Park. This poses security problems for the building which need to be dealt with in a sympathetic manner.

In general the building fabric should not be modified unless absolutely necessary to solve security problems. There is currently a security system in place, and its integration with the fabric is fairly unnoticeable. Similarly for any future security based issues, only non interventionist solutions should be employed. For instance if there is a need to limit the access it may be more appropriate to employ security guards on occasions rather than installing permanent security grilles. At present the adjacent Mosman Hotel's security guards also provide oversight of Boronia. Boronia has a number of French doors that open out on to the verandah and balcony. For security reasons care should be taken to restrict access to the verandah and balcony is restricted to only one door - the main door in the case of the ground floor, and the door leading out from the hallway onto the balcony on the first floor. Access into the building is only through the main door and from the kitchen door (except during functions).

There is also a door that provides access to the restaurant staff to the staff toilet and store areas on the first floor. This is sometimes left open and needs to be kept locked and staff provided with a key. Similarly the door that leads out from the faceted window area on the first floor to the verandah needs to be reworked. It serves the purpose of egress but is as a result often left open and therefore poses a security problem. Door closers and appropriate locksets could address this issue.

Policy 5.6.1

Continue using only the main door on the ground floor and the hallway door to the balcony on the first floor to provide access to the verandah and balconies so as to reduce security problems (except during functions).

Policy 5.6.2

Consider keeping toilet and store area door locked at all times, and redesign the lockset to the fire egress door on the first floor.

Policy 5.6.3

Employ security personnel in the building in preference to modifying significant fabric.

Policy 5.6.4

Increase the use of security devices only in areas where they are not intrusive

5.7 FIRE SAFETY

A sophisticated fire safety and alarm system - Vesda Fire Detection System which works on the basis of early detection of fires - has been installed in Boronia recently and it has been successfully incorporated as part of the internal fabric. From

the ground floor there are two means of egress - the main door on the ground floor which leads onto the front verandah and to the rear through the kitchen. The internal staircase is the main means of egress for the first floor and the route from the function rooms and kitchen and serving areas has been clearly marked. The back verandah and the external staircase serve as alternate egress from the faceted bay area on the first floor and from the toilets and store areas. This area however has a number of problems which need immediate attention and repair - wet and dry rot has developed in the floorboards of the verandah at the first floor level and parts of the staircase, and some parts of the balustrade of the staircase are deteriorated all of which makes this area less safe for use.

The upgrading of fire services within Boronia should be integrated into any conservation or refurbishment project at an early stage. The layout of any new services should be carefully planned to minimise the impact on significant fabric such as the elaborate joinery elements and decorative plasterwork.

The Fire Advisory Panel, of the NSW Heritage Council, provides advice regarding the upgrading of fire safety provisions in heritage buildings. A number of methods have been developed in conjunction with the Fire Advisory Panel for upgrading building elements such as lath and plaster ceilings, and wood panelled doors.

Policy 5.7.1

Upgrade the fire services, as required, in a manner which recognises the cultural significance of the building and the objectives of the Building Code of Australia. Design from engineering first principles, ensuring life safety at all times, as allowed by the BCA rather than rigidly applying egress distances, etc; in other words use a fire engineering solution.

Policy 5.7.2

A conflict between the Fire Safety and Egress requirements of the Building Code of Australia and the retention of significant fabric may be referred to the Heritage Council's Fire and Access Services Advisory Panel.

Policy 5.7.3

Any fire services system should be designed to actively protect both the occupants and the significant fabric of the building such as the joinery.

5.8 EQUITABLE ACCESS

The Disability Discrimination Act regulates the provision of equitable access. As a public space - a restaurant and function centre - there should be equitable access to Boronia. The Act provides for an Action Plan/Strategy if access is not equitable.

At present there is no ramp, lift or other means of vertical access that caters to disabled needs and there is not even a disabled person's toilet in the whole building which effectively makes it inaccessible and largely unusable by disabled persons. Provision of equitable access could have major impact on the building fabric and should be carefully designed in accord with an overall Action Plan/Strategy. Access needs to be viewed and integrated into the building while retaining the cultural significance of the building.

Provision of access is complicated by the fact that the toilets are on an intermediate level. It may be most efficient to provide a separate accessible toilet on the ground floor with possible future lift access to the upper floor. In the interim function staff can assist anyone with limited mobility up the stairs.

Policy 5.8.1

Prepare an Access Plan/Strategy in accord with the DDA.

Policy 5.8.2

Maximise equity of access while respecting the heritage significance of the place.

Policy 5.8.3

Plan to install an accessible toilet on the ground floor.

6.0 ARCHAEOLOGY

Policy 6.0 Undertake archaeological investigation when required by the Heritage Act.

There are a few elements in and around Boronia which require archaeological investigation. One such thing is the underground water tank that was supposed to have been built during the times the Kearey's occupied the house, but there is no existing evidence of this tank. Investigation should be undertaken to locate the tank. Cisterns were usually located in rear courtyards.

Another element which needs investigation is whether there was tile flooring on the verandah which most likely exists under the current concrete screed flooring of the verandah. There are tiles present on the remaining part of the verandah in Telopea and it is possible that these were at Boronia too. When the verandah is being stabilised and parts of the concrete verandah floor are removed the concrete and fill underneath should be examined for evidence of tiles.

Reservoir Park is also of set archaeological interest - namely the original Glenfield Kennedy, Automatic Inlet Control Valve that was found in situ during the Conservation Analysis of Mosman Reservoir and Archival Record produced by Clive Lucas, Stapleton and Partners PL in 1994. This valve was considered to be an excellent example of water technology at the turn of the century and the only complete valve of this type in the Board's water supply system. However this valve which can contribute greatly towards exhibiting the technological significance of Reservoir Park does not seem to be present on site. The only exhibit which indicates that there was a reservoir on this site is the 15" iron pipe which replaced the original 12" pipe in 1923, and which is currently on display outside Reservoir Park on the side of Brady Street. The Glenfield Kennedy valve should be located and if possible displayed and/or interpreted. It is also possible that the valve exists underneath the current Park and if so an archaeological survey needs to be conducted to locate it.

Policy 6.0.1

Undertake archaeological investigations in the area of any proposed excavation.

Policy 6.0.2

Investigate the location of the underground tank.

Policy 6.0.3

When stabilising the verandah investigate any evidence of alternate floor finish.

7.0 BUILDING CONSERVATION WORKS

Policy 7.0 Conservation works should be in accordance with accepted conservation methods & practices; based on an understanding of the cultural significance of Boronia; aimed at conserving the fabric in situ and include conservation works noted in this report.

The policies contained with this CMP are aimed at ensuring all works, including conservation works, are undertaken with reference to the cultural significance of Boronia. An understanding of the historical development of the building, and its context should be a prerequisite for all those carrying out conservation works to the building.

It is essential that conservation works be undertaken in accordance with current conservation principles and methodologies. The current methodology stresses the need to document the reasoning behind the selection of a particular approach, either conservation or intervention, to enable those undertaking work in the future to understand the aims and intentions of a particular project.

In addition to the supervision of works discussed earlier it is essential the conservation works be documented by a conservation practitioner. Building works should be undertaken by suitably qualified tradesmen such as slate roofers and skilled bricklayers. Consultants, including conservators, and contractors should have a demonstrated ability to be able to undertake conservation works.

Policy 7.0.1

Ensure that a record of the methodology of each conservation project is kept and archived.

Policy 7.0.2

Ensure all conservation works, including design, documentation and supervision, are undertaken by a suitably qualified conservation practitioner, using this CMP as a basis.

Policy 7.0.3

Seek funding to ensure all building works, including maintenance, are undertaken by skilled tradesmen familiar with conservation methodology & practice, under the supervision of suitably qualified person.

Policy 7.0.4

Ensure all repairs to the decorative cast iron panels, slate roofs and leadlight glass are undertaken by skilled craftspersons.

7.1 TREATMENT OF THE FABRIC

To retain the cultural significance of the fabric of Boronia the following general policy should be followed. This policy refers to both internal and external elements.

Policy 7.1

Elements identified as having exceptional or high significance should be retained, and conserved, preferably in situ. The retention of items of moderate significance is desirable. Items of little significance may be retained or removed as required. Intrusive items should, eventually, be removed. The recommended treatment is set out below:

EXCEPTIONAL

Retain all fabric. Preserve, restore, reconstruct in accordance with the Burra Charter. If adaptation is necessary for the continued use of the item, minimise changes, do not remove or obscure significant fabric. Design changes so they are reversible.

HIGH

Aim to retain all fabric as above. Preserve, restore, reconstruct in accord with the Burra Charter. If adaptation is necessary for the continued use of the item, minimise changes, do not remove or obscure significant fabric. Design changes so they are reversible. In this case the condition of some of the buildings will affect the feasibility of conserving them.

MODERATE

Aim to retain most of the significant fabric. Conservation of the overall form and configuration is desirable. Some of these items are already substantially altered internally and can accommodate further major changes. Compatible new construction can be added and fabric may be removed in part as necessary to accommodate new uses. If adaptation is necessary, more changes can be made than would be possible for fabric of state significance, but the same principles apply. Where possible additions should be designed to be reversible. Retention may depend on issues other than heritage value, such as financial viability.

LITTLE

Fabric of little significance may be retained, modified or removed as required for the future use of the place, provided that its removal causes no damage to more significant fabric. In the case where the fabric is neutral and the configuration is significant, the fabric should be retained until replacement is required.

INTRUSIVE

Remove or alter intrusive fabric to reduce the adverse impact when the opportunity arises, whilst minimising damage to adjacent fabric of significance.

7.2 CONSERVATION OF THE MAIN FACADES AND ROOFSCAPES

To retain the Cultural Significance of Boronia it is essential that the form and configuration of the building and the detail of the main facades and the roofs is retained.

No alterations or additions to the main roofscapes or facades should be undertaken that would obscure, or obliterate, original detail. Access provisions for maintenance of the facades and roofs should be designed to be unobtrusive and should not alter the roofscape of the building.

ROOF

Some of the integral elements that contribute to the roofscape include the corrugated steel verandah roof, the chimney stacks, the gabled pediment roof of the central bay of the verandah and the slate covering. Each of these features should be retained to maintain the integrity of the design and any repairs made should be sympathetic to the original design. A number of slates need to be replaced and these replacement slates should be cut to a profile similar to that of the tiles that currently exist. Similarly the profile of the corrugated steel roof should be maintained.

The slate roof is in reasonable condition but some slates and lead hip flashings have slipped. The extent of repair required is minimal but the potential damage if not repaired is major.

MAIN FACADES

The most identifiable aspect of Boronia is its front, southern façade, with its verandahs that have decorative cast iron panels and columns. The sandstone verandah base, the cast iron columns and the decorated cast iron panels all contribute to Boronia's being a typical example of Victorian Filigree style architecture. In addition the faceted bay also contributes significantly to its status as a Victorian villa. Therefore it is imperative that these parts of the external façade are maintained.

Policy 7.2.1

Conserve the external facades and roofscapes identified as having exceptional or high significance including:

- repair or replacement of damaged elements, to match the original in material and detail;*
- removal of intrusive fabric;*
- continuous care and maintenance.*

Policy 7.2.2

The following additions or alterations to the facades of Boronia should not be undertaken unless they are required to achieve improved access and functionality:

- *new opening or penetrations;*
- *new externally mounted services;*
- *enclosing of balconies and verandahs;*
- *Penetrations and surface mounted services visible from the street.*

Policy 7.2.3

The following additions or alterations to the main roofscapes of Boronia should not be undertaken:

- *new opening or penetrations;*
- *new externally mounted services;*
- *new radio towers or TV aerials*
- *new lift motor rooms*

It is preferable to confine these elements to the less significant roof areas and ensure they are not visible from the street.

Policy 7.2.4

Conserve the details of the main facades, such as cast iron panels, the French doors and wooden shutters, the columns, the central bay gabled roof with its wooden fretwork and carved finial.

Policy 7.2.5

Stabilise the verandah outlined by the schedule of works prepared by Otto Cserhalmi + Partners PL. Retain the sandstone verandah edging and relay.

Policy 7.2.6

Stabilise the front steps and if the current marble treads and risers of these steps are replaced, reconsider the suitability of the stone and the detailed design to achieve better durability and accessibility

Policy 7.2.7

Urgently repair the slipped slates and ridge flashings.

Policy 7.2.8

Replace the roof and flashings under the rear first floor verandah (which has to be removed to be repaired).

7.3 RETENTION OF ORIGINAL STRUCTURE

Boronia is a masonry structure with brick and stone walls supported on masonry footings. The structure of both the ground and first floor comprises of timber floor panels supported on

timber structural elements. The flooring differs in the bar and kitchen areas on the ground floor and the kitchen and toilet areas on the first floor - the floor is made of compressed fibre cement sheeting with ceramic tiles and vinyl flooring. The corrugated roof of the balcony and the wooden ceiling of the verandah are supported by a system of wooden beams, bearers and joists. The hipped roof has not been inspected in detail but is of timber framing which shows no evidence of sagging or movement when viewed from the exterior. Cast iron columns support the floor of the balcony and the corrugated steel roof.

All the major structural elements should be retained. Replacement of damaged members is acceptable if it is not possible to repair the element in situ. In general, however, it is possible to strengthen structural elements by the addition of carefully designed steel work or other method. Repair solutions should be investigated prior to contemplating the removal of structural elements.

Policy 7.3.1

Conserve original structural members in situ. The replacement of elements should only be undertaken where the deterioration of the element is hastening the deterioration of the surrounding fabric i.e. through the processes of rusting, concrete cancer or rot, where it is not possible to undertake the repairs in situ or where removal is essential to adapt for compatible use.

Policy 7.3.2

Additional structural elements such as plates, straps and angles should be inserted in a manner as to not damage significant fabric. Where decorative solid plaster ceilings remain internally repairs should be undertaken from above.

Policy 7.3.3

Monitor the condition of areas which have noticeable structural problems such as the verandah which needs to be stabilised urgently. Similarly the conservatory is also showing some signs of sinking. The two conifer trees on either sides of the northern faceted bay also need to be closely examined to confirm or rule out structural damage.

7.4 CONSERVATION OF THE INTERNAL SPACES

Even though there is nothing particularly noteworthy about the internal layout of Boronia, there are a few integral features that demonstrate that it is a Victorian villa and these integral parts need to be retained. The layout of the house with the rooms opening onto a central hallway, verandahs forming the periphery of the house and the kitchen being integrated with the main house are all features of the layout that continue to exist and should be maintained.

If restoration work is conducted on the house at any stage, it would be advisable to reconstruct the walls and doors that originally lined the hallway on the ground floor as this would increase the sense of this space being a hallway.

Reversal of some of the changes made to the internal layout of the house such as the removal of walls between different spaces is not possible because of the current use. It should be considered if the use changes. There are a few walls, such as the one between the kitchen and bar areas on the ground floor, which have been restored by Clive Lucas Stapleton and Partner PL and this has helped establish some of the original space configurations.

A significant reconstruction which can be undertaken and which has also been previously suggested by Fisher Lucas is the extension of the staircase at mid-landing level, towards the first floor faceted bay area and the reconstruction of a door at this point in the wall. This reconstruction detail is based on Telopea where the stair remains.

Policy 7.4.1

Do not permit the full height partitioning of any of the major spaces or further subdivision of the rooms.

Policy 7.4.2

Minimise new openings. If a new opening is necessary it should be located with reference to the architectural vocabulary of the two spaces which it is to connect.

Policy 7.4.3

Retain the volume of the hall and staircases.

Policy 7.4.4

Spaces which have previously been enlarged or reduced may be retained in their current configuration or returned to their original configuration as desired. The original configuration of each room should preferably be re-instated where possible.

8.0 GARDEN

Policy 8.0 Conserve, maintain and reinforce Boronia's Victorian era garden and carriage loop and redesign Reservoir Park so that there is a better integration of the two public gardens with each other and with the house. Include in the new layout an interpretation of a rear garden of a substantial Victorian villa.

The garden is a remnant of the original Victorian garden. Only the front and side gardens have been conserved and much of their detail has been lost. While the general layout and perhaps some of the older trees remain, the extensive rear garden and service area have been removed. A Victorian garden setting is appropriate, but in general, the plantings from later eras do not detract unduly from the overall significance of the place and represent garden fashions from subsequent periods and the continuing cultural use of the place.

Policy 8.0.1

Repair, conserve and maintain the circular carriage loop.

Policy 8.0.2

Conserve, maintain and enhance the Victorian garden. Replace existing non-Victorian era plantings as they become over-mature or if they are currently inappropriately located. All replacement planting is to be with plants known to have been used in the nineteenth century.

Policy 8.0.3

Remove rubbish from the west boundary and in the east side verandah beds and maintain the garden rubbish-free.

8.1 LAYOUT

The original layout of Boronia's front garden has largely been retained. The carriage loop surrounding a central circular garden bed as seen in photographs of Telopea's identical garden is still intact, as are the round-ended garden beds symmetrically arranged and terminating each side of the set down at the base of the front steps to the house. A path still follows around to the rear of the house on its east and west sides adjacent to the still existing verandah-side garden beds. The path on the west side of the house terminates awkwardly at the base of a large grease trap set in the lawn area.

The sense of the connection between the conservatory and the garden has been lost. The set of steps leading to the garden from a door in the north end still exists, but the steps now butt up to the wall enclosing the bin store in an unresolved manner.

There are two types of paving material used in Boronia's garden - pink-tinted bitumen and Bush stone set in a 'crazy pattern'. The use of two different paving materials on the paths around

the house looks odd. One consistent paving material would be preferable for the pathways, but pedestrian safety is a factor to consider in relation to more extensive use of crazy sandstone in public areas and bitumen would not have been used as a residential path-paving surface in any period of the garden's history.

Policy 8.1.1

Conserve and maintain the extant remnants of Boronia's original Victorian garden layout and redesign the layout in those areas that have changed due to alterations and additions to the building's external fabric.

Policy 8.1.2

Resurface the bitumen carriage loop (now cracked by surfacing roots) using a natural black coloured bitumen.

Policy 8.1.3

Lift and relay the existing crazy paving so the surface is smooth. Extend the crazy sandstone paving around all three sides of the building, making sure that the surface of the new paving is smooth and without trip hazards.

Policy 8.1.4

Lift and reset the brick garden edging replacing new bricks, where used, with old, recycled bricks to match existing old bricks and to create an even edge with the bricks set at an even depth.

8.2 PLANTS

The plants in Boronia's garden comprise a mix of species typically grown by Victorian gardeners and plants that represent plant fashion of more recent eras. It is unlikely that any of the plants actually date from the Victorian era except the Magnolia soulangiana (Bull Bay) in the front garden and the English Oaks (Quercus robur) in the garden area on the west side of the house.

Plants of subsequent eras represent changing cultural attitudes to plants and gardening. For example interest in the use of native plants in public and domestic gardens arose in the 70s and 80s. Conifers had a surge of popularity in the 1950s and are represented at Boronia. The use of Buxus species for hedging (Box hedges) (in the carriage loops central circular bed) has been ubiquitous since the 80s.

Much of the planting in Reservoir Park is representative of contemporary popular plant fashion. Trees such as the Manchurian Pears (Pyrus ussuriensis) creating the avenue between the Brady Street forecourt and the central section of the park have become popular as street trees in the past two decades, and modern 'Carpet' roses are in the garden adjacent to Bridlewood's boundary fence.

Hardy 'old fashioned' plants such as *Viburnum tinus* and *Xylosma senticosum* are represented and there is a 'mish-mash' of large plants on the west boundary.

An incongruous collection of the Australian native strap-leafed plant *Dianella* is in a bed between the service vehicle car park and the grassed open space.

While a strong sense of place is defined in the entry avenue by the repetition planting of Manchurian Pears, the rest of the planting design lacks a sense of cohesion and does not connect in any way with the Boronia's plantings nor does it evoke a sense of Boronia's rear garden over which it has been created.

Policy 8.2.1

If the opportunity arises for a redesign of the central and western sections of Reservoir Park, use plants from the Victorian era, laid out to evoke Boronia's rear garden and consider including a community garden for the use of local Mosman residents.

Policy 8.2.2

*Actively maintain the *Magnolia Soulangeana* and *Quercus Robur*, and plan for their replacement if they become senescent including striking young plants from the magnolia.*

8.3 CARRIAGE LOOP

The carriage loop forms an integral part of the Boronia's gardens and foreground and it needs to be included in any conservation management work that is undertaken on Boronia. The 1920s road widening of Military Road resulted in the carriage loop being truncated, though there is no information or historical records regarding this change. More research needs to be conducted on the road widening activity. The street widening should be acknowledged by placing a plaque or other interpretation that notes this change.

Policy 8.3.1

Conserve the carriage loop as part of any conservation work carried out on Boronia and the garden.

Policy 8.3.2

Conduct research on history of widening of Military Road to confirm truncation of carriage loop.

Policy 8.3.3

Arrange for plaque or other interpretation either in the garden, on the front fence or on the footpath which notes that the carriage loop was truncated.

9.0 MAINTENANCE OF THE EXTANT FABRIC: EXTERNAL

Policy 9.0 Maintain the external fabric of Boronia according to conservation principles by: preparing and implementing a Maintenance Plan allocating sufficient funds; undertaking cyclic maintenance; educating maintenance staff and contractors in conservation methods and by reviewing the Maintenance Plan on a regular basis.

The external fabric of Boronia, in particular the verandahs with their cast iron columns and decorated cast iron panels have been assessed as being of high or exceptional significance. Similarly the Victorian gardens in which the building is set, with sandstone boundary fence to Military Road and decorative cast iron gates and its traditional nineteenth century carriage loop are also of exceptional significance. To retain the cultural significance of the building its verandahs and its external decorative details and the Victorian gardens setting need to be conserved and well maintained according to this Conservation Plan.

The surviving external fabric of a building with the heritage status of Boronia requires regular and frequent maintenance. Many of the building's current defects and problems in the garden result from inadequate and under-funded maintenance. Appropriate funding for regular maintenance is essential. The funds from leasing boronia go into Councils consolidated revenue. Only 5% of the amount raised by the leasing of Boronia is spent on building maintenance and another 5% on grounds maintenance. This is inadequate and neglect has resulted in a backlog of deferred maintenance. Regular maintenance reduces long term costs by preventing major deterioration and expensive major repairs. If Council cannot or does not wish to maintain the place, the lease fee could be reduced and maintenance be required to be undertaken by the lessee.

The Maintenance Plan should be a working document and should be revised on a regular basis. As part of the preparation of the Maintenance Plan the current maintenance methods should be assessed to determine their impact on the fabric of the building. Any methods which are deemed to be detrimental to the fabric of the building should be amended. In addition the staff undertaking the maintenance of the building should be made aware of appropriate conservation techniques.

Policy 9.0.1

Dedicate sufficient funds for maintenance every year or reduce the lease fee and require the lessee to undertake maintenance.

Policy 9.0.2

Prepare a Maintenance Plan that identifies each significant element and includes the cycles for each type of maintenance and any other relevant information, such as whether the repairs are to be undertaken by a specialist tradesman, whether replacement items are in storage, whether there are moulds for particular items etc.

Policy 9.0.3

Maintain the external fabric of Boronia according to conservation principles by: preparing and implementing a Maintenance Plan; undertaking cyclic maintenance; employing expert contractors experienced in appropriate conservation techniques and by reviewing the maintenance plan on a regular basis.

9.1 MASONRY

The exterior of the original parts of Boronia is made of rendered brickwork with the walls cement rendered and lined externally so as to create the effect of ashlar. The 1985 restored addition is made of bricks, which have also been given an ashlar effect to fit in with the rest of the building. This should be maintained as this matches the image of the Victorian villa. The thresholds are slate and some are badly deteriorated.

Policy 9.1.1

Maintain the rendered exterior finish lined to resemble stone. Assess the actual composition of the brickwork when undertaking works, as there are often contradictory historical accounts which suggest the house was made of sandstone blocks.

Policy 9.1.2

Replace/repair the slate thresholds.

9.2 GUTTERS AND DOWNPIPES

The gutters and downpipes in Boronia are blocked with leaves and debris and these need to be cleaned immediately as poor drainage has caused dampness problems in some walls and has caused serious deterioration of the verandah roofs and floors. It is essential that gutters and downpipes be kept clear and that gutters fall to drainpipes. Regular inspections of the downpipes should be undertaken and the roof areas kept free of leaves and other debris.

During the late 1970s some of the gutters and downpipes were replaced. As a result all the gutters are of modern profiles. Research should be undertaken to ascertain the original profile, which in the case of most Victorian houses built at the same time as Boronia, were ogee gutters. Gutters should be replaced with an ogee profile gutter of adequate size. Any deteriorated external downpipes should also be replaced with downpipes of

a similar material and traditional profile. Most of the current downpipes are undersized and there are not enough of them. Additional downpipes should be installed on each side of the front entrance to avoid water overflowing at the outer corners. This will require new stormwater drains.

Policy 9.2.1

Maintain all drainpipes by:

- preparing an as-built drawing locating of all known lines;*
- regular inspections;*
- regular clean-outs.*

Policy 9.2.2

Ensure that replacement rainwater goods are of the correct profile and material. Original profiles of gutters and downpipes should be reinstated as far as possible.

Policy 9.2.3

Provide additional downpipes and drains to the front verandah on each side of the main front entrance along with associated stormwater drains.

Policy 9.2.4

Replace gutters to fall to downpipes.

9.3 CAST IRON WORK

The external cast iron decorative work of Boronia is its most characteristic feature. Sections of the cast iron work have deteriorated, especially parts of the cast iron fence panels, which have visibly rusted. These parts need to be repaired - recast wherever missing, and treated for rust.

In general, the metal work should be retained, and where possible conserved in situ. The original colour and finish of the metalwork should be investigated and re-instated.

Policy 9.3

Conserve the cast iron work of the balustrade and valances of the verandah and the fence by:

- re-instatement of missing sections;*
- repair of damaged elements;*
- regular repainting of elements in an appropriate colour.*

9.4 EXTERNAL PAINTWORK

The areas of the exterior, such as the French door shutters, the corrugated metal roof, the external walls, chimney stacks and the filigree screens and columns were intended to be painted. Although there are no early photographs of Boronia, early photographs of Telopea demonstrate that these elements were painted. In later photographs of Boronia the same elements have always been painted and should continue to be painted, on a regular basis, using the correct type of paint. Paint scrapes should be used to determine the sequence of colours. The current scheme is appropriate for the period. This should be done for the wooden shutters of the French doors, the cast iron work, the columns and if possible the external walls. The regular repainting of both timber and metal elements will prolong their life.

Policy 9.4.1

Continue to re-paint, on a regular basis all external elements that were intended to be painted.

Policy 9.4.2

Investigate the sequence of colours for the building exterior generally and of the cast iron work, columns and wooden French doors shutter of the verandah and implement a suitable scheme based on the evidence obtained or retain the existing colour scheme.

9.5 EXTERNAL JOINERY AND STRUCTURAL TIMBER

External joinery is perhaps most obviously a matter of concern in terms of the verandah structure and the glass leadlight and fanlight panels, used in the front entrance door, the staircase window, and the glazed bay area. In both cases care should be taken to redo and repair, but not replace, the joinery whenever needed (as has been done recently in the case of the leadlight panels).

The first floor verandah has deteriorated where wet and structurally unsound in places. There is evidence of previous repair which has also deteriorated. The overflowing outlets should be rectified and the timber replaced to match with durable species and painted with 4 coats of oil based enamel paint.

If a window frame or sash is deteriorated to such an extent that it requires replacement then it should be replaced in timber, to match the remaining windows of the building. Maintenance of the sash mechanisms should be undertaken at regular intervals and any broken sash chords repaired. The original mechanisms should be retained and repaired, not replaced.

The louvred wooden shutters of the French doors should be maintained as not only are they part of the original design but they are effective in restricting both heat and light entering the rooms. A number of these shutters are showing signs of deterioration and they need to be repaired. Similarly the hinges

used in the case of these shutters, which are original, need to be maintained and treated for rust. The external side of the knobs of the French doors are also showing signs of rust and deterioration and need to be treated. A number of tie-backs for the wooden shutters which are placed on the external walls in between the doors, are currently missing or loose and should be replaced or repaired accordingly. The slate thresholds for the French doors that are part of the original design, are also in need of repair or possible replacement. All original doors should be retained and should be repaired and maintained regularly to prevent complete replacement.

The modern verandah and stairs at the rear is in poor condition. It is a means of egress in case of fire and its repair should be a priority. It may need to be substantially removed to replace the roof under it and if so, many timber members may need replacement. Care should be taken to use durable materials and details.

Policy 9.5.1

Conserve the original joinery supporting the cast iron work and leadlight panels through:

- regular inspections;
- re-instatement of missing elements;
- repair of damaged elements;
- regular external repainting.

Policy 9.5.2

Retain the original joinery for the doors and windows

Policy 9.5.3

Repair and replace the rear first floor verandah and stair to provide safe egress.

9.6 SUB-FLOOR SPACE

The sub-floor space houses the electrical, lighting, drainage and other services for the building. This area needs to be organised and cleaned, especially the rubble and debris from previous construction work which need to be cleared to prevent dampness from developing. Cross ventilation needs to be maintained.

Policy 9.6.1

Undertake maintenance of sub-floor space by:

- clearing rubble;
- better organising services such as electricity wires;
- ensuring sub-floor ventilation is not obstructed.

10.0 MAINTENANCE OF THE INTERNAL FABRIC

Policy 10.0 Conserve and maintain the internal fabric of Boronia in situ and having regard to contemporary needs.

Most of the interior parts of Boronia have been rated as having high significance. The interior has been changed to great extent in terms of layout, in terms of individual elements such as doors and fireplaces and finishes such as ceiling plasterwork but a number of these changes have been reversed by the restoration work undertaken by Clive Lucas Stapleton and Parterres PL.

The restoration work has however not been completely retained as lighting fixtures introduced during the restoration work have been removed and replaced by more modern fittings. Similarly the stencil decoration that was redone by Clive Lucas Stapleton on the ground and first floor hallway, which based on early evidence they had found in the hallway in the process of scraping the walls, has been painted over and efforts should be made to recover this.

Integral to the interior of Boronia are its ceilings, especially the metal pressed ceiling in the faceted bay area on the ground and first floor. Similarly other decorative elements should be retained in situ. Modern elements may be introduced, provided their design is based on an understanding of, and complements, the original design intention and the individual elements.

Internal fabric upgrading and maintenance should also be carried out according to conservation principles and a maintenance plan. This will allow the planning and research recommended in this report to proceed in advance of the programmed work.

Policy 10.0.1

Include internal fabric upgrading and maintenance in a cyclic maintenance plan.

Policy 10.0.2

Retain as many as possible of the original decorative elements, known to be in their original location in situ.

10.1 INTERNAL TILEWORK

Teloepa has an extensive tiled hallway but it is not certain that it is original. Boronia may have had a tiled verandah but the hall does not appear to have been tiled as the timber floor is believed to be original. The only part where a tiled floor has been successfully recovered is the glazed bay area where the 1910 tiles were revealed during the restoration work undertaken by Clive Lucas Stapleton.

As has already been suggested in section 6.0, the verandah concrete flooring should be partly removed and the layers underneath should be examined for possible tiles. If any tiles

are found it is recommend that the verandah should be redone with floor tiles similar to ones found in Teloepa's front verandah. The tiles should be repaired by skilled tradesmen, familiar with this type of work.

On the other hand it would not be feasible to do the same for the back verandah area as it is currently occupied by the two-storeyed verandah with stairs that abuts the kitchen area, which serves both as a service entrance to the kitchen, toilet and store areas and as an egress for the rear part of the building.

Policy 10.1.1

Retain nineteenth and early twentieth century tiling in situ.

Policy 10.1.2

If evidence is found reinstate the front verandah tiles, but only after an archeological investigation of the floor underneath has been conducted.

10.2 INTERNAL JOINERY

The French doors and some of the remaining internal doors and windows are original. Care should be taken to conserve these doors and windows. The door furniture seems to be a mix of old and new. As far as possible a uniform system of knobs, locks and handles should be devised and these should be as close as possible to the original furniture. A program of rationalisation of the door furniture is desirable but can be undertaken in the long term but no original furniture should be removed. Doors should be retained in their original location, including the panelled doors that were introduced in the late 1970s. If one door is damaged then a replacement should be made that matches the original in both material and detail.

Policy 10.2.1

Conserve all of the doors in situ, including the original hardware. Do not remove any door from its original location.

Policy 10.2.2

Rationalise the door furniture to ensure that door furniture relates to the period of the doors and do not replace historic door furniture with modern.

10.3 DECORATIVE PLASTERWORK

Decorative plasterwork on the ceilings in Boronia is of moderate to high significance. In the faceted bay area it is of exceptional significance as the metal pressed ceiling has not been altered at all. However the plasterwork in the remaining parts of the house including in the hallway has undergone a series of changes - the ceiling cornices and roses have been redone in a number of rooms during the restoration work of 1985. This has been a sympathetic restoration effort. All future work on the ceiling should seek to maintain the original or restored plasterwork.

The installation of services, fittings and signage into areas of elaborate decoration should be undertaken in such a manner that does not interrupt the rhythm and layout of the decoration. The route of services must be carefully designed, based on the actual conditions, and not documented as ideal routes on plan.

Policy 10.3.1

Maintain original and restored pressed metal ceilings and plasterwork on ceilings.

Policy 10.3.2

Ensure that new services, signs and fittings to areas with a high level of surface ornamentation are carefully designed to complement the decoration.

10.4 PEST CONTROL - INTERNAL

The interior of Boronia contains timber structural elements as well as joinery. Regular pest inspections should be conducted to identify the extent of termite activity and to a lesser extent the presence of other pests that may damage timber structural members and joinery. The findings of each inspection should be noted, including any problem areas, and the treatment undertaken recorded. Active termite nests have been found and treated in recent years in the Level 1 Wine store at the top of the main internal stairs. This also included repairing of the floor in the store.

Where possible structural elements should be repaired in situ however the addition of sister members, i.e. alongside, may be required.

Policy 10.4.1

Conduct regular pest inspections by a skilled pest controller and implement a program of eradication if necessary. Maintain a record of inspections, noting problem areas, and the treatment undertaken.

Policy 10.4.2

Ensure that access is available to all roof and floor areas with timber framing.

Policy 10.4.3

Treat termites as follows:

- if discovered do not disturb further and cover disturbed termite trail or working, e.g. with tape;*
- arrange immediate inspection by a skilled termite control contractor;*
- skilled contractor to assess and treat infestation so as to eradicate nest;*

- *do not disturb for period recommended by contractor*
- *arrange for reinspection to assess if treatment is successful*
- *continue with work/rectification and/or removal of nest/affected area when advised by termite control contractor.*

11.0 TRADESMAN

Policy 11.0 Source skilled tradespeople to maintain the fabric of Boronia.

Boronia has undergone a number of changes including extensive restoration work undertaken by Clive Lucas Stapleton. If possible the tradespeople who worked on Boronia at various times, especially the slate roofers who worked on Boronia should be located and sought out for any future work that needs to be done on Boronia. This is because of the specialised knowledge of the fabric gained over the years.

Policy 11.0.1

Retain or use tradespeople or other staff who are knowledgeable about the building and appropriately skilled.

Policy 11.0.2

Ensure that the specialised knowledge of the building fabric and the detailed techniques used are passed on.

Policy 11.0.3

Skilled specialised tradespeople should be used as appropriate for all works e.g. cast iron workers, roof slaters and skilled painters for door finishes. This includes external contractors and should be called for in tenders and specifications for works.

12.0 RELOCATION OF BUILDING ELEMENTS

Policy 12.0 Record and safely store items of significance that have been removed from their original location.

In general the re-use of building elements is contrary to the recommendations of the Burra Charter, however if an element was designed to be moved, or has already been moved then its relocation is acceptable provided recording procedures are followed.

There are elements such as original doors that have been relocated within the house such as the fire egress door which leads out from the faceted bay area onto the two-storeyed verandah adjoining the kitchen. This is an original door and this should be noted as part of a record for all such elements which have been or maybe re-used in the future.

Occasionally it may be necessary to remove significant fabric. The requirements of the Mosman LEP and the Heritage Act should be met should the removal of any of the major items is contemplated.

13.0 MOVEABLE ITEMS

Policy 13.0 Conserve the plaques at Boronia.

Boronia does not have any moveable items that are inside the building. It however has two elements in its gardens which can be removed - one is the commemorative plaque dedicated to Nella Mary Kelly and the other is the Boronia signpost. Apart from this are the items on exhibit outside Reservoir Park - the 1923, 15" pipe and the associated plaques.

13.1 PLAQUES

There are three commemorative plaques in the grounds of Boronia and Reservoir Park that aid the interpretation of the places.

A commemorative plaque was placed below a commemorative Magnolia Soulangeriana that was planted in the grounds of Boronia by the Sydney Harbour and Pacific Garden Clubs in 1983. The tree was planted in memory of Nella Mary Kelly who had much to do with spreading interest in the local Garden Club, and was one of its founding members. Even though there is no direct connection between the tree and the plaque with Boronia, apart from its location within Boronia's grounds, it was largely in appreciation of the Victorian gardens of Boronia, that the plaque and tree were placed there.

A plaque placed on the sandstone wall of the palisade fence on the side of Military Road, which marks the centenary of Mosman and provides some information about Boronia tracing the historical development of Boronia from its time as a residence to its time as a public library and later restaurant.

A plaque commemorating the official opening of Reservoir Park is set into a free-standing wall in the western section of the park. This wall is an intrusive element in the park that effectively cuts the Park off from a possible relationship with Boronia and its grounds.

Policy 13.1.1

Retain the Nella Mary Kelly's commemorative tree and plaque as they represent the wider public's appreciation of the place as a public venue.

Policy 13.1.2

Retain the Boronia plaque on the side of Military Road.

Policy 13.1.3

Relocate the plaque commemorating the official opening of Reservoir Park to a location that does not interfere with the physical relationship between the park and the house

13.2 SITE SIGNAGE

There are two large signs on poles and one small sandwich board in the front garden. One of the large signs is illuminated and the other is a more detailed sign advertising Boronia as a restaurant, bar and function centre. This latter sign was installed on site in 1990. The large signs are dated and deteriorated. They are outdated and inconsistent. The small sandwich board is incongruously located in the middle of the central axis of the circular driveway bed and interrupts the view to and from the house. Businesses operating from Boronia need some form of signage to advertise their presence to passers-by on Military Road

Policy 13.2.1

Remove existing signage and install one only newly designed sign that includes space for the announcement of special events.

13.3 RESERVOIR PARK VALVE

The 15" pipe and inlet valve and lining bricks that replaced the original 12" pipe of the Mosman Reservoir in 1923 is currently on display outside Reservoir Park on the side of Brady Street. It is accompanied by a plaque that gives brief description of the reservoir. A larger circular plaque in the footpath placed right in front of the pipe documents the history of the Brady Street site - which includes Boronia, Reservoir Park and Bridlewood Gardens.

Policy 13.3.1

Maintain and paint the inlet valve, pipe and associated plaques to control corrosion.

14.0 INTERPRETATION

Policy 14.0 Interpret the cultural significance of Boronia and the Victorian garden.

The historical and social values of boronia should be interpreted. This may be on site, in signage, photographs or by events. It can also be through publications, guides or on the internet.

An Interpretation Plan looks at the ways in which the cultural significance of a place can be presented. It can identify a range of ways of interpreting a place and the types of special events that could be held there, including occasional exhibits relating to the history of the place.

Policy 14.0.1

Prepare an Interpretation Plan that looks at ways in which the cultural significance of the Boronia and Reservoir Park can be presented to citizens and visitors.

Policy 14.0.2

Conduct special events, including periodic open days that highlight and reinforce the cultural significance of Boronia. Hold more 'open days' and conducted tours.

Policy 14.0.3

Hold occasional exhibitions related to history of Boronia and the activities that have taken place within it.

Policy 14.0.4

Make information interpreting Boronia available at the Council library and on its internet site.

14.1 ORAL AND SOCIAL HISTORY

In 2007 a community Open Day was organised at Boronia by Mosman Council and Otto Cserhalmi + Partners PL. There was a considerable interest in the event and the community feedback received indicated that Boronia and the gardens are an important community place which should be retained for public use. There was also strong support for the conservation and maintenance of Boronia.

Mosman Library has a well-established Local Studies program which includes an oral history program known as Mosman Voices and an online project known as Mosman Memories of Your Street, both of which seek to develop a database that has narratives and personal accounts of the history and heritage of Mosman. As the system is already set up, an oral history project could be launched which asks for focused community input on Boronia.

Policy 14.1.1

Conduct a community open day once the CMP is prepared so that people are able to comment on the heritage concerns within the CMP.

Policy 14.1.2

Use oral history to record peoples associations with Boronia.

15.0 SPECIFIC PROJECTS

Policy 15.0 Develop specific policies, based on this CMP, to guide new works as they are proposed.

This section addresses specific works that can be considered in the next few years. Where major projects are proposed which have a significant impact on Boronia specific policies should be developed to guide those projects. The detailed policies should be based on the overall policies of this Conservation Management Plan.

15.1 STABILISATION AND CONSERVATION OF VERANDAH

The verandah in Boronia is one of the most significant and noteworthy elements of the building and contributes greatly to the character of the building. There is a visible subsidence of the south-eastern and south-western corners of the verandah. A funding application has been developed by Otto Cserhalmi + Partners PL and Mosman Council and lodged with the NSW Heritage Office, for undertaking stabilisation work on the verandah. The proposal also includes work that needs to be done to improve the on-site and building drainage, as this has affected the condition of the verandah. Whether this application is successful or not the work needs to be undertaken as soon as possible.

Policy 15.1.1

Ensure that the verandah is conserved by:

- rebuilding the outer corners of the masonry base of the verandah*

- restoring and repairing beams, joists and floorboards and replace wherever necessary*

- upgrading on-site and building related drainage*

15.2 EQUITABLE ACCESS AND TOILETS

The need for equitable access involves the need for a ramp to be built to provide access for wheelchairs to the front of the building. One possible place where this can be done is along the eastern face of the building, the verandah as the ground level here is more or less at the same level as the verandah. The topography of the site should be considered while considering the provision of a ramp. A lift or other vertical access also needs to be installed in the long term to provide access to the first floor.

There is no lift for transporting people from ground to first floor and the bathrooms. If an access lift is to be installed it should be done so towards the north-eastern side of the building in the location of the kitchen and toilet areas. The fabric of this section of the building is largely a later layer and of little significance.

Due to the varying levels of Boronia, detailed planning of any access lift would need to be undertaken to determine a suitable location.

New toilets were built in 1985, and the design and finishes used in these toilets are sympathetic to the original fabric of the building. However while these toilets are for the use of guests to the restaurant and function rooms, they are not accessible to the elderly or disabled users of the building. There is a need for at least one disabled toilet on the ground floor preferably in the rear service wing.

Policy 15.2.1

Develop an overall design and approach for equitable access.

Policy 15.2.2

If a lift is to be installed in the building, it should be done so in an area that does not impact the significant fabric and setting of the building.

Policy 15.2.3

Provide equitable access by:

- building a ramp leading to front of the building in the short term*
- install a lift or other vertical access in the long term*

Policy 15.2.4

Provide a disabled toilet on ground floor

SECTION 8.0 IMPLEMENTATION STRATEGY AND ASSET MANAGEMENT

It is recommended that a commitment be made to the following proposals for Conservation Policy Implementation.

8.1 IMPLEMENTATION GENERALLY

This section of the Conservation Plan outlines the key recommendations as to how the preceding conservation policies may be effectively implemented. This section constitutes the broader guidelines likely to be set in place for a period of at least 5 years.

There are three distinct aims for policy implementation:

- To implement policies which will ensure the preservation of the significant fabric of the place.
- To establish a process whereby conservation information can be disseminated and the owners, lessees and the public can be educated accordingly.
- To establish a mechanism for the monitoring and recording of incremental change .

8.2 CONSERVATION METHODOLOGY

Past experience in the preparation of Conservation Management Plans has shown that detailed policies do not in themselves ensure correct or timely action. Consequently, the following educational and managerial structures are recommended.

It is recommended that the Mosman Municipal Council undertake the following actions and builds them into the planning for operational management of the place:

- Disseminating the aims and intentions of this Conservation Management Plan to lessees, users and other interested persons
- Outlining the responsibility of the lessees and staff for implementing the Conservation Management Plan
- Sourcing specialist tradesmen to undertake remedial repairs and maintenance works.
- Implementing a process for recording incremental changes to the place.

8.2.1 PROJECT OFFICER

A representative from Mosman Municipal Council, suitably familiar with the policies of this Conservation Management Plan, and current conservation methodology and practice should be made responsible to project manage the conservation works, the remedial repairs and cyclic maintenance works.

The project officer would be responsible for coordinating other maintenance staff to carry out the necessary maintenance works. This could be a person skilled in building conservation and able to perform some of the regular condition surveys. This person would then be responsible for the coordination and overseeing of works by outside contractors. Expert guidance should be provided by a heritage consultant or the heritage advisor to assist the maintenance officer.

8.2.2 EXTERNAL CONSERVATION TRADES

A list of skilled conservation trades personnel, and those experienced in dealing with heritage buildings, should be prepared in order to undertake future conservation works. The lists from the Heritage Office can assist in this regard, as well as information from other local council offices. A contact list should be prepared including tradespeople who regularly work on the building or have worked on it in the past. Consideration should be given to establishing a panel of prequalified tradespeople who can be called on to work on Boronia or other heritage properties owned by Council.

8.2.3 CONSERVATION CONSULTANTS

A suitably qualified heritage consultant should be responsible to supervise and instruct any tradesmen or contractors carrying out works on the site in order to prevent any adverse impact on the fabric and significance of Boronia.

It is recommended that the conservation consultant be employed to undertake a yearly inspection or condition survey of the buildings and site. The conservation consultant would prepare a prioritised list of works for the year and to assist and guide the maintenance or project officer.

8.2.4 MONITORING, ARCHIVING AND RECORDING

The conservation consultant and the officer responsible for overseeing the maintenance works should both be responsible for ensuring that the recording of works in progress is undertaken and that storage of significant fabric removed during any future works on the building is adequate for reuse or interpretation at a later date.

A collection of base drawings should be established, as well as other archival material such as historic photographs. This documentary evidence should be consulted when detailed proposals are being developed and made available to consultants. A copy of all material sourced in preparation for this Conservation Management Plan will be supplied to council and should be archived. Any further source material found through further research of the place should be added to the file to assure a complete archive of historical material is maintained.

8.2.5 RUBBISH REMOVAL

As a public park, the site should be regularly monitored to keep the area clean. General rubbish removal will prevent the appearance of dilapidation and will allow both the gardens of Boronia and Reservoir Park to be enjoyed by the community.

8.2.6 INTERPRETATION PLAN

It is recommended that an Interpretation Plan be developed for the site and building.

The Interpretation Plan should help visitors to the site to read and recognise its unique qualities and it should develop a language of interpretation that would be easily understood by the community. The use of extant material should be the basis for any interpretation plan rather than the introduction of new fabric. Simple information signs and information pamphlets could complement the existing fabric of the place as well as electronic information on Council's website.

8.3 IMPLEMENTATION

8.3.1 SHORT TERM

- Seek the endorsement from the Mosman Municipal Council for this CMP and that the aims, intentions and policies of this plan are disseminated through and implemented by relevant staff.

- Confirm urgent works to be undertaken in 2008 or as soon as possible. The replacement of slipped slates and lead flashings should be undertaken urgently. Other works in order of urgency are:
 1. stabilisation of front verandah and associated drainage and roofing works,
 2. repair of rear first floor verandah and the roof underneath it,
 3. the removal of trees destabilising the front fence and associated stabilisation of the stonework.

- Undertake landscaping works including removal of weeds, pruning and removal of species growing too close to the building.

- Repair the postmix drink delivery pipe in the sub-floor space.

- Undertake a detailed condition survey as a basis to program repairs for future years. Landscaping issues such as the possible damage caused by the root systems of mature trees within proximity of the building and walkways should also be addressed (Refer to fabric condition in Section 4 of this report as a basis for further site surveys).

- Develop a maintenance plan for the place outlining works to be taken on a regular basis and over a period of ten years.

- Develop opportunities to enhance public access and signage to assure the public are aware the gardens of Boronia are available for public use.

- Undertake any further oral histories of the place with members of the community that have memories of the place. Archive these histories with other historical documentary material.

- Identify any opportunities for disabled access and prepare an access/plan strategy in accord with the Disability Discrimination Act.

- Ensure this CMP becomes a publicly accessible document. Conduct a community open day so that the public can comment on the heritage concerns within the CMP and continue to encourage community participation.

- Update the inventory sheet for the State Heritage Register.

8.3.2 MEDIUM TERM

- Continue cyclic maintenance inspections and regular pest inspections and implement a program of eradication if necessary.
- Investigate the sequence of colours for the building exterior and continue to re-paint, on a regular basis, all external elements that were intended to be painted.
- Compile a record including images, drawings and notes of original detailing and fabric.
- Install disabled access ramp to ground floor and an accessible toilet.
- Remove existing signage and install one newly designed sign that could accommodate announcements for special events.
- Increase security and amenity at Boronia by installing vandal-proof lighting in Reservoir Park and pruning/removing certain planting and walls to increase invisibility.
- Prepare an asset management strategy that establishes mechanisms for maintenance, future use, funding and capital works.
- Undertake program of conservation works including opportunities to recover original details such as verandah tiling and interior decorative features.
- Undertake maintenance of sub-floor space by rationalising services, clearing rubble and ensuring sub-floor ventilation is not obstructed.
- Develop an interpretation strategy for the place and provide information about Boronia at the Mosman Municipal Council and on the Council's website.
- Continue to allow opportunities for the public to use the gardens and building for community days such as the National Trust Heritage Week.

8.3.3 LONG TERM

- Continue cyclic maintenance inspections.
- Develop a program of works that includes maintenance work such as gardening days that volunteers could participate in.
- Investigate opportunities to provide equitable access to the first floor by a lift or other vertical access.
- Review this CMP within ten years, and/or when new information comes to light.
- Encourage further research about the architects and family connections with the place.
- Identify opportunities to further reveal the significance of the place such as Boronia's historical and aesthetic connection with Telopea, and opportunities to strengthen the Victorian character of Boronia's garden.
- If feasible, consider reconstructing internal parts of Boronia based on existing evidence and the internal layout of Telopea.
- If financially possible, in the future reconsider using Boronia as a community facility.

8.4 ASSET MANAGEMENT AND ACTIONS

Maintenance and management of Boronia's heritage significance are addressed in previous sections of this report and actions categorised as short, medium and long term.

Council commissioned a condition audit of its buildings, including Boronia, in 2007 (see appendices). It covers and schedules certain works for Boronia but not all those identified in this CMP and not including the grounds. It identifies and average annual budget requirement of \$38,612 (seven times that now allocated) and \$63,710 for backlog maintenance (or \$61,210 in the table). As the work did not commence in 2007 the backlog would now include the figure allowed for 2007 and would total either \$75,915 and \$78,415 depending which figure is used.

The report provided a 10 year life cycle costing and notes that the actual detail for each year can be found in "the relevant database". This was not available to the authors of the CMP so it was not possible to ascertain what was allowed for each task and when it was planned to be undertaken. The audit recommendations need to be reviewed with those of this CMP to develop a realistic maintenance plan for Boronia. Interpolation indicates that the CMP and audit recommendations do not tally as the CMP recommends urgent front verandah repairs at a cost of \$75,000. This is more than the audit allows for all backlog maintenance but comparable to the allowance for backlog and for 2007.

The following table indicates the major works recommended by the CMP and a broad order of cost and should be reviewed in line with the audit when the maintenance plan is written. The priority for each action is allocated as follows:

- Urgent - within 1 year
- High - within 2 years
- Medium - within 2 -5 years
- Low - within 5 - 10 years
- Ongoing - annually

ACTION	PRIORITY	ORDER OF COST	RESPONSIBILITY
Repair roof	Urgent Ongoing	\$10,000 \$ 5,000 pa	Council and Roof Slater
Stabilise verandah & associated roofing & drainage	Urgent	\$75,000	Council and Professionals and Building Contractor
Repair of the rear first floor verandah & roof underneath it	High	\$40,000	Council and Professionals and Building Contractor
Remove damaging trees & stabilise stone fence	High	\$10,000	Council and Tree Contractor and stone mason
Survey condition in detail & prepare maintenance plan	High Ongoing	\$10,000 \$ 1,000 pa	Council and Professional
Repair drink delivery system	High	\$2,000	Lessee
Prepare DDA access strategy and feasibility & sketch design	Medium	\$20,000	Council and Professional
Remove weeds & rubbish, prune and open up park	Medium Ongoing	\$15,000 \$ 7,500 pa	Council and Landscape Contractors
Maintain house and grounds	Ongoing	\$40,000 pa	Council and Contractor
Access ramp and toilet	Medium	\$40,000	Council and Professionals and Building Contractor
Site signage	Medium	\$15,000	Lessee
Major repainting and conservation work (scaffold building), inc. fence	Medium	\$100,000	Council and Professionals and Building Contractor
Clear and rationalise sub-floor	Low	\$20,000	Council and Professionals and Building Contractor
Interpretive signage etc	Low	\$20,000	Council and Professionals
Lift	Low	\$80,000	Council and Professionals and Building Contractor
Upgrade park and lighting, succession planting	Low	\$50,000	Council and Professionals and Landscape Contractor

