



THE FIRS ESTATE COTTAGE

(within Roseville Park)

Plan of Management

Ku-ring-gai
Council

SERVIENDO GUBERNO

Adopted 12 November 2013







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Introduction

1.1 Background

This Plan of Management for the Firs Estate Cottage has been prepared in accordance with the requirements of the *Local Government Act 1993* (as amended). It covers the Firs Estate Cottage and its curtilage within Roseville Park. The area covered by this Plan of Management is shown in **Figure 1**.

The land is located at 60a Clanville Road, Roseville (DP 166600) and is owned by Ku-ring-gai Council. The site is currently zoned 6(a) – Open Space under the KPSO or RE1 Recreation under the draft Ku-ring-gai LEP.

The zoning provides for a range of works or buildings which may be carried out or erected with consent of the responsible authority, that being Ku-ring-gai Council.

The Plan of Management provides a strategic framework for future management. Specific details about how works or actions are to be performed or

achieved are not included. This approach allows innovation and flexibility in the implementation of the Plan.

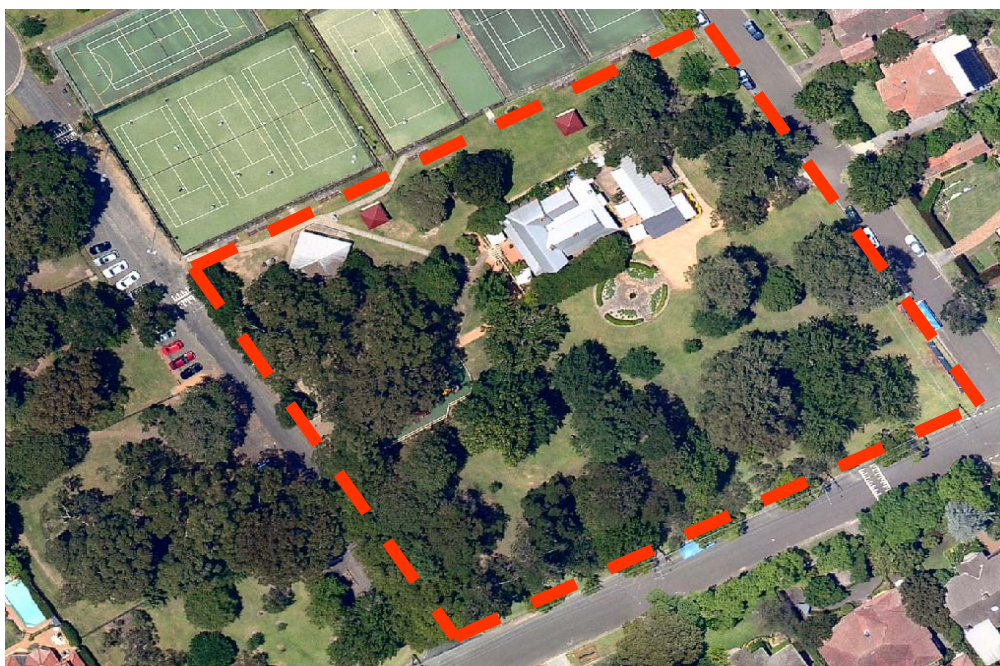
The Plan of Management closely follows the objectives and recommendations of the 1999 Conservation Management Plan prepared by Rod Howard Heritage Conservation.

1.2 Vision

Based on community consultation when the Plan of Management was originally prepared the following vision is provided for the Firs Estate Cottage:

To preserve the heritage significance of the Firs Estate Cottage and to provide a facility that meets the needs of the community and contributes to the character and heritage of the locality, while providing maximal opportunity to manage and use the facility, including enabling Council to enter into contracts, leases, licenses, hire or occupancy agreements which relate to the development, maintenance or use of the Firs Estate Cottage and its curtilage.

Figure 1: The Firs Estate Cottage including curtilage (dotted red line)





1.3 Objectives

This Plan of Management has been developed to meet the following objectives:

- To meet Council's obligations in respect of public land management under the requirements of the *Local Government Act 1993*.
- To maximise opportunities for the management and use of the Firs Estate Cottage.
- To provide a framework for the sustainable management of the Firs Estate Cottage.
- To enable Council to enter into contracts, leases, licences, hire or occupancy agreements which relate to the development, maintenance or use of the Firs Estate Cottage and its curtilage.
- To meet the objectives of Council's Corporate Strategic Plan.

In accordance with the requirements of the *Local Government Act 1993*, the following core objectives (as specified in the Act) for land categorised as *General Community Use* and *Area of Cultural Significance* are also applicable and form part of the aims of this Plan of Management.

6J.E Core objectives for management of community land categorised as an area of cultural significance.

- (1) *The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present and future generations by the active use of conservation methods.*
- (2) *Those conservation methods may include any or all of the following methods:*
 - (a) *The continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance.*
 - (b) *The restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by resembling existing components without the introduction of new material.*
 - (c) *The reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state.*

(d) *The adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no change to the cultural significance of the physical material of the area, changes that are substantially reversible or changes that require a minimum impact).*

(e) *The preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.*

6J.F Core objectives for management of community land categorised as general community use.

The core objective for management of community land categorised as general use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) *in relation to public recreational, physical, cultural, social and intellectual welfare or development of individual members of the public, and*
- (b) *in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).*

1.4 Brief History

The historical summary is taken from the 1999 Conservation Management Plan (Rod Howard Heritage Conservation).

The land on which the Firs Estate Cottage and its environs is located was once part of a 400-acre property granted to Daniel Dering Mathew (1788-1856) in 1819 who was reputed to be the first trained architect to reach Australia. The property became known as *Clanville*.

Mathew sold the property to Richard Archbold (1791-1836) in 1824. Ownership was to pass through many members of the Archbold family until in 1850 when the land was divided between Archbold's children.

It is not known when the first part of the Firs Estate Cottage was constructed although it has been estimated to be in the last quarter of the nineteenth century.

The property was eventually sold to the Fowler family in 1905, where the cottage became a permanent residence for some of the family members.



In 1918 the Council of the Shire of Ku-ring-gai purchased part of the estate to form a large part of what is now known as Roseville Park. Council has owned the Firs Estate Cottage continuously since this period and at one time the building served as a caretaker's cottage.

The land and cottage is located at 60A Clanville Road, Roseville and is owned by Ku-ring-gai Municipal Council. It is currently a listed heritage item and within 32C Clanville Conservation Area listed on Schedule 5 of the Draft Ku-ring-gai Local Environmental Plan 2013.

The Firs Estate Cottage is currently tenanted by Sous Le Soleil on a five-year lease which is currently due for renewal.

1.5 Document Structure

This Plan of Management comprises of five (5) sections:

| | |
|-----------------------|-------------|
| Introduction | (Chapter 1) |
| Basis for Management | (Chapter 2) |
| Management Objectives | (Chapter 3) |
| Strategy Plan | (Chapter 4) |
| Monitoring Program | (Chapter 5) |

The **Introduction** sets out the categorisation of the land and the scale and intensity of permitted uses.

The **Basis for Management** is the driving force of the Plan which will guide management for Firs Estate Cottage over the next fifteen (15) years or so. The basis for management incorporates the protection of the heritage identity of the cottage and its role in the community as well as Council's need to find a viable use which will secure the restoration and revitalisation of the structure and its immediate curtilage.

The **Management Objectives** have been developed in response to identified key issues which affect management of the Firs Estate Cottage as identified through the Conservation Management Plan and consultation with relevant staff.

The **Strategy Plan** and **Monitoring Program** define and timetable the strategies which will be implemented to achieve the management objectives of this Plan.

1.6 Categorisation of the Land

Under Division 2, Section 36, Clause 4 of the *Local Government Act 199*, Plans of Management for community land must categorise the land covered by the Plan. The Act provides the following choices for categorisation:

- sportsground
- park
- natural area

- general community use
- an area of *Cultural Significance*.

For the purposes of Section 36, Clause 4 this Plan of Management categorises the Firs Estate Cottage as an area of Cultural Significance and General Community Use.

1.7 Description of the Land

The *Local Government Act 1993* requires that Plans of Management include a description of the condition of the land and any buildings or improvements on the land.

The Firs Estate Cottage consists of a single-storey building partly brick and partly timber-framed construction. Floors are timber, and the roof, an assemblage of hipped and gabled configurations, is covered in corrugated iron of recent origin. Chimneys are terminated by glazed terracotta pots. There is a verandah on the western side and a returning verandah on part of the southern and eastern sides of the building (from 1999 Conservation Management Plan).

The cottage underwent major renovations in 2007/2008 which were carried out by the current Lessees as part of their Development Consent prior to opening the café restaurant. The curtilage surrounding the cottage is identified in Figure 1 and includes the gardens within the fence surrounding the cottage and the immediate park surrounds.

1.8 Use of the Land: Current and Permitted

The cottage covered by this Plan of Management is currently occupied by Sous Le Soleil Pty Ltd as a café and antique shop while the surrounding grounds within the curtilage are used for passive and informal recreation.

This Plan of Management permits the following uses:

- Casual and permanent hire for recreation/leisure activities including community events
- Community group meetings and activities
- Passive recreation
- Childcare / preschool / playgroup*
- Residential / caretaker
- Museum/ art centre / antique shop
- Low-key commercial uses (eg café, art gallery) within the limits imposed by the Plan, existing zoning and requirements of relevant legislation.*

* Draft Ku-ring-gai Local Environmental Plan 2013 includes a heritage incentive clause which allows a property listed as a heritage item in Schedule 5 to be used for purposes not normally permissible under the zoning.



5.10.10 Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

1.9 Use of the Land: Future

Any future development of the site must be in accordance with the management objectives of this Plan and the recommendations of the 1999 Conservation Management Plan by Rod Howard Heritage Conservation. All future development of the Firs Estate Cottage should take into consideration the following guidelines taken from the 1999 Conservation Management Plan:

- Any work should be designed to complement the existing architectural character of the place.
- Ensure that any upgrading of services has minimal impact on significant fabric, does not involve chasing into significant fabric and is located in areas which are not visible.
- Exposed services should be matched to their surrounds, and fixings which will not cause damage to significant fabric should be used.
- Works should not remove or reduce evidence of important historic and aesthetic associations contained within the existing fabric.
- Retain the surviving original configuration of internal finishes and joinery.
- Any internal or external signage should be designed so that it compliments the architectural character of the Cottage.
- Any new works should be designed and detailed to harmonise with a compliment the character and scale of the building.

Any future development of the land or building will take into account the objectives and requirements of an Asset Management Plan which will be prepared as a requirement of Section 4.3 of this Plan



1.10 Scale and Intensity of Permitted Uses

| USE | SCALE | INTENSITY |
|--|--|---|
| Childcare / Preschool / Playgroup | Limited to physical constraints of available facilities and relevant legislation and Council policies. | Mondays to Fridays Within scale constraints and restricted to licence hours. |
| Community group meetings and activities | Limited to physical constraints of available facilities. | 7am - Midnight |
| Casual and permanent hire for recreation / leisure activities including community events | Limited to physical constraints of available facilities. | 7am - Midnight |
| Commercial activities - within the constraints identified in this Plan of Management | Limited to physical constraints of available facilities. All seating is to be contained within the existing picket fence that aligns the perimeter of the cottage. | 7am – 7pm from Sundays to Wednesdays; 7am – 10.00pm Thursdays and Fridays; and 7am - 11pm on Saturdays |
| Passive recreation | Limited to physical constraints of available facilities. | Unrestricted but limited to physical constraints of the site. |
| Residential / Caretaker | Within physical constraints of the building and fenced area immediately surrounding the building. | 24 Hours per day |
| Museum / Antique shop / Art Centre | Within physical constraints of the building and fenced area immediately surrounding the building. | 7am - 11pm |



Basis for Management

2.1 Introduction

The **Basis for Management** is the driving force of the Plan which will guide management of the Firs Estate Cottage over the next 10 to 15 years.

- Its fabric demonstrates the evolution of European settlement in the area, from farm to recreational and residential.
- It reputedly contains the oldest extant building in the locality, and has retained early fabric.
- Its setting within Roseville Park is evidence of Ku-ring-gai Council's policy of consolidating suburban parkland after World War One.

2.2 Local and Regional Context

The Firs Estate Cottage is significant within a local and regional context for the following reasons (taken from the 1999 Conservation Management Plan prepared by Rod Howard Heritage Conservation):

- It is associated with people who have historical links to the area, particularly the Archbold and Fowler families.

2.3 Values and Issues

The following values of the site and issues relating to its management have been identified in the table below:

| VALUES | MANAGEMENT ISSUES |
|--|---|
| Heritage significance | Heritage uses |
| Potential uses: <ul style="list-style-type: none"> - Commercial - Historical interpretation - Community - Cultural - Leisure - Residential | Compatible uses |
| Amenity - <i>sense of place</i> | Repair and refurbishment |
| Curtilage | Curtilage |
| Asset | Safety / Risk Management |
| Setting | Repair and Refurbishment |
| | Traffic / Parking |
| | Access |
| | Fencing |
| | Maintenance |
| | Vandalism / inappropriate use |
| | Impact on adjoining land uses and residents |



2.4 Leases and Licences

The grant of a lease, licence, or other estate in respect of so much of the land to which this land applies, as comprises the Firs Estate Cottage and curtilage as defined in Figure 1 is hereby expressly authorised:

- (a) or any purpose for which the land was being used at the date this Plan was adopted (or, for any purpose referred to a Clause 1.8 of this Plan); or
- (b) any other purpose prescribed by Section 46 of the *Local Government Act 1993*, or the Regulation made thereunder.

The granting of leases licenses and other estates must be consistent with the core objectives of the land categorisation for this Plan of Management (General Community Use and Area of Cultural Significance) as referred to in Section 1.2 of this Plan.

2.5 Leases and Licences and Other Estates Prohibited by the Plan

The Plan of Management prohibits leases, licences and other estates being granted at the Firs Estate Cottage for the following:

- Activities prohibited by the zoning of the land unless otherwise enabled through the operation Schedule 5 of the Draft Local Environmental Plan 2013 (Refer to section 1.8).
- Activities which are not in accordance with the aims and/or objectives of this Plan.
- Activities inconsistent with the aims and/or objectives of the 1999 Conservation Management Plan.

2.6 Role

To provide a viable use of the land that produces a positive contribution to the local environment while maintaining or enhancing the cultural significance of the site.

2.7 Vision

To preserve the heritage significance of the Firs Estate Cottage and to provide a facility that meets the needs of the community and contributes to the character and heritage of the locality, while providing maximal opportunity to manage and use the facility, including enabling Council to enter into contracts, leases, licenses, hire or occupancy agreements which relate to the development, maintenance or use of the Firs Estate Cottage and its curtilage.



Management Objectives

3.1 Introduction

The **Management Objectives** have been developed in response to issues identified as being important in terms of either the values of the Firs Cottage or in relation to issues affecting its management.

3.2 Access

Issues

Access to this site is an issue in the following respects:

- pedestrian access
- vehicular access
- disabled access
- access for minority or ethnic groups
- signage
- community access to interpretive material regarding the significance of the Firs Estate Cottage.

The *Disability Discrimination Act 1992* and *Anti Discrimination Act 1977* makes it law for public places, such as this site, to be accessible to persons with disabilities.

In response, Council's Access Policy provides the following relevant objectives and strategies:

Objective 3 - Provide Access to Public and Recreational Facilities

- 3.1 *Seek a commitment from public authorities to systematically audit property so that access meets the intent of the Local Approvals Policy or AS1428 - 2010 whichever is the better.*
- 3.2 *Make all appropriate authorities aware of Council's Access Committee and its Policy requirements.*
- 3.3 *Ensure all new Council recreational facilities (eg parks, walking tracks etc) access meets the intent of the Local Approvals Policy or AS1428 - 2010 whichever is the better.*
- 3.4 *Ensure all existing Council recreational facilities (eg parks, walking tracks etc) are systematically audited so that access meets the intent of the Local Approvals Policy or AS1428 - 2010 whichever is the better.*

Objective

To maximise access for all to the Firs Estate Cottage and its curtilage consistent with approved uses.

3.3 Repair and Refurbish

Issues

The Firs Estate Cottage and its associated gardens were renovated and repaired by the current lessee following DA consent in 2007.

Objective

To ensure future repair and refurbishment of the Firs Estate Cottage and its associated gardens is consistent with the aims, objectives and recommendations of the 1999 Conservation Management Plan and permitted uses.

3.4 Maintenance

Issues

Maintenance falls into three (3) broad categories: park maintenance surrounding the immediate curtilage, building / infrastructure maintenance and waste management. All works are currently carried out by the Operations Group of the Council.

The maintenance of the park area is carried out on a cyclical basis with mowing undertaken by contract services. The service level is regarded as basic.

The service providers may change over time.

Responsibility for the maintenance of the building and immediate gardens is the responsibility of the Lessee and shall be maintained in accordance with this Plan and the 1999 Conservation Management Plan.

Objective

To provide agreed levels of service in a competent and cost-effective manner for the maintenance of the Firs Estate Cottage.

3.5 Traffic / Parking

Issues

Traffic and parking is not currently known to be an issue for the Firs Estate Cottage. Alternative uses in the future have



the potential to generate an increase in local traffic which may impact on the amenity of local residents.

Objective

To minimise any adverse impacts which may be caused by potential increases in traffic use generated by future uses of the Firs Estate Cottage.

3.6 Compatible Uses

Issues

Council requires any use for the Firs Estate Cottage to be compatible with the management guidelines and objectives of this Plan and the 1999 Conservation Management Plan.

Any future use should desirably be economically viable for council and should take into consideration sources of funding for the maintenance costs of the building and surrounds.

Objective

To find a compatible use for the Firs Estate Cottage which is economically viable while adhering to the management guidelines and values recognised in this Plan and the 1999 Conservation Management Plan.

3.7 Curtilage

Issues

According to the 1999 Conservation Management Plan, an appropriate curtilage for the Firs Estate Cottage requires definition. The establishment of a heritage curtilage is important for the following reasons:

- To preserve the historic and visual relationship of The Cottage with Roseville Park and the adjacent locality.
- To preserve sufficient of its site so that the role of The Cottage as a farm and subsequently a holiday and then permanent residence set in substantial grounds can be successfully maintained and interpreted.
- To retain the status of the building as an important component of the heritage of Ku-ring-gai.
- To preserve any relics and archaeological remains which may exist in the vicinity of the Firs Estate Cottage.
- To preserve plantings which may have significance and which are important as part of the setting of the cottage.

The curtilage proposal for the Firs Estate Cottage, as indicated in Figure 1, endeavours to contain sufficient of the surrounding park so that an appropriate setting for the cottage is maintained.

The establishment of the curtilage should include the following constraints:

- No activity shall take place within that portion of the site defined by the curtilage which will diminish the historic relationship of the Firs Estate Cottage with the site and its surrounding built and landscape environs.
- No works shall be undertaken within the boundary of the curtilage that does not adhere to the recommendations in the management plan.

Objective

To preserve the curtilage significance to the historical landscape and visual character of The Cottage.

3.8 Heritage Uses

Issue

Any future use of the Firs Estate Cottage should not decrease the heritage significance of the building and its curtilage. Any future use of The Firs Estate Cottage should include appropriate opportunities for the public interpretation of the cottage and its history.

Objective

To retain, promote and interpret the heritage value of the Firs Estate Cottage.

3.9 Vandalism and Inappropriate Use

Issue

Vandalism involving property damage is a widespread issue which affects many civic areas in Ku-ring-gai including this site.

It is considered appropriate to include the following elements in strategies to reduce vandalism:

- prompt response to repair damage when vandalism occurs
- where necessary, target enforcement to known problem areas
- appropriate education and interpretation Security lighting
- increased community involvement in development management of facilities at the Firs Estate Cottage.

The above elements will also assist with deterring inappropriate uses.



Objective

The objective of the plan is to minimise the potential for and actual occurrence of vandalism and inappropriate use at the Firs Estate Cottage.

3.10 Safety / Risk Management

Issue

Safety and risk management issues are inter-related as the objectives and strategies to effectively deal with both issues are complementary. Both issues primarily relate to providing a safe environment for users of facilities at the Firs Estate Cottage.

Essentially, positive management of these issues relate to:

- identification of user needs
- appropriate design and construction techniques
- identification of possible risks and development of plans to minimise risk

A fully documented inspection and maintenance cycle appropriate to the facility and available funds.

Objective

To provide a safe environment for users of and visitors to the Firs Estate Cottage.

3.11 Impact on Adjoining Land Uses

Issue

The Firs Estate Cottage is surrounded by parkland with residential houses on the adjacent roadside. If the Firs Estate Cottage was to be used for commercial purposes for extended hours, there may be a small increase in traffic, although due to the size of the cottage, visitation numbers

would be low due to the lack of space to accommodate large numbers of people.

Under a Section 96 Application, Notice of Determination, Application Number MOD0128/08, Modification of DA0208/07, and Date of determination 20 July 2008:

The capacity of the premises is to be restricted to a maximum of 90 patrons at any one time. All seating is to be contained within the existing picket fence that aligns the perimeter of the cottage.
(Council Trim No. 2009/228895)

Impacts associated with noise, waste management and traffic generally will need to be carefully considered as part of assessment of any proposed use of the Firs Estate Cottage.

Objective

To minimise any adverse impacts caused by use of the Firs Estate Cottage on adjoining land uses.

3.12 Fencing

Issues

The fencing currently on the site may need to be removed when its condition deteriorates. However, some form of fencing compatible with the building and curtilage should be used which meets the objective of allowing both the users of the cottage being able to look out over the surrounding parkland and for passers by to enjoy the aesthetics of the heritage building.

Objective

To provide appropriate fencing at the Firs Estate Cottage.

Strategy Plan

4.1 Introduction

This section outlines the strategies that will be implemented to achieve *Management Objectives* as stated in Section 3 of this Plan in respect to the Firs Estate Cottage.

The priority assigned to each strategy gives an indication of Council's intended timing to implement the strategies as follows:

- High** - within 12 months
- Medium** - within 3 years
- Low** - within 5 years
- Ongoing** - throughout time while the Plan of Management is in force

| Issue | Objective | Strategy | Priority Level |
|------------------------------|--|---|---|
| 4.1 Introduction | N/A | N/A | N/A |
| 4.2 Access | To provide access for all | Identify constraints and opportunities to maximise access. Develop and implement an Action Plan in accordance with Council's <i>Access Policy and the 1999 Conservation Management Plan</i> to maximise access to and within the Cottage. | High High and Ongoing |
| 4.3 Repair and Refurbishment | To ensure future repair and refurbishment of the Firs Estate Cottage and its associated gardens is consistent with the aims, objectives and recommendations of the 1999 <i>Conservation Management Plan</i> and permitted uses | Develop and implement an <i>Asset Management and Refurbishment Plan</i> to restore the Cottage and its gardens, consistent with the 1999 Conservation Management Plan and permitted uses. | High and Ongoing |
| 4.4 Maintenance | To provide agreed levels of service in a cost effective manner for the maintenance of the Cottage | Identify and maintain agreed levels of maintenance and prepare a Maintenance Plan. | High and Ongoing |
| 4.5 Traffic / Parking | To minimise any adverse impacts which may be caused by potential increased in traffic | Restrict and / or control activities on the site to minimise adverse impacts on adjoining land uses. | Ongoing |
| 4.6 Compatible Uses | To find a compatible use for The Cottage which is economically viable whilst adhering to the management guidelines in this Plan of Management and the 1999 <i>Conservation Management Plan</i> | Investigate and identify compatible uses. Consult with local community in determining the preferred use/s. Signage internally or externally to complement the architectural character of the Cottage. Fixtures and fittings should not damage significant fabric of the Cottage. | High and Ongoing Ongoing High and Ongoing High and Ongoing |



| | | | |
|------------------------------------|---|---|------------------------------|
| 4.7 Curtilage | To preserve the curtilage significance as it pertains to the historical, landscape and visual character | Prohibit activities which adversely affect the curtilage. | Ongoing |
| 4.8 Heritage Uses | To retain promote and interpret the heritage value of the Cottage | Promote usage that is consistent with this Plan of Management and the 1999 <i>Conservation Management Plan</i> . | High and Ongoing |
| 4.9 Vandalism / Inappropriate use | To be vigilant to any motivating factor and remove or mitigate where possible | Ensure The Cottage is used and occupied and that the site is well maintained in order to discourage and reduce motivating factors to vandalism or inappropriate use. Provide appropriate security and / or security services for the site. | Ongoing |
| 4.10 Safety/Risk Management | To provide a safe environment for users of the Cottage | Audit the Cottage to identify potential risks. Formulate and implement a <i>Risk Management Plan</i> for the site. | High High and Ongoing |
| 4.11 Impact on Adjoining Land Uses | To minimise any adverse impacts caused by future use of the Cottage upon adjoining land uses | Review impact and / or potential impact on adjoining properties when considering or assessing use of the site and facilities. | Ongoing |
| 4.12 Fencing | To provide appropriate fencing if considered necessary | Identify fencing which is consistent with the heritage values of the Cottage and curtilage. Provide fencing which is consistent with the Plan of Management requirements. Prohibit inconsistent fencing of the site. | Medium Medium Ongoing |



Monitoring Program

5.1 Monitoring Program

The *Strategy Plan* will be reviewed every five (5) years unless the land is reclassified *Operational* via a Local Environmental Plan in accordance with the requirements of the *Local Government Act 1993*. The review will include:

- a report on the progress of the Plan
- recommendations for alterations (if applicable) to the *Strategy Plan*
- any other necessary changes due to new usage trends.

The *Objectives* will be reviewed every five (5) years. However, if significant changes take place, such as a change of use, in the interim period then this Plan of Management will need to be revised in accordance with the change or proposed changes as soon as possible.

The core values held by the community are unlikely to change over the 15-year time frame however the relative importance of each value may increase or decrease. These changes in importance of core values need to be reflected in annual charges in the *Strategy Plan*.

Significant changes in the core values will necessitate the need for the plan of management to be reviewed, amended and presented to an Ordinary Meeting of Council for consideration and public exhibition.



References

Rod Howard Heritage Conservation Pty Ltd, Epping NSW,
The Firs Estate Cottage Conservation Management Plan
1999.

Ku-ring-gai Council, Section 96 Application, Notice of
Determination. Trim Number 2009/228895. Successful
increase of seating capacity.



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