

HERITAGE IMPACT STATEMENT

307 SYDNEY ROAD, BALGOWLAH

prepared for
Northern Beaches Council
for
Designed 2 You

by
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FINAL REPORT 250917

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1. INTRODUCTION

The subject site at 307 Sydney Road, Balgowlah is defined as Lot D in DP 335027. The site is a battle axe block fronting Sydney Road. The site features a single storey Interwar period residence that is part of a group.

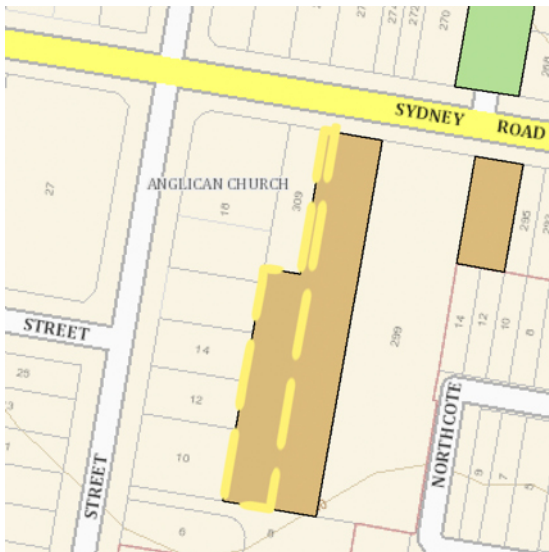
The site is identified as a local Heritage Item I24, in Schedule 5 of the Manly LEP 2013, one of a Group of Houses 303-307 Sydney Road, Balgowlah. The house is not listed on the State Heritage Register and there are no instruments existing under the Heritage Act pertaining to this site.



Site Location, NSW Explorer



Aerial photograph, NSW Explorer



Heritage Map showing subject site (yellow outline) as part of Heritage Item I24, Planning Portal



Heritage Map showing heritage item I24 and items in the vicinity, Manly LEP 2013

The site does not lie within a Conservation Area identified in Schedule 5 of the Manly LEP 2013. There are other Heritage Items in the vicinity of the site, listed in the Manly Local Environmental Plan 2013: I6 House 'Camden', 2 Boyle St; I23 House 'Edinbro' 297 Sydney Road; and I57 House 'Unara' at 1 Hill Street, as shown in Figure 4. Because of the topography and intervening built form, these items are not within the visual catchment of the area of work.



Heritage item in the vicinity 2 Boyle St, Balgowlah. A fine representative example of a large Federation Queen Anne House.

Source: Heritage Inventory Sheet

This report considers the heritage significance of No 307 Sydney Road as part of Heritage Item Group of Houses 303-307 Sydney Road, Balgowlah, and the impact of the proposed works upon this significance.

The purpose of this report is to:

- Outline the historical background of the locality
- Describe the building, site and streetscape
- Assess the heritage significance of the site
- Assess the impact of the proposed development upon the heritage significance.

The proposal has been assessed against the heritage provisions of the Manly LEP and DCP 2013. The guidelines to the Burra Charter published by Australia ICOMOS, and 2023 guidelines for the assessment of heritage significance and the assessment of heritage impact published by the Department of Planning and Environment were used in the preparation of this report. The report has built upon the previous Heritage Impact Statement prepared by Architectural Projects PL, 2023.

This report has been prepared by Elizabeth Gibson, Heritage Consultant.
(Refer to Appendix A for Elizabeth's experience and expertise.)

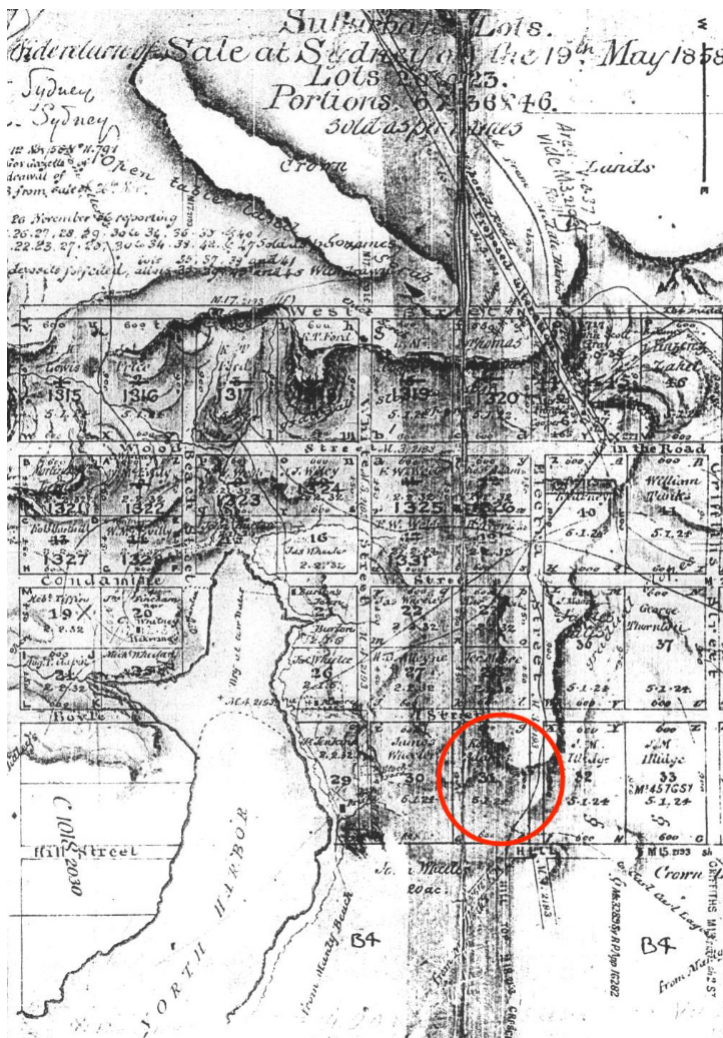
2. ASSESSMENT OF SIGNIFICANCE

2.1 Historical Context

2.1.1 Area History

In 1828, Major Thomas Mitchell Surveyor-General of NSW drew up a plan of what is now called Balgowlah, at the head of North Harbour. Balgowlah was chosen for village-type settlement, and 31 allotments were laid out in a rectangular grid, which survives in the present-day street pattern. Balgowlah had the advantage over Manly of reliable watercourses. The land grants ranged in size from two to five acres, average for rural domestic living¹.

The site was part of Suburban Portion 31 in the Village of Manly, originally granted to Robert Adams by Crown grant 5th February 1857. The 'Survey of Portions in the Village of Balgowlah, North Harbour' was prepared for a sale of subdivision of lots held in Sydney on 19 May 1858.



1858_Village of Balgowlah. Portion 31 owned by Adams is highlighted.

Source: Northern Beaches Library

¹ Early Balgowlah, Manly Library Local Studies Fact Sheet, Northern Beaches Library

The 1858 survey included several other street names that have survived to the present, including West, Condamine, Boyle, Hill, White Griffiths and Beach Street. Electra Street referred to the stretch of what is now Sydney Road between West and Woodland Streets, and survived as a street name until 1900.²

The intention to open and make Electra street had been resolved by Manly Council in January 1883.³

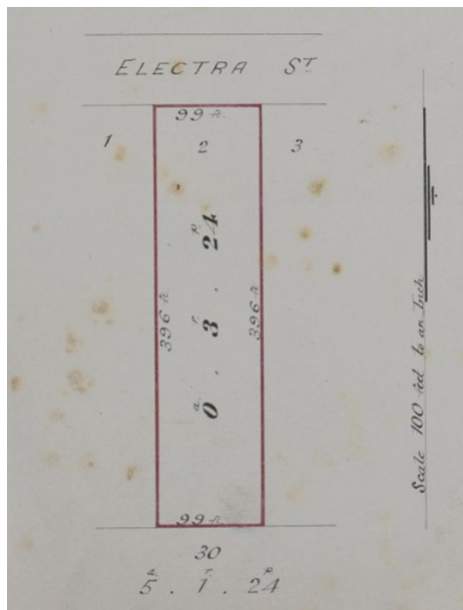
An early writer reveals Balgowlah as a township which '*affords large opportunities for picnic spots; a quarter of an hour's walk by way of Sydney Road, water, firewood and shade found in a hundred convenient spots. Wildflowers are abundant here and delightful harbour views surrounding*'.⁴

By the 1920s Balgowlah was still fairly isolated, although Sydney Road, the main road to Manly ran through it. The Balgowlah Progress Association built the Balgowlah Hall in 1922, which became the Balgowlah Theatre in 1927, a popular venue until 1984. A strip of shops became consolidated around the Hall.

Balgowlah became more developed in the 1920s and 1930s after the opening of the Spit Bridge and improvements in transport. The first government motor-bus service commenced with the route 144, Spit to Manly in 1932.

2.1.2 History of the Site

In 1874, Robert Adams made a Primary Application No.3592 to bring the land under the Real Property Act, and subdivided his land. In 1874, a Certificate of Title was issued to Emily Mary Pile a minor, of Petersham for Lot 2 of the Subdivision of Portion 31.⁵



1874_ The subject site was part of Emily Mary Pile's land, Lot 2 Diagram attached to Certificate of Title 183-172. Electra Street is now Sydney Road.

² Electra Street, Manly Local Studies Fact Sheet

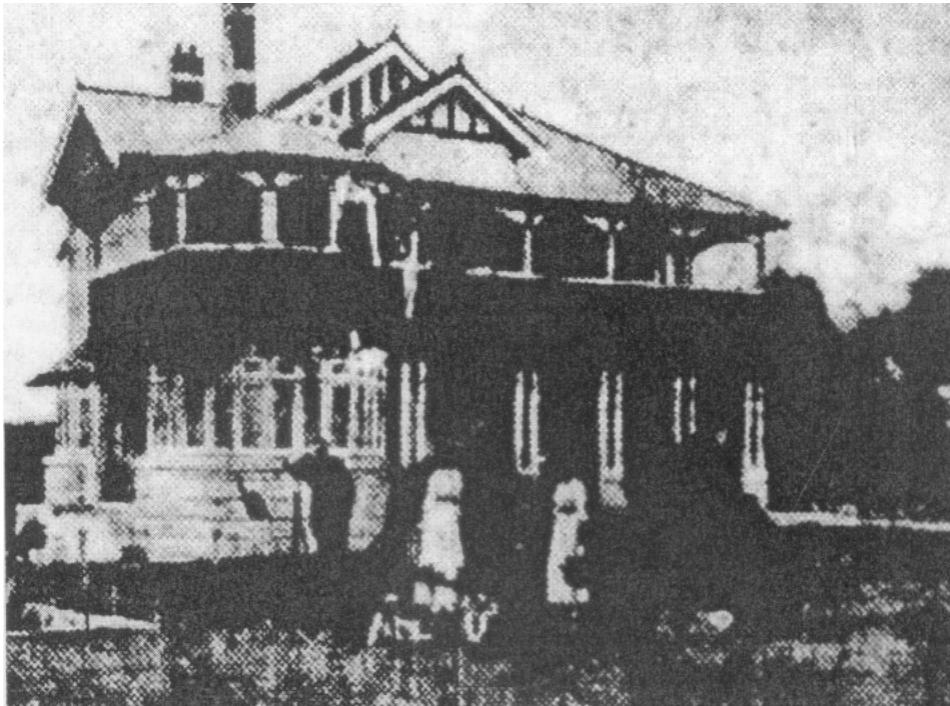
³ Sydney Morning Herald, 22 September 1883

⁴ Unnamed source, quoted in 'Souvenir of the Balgowlah Sesquicentenary', 1991

⁵ Certificate of Title 183-172

In 1893, George Lillie a civil servant of Sydney and his wife Mary purchased Lot 2. The land comprised 3 roods and 24 perches with frontage to Electra St (now Sydney Road). The land was transferred to Augustus Sydney Knight a Newspaper Proprietor of Manly in May 1908.

Meanwhile, the adjoining Lot 3 was in the ownership of Andrew Mercer junior, a stonemason of Manly from 1877, selling to Janet Buchanan in 1884. In 1909, Lot 3 was purchased by Arthur Griffith MLA who built a large house 'Sturtholme'. In 1916, Lot 3 was purchased by James Kirk Purves, a Baker of Manly, and later Alderman.⁶ Purves residence was noted as "Sturtholme" Sydney Road in the electoral rolls, while in the Sands directories he is listed at "Alkoomie" on Sydney Road, between Railton's "Hillcrest" and Miss Mercer "Edinboro". Griffiths took the name "Sturtholme" to his next residence on Fairy Bower Road c1917.



1916_ Griffith's residence 'Sturtholme' (later 'Alkoomie') on the adjoining lot Sydney Road (demolished) purchased by Purves

Alderman James Kit Purves, Manly Library Local Studies Fact Sheet, Northern Beaches Library.

In 1921, Augustus Knight sold the subject land, Lot 2 to Ida Jane Purves, the wife of James Kirk Purves. Thus Lot 2 became a part of the grounds of Purves "Alkoomie" ("Sturtholme") Sydney Road property.

The 1933 Sands show J.K. Purves JP at 261 Sydney Road, the next listing is A Railton at 269 the corner of Boyle St.

The 1930 and 1943 Aerial photos show the grand house "Alkoomie"(formerly "Sturtholme", and now demolished) set in expansive grounds. The newspapers of the late 1920s and early 1930s record Fetes and Garden Parties held in the grounds of "Alkoomie", hosted by Mrs Purves for the

⁶ Certificate of Title 280-109

Manly Presbyterian Church, Far West Children's Home, Order of the Eastern Star, Deaf and Dumb society.⁷

In March 1937, Purves sold Lot 2 to Frederick Deaton a Hotelkeeper of Manly with a covenant which required:

"for a period of ten years from 19th March 1937 no building erected on the land hereby transferred shall be used otherwise than for residential purposes" and *"the land to which the benefit of the covenant is appurtenant is Certificate of Title 280-109"* which referred to Lot 3 of the Subdivision, owned by Purves.

Lot 2 was subdivided into 4 blocks, blocks A and B fronting Sydney Rd divided by a 20 ft easement to 2 rear blocks, C and D, in 1937.

Deaton sold the lots individually Lots A and B fronting Sydney Road selling first in June 1937, Lot A (303 Sydney Rd) to Anne Edith Philip, Lot B (309 Sydney Rd) to John and Elsie Marshall. In December 1938, William MacMahon of Sydney, gentleman, purchased Lots C and D.⁸

McMahon sold Lots C and D to Otto George Philip a builder of Manly in December 1938. In November 1939, Lot C was transferred to Anne Philip.⁹ By 1939 Otto and Ann Philip had acquired lots A, C and D. This resulted in Lot A, C and D being in the one ownership of Otto George Phillip, a builder.

A notice in Construction, Wed 18 October 1939, "Buildings and Works Approved" lists 2 houses at 263 Sydney Road Manly for Mrs Phillips, of 263 Sydney Road. The builder is listed as OG Phillips of 263 Sydney Road, Manly and the cost of works is 1850 pounds.¹⁰ 1850 pounds is a significant figure for 1939 and may have related to all 3 buildings. All 3 buildings have a stylistic relationship and are dated to the same period by the same designer.

In March 1940, a Certificate of Title was issued for Lot D to Otto George Philip. Philip sold to John Adam, retiree in June 1940. The 1943 aerial photograph shows the group recently constructed.



1943 Aerial
Source: Historical Imagery

⁷ *The Sydney Morning Herald* Mon 31 Mar 1930 Page 5; Friday 15 November 1929

⁸ *Certificate of Title* 1089-53

⁹ *Certificate of Title* 5005-139

¹⁰ *Construction, Wed 18 October 1939, "Buildings and Works Approved" p2*

In 1958, John Ross Walker Christensen of Balgowlah, pilot purchased the property from the public trustee.¹¹

In June 1955, Lots A and C were transmitted to Chester William Phillip of Balgowlah. Chester Phillip subdivided Lot C into Lot X and Lot Y.

In 1956, Lot Y of (305 Sydney Rd) was transferred to Eric McDonald, insurance broker of Epping.¹²

In 1969, Lot Y passed to Eric McDonald's widow, Stella McDonald. A Strata Plan 5090 was registered at 305 Sydney St in 1970.

The residue of Lot C, Lot X, was retained by Chester Phillip. Lots A and X passed to Chester's widow, Gwenda Phillip in 1980.

The land known as 303 Sydney Rd was sold in 1981 to Stanley and Laura Atkinson.¹³

The aerial photographs show the redevelopment of the site of Alkoomie to the east between 1978 and 1982.



1978 Aerial
Source: Historical Imagery



1982 Aerial
Source: Historical Imagery

The current owners purchased the property in 2025.

¹¹ Certificate of Title 5123-71

¹² Certificate of Title 5123-114

¹³ Transfer 5605623

2.2 Site and Streetscape Assessment

2.2.1 The Streetscape

The streetscape comprises a mixture of buildings in terms of scale and style. Some buildings from the Interwar period remain.

No 307 does not have a presence in Sydney Road. The house 303 Sydney Road fronting the street is part of the Heritage Item 303-307 Sydney Road is prominent.

View of 305 and 307 Sydney Rd are restricted because of the configuration of the battle-axe block subdivision.



2025_303 and 309 Sydney Rd. Access to 307 Sydney Road is between these buildings.



2025_303-309 Sydney Rd, view toward No 307

2.2.2. No. 305-307 Sydney Road

The Heritage Inventory Sheet provides the following Description of the Item:

“Generally intact example of modern style architecture in rendered brick with flat roof. Significant and typical elements include the strong horizontal elements, notably bands of render; original glazing in fine leadlight; curvilinear form; entry porch and low front fence.”

The location of the three houses reflects their historical development being the subdivision of a larger lot into four lots with an easement to the rear two lots. Three of the four lots were developed by the same developer. It would appear that he built the first house at 303 Sydney Rd as his residence and developed the two rear lots as speculative development. This is evidenced by the greater level of detail at 303 Sydney Rd in particular the decorative insert glass to the steel window and the decorative insert glass to the oriel windows.

305 Sydney Rd is a larger building and relates to the description of two units listed in 1939. In the 1943 aerial photograph, it is set back behind 307 Sydney Rd, indicating the subject building was extended to the north. The straight path has been modified.

Integrity of the group is moderately high.



2025_305-307 Sydney Rd, battle axe drive



2025_303 Sydney Rd



2025_305 Sydney Rd



2025_307 Sydney Rd



2025_305-307 Sydney Rd, parking area terminating the driveway



2025_305-307 Sydney Rd, rear view

2.2.4 No. 307 Sydney Road

The site is a battle-axe lot comprising 1270.7 m2 and with a 3.050 frontage to Sydney Road.

The site is accessed by a long-shared driveway from Sydney Road of turf with wheel strips. The driveway terminates in a concrete paved parking area with garages either side.

The garage at No 307 has been modified for storage and a gable roofed carport is attached.

A low rendered masonry wall defines the front garden which features a concrete path with circular feature, turf and mature shrubs. The open connecting lawn is a feature of the setting. There are mature Camelia bushes defining the boundaries which contribute to the overall setting.

To the rear there is a concrete path running along the western boundary. Near the house the site has been terraced. There is a mature Canary Island Palm tree. A rock outcrop dissects the rear yard on a diagonal continuing across the rear of 305.



2025_307 Sydney Rd, garden setting



2025_307 Sydney Rd, primary north facade



2025_307 Sydney Rd, former garage and recently constructed carport



2025_307 Sydney Rd, garden setting



2025_307 Sydney Rd, primary north facade



2025_307 Sydney Rd, rear (south) facade



2025_307 Sydney Rd, fine dry-stone wall on the western boundary



2025_307 Sydney Rd, eastern boundary and path



2025_307 Sydney Rd, rear garden with rock outcrops



2025_307 Sydney Rd, lower garden looking south

No. 307 has been extended to the north circa 1970s and the porch has been covered.

The north elevation is defined by its cubic form articulated by a dado. The original window appears to be relocated in the extension. The extension has aluminium sliding doors to the next opening on to the terrace.

The east and west façades repeat the simple cubic form but have limited visibility. The rear façade repeats the simple cubic form with simple timber framed windows and a door. A series of basement rooms occupy the subfloor on the south west side.

The existing house retains its original plan with modification by the extension on the north. The original living rooms face north and feature decorative cornices. The three rooms to the rear being the kitchen and two bedrooms and bathrooms are utilitarian in character. The bathroom has been updated.



2025_307 Sydney Rd. Source: realesatate .com



2025_307 Sydney Rd. Source: realesatate .com



2025_307 Sydney Rd, Interior, rear Study



2025_307 Sydney Rd. Interior, rear bedroom

Key features of the Streamline Moderne style, identifies as Interwar Functionalist by Apperley et al., evident at 307 Sydney Road are:

- clean lines, simple geometric shapes, and asymmetric massing,
- rounded corners, semicircular wing, concrete hoods
- smooth render surfaces, light colours, parallel line motifs,
- flat roofs concealed behind parapet,
- fenestration in horizontal bands giving streamlined effect, continuous windows,

2.3. Significance of the Heritage Item

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

“Major significance as a fine example of thirties modern style architecture. Example of P&O style and moderne functionalist style.”

“Criteria a) Historical Significance

Flats and Bungalows, Permanent Settlement, Suburbanisation.”

2.4. Heritage Significance of the Site

The significance of the house and site and its contribution to the Heritage Item is considered using the NSW Heritage Assessment criteria and guidelines. The assessment below expands on the 2023 Architectural Projects assessment.

CRITERION A – HISTORICAL EVOLUTION

An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).

The building has historical significance for its ability to evidence the c 1937 subdivision and development of 3 properties by the same builder, Otto George Philip. The group demonstrates the growth of Balgowlah in the 1930s after the opening of the Spit Bridge in 1924 and improvements in transport.

CRITERION B – HISTORICAL ASSOCIATIONS

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).

The research to date has not indicated that Otto George Philip, builder is a significant person.

CRITERION C – AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The building has aesthetic significance as a representative example of a Streamline Moderne residence and one of three related buildings.

No 307 incorporates key features of the Streamline Moderne style, identifies as Interwar Functionalist by Apperley et al., including:

- Clean lines, simple geometric shapes, asymmetric massing, rounded corners, semicircular wing, light colours, smooth surfaces, flat roofs concealed behind parapet, large areas of glass, fenestration in horizontal bands giving streamlined effect, parallel line motifs, metal framed windows, continuous windows, concrete hoods.

The group have aesthetic values for their landscape setting comprising an open front lawn and grass terraces to the rear featuring rock outcrops and some fine stone boundary walling.

CRITERION D – SOCIAL VALUE

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The research to date has not indicated any significance under this criterion.

CRITERION E – TECHNICAL/RESEARCH VALUE

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The research to date has not indicated any significance under this criterion.

CRITERION F – RARITY

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The building has rarity significance as part of a group of 3 related streamline modern residences executed by the same developer.

CRITERION G - REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of NSW's

- *cultural or natural places; or*
- *cultural or natural environments*
- *(or a class of the local areas' cultural or natural places; or cultural or natural environments).*

The building has representative significance because it demonstrates principal characteristics of Streamline Moderne residence, described by Apperley et al as Interwar Functionalist. It is also representative of the consolidation of Balgowlah Village in the 1930s following improvements in transport.

INTACTNESS

- The original garage has been modified.
- A new double carport added.
- The primary form of the original building remains moderately intact externally, despite extensions occur to the north and the pergola.
- The interior retains much of its original layout and some detailing, which was representative rather than exceptional.

3. THE PROPOSAL

The proposal is described in Plans prepared by DESIGNED 2 YOU for dated 10.08.2025 as follows:

DRAWING SCHEDULE

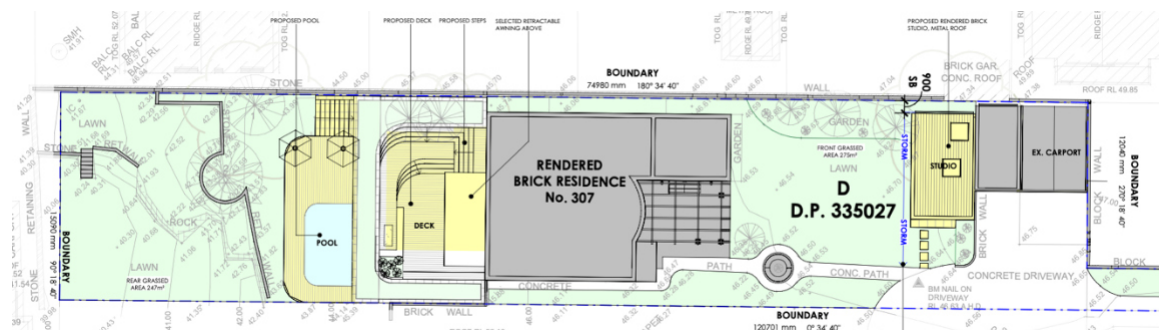
REVISION

DA00 COVER SHEET	D
DA01 SITE ANALYSIS	D
DA02 EXISTING SITE PLAN	D
DA03 PROPOSED SITE PLAN	D
DA04 EXISTING / DEMOLITION PLAN - GROUND LEVEL	D
DA05 PROPOSED GROUND LEVEL FLOOR PLAN	D
DA06 PROPOSED ROOF PLAN	D
DA07 ELEVATIONS	D
DA08 SECTIONS	D
DA09 EXTERIOR 3D PERSPECTIVES	D
DA10 EXTERNAL FINISHES SCHEDULE	D
DA11 SHADOW DIAGRAMS - 21ST JUNE	D
DA12 WASTE MANAGEMENT PLAN	D
DA13 WINDOW & DOOR SCHEDULE	D
DA14 BASIX REQUIREMENTS	D

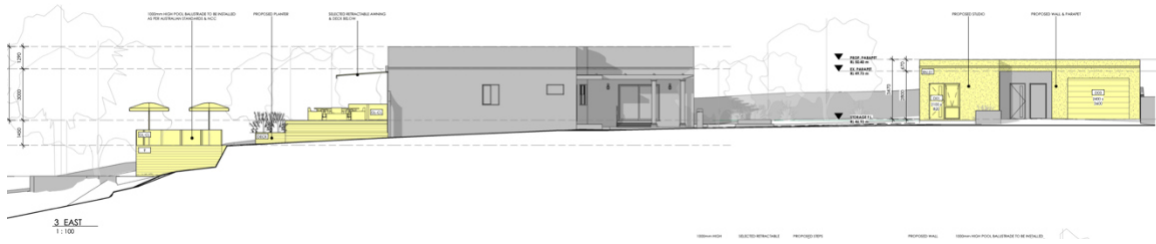
The proposal comprises alterations and additions to the existing dwelling at 307 Sydney Road, Balgowlah.

The works include:

- new rendered brick studio attached to former garage
- new facing to the existing double carport,
- removal of camellia and cedar in the area of the studio
- new stepping stones to main entrance
- enlarge openings to rear facade, demolish rear steps
- new timber deck and steps with a retractable awning above
- proposed pool, decking and landscaping



Proposed Site Plan, Designed 2 You



East Elevation, Designed 2 You



2025_307 Sydney Rd, area of proposed work



2025_307 Sydney Rd, proposed location of studio



*2025_307 Sydney Rd, area of proposed work-
modification of openings, new timber deck and stairs*



*2025_307 Sydney Rd, area of proposed work,
location of pool*

4. HERITAGE IMPACT ASSESSMENT

The heritage issues relevant to the site are those covering heritage items, within Manly LEP and Manly DCP 2013 as follows:

4.1. Manly LEP 2013

5.10 Heritage Conservation

(1) Objectives

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

The significance of the heritage item as a rare group of three Streamline Moderne residences built by OG Phillips on a c1937 subdivision of the 1874 lot, including its fabric, setting and views is conserved.

(5) Heritage assessment

The consent authority may, before granting consent to any development—

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

This report considers the heritage significance of 307 Sydney Road as part of Heritage Item 124, Group of houses 303–307 Sydney Road, and the impact of the proposed works upon this significance.

4.2. Manly DCP 2013

3.2 Heritage Considerations

Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including: significant fabric, setting, relics and view associated with heritage items and conservation areas; the foreshore, including its setting and associated views; and potential archaeological sites, places of Aboriginal significance and places of natural significance.

Objective 2) To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.

Objective 3) To ensure that development in the vicinity of heritage items, potential heritage item and/or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.

The significance of the heritage item as a rare group of three Streamline Moderne residences built by OG Phillips on a c1937 subdivision of the 1874 lot, including its fabric, setting and views is conserved.

The proposed modification to the rear of the heritage item, and the studio addition to the former garage, are of an appropriate design that respects the Streamlined Moderne style of the group.

The addition to the rear yard is low in scale and retain key elements of the rear garden setting, and will not impact upon the adjoining building at 305 Sydney Road.

3.2.1 Consideration of Heritage Significance

LEP Clause 5.10(4) requires that Council consider the effect of proposed development on heritage significance of a heritage item or heritage conservation area. LEP Clause 5.10(5)(c) further requires that the development of land in the vicinity of Heritage Items or Conservation Areas may require further assessment into the effect on the heritage significance of the item/area.

The proposal will support the heritage values of the group by retaining the significant fabric and the setting of the group.

3.2.1.1 Development in the vicinity of heritage items, or conservation areas

a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.

b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:
i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;
ii) the heritage values or character of the locality are retained or enhanced; and
iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.

The proposed studio addition is complementary and respectful in terms of its style and scale, which is diminutive in relation to the house.

c) The impact on the setting of a heritage item or conservation area is to be minimised by:
i) providing an adequate area around the building to allow interpretation of the heritage item;
ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);
iii) protecting (where possible) and allowing the interpretation of any archaeological features; and
iv) retaining and respecting significant views to and from the heritage item.

There are other Heritage Items listed in the vicinity of the site, notably I6 House 'Camden', 2 Boyle St; I23 House 'Edinbro' 297 Sydney Road; and I57 House 'Unara' at 1 Hill Street.

Because of the topography of the precinct and intervening built form, these items are not within the visual catchment of the area of work. No impact is anticipated.

3.2.2 Alterations or Additions to Heritage Items or Conservation Areas

3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance

a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.

The proposed additions complement the form of the original buildings and are diminutive in scale.

b) Consideration should be given to whether making a house bigger will ruin its appearance. Additions to small houses can easily overwhelm them and use up garden space needed for private open space and impact the setting and pattern of development in the locality. Modest additions work best and can be organised as wings or pavilions to the existing house. All additions must be at the back of the house, not the front.

The footprint of the house is not changed by the proposal. The proposed Studio adjacent to the former garage provides additional floorspace that relieves the pressure to enlarge the house. Similarly, the timber deck, which is located at the rear of the house, provides additional usable space without impacting upon the footprint or form of the c1938 building.

3.2.2.2 Retaining Significant Features and Landscape Setting.

Alterations or additions to heritage items or buildings within a conservation area must:

a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;

The original parapeted roof to the house is retained. The proposal includes works to the uncharacteristic gable roof carport and former garage, incorporating the new studio, with a consistent parapet height. The parapeted roof form, render finishes and projecting horizontal string course enhances the streamlined character of the group.

b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;

No original architectural detailing of note is removed. The detailing of the new work has adopted the streamlined character of the item.

c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;

Original painted render wall finishes are retained and employed on the new work. The horizontal string course detail is retained and replicated on the studio addition.

d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;

NA

e) where surfaces are not originally face brickwork:

i) any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building;

ii) external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building;

iii) contemporary colours are not discouraged, but should be combined in a complementary way; and

iv) single colour solutions are not permitted;

Cement render finish is proposed for the new studio and additions to the carport and former garage. This is appropriate to the Streamlined Moderne style of the buildings. A natural white paint colour proposed is appropriate to the heritage values. The proposed use of dark metal framed windows is also appropriate for the Streamlined Moderne style.

The proposed timber decking is appropriate for the deck, steps, pool terrace and vertical faces as it reinforces these elements as part of the landscape rather than the house. The grey tiling to the steps adjacent to the pool is in keeping with the use of concrete in the original landscape. The clear frameless glass pool fencing minimised visual impact on the rear garden.

f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area;

The removal of original fabric is limited to windows in the rear façade and rear steps. The integrity of the heritage item is retained.

g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period

The size, proportion and materials of the new fenestration proposed to the rear façade are compatible with the building's Streamlined Moderne style and Interwar period. It is recommended that the arched glazing bars are removed as they are uncharacteristic.

h) retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place.

The landscape setting comprising the open turfed front garden with concrete entry path and circular feature is retained. The planting to the front garden is generally retained, however a mature conifer and one camellia are to be removed for the studio. It is recommended that replacement plantings are incorporated south of the new Studio to enhance the garden setting.

The low rendered masonry wall that defines the front garden is retained. The former garage building, and attached detracting gable roofed carport are modified with a new parapet wall to improve the presentation.

The fine stone walling to the west boundary is retained. The poor-quality composite retaining wall to the upper terrace is to be modified to accommodate the proposed pool. New elevated timber decking and steps is proposed to the upper terrace. The rock outcrop that dissects the rear yard on a diagonal continuing across the rear of 305 is retained. The mature Canary Island Palm tree is retained.

3.2.3 Fences for Heritage Items and Conservation Areas

a) Modifications to the front fence and garden of a heritage item or buildings within a conservation area must be designed and constructed in materials that contribute to and not detract from the historic style of the building and character of the streetscape.

NA

b) Original fences must be retained and refurbished, where possible. New fences will be sympathetic in colour, material, height and design and will not detract from the heritage significance of the building or locality.

The original low curved wall separating the carparking area from the garden is retained in the proposal.

4.3. Assessment based on DPE Guide

The following assessment is based on the new guidelines set out in the Department of Planning and Environment (DPE) publication 'Guidelines for preparing a statement of heritage impact', 2023. These guidelines replace the *Statements of heritage impact* (Heritage Office and Department of Urban Affairs & Planning 1996, revised 2002).

4.1.1 Matters for consideration

Fabric and spatial arrangements

Changes to the fabric of the house are minor and comprise modification of openings to the rear façade. It is proposed to provide new fenestration which will enhance the connection to the rear yard and the view. The new fenestration, rear deck and steps, pool and terrace will support the ongoing use of the building as a residence, and will have minimal impact upon the structure or the significance, as large areas of glazing was a feature of the style.

It is recommended that the proposed glazing bar pattern is simplifying to remove the arched elements, leaving just the horizontal and vertical bars, as this is more appropriate to the Streamline Moderne/ Interwar Functionalist style of the house.

The studio and additions to the former garage and carport are sympathetic to the spatial arrangement of buildings in their garden settings, and their relationship with each other.

Setting, views and vistas

No distant views of the building are available due to the location within battle axe blocks. Key views of the Interwar residence within the group of 3 buildings on the approach from Sydney Road are preserved because of the location of the new Studio, to the rear of the existing

garage/store, setback from the driveway alignment. The strong visual curtilage defined by the existing landscape is retained and enhanced with additional landscape screening. The deck and pool are located to the rear of the house where they will not impact on this view.

Landscape

The sense of openness of the front lawn and its relationship with the adjacent lawn which provides a setting for the houses is retained. The loss of a mature camellia and cedar tree should be compensated by additional planting immediately south of the new studio. Rock outcrops within the terraced rear yard are retained.

Demolition

Demolition of the rear stairs and existing windows to the rear façade is proposed. The rear façade is basic and utilitarian, lacking key features of the style which would typically occur at the primary façade. The existing fenestration to the rear façade is utilitarian and is not publicly visible. Demolition will support the ongoing use of the building as a residence, and will have minimal impact upon the significance.

Partial demolition and reconstruction of the rear retaining wall is proposed for the swimming pool. This is considered acceptable as this wall is poorly constructed and in poor condition. The early stone boundary walls and the diagonal rock outcrop are not impacted by the work.

Curtilage

No change to the lot layout or curtilage is proposed.

Moveable heritage

No moveable heritage is identified.

Aboriginal cultural heritage

The heritage listing does not identify Aboriginal cultural heritage values.

Historical archaeology

The archaeological potential of the site has not been assessed. No excavation is proposed.

Natural heritage

The heritage listing does not identify the heritage item as a place of natural heritage values.

Conservation areas

NA

Cumulative impacts

The proposal does not relate to any previous or future works.

Other heritage items in the vicinity

The proposal will not impact upon the significance of the nearby heritage item at I6 House 'Camden', 2 Boyle St; I23 It will not impact on the aesthetic qualities of the Federation Queen Anne residence, or its ability to read as part of the historical building stock of the area and demonstrate the tastes and practices of 1910. There are other Heritage Items listed in the vicinity of the site- 297 Sydney Road and 1 Hill Street, however because of the topography of the precinct and intervening built form, these items are not within the visual catchment of the area of work. No impact is anticipated.

Commonwealth/National heritage significance

NA

4.4 Recommendations

It is recommended that the proposed glazing bar pattern is simplifying to remove the arched elements, leaving just the horizontal and vertical bars, as this is more appropriate to the Streamline Moderne/ Interwar Functionalist style of the house.

It is recommended that replacement plantings are incorporated south of the new Studio to enhance the garden setting.

It is recommended that landscape is incorporated around the base of the pool deck.

5. CONCLUSION

The remnant fabric and features of the Interwar period Streamlined Moderne house at 307 Sydney Road that contribute to the heritage significance of the group are retained. These are:

- subdivision plan and arrangement of buildings in landscape
- clean lines, simple geometric shapes, and asymmetric massing,
- rounded corners, semicircular wing, concrete hoods
- smooth render surfaces, light colours, parallel line motifs,
- flat roofs concealed behind parapet,
- fenestration in horizontal bands giving streamlined effect, continuous windows,
- landscape setting and features, stone boundary wall, rock outcrops, palm tree

The proposed studio is discreetly located to the rear of the existing garage and carport. The simple form, diminutive scale and sympathetic finishes will minimise impact on the garden setting and on the group. The proposed additions to the carport will enhance the presentation of the place.

The proposed rear deck and pool terrace are located to the rear of the house. The scale and location of the external works is sensitive to the identified heritage values of the site, and the features of the landscape are retained.

The proposed additions are modest and have minimal impact on the original fabric while greatly enhancing the amenity of the residence, and thereby supporting its longevity.

The heritage impact of the proposed development has been assessed using the NSW Department of Planning and Environment Guidelines 2023, and the relevant clauses of the Manly LEP 2013 and DCP 2013. The assessment has found that the proposed works, modified as recommended, will have a minor and acceptable impact on the identified heritage significance of the group of houses 303-307 Sydney Road, Balgowlah.


Elizabeth Gibson

17 September 2025

6. REFERENCES

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National Library of Australia, Fairlight Subdivision Maps

State Library NSW

Sands Directories

Appendix A

Elizabeth Gibson BSc (Arch) BArch (Hons), Hort.Cert.(Ryde)

Heritage Consultant

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Elizabeth studied architecture at the University of Sydney, gaining a Bachelor of Science in Architecture and a Bachelor of Architecture with Honours in 1988. At Sydney University, she studied Heritage Conservation under the Trevor Howells.

Elizabeth has over nine years of local government experience in assessing the impact of development upon heritage significance as Heritage Architect, Willoughby City Council 1993-2000, Consultant Heritage Architect to Ryde Council 1999, and Consultant Heritage Architect to Willoughby Council 2009-2011.

Elizabeth has a further twenty-five years of experience in Conservation Planning, and Heritage Restoration and Conservation in private practice.

Elizabeth received the Royal Australian Planning Institute's Award for Excellence in Local Government Planning for the Willoughby Heritage Development Control Plan.

In 2004, Elizabeth was assistant editor of the Royal Australian Institute of Architects publication entitled "The Double Dimension: Heritage and Innovation" exploring directions for contemporary architecture in a heritage context.

Her work has included completion of major reviews of Heritage Items and Conservation Areas for Local Government (with Architectural Projects Pty Ltd), including: Review of Heritage Items for South Sydney Council (1998), Review of Conservation Areas for Willoughby Council (1999), Review of Heritage Items for Ryde Council (2000), Review of 133 Items for Kogarah Council (2001), Review of 33 Conservation Areas for South Sydney Council (2002), a Review of potential Conservation Areas for Burwood Council (2003), a Review of the Glebe Conservation Area for the City of Sydney Council (2005), a Review of 66 Heritage Streetscapes for the City of Sydney Council (2006), a review of 600 Heritage Items for Wingecarribee Shire Council (2008-9), a Review of 70 Waterfront Heritage Items for the Sutherland Shire Council (2010), a review of 15 Conservation Areas for Ku-ring-gai Council (2011), a review of 300 Heritage Items for Sutherland Shire Council in 2012 and a review of 16 potential Heritage Items and Conservation Areas for Willoughby Council in 2018. In 2022 with Architectural Projects, Elizabeth developed Heritage Design Guidelines for Interwar Flat Buildings for Waverley Council, and in 2023 prepared assessments of significance and inventory sheets for 44 new Heritage Items and 7 new and amended Heritage Conservation Areas for Waverley Council.

Elizabeth has prepared numerous Conservation Management Plans (CMP), Conservation Management Strategies and Heritage Impact Statements for a wide range of properties across Sydney and NSW. Recent projects include Conservation Management Plans prepared in association with Architectural Projects and endorsed by Heritage NSW for properties on the State Heritage Register: Hungry Point Reserve CMP for Sutherland Shire Council and the Hungry Point Reserve Trust; Gleniffer Brae CMP for Wollongong City Council. Elizabeth has also recently completed Conservation Management Plans and Strategies for Buckland Park, Springwood, Blackheath Memorial Park, Wentworth Falls Lake Reserve, and Mt Vic Flicks, Mount Victoria for the Blue Mountains City Council as well as an assessment of The Clarendon Katoomba as a potential Heritage Item 2024 with Architectural Projects PL. Elizabeth has recently completed an assessment of two potential heritage items for Blacktown City Council, 2025.