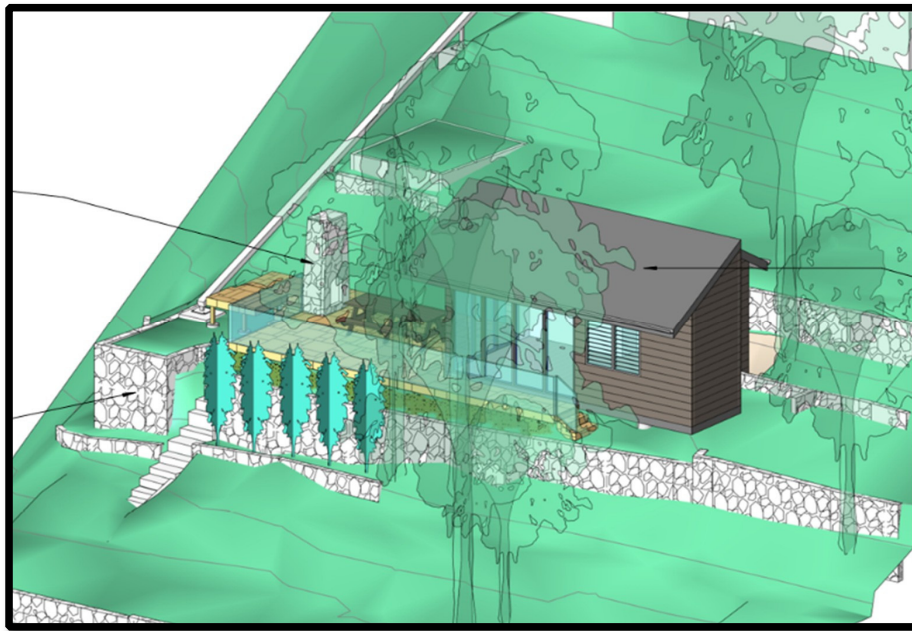

Heritage Impact Statement

Development Application



Reconstruction of Existing Boatshed and Deck

2A Beatty Street, Balgowlah Heights

Northern Beaches Council - Guringal Country

Prepared for the Owners

19 October 2025
Version D

1.0 INTRODUCTION

- 1.1 Preamble
- 1.2 Limitations
- 1.3 Methodology
- 1.4 Heritage Listing
- 1.5 Inspection
- 1.6 Documentary Evidence
- 1.7 Site Location

2.0 HISTORICAL DEVELOPMENT OF THE SITE

- 2.1 Land of the Aboriginal People
- 2.2 Brief Outline of the History of the Area

3.0 SITE ASSESSMENT

- 3.1 The Surrounding Area
- 3.2 The Site
- 3.3 The Original Dwelling
- 3.4 The Boatshed
- 3.5 NSW Heritage Inventory, 2A Beatty Street, Balgowlah
- 3.6 The Streetscape and Context
- 3.7 The Adjoining Heritage Listed Items
- 3.8 Planting

4.0 ASSESSMENT OF SIGNIFICANCE

- 4.1 Listing
- 4.2 The proposal
- 4.3 NSW Heritage Office Criteria – 2A Beatty Street, Balgowlah Heights
- 4.4 The Works and Reason for its Implementation
- 4.5 Impact of Works
- 4.6 Consideration of the Objective and Controls of the Manly DCP

5.0 CONCLUSION

1.0 INTRODUCTION

1.1 Preamble

This heritage impact statement has been prepared on behalf of the Owners, to assess the proposed works to 2A Beatty Street, Balgowlah Heights within the Local Council Area of Northern Beaches.

The works involve the following:

- Reconstruction of the existing timber framed boatshed, and replacement of the existing timber deck to the western side of the existing boatshed with a terrace to the eastern side.
- Maintain the existing stone fireplace and chimney, which is to be repaired and repointed and reused as an external fireplace.
- The reconstruction of the boatshed is to be clad in selected external wall cladding, with a metal roof.
- Repair existing sandstone stairs to the rear of the allotment, which provides access from the new terrace to the rear garden.
- No works are proposed to the heritage listed, existing/main dwelling to the site.
- No trees are proposed to be removed from the proposed works.

This Heritage Impact Statement was written by Brad Inwood of Brad Inwood Architects B(arch)USW hons, B(URP) UNE.

1.2 Limitations

This heritage impact statement is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.

This heritage impact statement essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.

It is beyond the scope of this report to address Indigenous associations with the subject site.

It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.

It is beyond the scope of this report to assess items of movable heritage.

We have only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

A land titles search and a detailed history were not provided.

1.3 Methodology

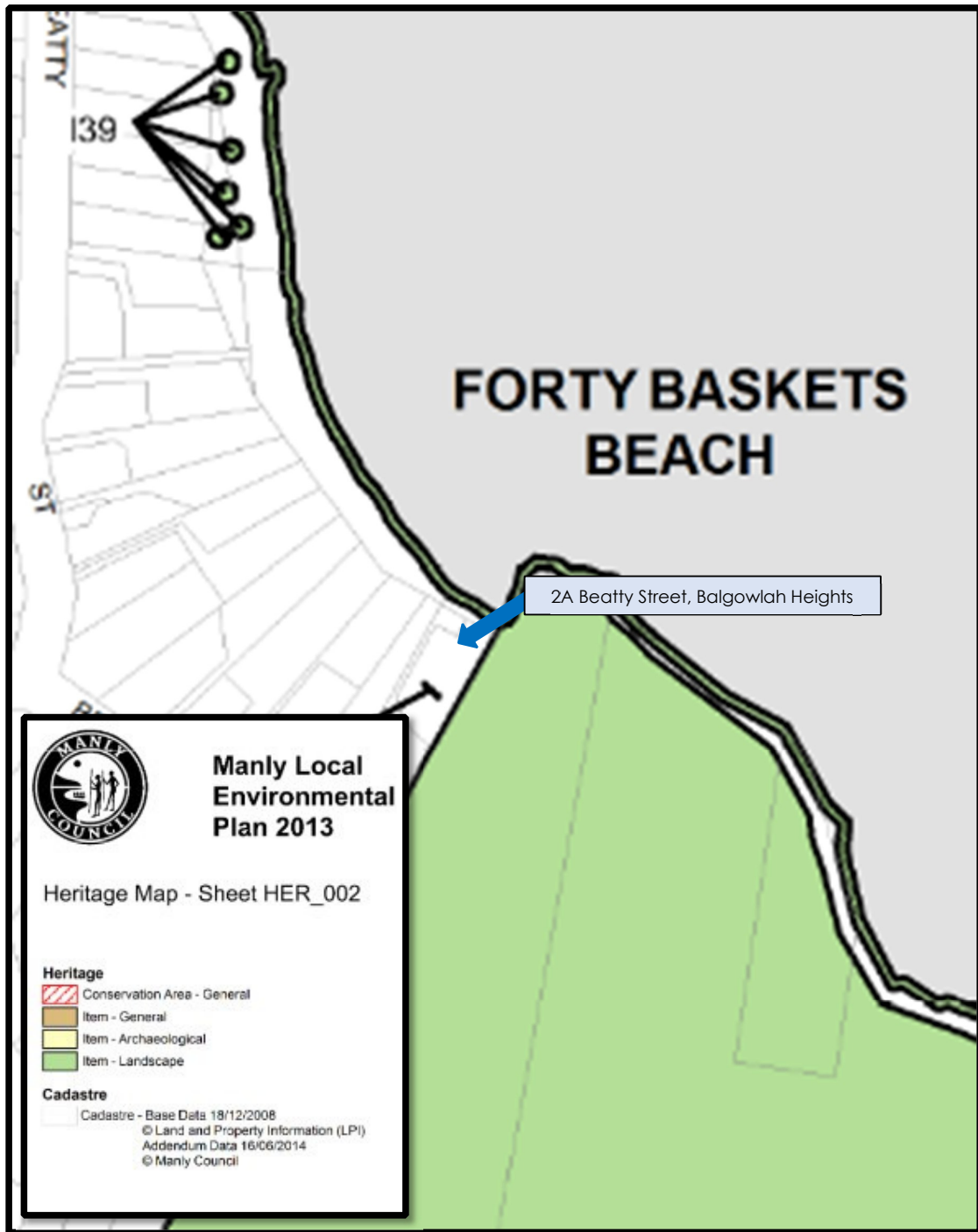
This statement was prepared with reference to the NSW Heritage Office's NSW Heritage Manual, updated, Statements of Heritage Impact (2002), with reference to the Council's planning controls, namely:

- Manly Local Environmental Plan 2013. (now administered by Northern Beach Council)
- Manly Local Development Control Plan. (now administered by Northern Beach Council)

1.4 Heritage Listing

The site and building at 2A Beatty Street, Balgowlah Heights:

- Is heritage listed as item I34, as defined by Schedule 5, Part 1 of the Manly LEP 2013 and is referred to as 'Eastern facing stone facade of original cottage'.
- Is not located in a Heritage Conservation Area, as defined by Schedule 5, Part 2 of the Manly LEP 2013.
- Is within the visual curtilage of heritage listed item I1, which is referred to as the 'Manly Municipal area harbour foreshore', as per Schedule 5, Part 1 of the Manly LEP 2013.
- Is within the visual curtilage of heritage listed item I38, which is referred to as the 'Natural Landscape at Dobroyd Hedland and Grotto Point in Sydney Harbour National Park', as per Schedule 5, Part 1 of the Manly LEP 2013.
- Is near heritage listed item Aboriginal Place 5052934, under then NPW Act – Aboriginal Place, and is referred to as 'Guringai Resting Place'.
- Is not listed on the NSW State Heritage Register under the NSW Heritage Act, 1977.



Manly LEP 2013 – Heritage maps As per Clause 5.10 of the Manly LEP 2013:

5.10 Heritage conservation

(1) **Objectives** The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Manly,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) **Requirement for consent** Development consent is required for any of the following—

(a) demolishing or moving any of the following or altering the exterior of any of the following
(including, in the case of a building, making changes to its detail, fabric, finish or appearance)—

- (i) a heritage item,
- (ii) an Aboriginal object,
- (iii) a building, work, relic or tree within a heritage conservation area,
(b) altering a heritage item that is a building by making structural changes to its interior or by making

changes to anything inside the item that is specified in Schedule 5 in relation to the item,

- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land—

- (i) on which a heritage item is located or that is within a heritage conservation

area, or

- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land—

- (i) on which a heritage item is located or that is within a heritage conservation area, or

- (ii) on which an Aboriginal object is located or that is within an Aboriginal

place of heritage

significance.

(3) **When consent not required** However, development consent under this clause is not required if—

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development—

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) **Effect of proposed development on heritage significance**

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5), or a heritage conservation management plan is submitted under subclause (6).

(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.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(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.

1.5 Inspection

Photos were undertaken on Monday 2nd of June 2025.

All photographic records in this report, unless noted otherwise were taken at the time of this inspection.

1.6 Documentary Evidence

The following references were consulted for the preparation of this statement:

Architectural Drawings

- Prepared by Peter Downes Designs.

Planning Documents

- Manly Local Environmental Plan, 2013 (as amended).
- Manly Mountains Development Control Plan, (as amended).

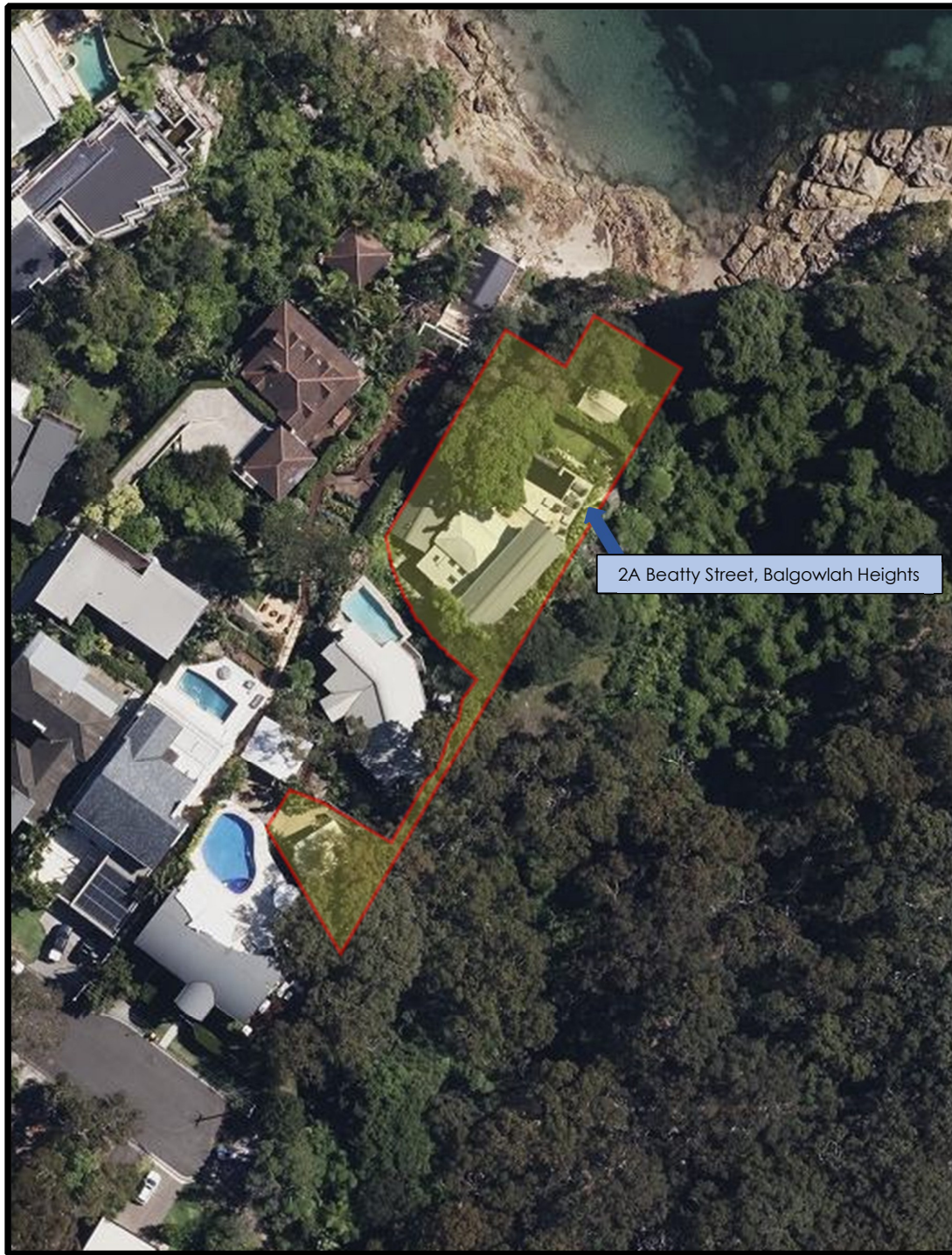
Heritage Guideline Documents

- NSW Heritage Office - Heritage Manual - Statements of Heritage Impact.

1.7 Site Location



Site – Six Maps



Aerial View of Site – Six Maps

2.0 HISTORICAL DEVELOPMENT OF THE SITE

2.1 Land of the Aboriginal People

Pittwater and the Northern Beaches area was formerly known as Guringai country, the land of the Garigal or Caregal people.

The Garigal or Caregal clans lived in family groups and moved around the area. The coast provided an abundant food supply. Fish was the staple diet, including shellfish such as oysters, whelks and mussels. Stranded whales were eaten but not hunted directly.

Men and women were highly skilled at fishing, both from the shore and from canoes using spears, lines with shell or bone hooks, and nets, with chewed shellfish or discarded fish for bait. Often a small fire was kept alight on a bed of seaweed in the canoe and the catch cooked on board.

Other food sources were birds, reptiles, marsupials, as well as roots, fruits, berries and nuts. Initially the Aboriginal community were hospitable towards European explorers but misunderstanding and hostility developed.

European settlement in 1788 brought disaster for the Aboriginal people. Between April 1789 and 1790 many died of diseases, to which they had no immunity, such as smallpox, and measles. Most of those who survived moved away from the coast as Europeans invaded their territory competing for food and territory.

It seems that there were many Aboriginal sites in the Pittwater area. Although much evidence has disappeared with European settlement, some traces of Aboriginal heritage remain.

Throughout Pittwater, especially in Ku-ring-gai Chase National Park, there are Aboriginal sites, including middens, axe- grinding grooves, cave art sites and rock engravings. (Courtesy Northern Beach Council – Aboriginal people)

2.2 Brief Outline of the History of the Area

Even before Captain Arthur Phillip raised the flag for the first settlement in Port Jackson at Sydney Cove on 26 January 1788, he had visited North Harbour (on 23 January). For at least 20,000 years before Europeans arrived, Aboriginal people lived in what is now the Manly district, but which they knew as Kay-ye-my. They fished, gathered food in the dunes and hunted in the eucalypt forests and open heath country. The smallpox epidemic of April and May 1789 devastated the people of Kay-

ye-my, and by the 1800s there were few remaining. Balgowlah (Balgowla or Bulgowlah), an Aboriginal word meaning 'north harbour', was mentioned as early as 1828 by Major Thomas Livingstone Mitchell, and in his Map of the Nineteen Counties in 1834, although according to the 1834–35 field book of the surveyor James Larmer, the area designated as Balgowla Township had the Aboriginal name Jilling.

In 1828, his first year as Surveyor-General of New South Wales, Major Mitchell drew a plan of Balgowlah. It was one of the first 10 villages in the county of Cumberland. The head of North Harbour was chosen for village-type settlement. Here the Government's surveyors laid out 31 allotments in a rectangular grid. There were several reliable watercourses (scarce in nearby Manly) and a sheltered harbour.

It is likely that the first European settler in the North Harbour area was a Third Fleet convict, John Fincham, who arrived in Sydney in 1790 on the Albemarle. The existence of Fincham's home is inscribed in the grant document for Allotment 19. The hut appears as one of the two small squares on Mitchell's map of 1828, which puts its location near where the shop at North Harbour Reserve stands today. Perhaps the second building might have been his 'new hut' – these are the only two buildings on the survey. The last reference to Fincham is in the 1836 Post Office Directory, listing him as living at North Harbour.

Another early occupant was Robert Tiffen. Lot 20 is shown as being promised to Tiffen, an exconvict who petitioned for land on 2 October 1824, when he stated that he was now free and had lived at North Harbour since arriving on the Neptune in 1817. It is also known that Tiffen had worked for James Jenkins and Fincham at North Harbour when he was promised the land in 1828. Tiffen subsequently married Mary Blue (daughter of the ferryman Billy Blue, after whom Blues Point is named). He died at North Sydney in 1842.

James Jenkins was a convict who arrived in Sydney in 1802. He purchased land in 1823 at Long Reef and then later in 1826 at Manly Vale. He built a public road to connect his land to Sydney: it cost him £300 and had 13 bridges, reaching the loading place near present-day King Avenue. To complete the link to Sydney he needed a halfway house at North Harbour, and in March 1827 he petitioned Governor Darling, since

on his way to Sydney with the produce of his farm he is obliged to leave his horse tied to a tree to secret the Harness and leave his Cart exposed to any malicious or felonious person till his return thereto ...The place Memorialist is desirous to obtain is

situated about two and a half miles from the North Head of Port Jackson and about one and a quarter miles from Cheers' Farm.

His petition was successful, and Jenkins was granted Allotment 29. For farmers on the peninsula, the obvious route now was the Jenkins road to Balgowlah and from there to Sydney, a shortcut devised long before Peter Ellery's punt at the Spit, or the Manly steamers. Jenkins's stone halfway house at the southern end of the road on Lot 29 of the village was located at what is now 3 King Avenue, one-time home of the industrialist Sir William Walkley.

The early surveyors did not see Manly as suitable for close urban settlement and the original land grants there, from 1810 onwards, were large rural blocks ranging from 30 to 380 acres (12 to 154 hectares) intended for farming only. The first 31 allotments in Balgowlah (subsequently increased to 48) ranged in size from around two to five acres (0.8 to two hectares), the normal size for rural domestic living at that time, when families would have to be largely self-sufficient in food. In 1850 the remaining land was sold very cheaply. An industrious early resident of North Harbour was John Crane Parker, a market gardener who bought 20 acres (eight hectares) of land, Lot 79, for £36. The deed was executed on 12 April 1837.

By early 1838, he and his family had prospered:

Mr Parker has purchased twenty acres of land and rocks on the eastern side of the cove, part of which he has laid out very tastefully, his two sons having been occupied in the mean time in erecting a neat stone walled cottage with suitable outhouses, part of the walls of both being the solid rock, which has been hewn away in certain places, and allowed to remain in others to suit the taste or convenience of the proprietor. In short, the combination of mechanical force which Mr P's virtuous and respectable family have been able to bring to bear on their little property is one of the happiest we have witnessed in the colony, and the result, we are confident, within a very few years hence will be the transformation of their twenty acres of rocks and land, hitherto deemed good for nothing, into one of the best cultivated, most romantic, and most valuable properties of its size within a day's journey of the capital. Mr P's object has been to establish himself as a gardener and nurseryman, to supply the Sydney market with vegetables, fruit, fruit-trees, and shrubs.

Henry Gilbert Smith purchased from Parker and his wife their 20 acres on 11 May 1853. This land, with its magnificent view through the heads of Port Jackson, was later to become the site of Smith's private home, Fairlight. John Crane Parker died at North Harbour on 11 May 1854.

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.

Whitehall, built in the 1870s, is thought to be the oldest surviving home in Balgowlah. Situated on the corner of White and Woodland streets, with a waterfall on its southern side and another creek running near the bottom of its garden, it enjoyed an ideal outlook over the harbour. It was occupied by Edmund Barton from 1888 to 1891, in the 1950s by Douglas Darby, member of the Legislative Assembly, and is now the Norwegian Sjomannskirken (Seaman's Church).

Brimbecomb's Dairy was close by on the other side of Woodland Street. The entrance to the old homestead, where many people recall collecting milk, is marked by a line of palm trees.

Until 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 (architects, Kaberry and Chard) in 1922, which became the Balgowlah Theatre in 1927, a popular venue until 1985, when it was sold for demolition. A strip of shops became consolidated around the hall.

Courtesy Balgowlah by John MacRitchie

State Library of NSW

2008

**NORTH HARBOUR
MANLY
KEMP'S ESTATE**

Fronting FORTY BASKETS BEACH.
For Auction Sale **ON THE GROUND** at 3 o'clock.

SATURDAY, 22ND APRIL, 1922

Torrens Title. **W. Robjohns. Ltd.**
Auctioneers in conjunction 78 Pitt Street, Sydney.
Robey, Hanson & Strong.
Manly.

Terms
10% Deposit. Balance
in 12 equal quarterly
payments. Interest 6%.

Howard & Co

Dawson, Maitland, Edwards & Nicholls

F. Cunningham & Co. Ltd., Litho, Sydney

Land release in Beatty Street, 1922

State Library of NSW



Six maps - 1943



***Detailed image
Six maps – 1943***

3.0 SITE ASSESSMENT

3.1 The Surrounding Area

The site is located at the far eastern end of Beatty Street, prior to the Dobroyd Head and Sydney Harbour National Park.

The site is located in a predominantly free-standing residential area.

The street pattern is generally haphazard and relates to the topography of the site and the disorganised subdivision development of the area.

The front, and access to the site is located to the western boundary.

To the south of the site is Dobroyd Head and Sydney Harbour National Park.

To the east of the site is North Harbour.

3.2 The Site

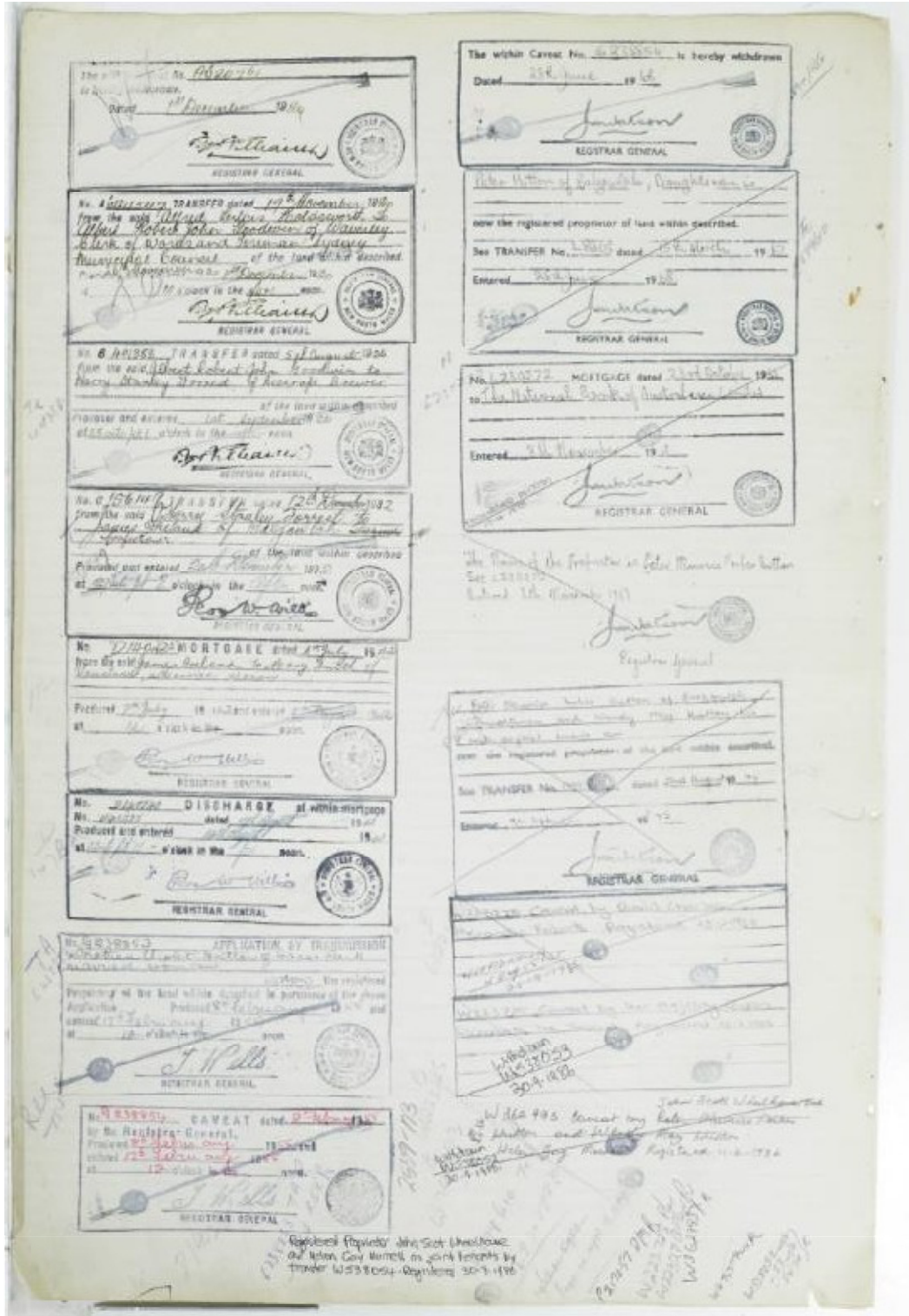
The current site was part of a larger 20 acres land grant that was established in 1856.

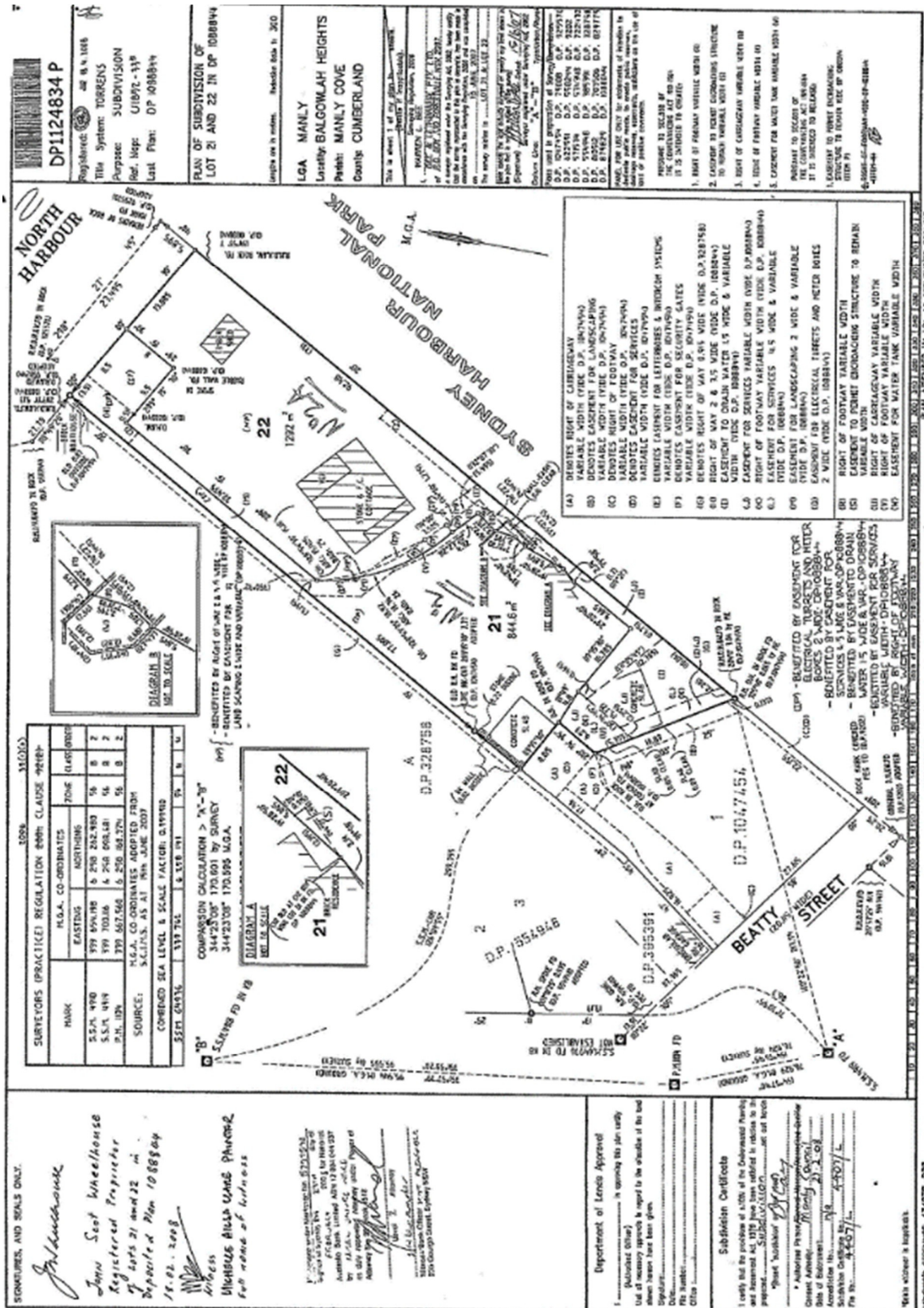
James Parsons was registered as purchasing the allotment in December 1914, with the purchase containing the current 2, 2A and 4 dwelling Street. It is most likely that James Parsons was the person who established the first dwelling to the allotment around this time.

In 2003 the site was subdivided with 4 Beatty Street (directly facing Beatty Street) and was established as a separate allotment. In 2005 another subdivided was undertaken, establishing both 2 and 2A Beatty Street. Minor boundary adjustments were undertaken between 2 and 2A Beatty Street in 2008.

The current site is technically known as Lot 22, DP 1124834, and has an area of 1,292m². The site is irregularly proportioned, with direct access to North Harbour. A right of way (easement) gives access to Beatty Street where parking is also located for the allotment.

The site in has a substantial fall from the front of the allotment to the water line. A survey has been prepared as part of this application.





3.3 The Main Building

Currently on the allotment is a single storey original stone cottage, with a two-storey later addition.

The original dwelling was most likely constructed after the subdivisions of the larger 20-acre land grant in 1914 to James Parsons. The original cottage is of modest proportions.

A later substantial two storey addition was undertaken to the house after a development application was approved by Council in the mid 2000's.

A recently constructed pool and terrace are also later additions to the site, having been constructed around 2017.

The original dwelling is a single room sandstone walled cottage with a metal roof and timber windows, doors and fenestrations.

The front wall of the cottage (eastern elevation and facing North Harbour) is heritage listed as item I34, as defined by Schedule 5, Part 1 of the Manly LEP 2013 and is referred to as 'Eastern facing stone facade of original cottage'. The other elevations of the cottage are not heritage listed.

The front wall contains a centrally located timber door which is then flanked by two timber double hung windows. A recently constructed metal verandah is located to the front of the eastern elevation. The stone blocks are laid in an uncoursed ashlar pattern.

Behind the front elevation is a single room, although this most likely contained an internal wall dividing the room into two spaces. A fireplace is located to the northern wall of the internal space.

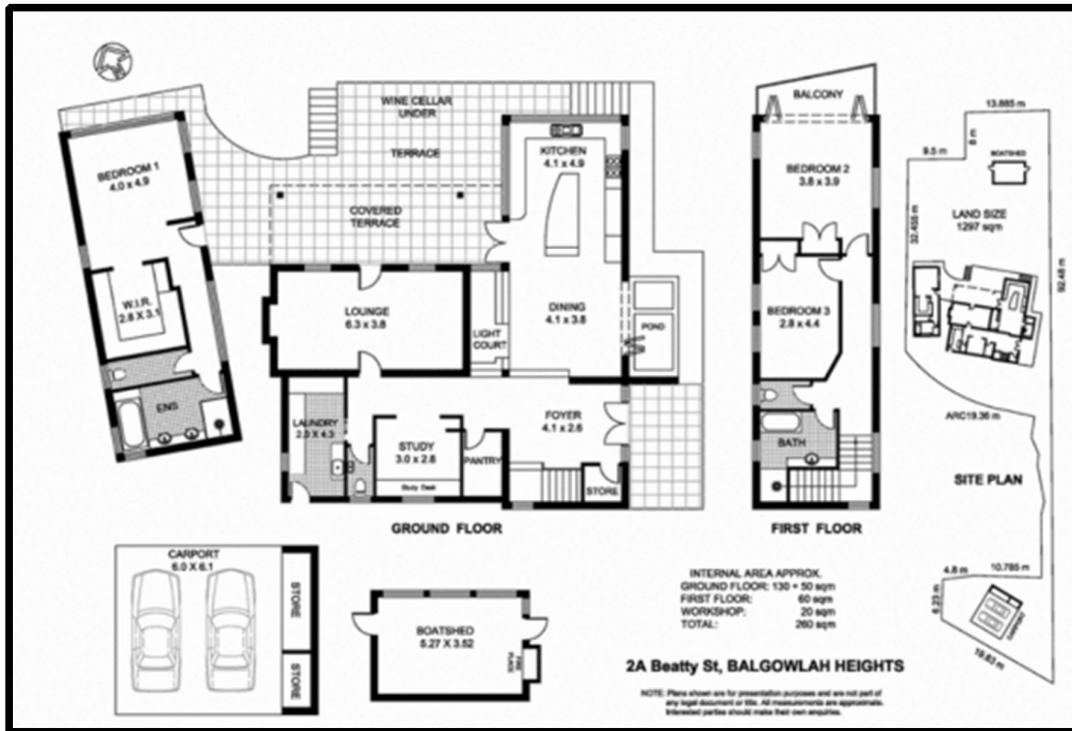
The original cottage demonstrates a fair degree of historical integrity, with the original form, including the front heritage listed wall generally being able to be clearly historically understood and legible.

Later alterations and additions have been undertaken to the house in an un-sympathetic but well-orchestrated style. The later additions are two stories, and are constructed of concrete blockwork, with a metal roof and powder coated aluminium windows. The later addition abuts the original dwelling but allows for a clear distinction of the stages of the dwelling's development, with the roof of the original dwelling still reading as a separate roof form.

The later additions contain the front door to the southern side of the dwelling, three bedrooms, a study, an open plan living, dining and kitchen area, with appropriate associated wet areas.

There is a carport to the top/western end of the allotment.

Due to the steepness of the site, there is an inclinator to the southern side of the allotment. The inclinator gives access from the front of the allotment/carport, to the front door and then to level of the current boatshed.



2A Beatty Street, Balgowlah Heights
 Courtesy LJ Hooker Seaforth



Heritage listed sandstone walled dwelling



Heritage listed sandstone walled dwelling



Heritage listed sandstone walled dwelling



Heritage listed sandstone walled dwelling



Heritage listed sandstone walled dwelling



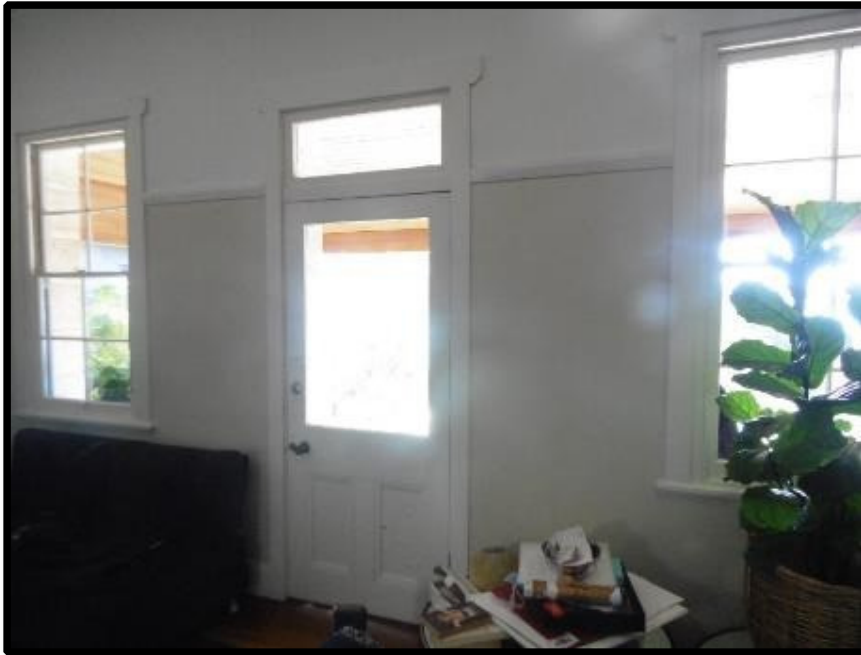
Door to dwelling



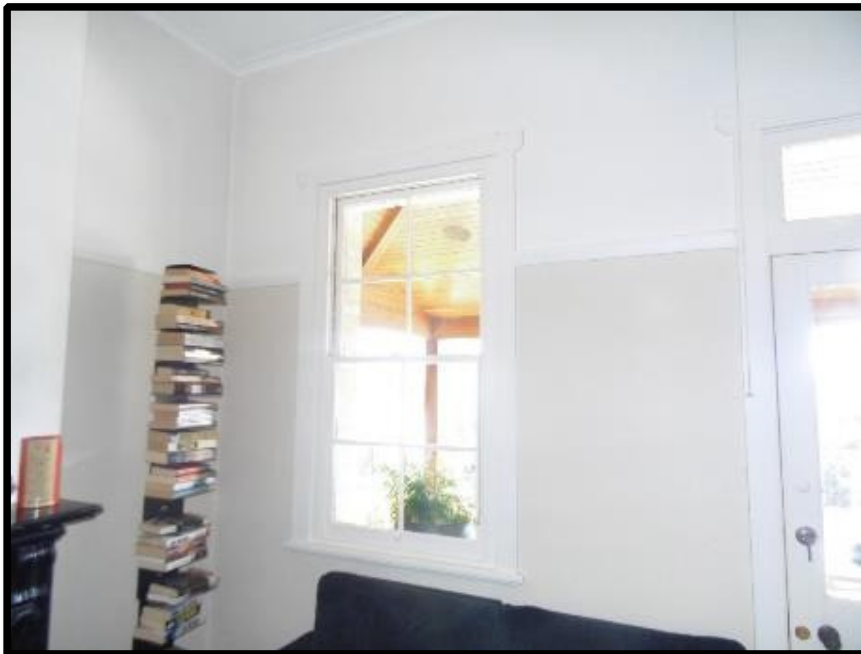
New window to heritage listed sandstone wall



Southwest corner of original cottage



Internal side to heritage listed east facing sandstone wall



Internal side to heritage listed east facing sandstone wall



Window to heritage listed east facing sandstone wall



South elevation of whole dwelling



Carport



Pool



Inclinator



Existing inclinator to southern side of the allotment



Existing inclinuator to southern side of the allotment

3.4 The Boatshed

Three different boatsheds/structures have been constructed to the rear of the allotment over the site's development.

The current boatshed was either fully constructed or substantially reconfigured in the mid-1990s from an early boatshed/self-contained flat that was constructed in the same area in 1932 or 1933. This early boatshed/self-contained flat was much larger structure than the existing boatshed to the site.

It was around the mid-1990s, when the boatshed was renovated to its current size and form.

The first boatshed to the site was constructed adjacent to the water's edge, but of an unknown date.

The first boatshed was demolished after 1914, most likely due to the water's edge being acquired by the Government for public recreational purposes.

James Davison built a small one-room stone cottage on his land and lived there until 1915. The year Davison built his cottage is uncertain, but it is likely to have been in 1894 or 1895. The first reference to James Davison living at Forty Baskets is in the 1896 Sands directory.

Davison was a fisherman and at some stage built a timber boatshed on the shore at the foot of his land. The boatshed was still in existence in 1914 but was later demolished, probably because half of the land on which it stood was resumed for public recreation in 1912. The resumption of the strip of land along the entire beachfront at Forty Baskets Beach reduced the size of Davison's land by five perches to 2 roods and 15 perches. A stone sea wall was also built at the foot of Davison's land, but the date of its construction is unknown, as is the date when six stone retaining walls were built between the shore and Davison's cottage.

In 1932 the allotment was sold to James and Florence Ireland, who had two daughters. (The Irelands were Peter Hutton's grandparents.)

In January 1933 the Irelands built the hut below Burri, although its purpose is not known. The hut was built without the permission of Manly Council but, after a council inspector examined the building, the council did not order its demolition. In the late 1930s the Irelands rented the hut to a single mother-of-three, Marie Purser, who lived in it for a few years, possibly with one or two of her three daughters.

From about 1943 to 1971, the hut was home to Dave Anderson, a Swedish seaman who worked on the Sydney Harbour Bridge during or after its construction and then worked for Manly Council until about 1955.

By 1972 the main house was being rented by four architecture students -Tom Keane, Phil Senior, Bill Berry and Glynn Kelly. Tom, Phil and Bill lived in the house and Glynn lived in the hut that had recently been vacated by Dave Anderson.

From 1972 to 1978, Burri was the postal address of the residents of the huts at Crater Valley and, while no one lived in the hut below the house, it was used by residents of the Crater as a workshop, particularly by four leatherworkers - Rod Hallihan, Christine Walters, Brenda Carson and Barry Banks. From about 1980 to 1986, the hut was lived in an actress, Kate Sheil, and it was during her time in the hut that it was extended by the addition of a large verandah. Architect Cleveland Rose and his wife Annika lived in the house for a few years, followed by Joe and Carol Darcy, who married at Burri in 1991, while John Morcombe lived in the hut below Burri from late 1989 to mid-1994.

**Courtesy
John Morcombe 2012**

Possibly, around the mid-1990s, the original boatshed/self-contained dwelling was most likely extensively renovated, or possible (although less likely) demolished and replaced with the current boatshed. The size of the original boatshed/self-contained dwelling was substantially reduced in size to the current smaller sized boatshed.

Apart from some photographic images, there is no visual evidence of the original boatshed/self-contained dwelling to the area of the current boatshed.

The fireplace and chimney to the boatshed was most likely built at the time of the current boatshed (around the mid-1990s).



Original shed/covered deck area prior to the structures being rebuilt or reconfigured to the current arrangement Courtesy John Morcombe



Original shed/covered deck area prior to the structures being rebuilt or reconfigured to the current arrangement Courtesy John Morcombe



West elevation of boatshed



West elevation of boatshed



Deck to west elevation of boatshed



Door to west elevation of boatshed



North elevation of boatshed



North elevation of boatshed



North elevation of boatshed



North elevation of boatshed



East elevation of boatshed



Chimney to elevation of boatshed



Chimney to elevation of boatshed



Chimney to elevation of boatshed



Interior of boatshed



Interior of boatshed



Interior of boatshed



Interior of boatshed



Interior of boatshed



Interior of boatshed

3.5 NSW Heritage Inventory, 2A Beatty Street, Balgowlah

Under the NSW Heritage Inventory, 2A Beatty Street, Balgowlah is noted as follows;

Address

2A Beatty Street BALGOWLAH HEIGHTS NSW 2093

Local Govt Area Group Name

Northern Beaches

Statement Of Significance

Note: Whilst the listing applies to one wall (eastern harbour facing wall) of the original stone cottage, it is noted that the stone facade is part of the original extant (4 stone walled) cottage. In this regard the significance of the whole cottage is considered to apply to all parts of the cottage fabric and setting, as originally stated by the consultants - Rappoport Heritage Consultants Pty Ltd as follows:

The sandstone cottage dwelling and timber shed at 2a Beatty Street, Balgowlah Heights has social, cultural and scientific significance to the local area.

The site was originally granted to one of the earliest settlers of the Manly-Balgowlah area, John Whaley.

The original stonework cottage contained within the intrusive 1920s additions is a simple example of the Victorian Georgian style of architecture prevalent in the latter 19th century and is a good example of its type. The c.1920s fibro additions show the evolutionary development of the site but is considered to have little significance and detracts from the sandstone cottage.

The primary significance of the site relates to the original sandstone cottage, including all original fabric located within the cottage as well as the masonry retaining walls and stairs leading from the original dwelling to the foreshore of North Harbour and the stone chimney and fireplace of the shed.

3.6 The Streetscape and Context

The streetscape consists of highly varied dwellings styles and housing types noted from the commencement of the majority of residential dwelling development within the area from the 1960's and continuing to the present day.

There is no specific style of housing that dominates the streetscape, but instead various styles and character dwellings respond to the slow, but consistent development of the area from the original land release subdivisions to the present date.



Beatty Street looking South



Beatty Street looking North

3.7 The Adjoining Heritage Items and Dwellings

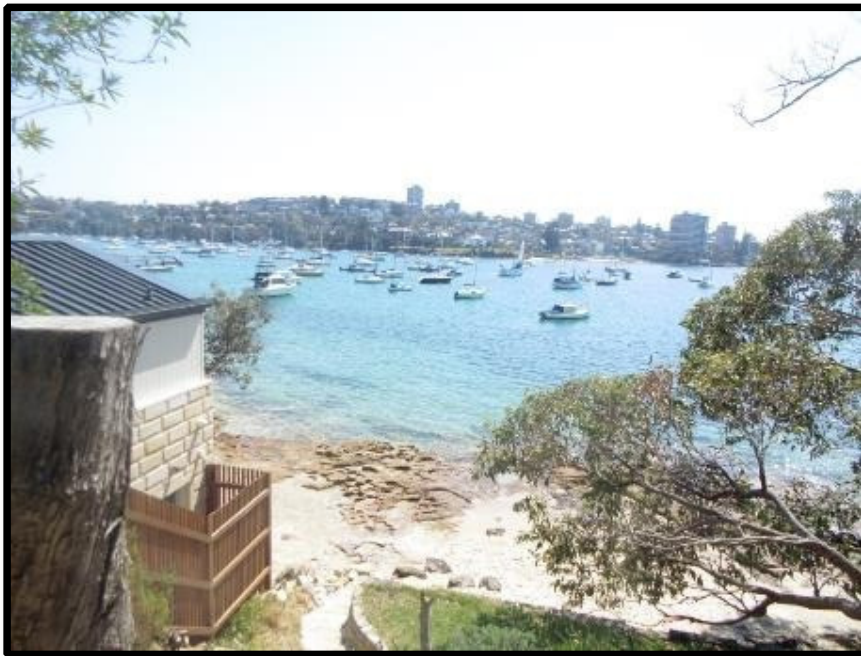
Manly Municipal Area Harbour Foreshore

No 2A Beatty Street, Balgowlah Heights is within the visual curtilage of heritage listed item I1, which is referred to as the 'Manly Municipal area harbour foreshore', as per Schedule 5, Part 1 of the Manly LEP 2013.

The harbour foreshore continues the full length of Middle Harbour and Manly Cove, where it then transfers to heritage item, I168, Ocean foreshores.

The area of the visual curtilage is to the rear/eastern end of 2A Beatty Street, where the allotment abuts North Harbour.

There is no information noted under the NSW heritage inventory, for this item.



Manly Municipal Area Harbour Foreshore



Manly Municipal Area Harbour Foreshore Dobroyd Headland and Grotto Point, Sydney Harbour National Park

To the east of the site is the Dobroyd Headland and Grotto Point, Sydney Harbour National Park, which is heritage listed item I38, and is referred to as the 'Natural Landscape at Dobroyd Hedland and Grotto Point in Sydney Harbour National Park', as per Schedule 5, Part 1 of the Manly LEP 2013.

Dobroyd Head is a point or headland in the Northern Beaches local government area, in the suburb of Balgowlah Heights, New South Wales, Australia. It is part of the Sydney Harbour National Park, which contains examples of ecosystems at risk such as coastal heath.

There is a lookout sited on the headland named after Arabanoo, the first Aboriginal man to live among European settlers who was captured in Manly Cove in 1788.

In January 1788 Captain Arthur Phillip noted Aboriginal people living in caves at what is now Wellings Reserve, Balgowlah Heights, and there are a number of Aboriginal sites recorded in the area, including a midden at Reef Beach, which was partly eroded by a storm in May 1974, when human remains were exposed.

What is now Dobroyd Head was originally named "Dobroyd Point" by Simeon Lord (1771– 1840), a landowner in the district in the early 19th century. Dobroyd Castle, its

namesake, was the home of his mother, Ann Fielden, prior to her marriage in 1764. On his death in 1840, he gifted the land to the Crown, with a stipulation that the name must be kept.

In 1871, the Secretary for Lands, Bowie Wilson, set aside the area of 100 hectares comprising the Dobroyd headland as a defence reserve, but excluded all privately owned lands, such as Reef Beach, Forty Baskets Beach, Grotto Point, Castle Rock and Clontarf. On 14 August 1874, prominent surveyor and hydrographer, Commander John Thomas Ewing Gowlland was drowned in an accident off the headland.

In August 1963 the Manly, Warringah and Pittwater Historical Society unveiled a plaque at Dobroyd Head commemorating him. In 1914, the government steamer, SS Kate, was struck and sunk by the Manly ferry Bellubera off the headland. The Dobroyd Scenic Drive, funded by the council, was opened in 1938 by Manly mayor Percy Nolan.

Between 1923 and 1963, various small cabins and shacks were built around Crater Cove on the headland, they were for use as weekenders and retreats and remained occupied until the 1980s.

Various subdivisions for the development of Balgowlah Heights occurred throughout the next

80 years until in 1959–1960, when Manly Council learned that land near Cutler Road and Tabalum Road was to be subdivided and objected to any development and sale of land below Cutler Road. This movement to preserve the lands of Dobroyd Head for public recreation was led by alderman Frank Preacher, and on 17 October 1960, Lands Minister Jack Renshaw met representatives of Manly Council on the site.]Renshaw later approved the removal of these lands from the sale of land and transferred responsibility for its preservation to Manly council. In 1975, responsibilities changed again when the area was proclaimed as part of the Sydney Harbour National Park. A 2015 article in the Manly Daily later revealed that Manly Council had voted in June 1997 to erect a plaque to honour Renshaw, alderman Preacher and Manly Council's role in the preservation of the headland, but no action has since been taken to carry it out.

Under the NSW heritage inventory:

Statement of Significance

Natural Landscape. Aesthetic, scientific.

Assessment of Significance

SHR Criteria a)

Historical Significance

Landscape

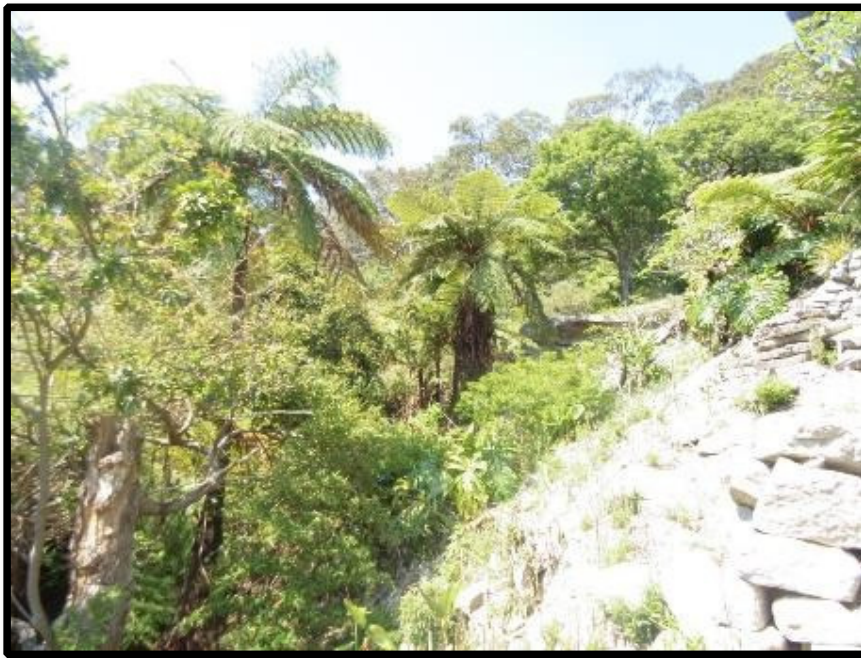
Physical Description

Natural landscape; Prominent visual landform of headland, cliffs; upper slopes with indigenous vegetation communities. Provides a natural visual backdrop or foreground to the cultural aspects of the built environment of Manly. Important viewing position within Sydney Harbour area.

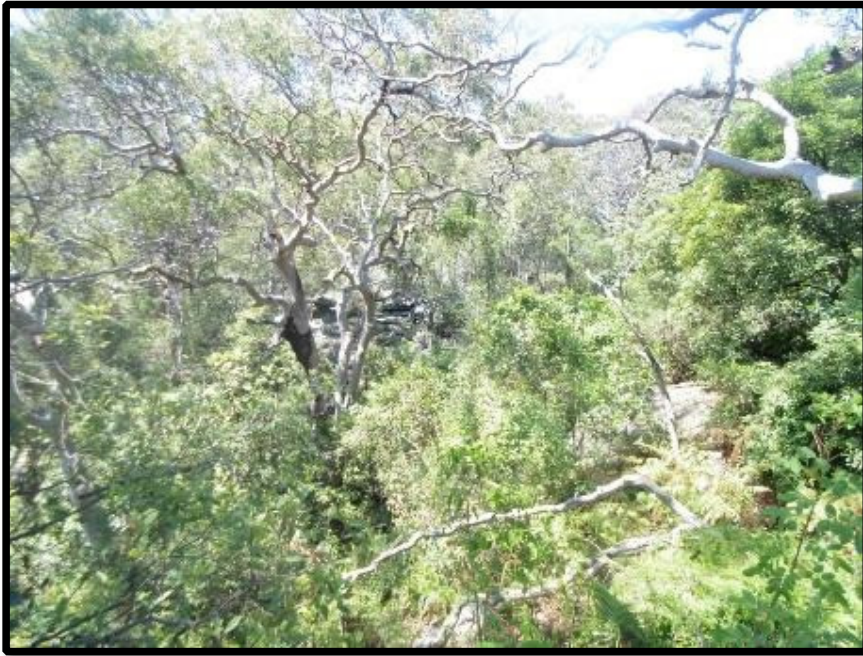
Historic Themes

Economy – Event

Economy – Environment – cultural landscape



Sydney Harbour National Park from 2A Beatty Street



Sydney Harbour National Park from 2A Beatty Street



Sydney Harbour National Park from 2A Beatty Street



Sydney Harbour National Park from 2A Beatty Street Guringai Resting Place

Within Sydney Harbour National Park to the east of the site is Guringai Resting Place, which is heritage listed item Aboriginal Place 5052934, under then NPW Act – Aboriginal Place, and is referred to as 'Guringai Resting Place'.

Under the NSW heritage inventory:

This Aboriginal Place is culturally sensitive. The exact location is not given, and the information has been restricted by the Aboriginal Community.

3.8 Planting

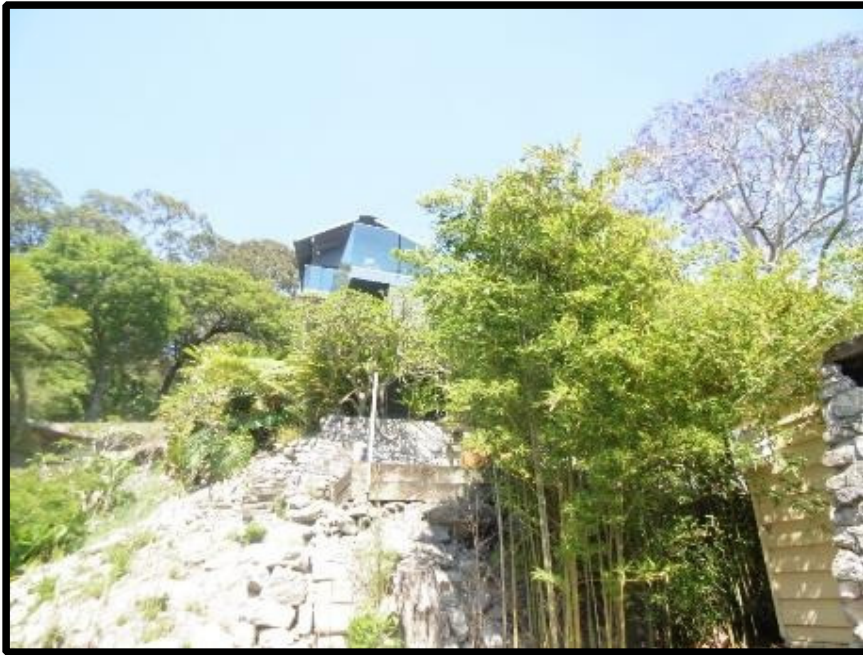
No 2A Beatty Street, Balgowlah Heights is well planted with a mix of mature native and exotic planting to the site.

The site is well planted and established.

Due to the fall of the site, the topography has been substantially altered with the construction of stone retaining walls and terracing to the landscape.



Existing drystone wall



Existing planting and retaining walls to rear garden



Existing planting and retaining walls to rear garden



Existing planting and retaining walls to rear garden



Existing planting and retaining walls to rear garden



Access to the site and garden along frontage with Beatty Street



Existing retaining walls to the site



Existing site planting



Existing site planting



Existing site planting

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Heritage Listing

The site and building at 2A Beatty Street, Balgowlah Heights:

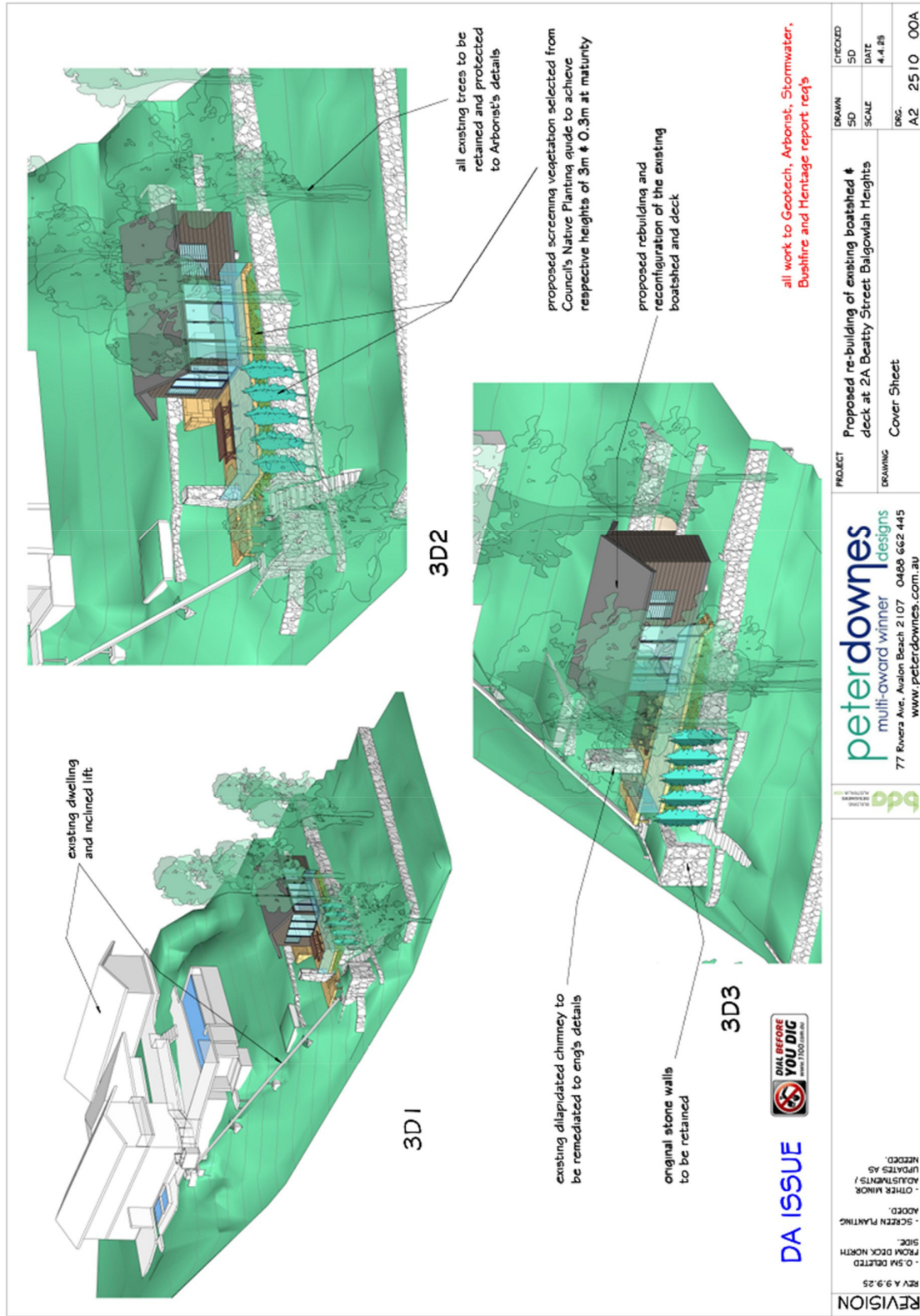
- Is heritage listed as item I34, as defined by Schedule 5, Part 1 of the Manly LEP 2013 and is referred to as 'Eastern facing stone facade of original cottage'.
- Is not located in a Heritage Conservation Area, as defined by Schedule 5, Part 2 of the Manly LEP 2013.
- Is within the visual curtilage of heritage listed item I1, which is referred to as the 'Manly Municipal area harbour foreshore', as per Schedule 5, Part 1 of the Manly LEP 2013.
- Is within the visual curtilage of heritage listed item I38, which is referred to as the 'Natural Landscape at Dobroyd Hedland and Grotto Point in Sydney Harbour National Park', as per Schedule 5, Part 1 of the Manly LEP 2013.
- Is near heritage listed item Aboriginal Place 5052934, under then NPW Act – Aboriginal Place, and is referred to as 'Guringai Resting Place'.
- Is not listed on the NSW State Heritage Register under the NSW Heritage Act, 1977.

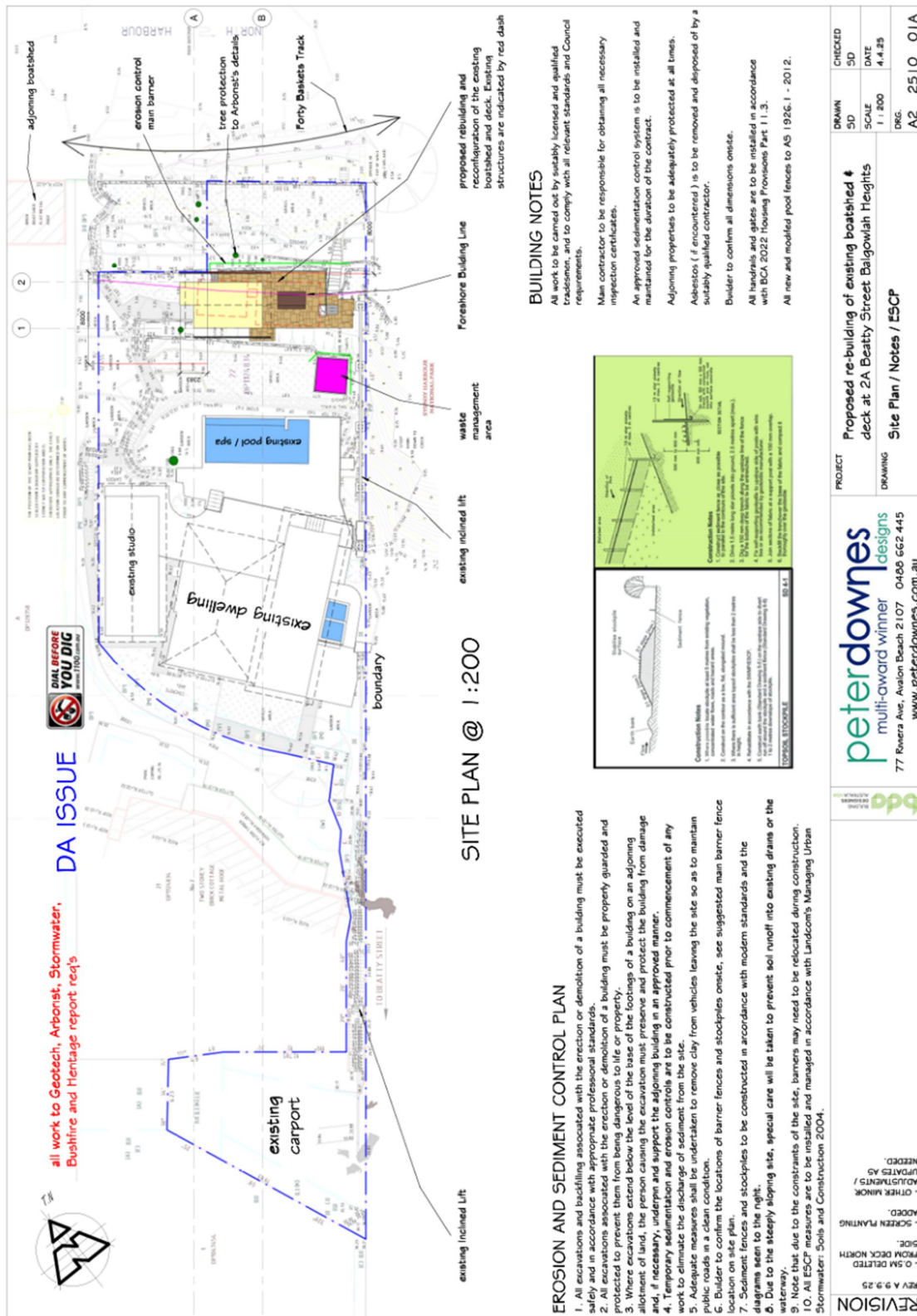
4.2 The Proposal

The works involve the following:

- Reconstruction of the existing timber framed boatshed, and replacement of the existing timber deck to the western side of the existing boatshed with a terrace to the eastern side.
- Maintain the existing stone fireplace and chimney, which is to be repaired and repointed and reused as an external fireplace.
- The reconstruction of the boatshed is to be clad in selected external wall cladding, with a metal roof.
- Repair existing sandstone stairs to the rear of the allotment, which provides access from the new terrace to the rear garden.

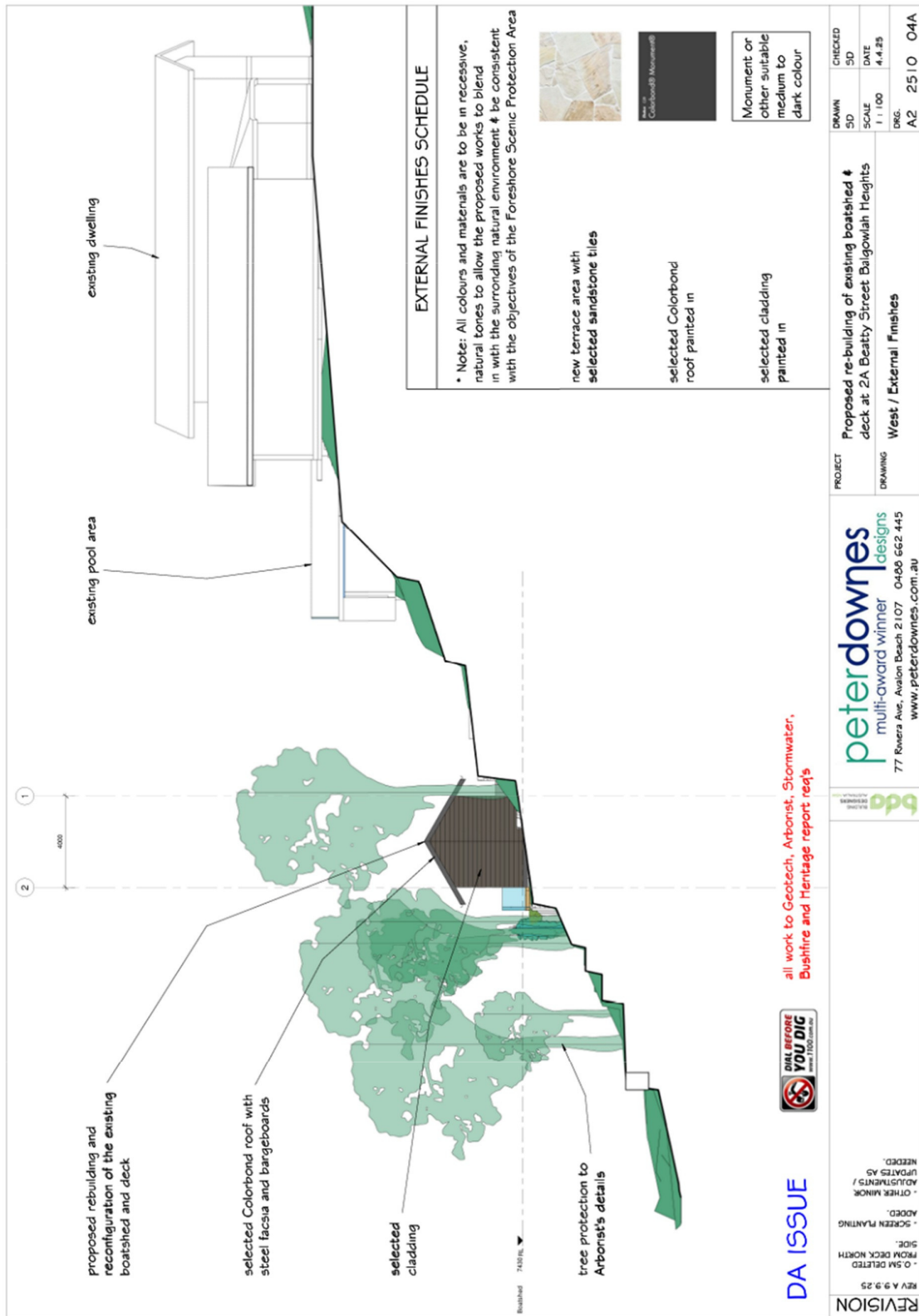
- No works are proposed to the heritage listed, existing/main dwelling to the site.
- No trees are proposed to be removed from the proposed works.

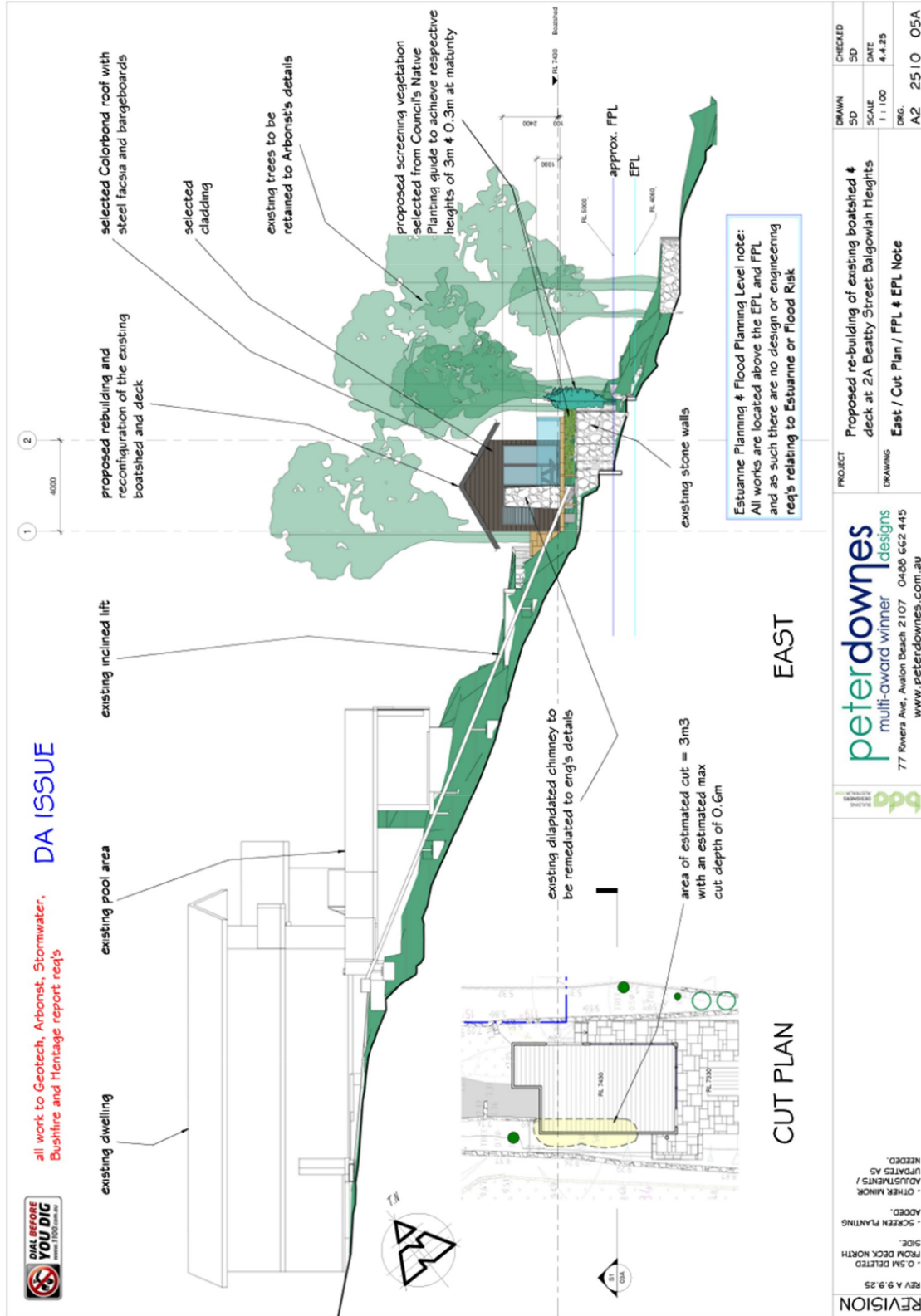


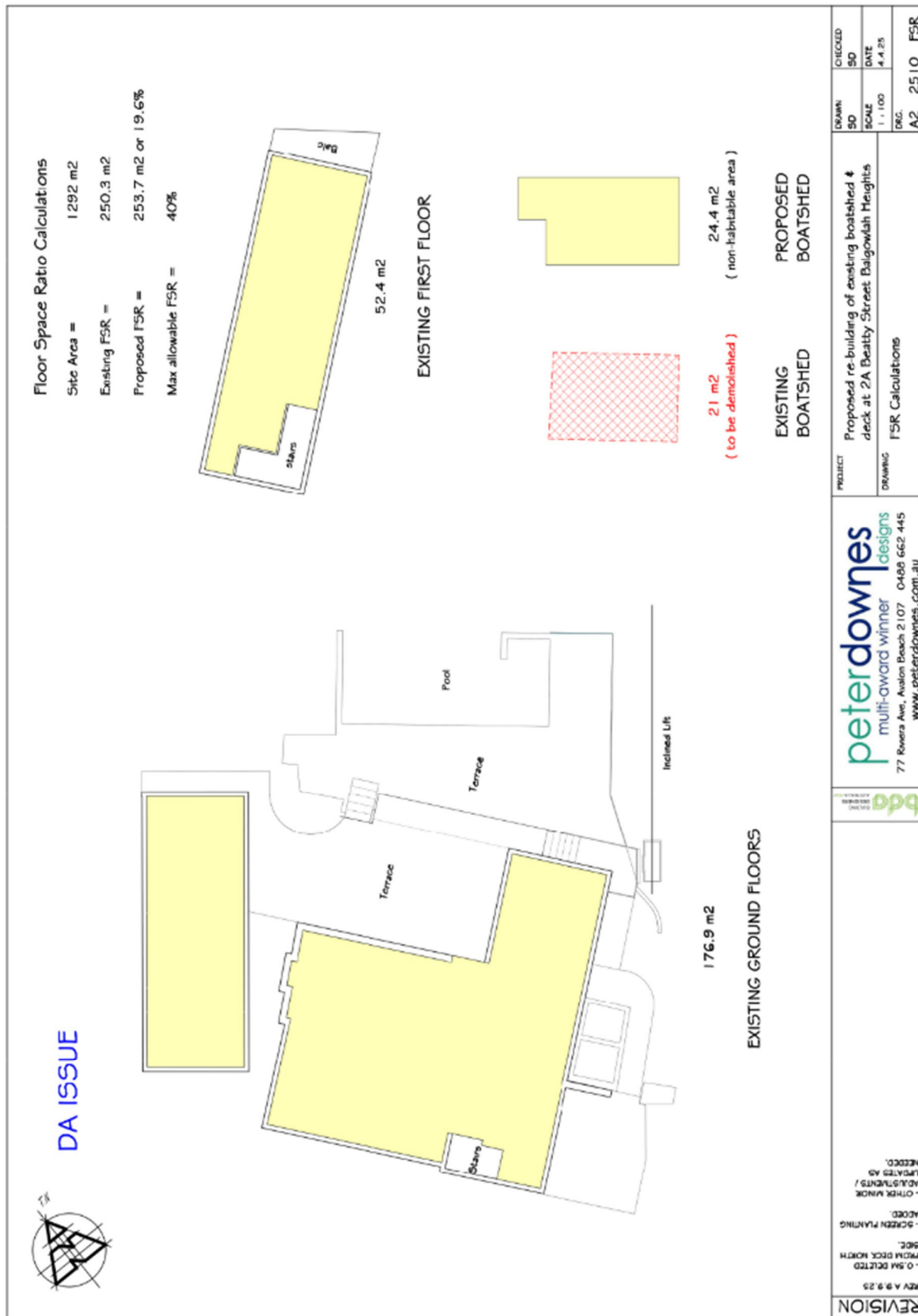












4.3 NSW Heritage Office Criteria – 2A Beatty Street, Balgowlah Heights

No 2A Beatty Street, Balgowlah Heights is assessed for significance according to the criteria of the New South Wales Heritage Office. Few of the aspects of significance discussed below are exclusive: a characteristic may, for example, have both historical and aesthetic significance.

4.3.1 Criterion (a) - 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 house is an example of one the earliest buildings noted as being constructed in the Balgowlah Heights area, having been constructed in the early part of the 20th century.

The house provides a contribution in the course of development of the area for residential housing purposes.

The existing boatshed that is to be reconstructed is a later addition to the site, having undertaken several substantial alterations and additions over its lifetime, with the current boatshed form being constructed most likely in the mid 1990s.

The boatshed does not provide a contribution in the course of development of the area.

4.3.2 Criterion (b) - an item has strong or special association with the life 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 house and the boatshed are not noted as having a strong or special association with the life works of a person, or group of persons, of importance in NSW's cultural or natural history.

Therefore, the house and boatshed does not demonstrate this criterion.

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

Despite extensive modifications to the dwelling, the original cottage to 2A Beatty Street, Balgowlah Heights retains its original character and is characteristic of early housing in the local area.

The dwelling is not aesthetically distinctive or of a high degree of creative or technical achievement, being constructed of typical detailing and construction techniques at the beginning of the twentieth century.

The current boatshed does not demonstrate any significant aesthetic characteristics and does not exhibit a high degree of creative or technical achievement.

Therefore, the boatshed does not demonstrate this criterion.

4.3.4 Criterion (d) - 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.

Research has noted that the house and boatshed are not significant under the criterion. No social, cultural or spiritual group in NSW is associated with the house.

Therefore, the house and boatshed do not demonstrate this criterion.

4.3.5 Criterion (e) - 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 dwelling and boatshed have very limited potential to yield new or further substantial scientific and/or archaeological information.

Therefore, the house and boatshed do not demonstrate this criterion.

4.3.6 Criterion (f) - an item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area). The style of the original cottage exhibits an early housing style to Sydney Harbour and to the NSW cultural and natural history.

The boatshed is merely a type of shed, that has been extensively renovated and altered over the years and is not rare or endangered.

Therefore, the boatshed does not demonstrate this criterion.

4.3.7 Criterion (g) - 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**
- **cultural or natural places; or**
- **cultural or natural environments.**

The house and boatshed do not demonstrate the principle characteristics of a class of NSW's cultural or natural places or environment.

Therefore, the house does not demonstrate this criterion.

4.4 The Works and Reason for its Implementation

The reason for the works is to reconfigure the boatshed and deck to the allotment. The current boatshed and deck have some structural deficiencies that inhibit any development potential to its usage.

4.5 Impact of the Works

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls except where non-compliance would result in a heritage impact. Refer to the Statement of Environmental Effects that accompanies this application.

The following assessment is made with an understanding of the objectives and controls provided by the Manly LEP 2013 and the Manly DCP.

The proposed reconfiguration of the existing boatshed and timber deck will have an acceptable impact on the subject site due to the following reasons:

- As per Council's Heritage rating to the site, the eastern stone wall of the original dwelling at 2A Beatty Street, Balgowlah is heritage listed and is not located within a Heritage Conservation Zone.

No works are proposed to the original dwelling, with all works located to the boatshed to the rear of the allotment. Thus, the proposed works would not result in any physical impact to the historical significance of the main heritage listed dwelling.

- Several boatsheds have been constructed to the site, with the original boatshed constructed in 1914, a later one in a new located constructed in 1932 or 1933, and the current boatshed constructed on the 1990s'. The proposed new boatshed is merely part of the evolutionary development of the site.
- The proposed new boatshed is also part of the evolving needs of the property, with the proposed works adding to the heritage story of the property, while at the same time, (with the preservation of the fireplace and chimney) providing a chronicled link to the historical use of the site.
- The existing boatshed and deck to the rear of the allotment, was a later constructed built form to the site, most likely constructed around the 1990s, and contains negligible historical significance to the site. There is no detailing that is

historically noteworthy to the current boatshed that would be affected from its configuration. The timber deck is fully rotted and is structural unsafe. The stone fireplace and chimney is also a later addition and has some structural deficiencies.

- The proposed reconfiguration of the boatshed and deck will result in no loss of historical significance to the allotment.
- The existing boatshed and deck have no items of any historical relevance. There are no fittings or other items of any historical relevance that would be affected from its reconfiguration.
- The proposed reconfiguration of the boatshed and new terrace is an example of high-quality, well-resolved contemporary development within an established streetscape. The existing and proposed works do not compete with traditional buildings within the established streetscape but rather help to improve the prominence of older and historical significance buildings by providing a clear and notable contradistinction between them.

This is a well-established working principle in heritage conservation and management.

- The proposed works are well resolved and appropriate for the site and the character of the existing dwelling to the allotment.
- The proposed reconfiguration of the boatshed and new terrace would not contradict with any traditional and appropriately styled detailing found on the original heritage listed dwelling or other heritage listed items in the near vicinity.
- The proposed reconfiguration of the boatshed and new terrace has been designed in a building form and style that is consistent with the existing boatshed and the established character of the existing heritage listed dwelling and surround streetscape. The proposed works have been designed to ensure a harmonised relationship between the existing boatshed, the existing dwelling, the adjoining heritage listed items.
- A pitched roof form (identical to the current roof form) has been proposed, which is the main roof form with other buildings in the near vicinity, and therefore the form relates positively to the historical character of the site and the surrounding area.

- The mass and height of the proposed reconfiguration of the boatshed and new terrace is consistent with the existing boatshed and surrounding context and is also subservient to the main dwellings to the site.
- The materiality of the proposed reconfiguration of the boatshed and new terrace has been selected to harmonise with the existing dwelling as well as other dwellings within the near vicinity. Cladding and a metal roof have been proposed to the works, with these materials being commonly used on other buildings within the surrounding context, and thus the proposed materials relate to the established historical streetscape character of the area.
- The proposed colour scheme is in keeping with the established colour pallet of the existing heritage listed dwelling. The proposed colour scheme thus harmonies with the established historical character of the surrounding area.
- The proposed reconfiguration of the boatshed and new terrace predominantly maintains the existing density of development to the site, and the proposed density is consistent with the density of other dwellings in the near vicinity.
- The proposed works maintain the existing stone fireplace and chimney to the existing boatshed. The fireplace and chimney is not noted as being of any major historical significance, and is also a later addition, most likely from the mid-1990s.
- As per the structural engineer's statement (see separate attachment), the existing fireplace and chimney can be retained and repaired in its current location and condition. The works to the fireplace and chimney are thus compatible with the historical significance of the site.
- The proposed reconfiguration of the boatshed and new terrace will not undermine or cause physical damage to the existing heritage listed dwelling or surrounding buildings.
- There is no change to the fencing of the site from the proposed works.
- There is no change to the front setback from the proposed works.
- The proposed reconfiguration of the boatshed and new terrace will result in negligible overshadowing impacts.

- No view corridors to and from the site are affected from the proposed reconfiguration of the boatshed and new terrace.
- The proposed reconfiguration of the boatshed and new terrace does not impede any natural water courses or other historical drainage flow paths over the site.
- There is negligible changes to the topography of the site from the proposed reconfiguration of the boatshed and new terrace.
- The public can still fully appreciate the site, the existing heritage listed dwelling, and the adjoining heritage listed items. There is also no loss of the historical character to the site from the proposed reconfiguration of the boatshed and new terrace.
- The proposed development is not sited on any known or potentially significant archaeological deposits.
- This report forms a record of the history and fabric of the existing house at this change point.

Heritage Impacts on Adjoining Heritage Listed Items

The proposed works are within the visual catchment of the heritage listed 'Manly Municipal area harbour foreshore', the 'Natural Landscape at Dobroyd Hedland and Grotto Point in Sydney Harbour National Park', and the 'Guringai Resting Place' in that:

- The proposed works cannot be interpreted with the adjoining heritage listed items, with there being a substantial visual and physical separation between the proposed reconfiguration of the existing boatshed and deck, and the nearby heritage listed items. The proposed reconfiguration of the boatshed and new terrace therefore cannot be interpreted within the same context as the adjoining heritage listed items.
- The impact of the visual amenity from the proposed reconfiguration of the boatshed to the adjoining heritage listed items is negligible.
- There is no loss to the historical integrity of the adjoining heritage listed items from the proposed reconfiguration of the boatshed and new terrace.

- The proposed configuration of the boatshed and deck to 2A Beatty Street, Balgowlah Heights would have no impact on the ability to understand the heritage listed significance of any of the adjoining heritage listed items.

4.6 Consideration of the Objective and Controls of the Manly DCP

The proposed works satisfy the objectives of the heritage considerations contained in the Manly DCP in that:

	Objectives	Comment
O1	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.	There is no loss of the fabric to the original heritage listed cottage from the proposed reconfiguration of the boatshed and new terrace. There is negligible impact to the foreshore setting and associated views from the proposed reconfiguration of the boatshed and new terrace. The site is not known to contain any aboriginal significance. The natural significance of the site is maintained from the proposed works.
O2	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.	The proposed reconfiguration of the boatshed and new terrace will not impact the original mains dwelling/cottage to the site. The main historical significance of the original heritage listed eastern stone wall to the main dwelling/cottage is not affected from the proposed reconfiguration of the boatshed and new terrace.

O3	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 proposed reconfiguration of the existing boatshed and new terrace has been designed so as not to detract from the significance of the heritage listed stone wall.
O4	To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular	The proposed reconfiguration of the existing boatshed and new terrace is
	regard to heritage buildings/areas and cultural icons.	compatible with the surrounding character of the area.
O5	To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.	The existing boatshed, including the area of the deck in a very poor condition and are not used. Further deterioration is inevitable. The proposed reconfiguration of the existing boatshed and new terrace will assist in the adaptive reuse of the boatshed and provide improved usage of the building for use by its occupants.

5.0 CONCLUSION

This Heritage Impact Statement has provided an assessment of the heritage significance of the proposed reconfiguration of the existing boatshed and deck, while maintaining and repairing the existing fireplace and chimney to 2A Beatty Street, Balgowlah Heights.

The proposed works do not result in any adverse effects to the existing heritage listed wall to the original cottage, or to the adjoining heritage listed items within the near vicinity.

The proposed works would not affect any of the original historically significant components of the original dwelling or the surrounding context. The proposed works would also have no impact on the ability to understand the heritage significance of any nearby heritage listed items.

The proposed works fulfil the aims and objectives as laid out by the Manly LEP 2013 and the Manly DCP. As such, in our professional opinion, the proposed works presented are suitable development and we recommend that they be supported in their current form.

Yours sincerely



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