

Heritage Referral Response

Application Number:	DA2025/0106
Proposed Development:	Alterations and additions to a semi-detached dwelling including a studio
Date:	18/02/2025
To:	Adriana Bramley
Land to be developed (Address):	Lot 1 DP 612866 , 293 Sydney Road BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred to Heritage as the subject site is located within the vicinity of a heritage listed item:</p> <p>I23 - House, "Edinboro" - 297 Sydney Road Balgowlah NSW</p>		
Details of heritage items affected		
<u>Statement of Significance</u>		
<p>Edinboro is significant at a local level as the earliest surviving building in Balgowlah and one of the oldest in the Manly area. Still owned by the family whose descendants built it, Edinboro is a good local example of a Georgian Style Victorian cottage, constructed from sandstone quarried on the site. Its association with Andrew Mercer also connects it with the incorporation of Manly Municipality in 1877.</p>		
<u>Physical Description</u>		
<p>Edinboro is a single-storey "Victorian Georgian" style sandstone cottage. It has a symmetrical front façade, medium pitched, hipped roof clad in corrugated galvanised iron, with a verandah to the front (northern) elevation and two chimneys. The front elevation has squared ashlar blocks of Sydney sandstone, reputedly quarried on site. The remaining elevations have been rendered in recent years. The house generally comprises double hung timber windows, though some are not original. A driveway from Sydney Road on the eastern side of the house has been created in recent years, which resulted in the partial demolition of the front garden wall. The wall is likely to date from the mid Twentieth Century as a 1928 image shows a high capped timber paling fence, and a gate and driveway on the western side of the building. According to the family, there were originally two large Norfolk Island pine trees in the front yard, which were removed some time during the Twentieth Century. There is also reputed to be an original stone-cut well on the property, filled in during the early Twentieth Century.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	

Other	N	
Consideration of Application		
<p>This application seeks consent for alterations and additions to an existing semi-detached dwelling. The proposed works include the partial removal of the existing driveway and the construction of a new carport located to the front setback, the construction of a rear extension and the construction of a studio located at the rear of the property. The proposed works also include alterations to the internal layout including a new bathroom and a staircase with access to the first floor storage space. The heritage item is located to the west of the subject property and is separated by the adjoining attached property known as 295 Sydney Road. Given the proposed works are mostly contained to the eastern side and rear of the subject property, they are considered to have a tolerable impact on the heritage item. Heritage also notes that the design of the proposed carport is in keeping with other neighbouring properties along Sydney Road and is sympathetic to the character of the subject property.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions are required.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>Is a Conservation Management Plan (CMP) required? No Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No</p>		

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.