

Heritage Referral Response

Application Number:	DA2021/0476
Date:	26/05/2021
To:	Dean Pattalis
Land to be developed (Address):	Lot 16 DP 11214 , 21 Gurney Crescent SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is located opposite a heritage item		
I270 - Dalwood Home (principal building and stone outbuilding to Dalwood Home) - 21 Dalwood Avenue, Seaforth		
Details of heritage items affected		
Details of the item as contained within the Manly inventory is as follows:		
<u>Statement of significance:</u> Regionally significant historically and socially, and aesthetically as the home of Theodore Gurney and Mr. A.E. Dalwood, and as Dalwood Home for disadvantaged children.		
<u>Physical description:</u> Two storey coursed sandstone Victorian Gothic style villa on large parcel of land, with a semi-rural bushland setting. The building has a large parapeted entrance with Gothic pointed arch; casement lead light windows, timber framed double hung windows, a return verandah facing water views and hipped unglazed terracotta roof, with chimneys. On a landmark site and originally called 'Clavering'. The place also contains a two storey sandstone outbuilding associated with the original villa and is also listed. The stone entrance way to Dalwood Home is also of importance as a landmark in Seaforth as well as the main entry point to the site and villa. The site contains remnant bushland vegetation similar to that found in nearby Gurney reserve located to the south and separated by Gurney Crescent. The site also contains exposed sandstone shelves and boulders. Vegetation communities found in Gurney Reserve and likely to be found on the Dalwood site includes Sydney Sandstone Ridgetop Woodland.		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	Yes	Dalwood is on the register
RAIA Register of 20th Century Buildings of Significance	No	

Other	Yes	Dalwood is on the Health Department's S170 Register
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the dwelling including a new upper storey. The heritage item (including the bushland) is located directly to the north and east of the subject property, across Gurney Crescent. The bushland is considered to be an important part of the curtilage and character of the item. However, given the separation afforded by Gurney Crescent, the proposal is considered to not impact upon the heritage item or its significance.</p> <p>Therefore Heritage raises no objections and requires no conditions.</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>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 26 May 2021</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.