

Heritage Referral Response

Application Number:	Mod2022/0396
Date:	07/09/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 1282038 , 100 South Creek Road CROMER NSW 2099 Lot 3 DP 1282038 , 10 Inman Road CROMER NSW 2099 Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as the site contains a local heritage item, being Item 152 - Roche Building, listed in Schedule 5 of Warringah LEP 2011. The site has been subdivided since the original DA approval and therefore the site now adjoins heritage items on the adjoining land, being Item 153 - Givaudan-Roure Office and Item 138 - Trees - Campbell Avenue.</p>		
Details of heritage items affected		
<p>Details of the heritage item on the site, as contained within the Warringah Heritage Inventory, are: Item 152 - Roche building</p> <p><u>Statement of Significance</u> A substantial & excellent example of an industrial complex in the late 20th Century international style. Displays high degree of integrity. One of first industrial complexes set in substantial landscaped grounds. Socially significant due to landmark nature</p> <p><u>Physical Description</u> Industrial/office building of off-form concrete with glass curtain walling. Assymetrical arrangement with hexagonal tower of off-form concrete with squatter glass-walled tower to east. Strong horizontal element provided by 3 storey office wing to west.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	Previously on the Register - included within RAIA publication - 444 Sydney Buildings
Other	No	
Consideration of Application		
<p>This application proposes a modification of DA Consent 2019/1346. The modification involves the removal of 3 trees, which require removal as a result of drainage works associated with the riparian corridor. The trees to be removed were identified as Trees 56, 57 and 58 located in the southern portion of the site. It is noted that the applicant also proposes to plant 6 additional medium height</p>		

trees to offset the removal of these 3 mature trees. There are no other changes to the approved development.

The heritage item affected by the DA Consent 2019/1346 is a complex of office buildings from the former Roche use of the site. These buildings are largely being retained and reused as part of redevelopment of the site. They are located on the Inman Road frontage of the site, some 200 metres away from the trees proposed to be removed. Therefore, the removal of these trees will not have an adverse impact upon the heritage significance of this heritage item. The adjoining site, fronting South Creek Road, is heritage listed for its vegetation, however it is considered that the removal of these 3 trees and the planting of 6 replacement trees, will not have a significant impact on this adjoining vegetation.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of WLEP 2011:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? N/A

Further Comments

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.