

Heritage Referral Response

Application Number:	DA2021/1464
Date:	28/10/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 1220196 , 4 - 10 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 number of heritage items, being Item I52 - Roche Building; Item I53 - Givaudan-Roure Office and Item I38 - Trees-Campbell Avenue. These 3 items are listed as local heritage items in Schedule 5 of Warringah Local Environmental Plan 2011.</p>		
Details of heritage items affected		
<p>Details of these heritage items, as contained within the Warringah Heritage Inventory, are:</p> <p>Item I52 - Roche building <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>Item I53 - Givaudan-Roure office <u>Statement of Significance</u> A representative example of an inter-war dwelling. Displays good integrity with much original fabric. Historically it is a rare survivor of development of this area prior to release & development for industrial purposes.</p> <p>Item I38 - Trees, Campbell Ave <u>Statement of Significance</u> The collection of trees in the south-east sector of the Roche Products site, facing South Creek Rd and Campbell Ave at Dee Why have a moderate degree of heritage significance at the Local level. They have existed on this site since the turn of the 19th -20th century and may have been associated with the nurseryman Charles Hirsch who owned the land immediately to the north during that period. They are esteemed by local residents and confer on the area a distinctive sense of place. While the trees are not individually rare, the presence in Dee Why of such a mixed collection of trees in good condition and representing planning takes of their period is rare.</p>		
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	No	
RAIA Register of 20th	No	Roche building previously on the Register - also included

Century Buildings of Significance		within RAIA publication - 444 Sydney Buildings
Other	No	
Consideration of Application		
<p>This application proposes Torrens title subdivision of the former Roche industrial estate. The former Roche industrial site consists of 1 large allotment with frontages to Inman Road, South Creek Road and Campbell Parade. This application proposes divide this lot to create 3 lots, one containing the newly approved industrial/warehouse complex fronting Inman Road; one small lot on the corner of Orlando Road and a third lot being the remainder of the site, with frontage to Campbell Parade and South Creek Road.</p> <p>As a subdivision application, no physical works are proposed and therefore there is no physical impact upon any of the listed heritage items. However, as a result of this subdivision, the 3 heritage items will be located on different lots. The former Roche buildings and tower (incorporated into the new development) will be located on the new proposed Lot 1. Lot 2 will contain the Givaudan-Roure Office (fronting South Creek Road) and the heritage listed trees located on the eastern portion of the current site. Lot 3 will contain no heritage items.</p> <p>It is understood that this subdivision proposal does not include any physical works and therefore there will be no impact upon the identified heritage items on site.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of WLEP 2011:</u> Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? Provided with previous application Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? No - but heritage addressed in SEE</p>		
Further Comments		
<p>COMPLETED BY: Janine Formica, Heritage Planner DATE: 28 October 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.