

Heritage Referral Response

Application Number:	DA2022/2105
Proposed Development:	Demolition works and construction of an industrial building with basement car parking and tree removal.
Date:	16/12/2022
To:	Adam Croft
Land to be developed (Address):	Lot 1 DP 120751 , 32 Orlando Road CROMER NSW 2099

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site adjoins heritage items		
Item I52 - Roche Building		
Item I53 - Givaudan-Roure Building		
Item I38 - Trees, Campbell Avenue		
Details of heritage items affected		
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.		
Givaudan-Roure Building <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.		
Trees, Campbell Avenue <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.		
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		
RAIA Register of 20th Century Buildings of Significance		
Other	n/a	
Consideration of Application		
<p>The proposal seeks consent for a new industrial development at the subject site. The subject site adjoins land that is now part of 38 Orlando Road but was formerly part of the Roche site and is mapped as part of the heritage listings. That land has now been developed as a childcare centre with car parking and a landscaped area directly adjoining the rear of the subject site. This provides a physical and visual buffer between the remaining former Roche site, the heritage items and the subject site. Given the setback between the site, the heritage items and the landscape buffer in between, the proposal is considered to not impact upon the heritage items or their significance.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of WLEP.</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.