

Heritage Referral Response

Application Number:	DA2021/2608
Date:	23/02/2022
To:	Daniel Milliken
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	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	However, Roche building previously on the RAIA Register - also included within RAIA publication - "444 Sydney Buildings"

Other	No	
Consideration of Application		
<p>This application is for the internal fitout of proposed warehouse unit No.1, as a swim school. The works include the installation of 2 x swimming pools with associated amenities and supporting office facilities. The proposal also includes the relocation of 4 car parking spaces at the entrance to the swim school use and the installation of a building identification sign above the main entry to the facility.</p> <p>The warehouse unit in question was approved by DA2019/1346 as part of an overall redevelopment of the former Roche site. Important original Roche buildings on the site were incorporated into the redevelopment, to retain important elements of the site's heritage significance, including the office buildings and cottage fronting Inman Road.</p> <p>This proposal is for use of a new warehouse building and will not affect the fabric of the heritage buildings being retained on the site. Works are internal to the warehouse unit, with the exception of the business identification sign which will face the retained heritage buildings. This sign is considered acceptable in its context as part of an industrial complex. Relocation of the 4 at ground parking spaces will not remove any proposed landscaping, and is acceptable on heritage grounds.</p> <p>Therefore, it is considered that there will be no impact from this proposal upon the heritage significance of the Roche buildings being retained as part of the site redevelopment. The proposed unit (1) is also physically remote from the other 2 heritage items on the site (<i>being Givaudan-Roure office and trees on the eastern part of the site fronting Campbell Ave</i>) and will have no impact upon their heritage significance.</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 WLEP2011:</u> Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Heritage addressed in SEE</p>		
Further Comments		
COMPLETED BY: Janine Formica, Heritage Planner DATE: 23 February 2022		

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.