

Heritage Referral Response

Application Number:	DA2023/0294
Proposed Development:	Change of use and fitout of Warehouse 7 and 8 for the purpose of a indoor recreation facility
Date:	27/04/2023
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This application has been referred as the site contains a heritage item, being Item I52 - Roche Building .The site is also within the vicinity of 2 other heritage items, being Item I53 - Givaudan-Roure Office and Item I38 - Trees - Campbell Avenue.		
Details of heritage items affected		
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		
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.		
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.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
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
Other	N/A	

Consideration of Application

The proposal seeks consent for the fitout and use of two industrial warehouse units for an indoor trampoline facility. External works appear to be limited to the provision of additional car parking spaces outside the unit warehouses with all other works being internal. The warehouse units were approved under DA2019/1346 as part of the redevelopment of the former Roche site. The proposed works are considered to not impact upon the significant retained buildings or items on site, or their significance and or impact upon the adjoining items.

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of WLEP.

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

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.