

Heritage Referral Response

Application Number:	Mod2015/0295
To:	Alex Keller
Land to be developed (Address):	Lot 100 DP 611332 , 100 South Creek Road CROMER NSW 2099 Lot A DP 394910 , 38 Orlando Road CROMER NSW 2099

Officer comments

HERITAGE COMMENTS

Discussion of reason for referral

This application has been referred for heritage comments as the subject land contains a number of existing heritage items. These items are I52 Roche Building, I53 Givaudan-Roure Office and I38 Trees Campbell Avenue. All these heritage items are listed in Schedule 5 of Warringah Local Environmental Plan 2011. The subject land is located at Nos. 38 Orlando Road and 100 South Creek Road, Cromer. The area that this modification application relates to are Lots 1 & 2, approved under DA2014/0573.

Details of heritage items affected

This application has been referred for heritage comments as the subject land contains a number of existing heritage items. These items are I52 Roche Building, I53 Givaudan-Roure Office and I38 Trees Campbell Avenue. All these heritage items are listed in Schedule 5 of Warringah Local Environmental Plan 2011. The subject land is located at Nos. 38 Orlando Road and 100 South Creek Road, Cromer. The area that this modification application relates to are Lots 1 & 2, approved under DA2014/0573.

Details of heritage items affected

Details of the heritage items, as outlined in the Warringah Heritage Inventory are:

Item I52 Roche Building

Statement of Significance

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.

Physical Description

Industrial/office building of off-form concrete with glass curtain walling. Asymmetrical 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.

Item I53 Givaudan-Roure Office

Statement of Significance

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.

Physical Description

Single storey weatherboard cottage now converted to office use. Brick foundations. Terracotta tiled hipped roof with small gables on top. Exposed rafter ends. Square projecting bay windows to front with multi-paned casement windows. Retains residential character, set in gardens. Repair works to roof have occurred.

Item 138 Trees, Campbell Avenue

Statement of Significance

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.

Physical Description

The eastern side of the Roche property contains numerous mature cultural plantings and remnant specimens. Amongst these are Figs, Pines, Camphor Laurels, Turpentine, Agonis species, Melaleuca species, Willows, Brush Box, Coral Trees, Elms, Planes, Jacarandas, Magnolias, Tree Ferns and Eucalypts. The northern section of the eastern boundary also contains several old Pine Trees dating probably from the turn of the 19th-20th century. These were not associated with the trees on former Lot 629, but on Lot 639 to the north of it.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	

Consideration of Application

This modification application is for an amendment to the approved three lot subdivision (DA2014/0573) of the Roche land at Cromer, known as at Nos. 38 Orlando Road and 100 South Creek Road, Cromer. Lots 1 and 2 will consolidate into one lot with a total site area of 7.467 hectares

(now known as Lot 1). Lot 3 will remain as approved (now known as Lot 2). The total site area remains unchanged.

Details of the proposal are outlined in the Statement of Environmental Effects (SEE), prepared by Roche Products Pty Limited, dated 17 December 2015, which accompanied the application. The SEE addresses the heritage provisions of WLEP 2011 (5.10) and concludes that “because the site is so large, and that the portion of the land the subject of this application does not contain any of the listed heritage items, it is considered that there will not be no physical impact upon the existing listed heritage items or their setting”.

It is noted that this application is for a modification to the approved subdivision only. The modification application does not propose any construction and therefore the proposal will not impact on the social significance of the industrial complex and trees.

Therefore, no objections are raised to this modification application on heritage grounds and no conditions are required.

Consider against the provisions of CL5.10 of WLEP.

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?
Included in SEE

Further Comments

COMPLETED BY: Maxine Szeto

DATE: 1 February 2016

Recommended Heritage Advisor Conditions:

Nil.