

Heritage Referral Response

Application Number:	DA2019/1346
To:	Lashta Haidari
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 listed 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 <i>Schedule 5 Environmental Heritage of Warringah Local Environmental Plan 2011</i>.</p> <p>This application proposes redevelopment which directly affects Item I52 - Roche Building but does not directly affect the other 2 heritage items on the site.</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><u>Physical Description</u> Industrial/office building of off-form concrete with glass curtain walling. Assymetrical 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.</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	Previously on the Register - included within RAIA publication - 444 Sydney Buildings
Other	No	

Consideration of Application

This application is for partial demolition of the existing heritage item and construction of a new development incorporating offices, warehouses, storage facility and on-site cafe. This development has been the subject of a number of pre-lodgement meetings during which a number of heritage concerns were raised, particularly in relation to the amount of original building fabric being removed and also in relation to the bulk, scale and design of the building on the corner of Inman Road and South Creek Road and its relationship to the remaining elements of the heritage building.

This development application has been reviewed by Council's external heritage advisor, Robert Moore who has been involved in all pre-lodgment discussions and negotiations. He is happy with the application in that it seems to address all heritage issues raised. He noted that the best aspect of the application from a heritage point of view is the retention of the office wing behind the frontage of the heritage building on Inman Road. In doing so, the application proposes the retention of most of the original office buildings (which date back to 1964), including the office wing fronting Inman Road and the internal office wing behind it. The retention of these original buildings will largely preserve the main view of this important and iconic industrial building, from outside the site (from Inman Road) and more importantly also from inside the site (from the main entrance driveway and proposed cafe).

The development also proposes the retention of the hexagonal tower due to its landmark qualities associated with the previous use of this site by Roche and part of the internal courtyard. Structural assessment will be needed to ensure that this hexagonal tower is appropriately retained.

Reconfiguration of the warehouse component has resulted in a development which opens up vistas to the original office buildings and contributes to maintaining its landscaped setting, which is an important part of its heritage significance. The original Roche development was one of the first industrial estates set within a landscaped setting and it is important that this landscaped context is retained in any redevelopment.

The application is supported by a Heritage Impact Statement by Heritage 21, dated October 2019, supplemented by a Conservation Management Plan, also prepared by Heritage 21, dated May 2019.

If there is an issue approving stand alone offices as part of this development, then use of *Clause 5.10 (10) Conservation Incentives*, would be supported for this use within the original office buildings being retained. As these buildings were built for office purposes, the most appropriate use for these restored heritage buildings would be office use, either in conjunction with an industrial use on site or as stand alone offices. In allowing stand alone office usage (using Clause 5.10(10)), Council would be ensuring that these heritage buildings can continue to be used for the purpose for which they

were built.

There may also be an issue with permissibility of the proposed cafe in the existing inner war cottage fronting Inman Road. Again, heritage would support this use being approved by way of *Clause 5.10 (10) Conservation Incentives*, as the introduction of such a use will make the office component more attractive to tenants and also the cafe will act as a vehicle to increase the accessibility and visibility of these heritage buildings for the general community. The proposal includes using the cafe and surrounds for site interpretation. The original Roche complex included a cafe for its workers and this development, by including a cafe, will be continuing to provide cafe facilities for site workers while also enabling the wider community to visit the site and appreciate its heritage and history.

In accordance with *Clause 5.10(10) of Warringah Local Environmental Plan 2011*, it is considered that:

- the conservation of this heritage item will be facilitated by the granting of consent for the stand alone office components and the cafe usage as part of this development;
- the proposed development will need to be managed in accordance with the Conservation Policies included within the Conservation Management Plan by Heritage 21, which was submitted with the application;
- the proposed development will need to implement the mitigation measures included within the Heritage Impact Statement by Heritage 21, which was submitted with the application;
- the proposed development (and specifically the inclusion of stand alone offices and a cafe) will not adversely affect the heritage significance of the heritage item; and
- the proposed development will not have any significant effect on the amenity of the surrounding area.

As a result, **no objections are raised to the use of Clause 5.10(10) to approve uses otherwise prohibited** by the zoning (i.e. stand alone offices and cafe).

Additionally, **no objections are raised on heritage grounds, subject to the imposition of conditions** requiring archival recording, temporary protection measures and interpretation.

Consider against the provisions of CL5.10 of WLEP 2011

Is a Conservation Management Plan (CMP) Required? Yes

Has a CMP been provided? Yes

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Janine Formica, Heritage Planner
DATE: 23 January 2020

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Photographic Archival Record

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by Heritage NSW, Department of Premier and Cabinet.

This record must be submitted and approved by the Certifying Authority prior to commencement of any demolition or works on-site.

The photographic record should be made using digital technology, submitted on archival quality CD-R disc, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.

Temporary Protection Measures

Temporary protection measures are to be developed which identify potential risks and outline methodologies to negate any physical impact upon significant heritage fabric located in the vicinity of works. This includes any impacts upon the retained hexagonal tower and retained original office buildings. These measures are to be prepared by a suitably qualified contractor and submitted to the Certifying Authority for approval prior to the issue of a Construction Certificate. Measures are to be implemented prior to any works and monitored by the project architect.

Reason: To ensure that any original heritage fabric to be retained, is not damaged during construction.

Interpretation Strategy and Plan

An Interpretation Strategy is to be prepared by a suitable qualified heritage professional along with an Interpretation Plan outlining how this interpretation will be incorporated into the site development. This Interpretation Strategy and Plan are to be submitted to Council's Heritage Advisor for approval prior to the issue of a Construction Certificate.

Reason: To ensure that the history of the site and its use by Roche is interpreted and incorporated into the site development.