

COUNCIL SUPPLEMENTARY ASSESSMENT REPORT

Panel Reference	PPSSNH-51
DA Number	DA2019/1346
LGA	Northern Beaches Council
Proposed Development (as revised)	Demolition works and alternations and additions to an existing industrial facility, including new warehouse, and self-storage, office premises and ancillary café
Street Address	Lot 1 DP 1220196, 4 - 10 Inman Road, Cromer
Applicant/Owner	Perpetual Corporate Trust Ltd (Owner) EG (Applicant)
Date of DA lodgement	27 November 2019
Number of Submissions	One (1) in response to original DA notification
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	The proposal has a capital investment value of more than \$30 million.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Warringah Local Environmental Plan 2011 • State Environmental Planning Policy (Coastal Management) 2018 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land (and draft) • Warringah Development Control Plan 2011
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Attachment1: Revised Draft conditions of consent • Attachment 2: Schedule of Conservation Works, dated July 2020
Clause 4.6 requests	Yes – Clause 4.3 Height of Buildings (a variation of 25.7%)
Summary of key submissions	<ul style="list-style-type: none"> • Traffic impact from construction activities
Report prepared by	Lashta Haidari – Principal Planner
Report date	12 August 2020

Executive Summary

On 26 June 2020, the Sydney North Planning Panel (SNPP) considered an Assessment Report recommending approval to Development Application No. DA2019/1346 to partially redevelop the former Roche Pharmaceuticals Site, known as 4-10 Inman Road, Cromer, including draft conditions of development consent.

The Panel deferred the determination of the application to allow the Applicant to provide the following additional information:

- An addendum to the Heritage Management Documents (Conservation Management Plan, prepared by Heritage 21 dated May 2019) which provides a schedule of “*all necessary conservation work*” should be completed as soon as possible and submitted for assessment.

The Panel also requested as follows:

1. Amend the proposed development description to read as follows:

Demolition works and alternations and additions to an existing industrial facility, including new warehouse, and self-storage, office premises and ancillary café.

2. New condition to read as follows:

Photographic Archival Record

A photographic archival record of the site is to 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.

3. New condition to require that all necessary conservation work identified in the updated heritage management document is carried out.

This supplementary report provides an assessment of the additional information against the provisions of Clause 5.10 (10) of WLEP 2011. This report is to be read in conjunction with the original Assessment Report.

Draft conditions of consent are included in Attachment 1 and have been revised having regard to the specific requirements of the Sydney North Planning Panel.

Clause 5.10 - Heritage conservation

The subject site is listed as an item of Environmental Heritage in Schedule 5 of the WLEP2011.

The subject site comprises three (3) items of heritage:

- Item 52: 'Roche Building';
- Item 53: 'Givaudan-Roure Office'; and
- Item 38: 'Trees'.

It is noted that Item 53: 'Givaudan-Roure Office' and Item 38: 'Trees' are in the eastern portion of the subject site, which is outside the area the subject of this proposal.

The original Assessment Report prepared by Council addresses the details and compliance of the development with regards to Clause 5.10 (4) and 5.10 (5) of the WLEP2011. This requires an assessment of the potential heritage impact of non-exempt development, such as the works proposed as part of this development, on the heritage significance of the listed items, and the extent to which the proposal would impact on their heritage significance.

The SNPP Panel requested additional information to address the specific matters listed under Clause 5.10 (10). The panel requested that an addendum to the Heritage Management Documents (Conservation Management Plan, prepared by Heritage 21 dated May 2019) which provides a schedule of "all necessary conservation work".

In response, the applicant submitted a 'Schedule of Conservation Works' (SCW) report prepared by Heritage 21, dated July 2020. The SCW serves as an addendum report to the Conservation Management Plan, prepared by Heritage 21, dated May 2019, and it outlines the required conservation actions to buildings proposed to be retained, including Buildings 01, 02, 06, the hexagonal tower, the internal courtyard and existing cottage facing Inman Road (05).

Council's Heritage Officer has reviewed the SCW, who has advised that the schedule is extensive and covers a large number of individual elements within the complex.

Accordingly, it is considered that the development, as proposed, satisfies the requirements of clause 5.10 (10) of WLEP 2011.

Amend the proposed Development Description

The Panel requested that the description of the proposed development be amended to read:

Demolition works and alternations and additions to an existing industrial facility, including new warehouse, and self-storage, office premises and ancillary café.

Comment: The description of the development has been amended to reflect the panel's decision and is also reflected in the front page of this report.

Conditions of Consent

The Panel requested that the following matters are to be addressed in relation to the draft conditions consent:

New condition to read as follows:

- ***Photographic Archival Record***

A photographic archival record of the site is to 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.

- New condition to require that all necessary conservation work identified in the updated heritage management document is carried.

Comment: The conditions of consent have been amended to include the above recommended conditions, see Conditions No. 12 and 19 within the revised draft set of conditions.

CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 and specifically reviewed in relation to the provisions of Clause 5.10 (10) – Heritage Conservation of WLEP 2011.

The proposed development is consistent with the planning provisions that apply to the subject site. The proposal is considered to be consistent with the requirements of Clause 5.10 of WLEP 2011.

This report satisfactorily addresses the matters as raised in the deferral of the application by the Sydney North Planning Panel on 26 June 2020 and it is recommended that consent now be granted subject to the revised conditions contained in Attachment 1.