

Heritage Referral Response

Application Number:	Mod2020/0611
Date:	04/02/2021
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 modification 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>. The proposal however only directly affects Item I52 - Roche Building and does not 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><i>Item I52 - Roche building</i> <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 <u>Physical Description</u> 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.</p> <p><i>Item I53 - Givaudan-Roure office</i> <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><i>Item I38 - Trees, Campbell Ave</i> <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 - also included within RAIA publication - <i>444 Sydney Buildings</i>
Other	No	
Consideration of Application		
<p>This application proposes modification of Consent 2019/1346, which was issued on 17 August 2020. This modification mainly affects the basement and ground floor levels of the self-storage component of the approved developed. The previously approved double height basement is to be replaced with a single height basement, which involves an increased footprint, increased floor area of self-storage units, a redesigned parking area and increase in number of parking spaces being provided. The proposed basement car park now surrounds the original heritage tower which is to be retained and restored, and a lift and stairs are to be relocated into this existing tower.</p> <p>There is no change to the other heritage buildings being retained on site. There is also no change in the height, scale or bulk of the development when viewed from the streetscape.</p> <p>From a heritage viewpoint, no heritage elements on the site are impacted by the proposed modification, apart from the works around and within the hexagonal tower. These are considered acceptable, as the hexagonal tower is being retained, restored and incorporated into the development.</p> <p>There are no changes to the overall building envelope and therefore no change to the bulk and scale of the development proposed adjacent to the heritage buildings being retained on site.</p> <p>Therefore, no objections are raised to this application on heritage grounds and no conditions required.</p> <p>Consider against the provisions of CL5.10 of WLEP 2011 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? Yes (previous)</p>		
Further Comments		
<p>COMPLETED BY: Janine Formica DATE: 4 February 2021</p>		

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**

Heritage Photographic Survey

A black and white photographic survey, in accordance with the guidelines of the Heritage Council, is to be submitted in an unbound report format. The report shall contain:

- (a) A front cover marked with:
 - (i) the name/location of the property;
 - (ii) the date of the survey;
 - (iii) the name of the Company or persons responsible for the survey.
- (b) A layout plan of the existing building; identifying rooms and features shown in the photographs.
- (c) Photographs of the interior, exterior, and streetscape view of the building, labelled to indicate their location in relation to the layout plan and elevations of the building; and a set of negatives. All photographs are to be mounted in acid-free photographic corner mountings and photographs are to be fixed into acid-free corner mounting.
- (d) Where colour is a feature of the building (for example, the building features stained glass, leadlight or polychrome brickwork), additional colour photographs (with negatives) are to be included in the photographic survey report.

These documents are to be provided to Council's historical archives.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To provide a historical record of heritage significant works on the site for archival purposes.