

Heritage Referral Response

Application Number:	Mod2022/0452
Date:	24/10/2022
To:	Adam Susko
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		
<p>This modification application has been referred as the site contains a local heritage item, being Item I52 - Roche Building. The adjacent site also contains heritage items, being Item I53 - Givaudan-Roure Office and Item I38 - Trees - Campbell Avenue. These 3 items are listed as local heritage items in Schedule 5 Environmental Heritage of Warringah Local Environmental Plan 2011.</p>		
Details of heritage items affected		
<p>Details of the heritage item affected, as contained within the Heritage Inventory is:</p> <p>Item I52 - Roche building</p> <p><u>Statement of Significance</u></p> <p>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></p> <p>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>		
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	
Other	No	
Consideration of Application		
<p>This site includes the heritage-listed former Roche offices and warehousing facility, together with an adjacent Inter-War cottage, now part of the site. The previous consent DA2019/1346 approved the adaptive re-use of the heritage listed former Roche Building and the cottage. This modification application relates to the elaboration of the approved adaptive re-use strategy for the former offices and for the proposed conversion of the cottage into a café. Specifically, the current modification proposes works to the office buildings B1, B2 and B6, as well as the cottage.</p> <p>Works in the office buildings relate to the removal of later internal fit-outs and the renewal of internal finishes and linings and service areas (toilets) as well as repair and refurbishment of the exterior</p>		

facades and finishes of those buildings. No work appears to adversely impact upon the listed landscape.

The Statement of Heritage Impact by Heritage 21 (July 2022) has been reviewed. This report warrants and asserts that only fabric of little or no significance is impacted by the proposed works. That being said, it is noted that works are proposed to the important internal curved staircase to ensure its compliance with updated safety regulations. While some concerns might be raised at the detail of the internal works upon the 'café cottage', relating to the removal of walls and loss of definition of interior spaces and volumes, the cottage is not listed. The stated intent of the works upon the café is largely supported, as are the updating works for the offices.

The heritage strategy for the buildings will be crucial in the realisation of all of these objectives. The proposal is supported in heritage terms, consistent with the conditions of the original consent.

Therefore, no objections are raised on heritage grounds and no extra conditions required.

Consider against the provisions of CL5.10 of WLEP 2011:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? Yes - Previously

Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Yes

Further Comments

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.