

18 October 2023

The Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Sir,

**RE: Unit 9, 4-8 Inman Road, Cromer
Heritage Impact Statement**

This concise letter format Heritage Impact Statement has been prepared for Anytime Fitness Cromer in accordance with the standard guidelines of Heritage NSW to accompany an application for proposed fitout and change of use for Unit 9 at 4-8 Inman Road, Cromer.

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

SITE LOCATION

The subject tenancy is Unit 9 at 4-8 Inman Road, Cromer, know as the Northern Beaches Business Park. The property is identified by NSW Land Registry Services (LRS) as Lot 1 in Deposited Plan (DP) 1282038. This site is bounded to the south by South Creek Road, to the west by Inman Road, to the north by properties in Orlando Road and to the east by 100 South Creek Road, Lot 2 in DP 1280238.



Figure 1: Street map showing the location of 4-8 Inman Road, Cromer, outlined in red and coloured yellow. (Source: Sixmaps)



Figure 2: Aerial view showing 4-8 Inman Road, Cromer, outlined in red and coloured yellow. Note this image was taken prior to the approved redevelopment of the site and does not show the new building that is the subject of this report. (Source: Source: Sixmaps)



Figure 3: Part of the approved Site Plan for the Northern Beaches Business Park DA 2019/136 showing the approved development coloured light grey adjacent to the listed heritage item (I52) which is coloured dark grey. (Source: Northern Beaches Council DA Tracker website. Plan prepared by SBA Architects DA201 Revision 12 dated 6.11.2019)

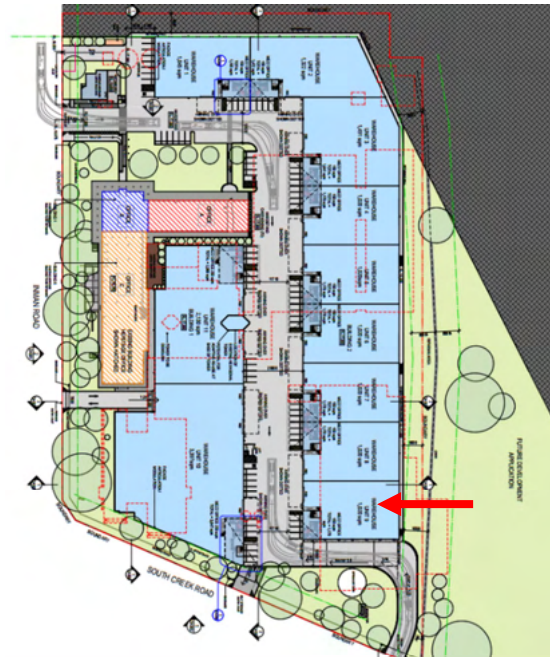


Figure 4: Part of the approved Ground Floor Plan for the Northern Beaches Business Park DA 2019/136 with the location of the subject tenancy marked with an arrow. The heritage listed former Roche building in its vicinity is shown hatched. (Source: Northern Beaches Council DA Tracker website. Plan prepared by SBA Architects DA202 Revision 12 dated 6.11.2019)

HERITAGE MANAGEMENT FRAMEWORK

The *Warringah Local Environmental Plan (LEP) 2011* mapping shows a large land parcel bounded to the west by Inman Road, to the north by Orlando Road and other properties fronting Orlando Road, to the east by Campbell Avenue and to the south by South Creek Road contains three heritage items, numbers I38, I52 and I53 (See Figure 5). Schedule 5 of this LEP identifies these items as:

- I38 Trees, Campbell Avenue, Part Lot 100, DP 611332
- I52 Roche Building, 100 South Creek Road, Part Lot 100, DP 611332
- I53 Givaudan-Roure Office, 96 South Creek Road, Part Lot 100, DP 611332.

This land parcel was subdivided after the LEP was prepared and Lot 100 DP 611332 no longer exists. Item I52 Roche Building is within the boundaries of Lot 1 in DP 1282038, the subject property, which is now known as 4-8 Inman Road, Cromer.

Item I53 Givaudan-Roure Office and item I38 Trees, Campbell Avenue are within the boundaries of Lot 2 in DP 1282038, known as 100 South Creek Road.

Under the *Environmental Planning and Assessment Act 1979* the property at 4-8 Inman Road is subject to the heritage provisions of the *Warringah LEP 2011*. As the subject tenancy is in a newly constructed

building adjacent to item I52 Roche Building the relevant heritage considerations are those pertaining to development in the vicinity of a heritage item

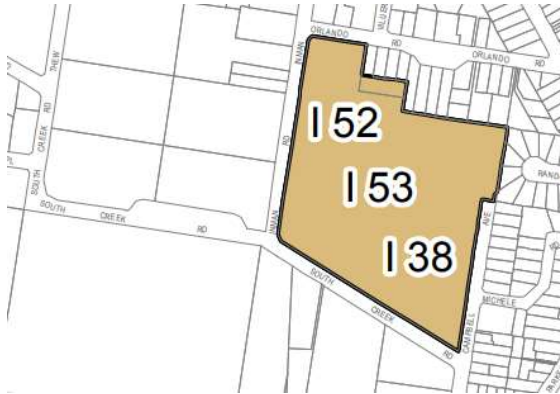


Figure 5: Excerpt from the Warringah LEP 2011 Heritage Map 9 showing listed heritage items I38, I52 and I53 on a single land parcel. (Source: NSW Legislation)



Figure 6: Map showing the boundaries of the subject site Lot 1 DP 1282038 at 4-8 Inman Road, Cromer, marked with a yellow dashed line. This site, formerly part of Lot 100 DP 611332, is now Lot 1 DP 1282038 and contains heritage item I52 Roche Building. (source: NSW Planning Portal Spatialviewer)

SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT TENANCY

The NSW Heritage Database contains the following information for the listed items within and in the vicinity of the subject property.

Item I52, Roche Building, database entry number 2610051

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.

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.

Item I53, Givaudan-Roure Office Building, database entry number 2610058

Description

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.

Statement of Significance

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, database entry number 2610285

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.

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 planting takes of their period is rare.

The Conservation Management Plan 100 South Creek Road Cromer NSW, prepared by Heritage 21 Pty Ltd in May , contains the following Statements of Significance for the retained former Roche Complex buildings on the subject site:

Building 1 (Office B on the approved site plan)

Building 1 is of high significance, as part of the three earliest Roche buildings on the site constructed in 1963-64 and designed by Stafford, Moor and Farrington in the late 20th Century International Style. Its significance is attributed to its prominent position on the main road (Inman Road). It would become part of the Roche Complex, as finalised in the early 1970s.

Building 2 (Office A on the approved site plan)

The building form of Building 2 is of little significance, despite being part of the three earliest Roche buildings on the site constructed in 1963-64, and designed by Stafford, Moor and Farrington in the late 20th Century International Style. It would become part of the Roche Complex, as finalised in the early 1970s. However, it cannot be viewed from the public domain, is visually subservient to Building 1 and has undergone significant modification since construction. Internally B2 is of little significance, due to its later refurbishment.

Building 6 (Office C on the approved site plan)

Building 6 is of high significance, as part of an extension to Building 1, constructed in 1969. It was designed by Stafford, Moor and Farrington in the late 20th Century International Style. It is significant due to its prominent position on the main road (Inman Road). It is part of the Roche Complex, as finalised in the early 1970s.

Building 11 (Roche Tower on the approved site plan)

The building form of Building 11 is of little significance as part of the Research Institute of Marine Pharmacology constructed in 1973-73. Internally B11 is of little significance, due to later. However, the hexagonal tower associated with B11 is of high significance, as it demonstrates landmark qualities.

Building 5 (Security Office Cottage on the approved site plan)

The single storey cottage (B5) is of moderate heritage significance as a remnant of the site's post-war era of market gardening occupation. It is associated with the Sekulich family, which were market gardeners, originally from Yugoslav descent. The house was constructed by Walter Sekulich between 1949 and 1961.

The location of these built elements is shown on the plan below.



Figure 7: Approved Demolition Plan for the Northern Beaches Business Park DA 2019/136 showing the retained built elements of heritage significance. (Source: Northern Beaches Council DA Tracker website. Plan prepared by SBA Architects DA208 Revision 12 dated 12.11.2019)

DESCRIPTION OF THE SITE

The subject property is the Beaches Business Park at 4-8 Inman Road, Cromer. It has frontages to Inman Road and South Creek Road and contains a recently constructed commercial complex, a group of Late 20th Century International Style office buildings relating to the former use of the site as an industrial complex for Roche and a circa 1950s residence, adjacent to the Inman Road frontage.



Figure 8: View of Northern Beaches Business Park from the corner of South Creek Road and Inman Road. Office Building C seen in the background of the image is retained Building 6 of the Roche Complex



Figure 9: View of the former Roche Office building from Inman Road with the eastern tower of Roche Building 11 (demolished) seen in the background



Figure 10: View of Northern Beaches Business Park from South Creek Road, opposite the entry to the basement carpark, with the location of the subject tenancy marked with an arrow



Figure 11: View of Northern Beaches Business Park from east of the carpark entry showing the retained hexagonal tower from the Roche Complex

THE PROPOSAL

The development proposal is for the fitout and use of Unit 9 as a gymnasium for Anytime Fitness Cromer, including the installation of vinyl backing to existing glazing and tenancy identification signage.

The following assessment is based on a review of the following drawings prepared by Archispectrum: DA01.01, DA02.01, DA02.02, DA03.01, DA03.02, DA04.01, DA04.02, N01.01.

HERITAGE IMPACT ASSESSMENT

The following table includes discussion of the heritage impacts of the proposal in relation to the relevant questions to be considered outlined in the publication 2023 NSW Department of Planning and Environment 'Guidelines for preparing a statement of heritage impact'.

Considerations for Specific Types of Work	Response
<p><i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i></p> <p><i>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</i></p> <ul style="list-style-type: none"> • <i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area? Setting, views and vistas</i> <i>Heritage conservation area Archaeology</i> • <i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i> 	<p>No, the proposed internal fitout and associated signage for Unit 9 will not affect the setting of, or views to and from, the retained significant built elements of the Roche Complex or the heritage items on the adjoining site to the east, the Givaudan-Roure Office Building and street trees along Campbell Avenue.</p> <p>The proposed internal fitout of Unit 9 will not affect the heritage significance of the retained significant built elements of the Roche Complex or the heritage items on the adjoining site to the east, the Givaudan-Roure Office Building and street trees along Campbell Avenue.</p>
<ul style="list-style-type: none"> • <i>Does the existing use contribute to the significance of the heritage item? Why is the change of use proposed?</i> • <i>Will the change of use have an impact on the significance of the heritage item?</i> • <i>Will the change of use require changes to the fabric or significant elements? How does that impact significance of the heritage item?</i> 	<p>The use of Unit 9 in a newly constructed building adjacent to the retained significant built elements of the Roche Complex does not contribute to their significance as the earliest Roche buildings on the site designed in the late 20th Century International Style and a cottage that is a remnant of the site's post-war era of market gardening occupation.</p> <p>As such, the proposed change of use for Unit 9 will not have an adverse impact on the significance of these site components.</p>

HERITAGE OBJECTIVES OF THE WARRINGAH LEP 2011

For the reasons discussed, above the proposal is acceptable from a heritage perspective and is consistent with the relevant heritage objectives of the *Warringah LEP 2011*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Warringah,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

CONCLUSION

The proposed fitout and use of Unit 9 at 4-8 Inman Road, Cromer as a gymnasium, and its associated signage, will not have an adverse impact on the established significance of the listed heritage items in its vicinity.

It is, therefore, considered to be consistent with the heritage objectives of the *Warringah LEP 2011*. In our view, the consent authority should have no hesitation in approving this application from a heritage perspective.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S. Polkinghorne', written in a cursive style.

NBRS

Samantha Polkinghorne
Director, Head of Heritage