

10 September 2019

## To Whom It May Concern

### 160 BURWOOD ROAD, CONCORD

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#### RESPONSE TO LOCAL PLANNING PANEL EXTRAORDINARY MEETING MINUTES

##### 1. Preamble

Heritage 21 has been asked to address the heritage issues outlined in the City of Canada Bay Council's Local Planning Panel Extraordinary Meeting Minutes dated 5 June 2019. Specifically, we have been asked to turn our attention to the following issues:

*How the heritage values of the built form and landscape have influenced the concept plan need to be better defined.*

*It is not clear:*

- *What is the appropriate curtilage for the retained building?*
- *What are the principles around the adaptive reuse?*
- *How the concept plan responds to the elements of a "factory in a garden setting"?*

Accordingly, we will deal with each of these issues separately below:

##### 2. Heritage Value, Built Form and Landscaping

Heritage 21 has been working closely with Colliers, BVN and AJ+C for more than 18 months on the subject proposal. In order to inform our understanding of the site, we prepared a detailed Heritage Significance Assessment, dated April 2016. This assessment has indicated that the primary form on the site is the Bushell's Roasting Tower, which can be seen from the foreshore in the round as a prominent feature, currently sitting in an industrial landscaped setting. In our view, it is very important to maintain these views from the surrounding foreshore.

In light of the most recent updated plans that we have received from Colliers (BVN Issue E dated 03 September 2019), we are of the opinion that these views will be maintained in the context of the proposed residential accommodation. We stress that views from the foreshore constitute the most important heritage aspect of the subject site.

The current concept plans indicate that all of the residential blocks (C1, C2, C3, C4, C5, C5a, C6, C7, C8, C9; E2, E3, E4; W1, W2, W3, W4, W5) are lower in height than the Roasting Tower. Our

Heritage Significance Assessment indicates that the most important aspects to the current heritage setting is:

- a. A visually prominent Roasting Tower; and
- b. The characteristic industrial landscape setting.

Views to the Roasting Tower have already been discussed in this letter. However, the industrial landscape setting, which is typical of Inter-War and Post-War industrial complexes in Sydney, will also be maintained in accordance with the recent updated BVN drawings (Issue E dated 03 September 2019). Much of the grassed area surrounding the Roasting Tower will be maintained and therefore, it is our opinion that the historical industrial landscape setting will continue to be understood and interpreted by future owners and visitors to the site. This is particularly the case on the north-eastern part of the site which constitutes public open space. The arrangement of the new buildings around the tower is, in our view, an intelligent response to the design constraints. This is illustrated by the fact that:

- Views to the tower from the foreshore round will remain undisturbed;
- The proposed buildings are to be clustered around the prominent Roasting Tower which will remain the highest form on the site;
- There will be expansive private open space in and around the building which is characteristic of the industrial landscape setting;
- Articulated built forms to break up the bulk and scale of the introduced buildings.

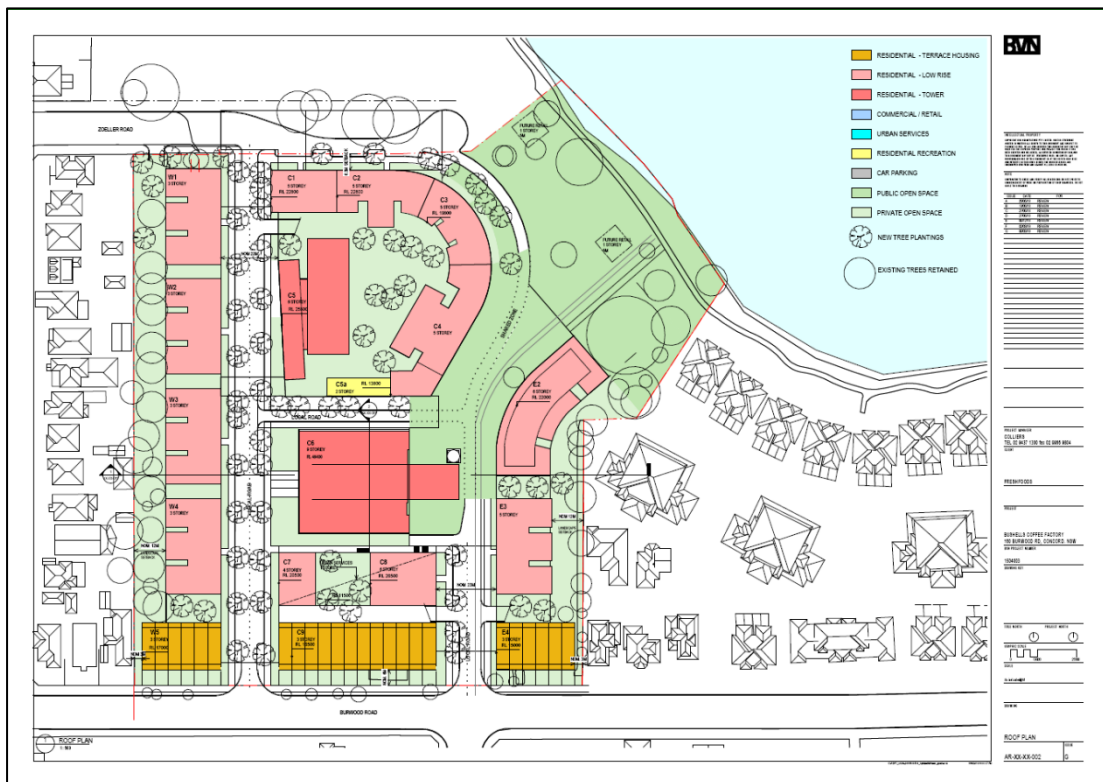


Figure 1. Proposed Roof Plan (BVN, Issue E dated 03.09.19)

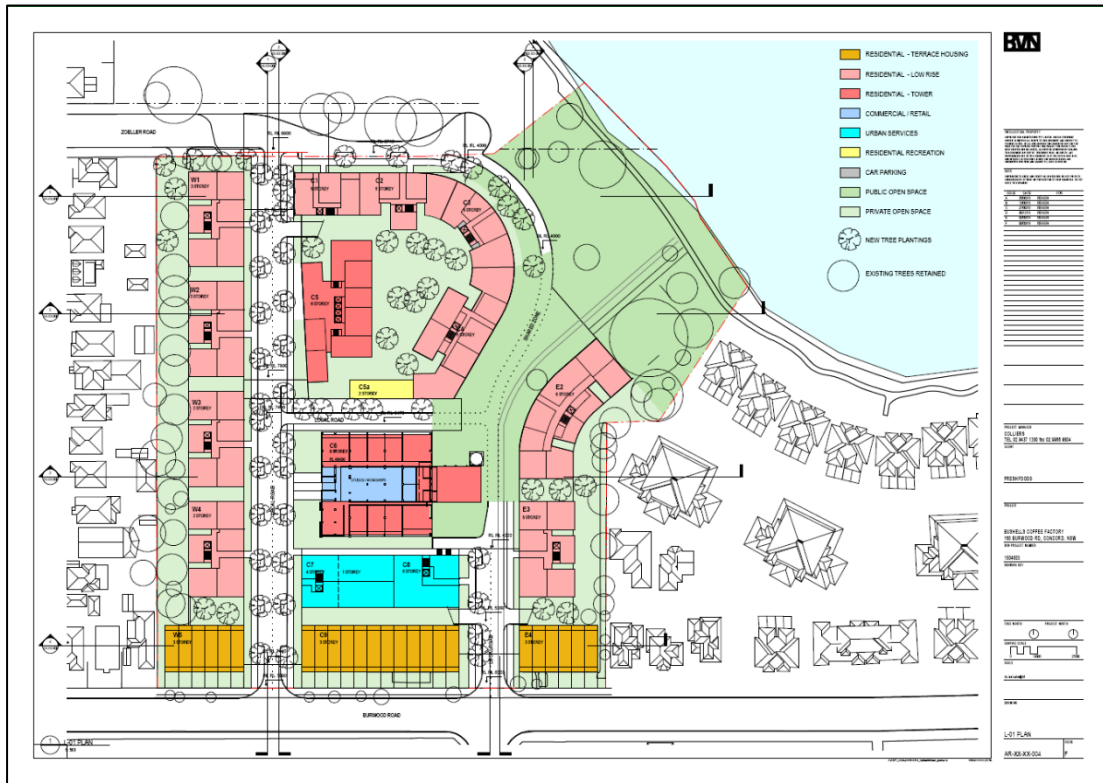


Figure 2. Proposed Plan Level 01 (BVN, Issue E dated 03.09.19)

### 3. Curtilage

Our understanding of the curtilage for the site is premised on the two notions enunciated above, i.e. the continued visual prominence of the Roasting Tower and the expansive private open space around the proposed residential blocks. The design responds to these notions, by ensuring that no structure is higher or would compete with the prominence of the Roasting Tower and that the residential blocks have been articulated into lower forms and various configurations in order to break up and minimise the bulk on the site. By doing this, the efficacy of these notions will be upheld.

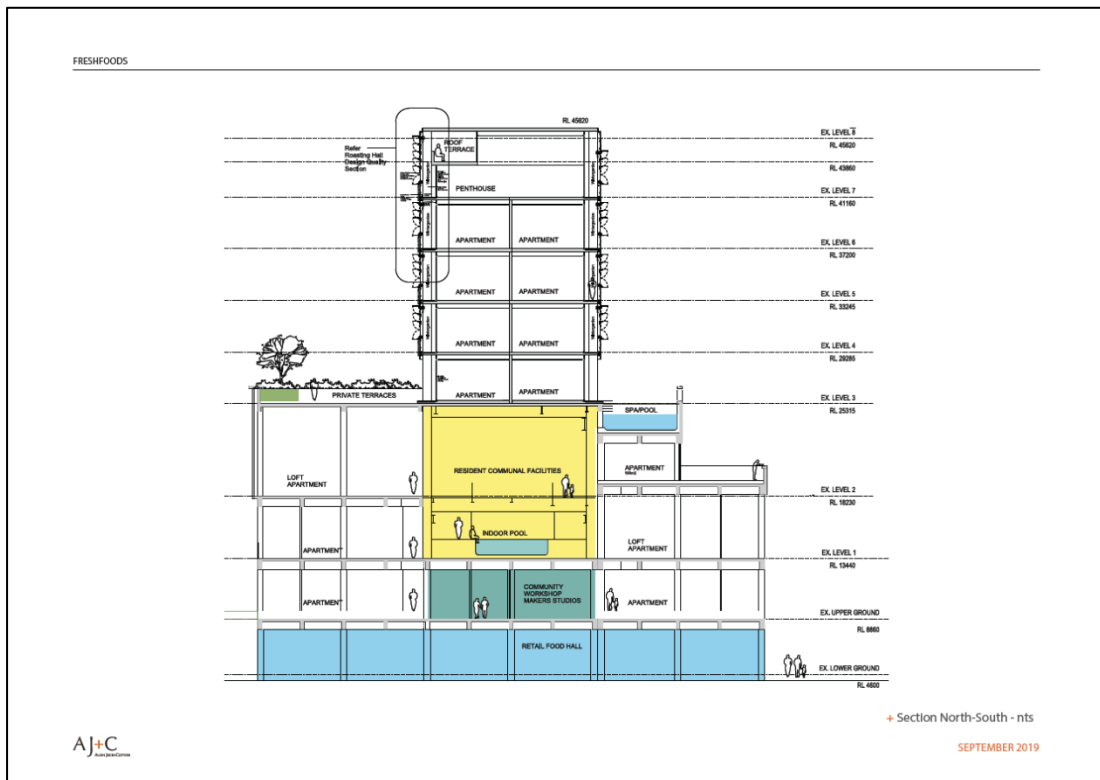
In this manner, Heritage 21 is confident that the proposal would support the industrial landscaped setting of the site albeit that new building forms will have been introduced into that setting.

### 4. Adaptive Reuse

The Roasting Tower is proposed to be adaptively reused to accommodate residential, commercial and community uses. AJ+C has prepared drawings which indicate how the existing structure of the Roasting Tower could be adaptively reused without altering the exterior or interior spaces except where the upper floors are to be converted into residential apartments.

As we understand it, all the prominent structural elements, i.e. beams and columns, that frame the spaces, will be conserved. From Level 3, the Roasting Tower will be converted into six levels (including penthouse) of residential use.

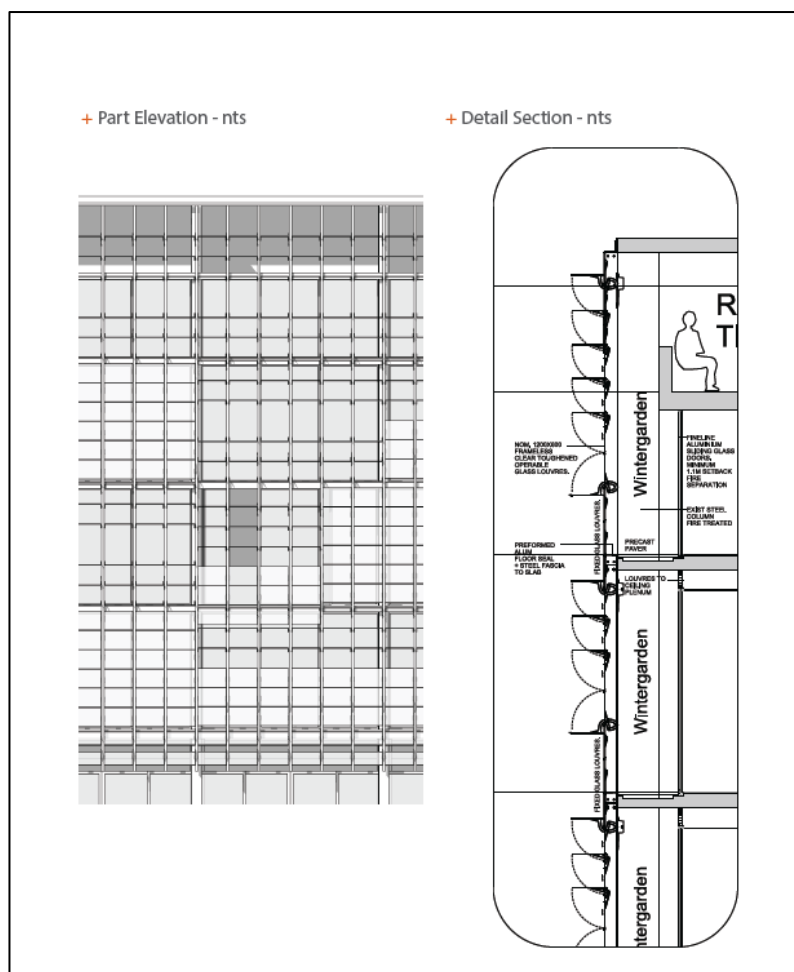
In terms of the other uses to which the existing structures will be put, there will be a retail food hall on the ground floor, community workshops and studios on the first floor and an indoor pool, with residential and communal facilities that will maintain the three storey internal height of the Roasting Hall itself. Importantly, all of the original structural elements (beams, columns and large internal open area) will be maintained. In this manner, AJ+C have appropriately employed adaptive reuse principles which allow all of the building's structure and form to be maintained without having to remove, alter or demolish a significant amount of original fabric.



**Figure 3.** Proposed Section North-South (AJ+C, dated September 2019). This section illustrates that all of the existing roasting tower and hall will be conserved.

It is noted that AJ+C has intelligently maintained the prominent glazed elements on the northern and southern facades of the tower. A winter garden has been designed in order to not rely directly on the glazed curtain wall for light and air. The winter garden establishes a secondary line of glazing specific to the required residential use, while still allowing the glazed curtain wall to be maintained as an element. For reasons of BCA and NCC requirements, the existing glass and aluminium framing cannot be retained. Nonetheless, as shown in the AJ+C drawings dated September 2019, a contemporary style of curtainwall glazing with all

necessary elements to control solar access, heat build-up and ventilation, has been introduced. This allows the aesthetic components of the original tower to be maintained while at the same time introducing a highly refined, contemporary curtain wall system, not dissimilar to that which already exists, insofar, as to the views to the tower from the foreshore are concerned. When viewed from a distance, the contemporary curtain wall, in our opinion, would read closely to that which already exists. From this point of view, we find that, the principles of adaptive reuse for the design has been intelligently and appropriately employed.



**Figure 4.** Proposed Curtain Wall Detail (AJ+C, dated September 2019). Note the curtain wall entity on the northern and the southern facades of the roasting tower are to be kept, but as a new BCA compliant glazed system for the upper residential levels.

## 5. Factory in a Garden Setting

As discussed above, it is our opinion that the factory building will be maintained and its structure will be conserved. All proposed uses will, in our opinion, have a minimal impact in terms of the existing fabric. At the same time, the curtain wall glazing which must be replaced

for BCA and NCC reasons, will have a contemporary adaptable curtain wall glazing system that is capable of meeting NCC requirements.

The introduction of a winter garden system would minimise the impacts to the glazed components of the tower via a method of introducing a secondary glazing that is able to deal with the specific requirements of the residential facilities without impacting the curtain wall itself. Further, the proposed residential blocks have been broken up into smaller forms which constitutes a design principle applied in order to reduce the bulk and scale on the site.

By converting the factory building into retail, commercial and community uses, with appropriate interpretation, the public will begin to have greater access to the building than that which currently exists. Large areas of private open space will also be provided. Consequently, the factory building will become a public facility rather than its current inaccessible and limited use.

## 6. Conclusion

In light of the issues raised above, it is the opinion of Heritage 21 that the current proposal would achieve a positive heritage outcome mainly due to the employment of an intelligent adaptive reuse strategy and the articulation and diminution of the proposed built forms which cluster around the prominent Roasting Tower. Simultaneously, the proposal would maintain a large private open space similar to the original historic industrial landscape setting of the Bushell's Factory.

Yours sincerely,



**Paul Rappoport – Heritage Architect**

### Director

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