

Heritage Referral Response

Application Number:	Mod2025/0302
Proposed Development:	Modification of consent to DA2023/1142 granted for Use of existing premises as an indoor recreational facility, including fitout and signage
Date:	07/07/2025
To:	Charlotte Asbridge
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 application has been referred as it is located on the site of a heritage item, being Item 152, Roche Building, 100 South Creek Road, Cromer, listed in Schedule 5 of Warringah LEP 2011. It is noted that the site has been redeveloped with a new warehouse complex built around the original Roche buildings. This application is for works to one of the new warehouse units.</p>		
Details of heritage items affected		
<p>Details of the heritage item in the vicinity, as contained within the heritage inventory, are: Item 152, Roche Building, 100 South Creek Road, Cromer <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. 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	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	Yes	Roche building on RAIA Register
Other	No	
Consideration of Application		
<p>This application proposes modifications to Consent DA2023/1142. which approved the use of Warehouses 7 and 8 for an indoor recreation facility, along with fitout and signage. This application proposes to add a small outdoor seating area, extra signage and is seeking consent for the use of the indoor and outdoor eating areas to be used as licensed seating/dining areas.</p>		

The heritage item, being the original Roche buildings, is located to the south-east of this warehouse unit. The works affect a new warehouse building and will not impact upon the fabric of the heritage item. While the extra signage will be within the visual catchment of the heritage building, they are located in a corner, and will not impact the primary view of the heritage buildings from Inman Road or from the entrance driveway. Therefore, it is considered that the impact on the heritage significance of the Roche buildings will be tolerable.

Therefore, no objections are raised on heritage grounds and no 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? N/A

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided?
N/A

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.