

Heritage Referral Response

Application Number:	DA2024/0728
Proposed Development:	Use of Premises as a light industry for coffee roasting and production, and office space
Date:	15/07/2024
To:	Thomas Burns
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		
This application has been referred as the site contains a heritage item, being Item I52 - Roche Building and is within the vicinity of 2 other heritage items being Item I53 - Givaudan-Roure Offices and Item I38 Trees - Campbell Avenue , which are all listed within Schedule 5 of Warringah LEP 2011.		
Details of heritage items affected		
Details of heritage item on site, as contained within the Heritage Inventory, are: Item I52 - Roche building <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		
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	No	However, Roche building was previously on RAIA Register
Other	No	
Consideration of Application		
<p>This application is for use of existing warehouse units 5 and 6 for a coffee roasting and production facility, including fitout and signage. Signage consists of 2 wall mounted business identification signs, but no details are provided about the design of these signs.</p> <p>A Heritage Impact Statement was submitted with the application (Heritage 21, dated May 2024). This has been reviewed and its conclusions agreed with, although it does not assess the impact of the proposed signage.</p> <p>Units 5 and 6 are located directly opposite the Roche heritage buildings which have been retained on site. The proposed works are to newly built warehouse units and all works are internal, apart</p>		

from 2 business identification signs. Therefore, there is no impact upon any original heritage fabric on-site. The only external change is the proposed wall mounted, non-illuminated business identification signs. No objections are raised to these signs, however details of the design and colours have not been provided and will need to be provided for approval prior to issue of a construction certificate. This is necessary to ensure that the signs do not adversely impact upon the heritage significance of the site, given that they will be visible from retained heritage buildings.

Therefore, no objections are raised on heritage grounds, subject to the imposition of one condition.

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

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**

Details of signage to be provided

Details of business identification signage are to be provided to Council's Heritage Advisor for approval, prior to the issue of a construction certificate. Details are to include location, size, colour and design.

Reason: To ensure that signage does not impact upon the heritage significance of the site.