

Heritage Referral Response

Application Number:	DA2023/1170
Proposed Development:	Proposed signage, alteration to glazing and enclosing work.
Date:	28/09/2023
To:	Dean Pattalis
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 the site contains a heritage item, being Item I52 - Roche Building and within the vicinity of 2 other heritage items being Item I53 - Givaudan-Roure Office and Item I38 Trees - Campbell Avenue, which are all listed within Schedule 5 of Warringah LEP 2011.</p>		
Details of heritage items affected		
<p>Details of heritage item on site, as contained within the Heritage Inventory, are:</p> <p>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</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	Y/N	
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 multiple signs for a proposed business, along with some external changes to warehouse units 7 & 8. The use of these units for an indoor recreational facility was approved by DA 2023/0924 in July 2023.</p> <p>The signs proposed include 2 large business identification signs (3740 x 4561) designed to hold 4 separate tenancy signs. Sign 1 faces Inman Road on Warehouse 1 and Sign 2 fronts South Creek Road, affixed to Warehouse 10. These sign boards were not approved by the original DA2019/1346. They are not affixed to the remaining heritage buildings on-site and therefore they do not physically affect the heritage significance of the site. Given the site is now a warehouse complex, with retained heritage buildings, these sign boards are not out of context and therefore, it is considered that there</p>		

will not be any adverse visual impact on the heritage significance of the site. The other signs/decals relate directly to Units 7 and 8 to identify the business use of these units. The construction of an enclosure at ground level, adjacent to the entrance to the warehouse unit, is also proposed. No heritage objections are raised to these works associated with identification of the approved use of Units 7 and 8.

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.