

Heritage Referral Response

Application Number:	DA2023/1644
Proposed Development:	Use of Premises as an Indoor Recreation Facility, fitout and signage
Date:	28/11/2023
To:	Clare Costanzo
Land to be developed (Address):	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

Officer comments

No

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as the site contains a heritage item, being Item 152 - Roche Building and within the vicinity of 2 other heritage items being Item 153 - Givaudan-Roure Office and Item 138 Trees - Campbell Avenue, which are all listed within Schedule 5 of Warringah LEP 2011.</p>		
Details of heritage items affected		
<p>Details of the heritage item on site, as contained within the Heritage Inventory, are:</p> <p>Item 152 - 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	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 the fitout and use of Warehouse unit 9 as a gym (Anytime Fitness), including affixing of vinyl backing to existing glazing and three business identification signs. Sign 1 is on the front of the unit next to the door, Sign 2 is on the office projection, facing north/west and Sign 3 is on the south/east facade facing South Creek Road.</p> <p>Warehouse 9 is part of the new buildings on this site and is located away from the retained former Roche heritage buildings. Therefore, no heritage concerns are raised in relation to the fitout and use of this warehouse building as a gym nor the proposed business identification signs. It is considered that this proposal will not have any adverse visual impact upon the heritage significance</p>		

of the site.

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? Yes (simple)

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.