

## Heritage Referral Response

<b>Application Number:</b>	DA2024/0123
<b>Proposed Development:</b>	Use of Premises as a Indoor Recreation Facility, fitout and signage
<b>Date:</b>	16/04/2024
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	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 <b>Item I52 - Roche Building</b> and is within the vicinity of 2 other heritage items being <b>Item I53 - Givaudan-Roure Offices</b> and <b>Item I38 Trees - Campbell Avenue</b>, 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:  <b>Item I52 - Roche building</b>  <u>Statement of Significance</u>            A substantial &amp; 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	No	However, Roche building was previously on RAIA Register
Other	No	
Consideration of Application		
<p>This application proposes use of one of the heritage listed buildings on-site for the purposes of a Pilates studio. The works include internal fit out along with external signage. Internal works include partitioning and the addition of bathroom and kitchen facilities. Externally there are three non-illuminated signs proposed - one flush wall sign on the eastern facade, one window sign on the existing door on the northern facade and one freestanding sign, described on the plans as a</p>		

movable flag sign.

The works are proposed for what is known as Building 02 in the Conservation Management Plan for the site (Heritage 21 - May 2019), one of the original Roche heritage listed office buildings. A very basic Heritage Impact Statement was submitted with the application (Archispectrum - September 2023), which concludes that the proposal will not detrimentally affect the significance of the site.

The internal works, as described in the plans and reports, are minor and do not propose any changes to external finishes or to the external presentation of the building (with the exception of signage). Therefore, it is considered that the internal changes are acceptable from a heritage point of view.

In relation to the signage, Signs 2 and 3 are considered acceptable, based on their attachment to the building being reversible without causing any damage to the original building fabric. This is based on the design and colours shown on the DA plans, consisting of neutral brown colours on a white background and with no background colour on the affixed door sign. In the case of Signs 2 and 3, they must be removable in the future without any material damage to the original heritage fabric of the building (wall and door) and a condition will be imposed to this effect.

Sign 3, being the proposed flag post sign located in front of the northern elevation, can be supported only on the basis that it is a freestanding movable sign, which is not fixed in its location. It is clearly stated on Drawing No. DA-001 that this is a "movable flag post sign". A fixed freestanding sign in front of the principal elevation of this heritage building would not be acceptable.

On the basis that the fixed signs are removable in the future without any damage to building fabric, and on the basis that the flag sign is movable, not fixed, the proposal is acceptable on heritage grounds.

**Therefore, no objections are raised on heritage grounds subject to a number of conditions.**

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Works to be reversible without damage to fabric**

All internal works and external signage must be undertaken in such a way that the works are reversible in the future without causing any remnant visible damage to original fabric and surfaces.

Reason: To protect original heritage fabric and surfaces and enable works to be removed without damage, when no longer needed

### **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**Movable flag post sign**

The movable flag post sign is to remain movable and not be fixed as a permanent freestanding sign structure. This sign must also be removed upon the ending of the tenancy.

Reason: To ensure that the heritage significance of the building is not compromised by a permanent freestanding sign structure.