

Heritage Referral Response

Application Number:	DA2023/1202
Proposed Development:	Use of Premises as an indoor recreational facility, fitout and signage
Date:	18/12/2023
To:	Brittany Harrison
Land to be developed (Address):	Lot 3 DP 1282038 , 10 Inman Road CROMER NSW 2099 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 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 LEP2011.</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	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 a change of use to a gymnasium with associated fit out works and signage. The internal changes involving removal of walls and construction of new walls to create a reception, office areas and exercise studio. External changes include 7 separate identification signs on 3 sides of the building, including extensive window signage.</p> <p>The proposal will occupy part of one of the heritage listed buildings remaining on site, being identified as Building B1 in the Conservation Management Plan (Heritage 21, May 2019). This is one of the original office buildings built in 1963/64 in the International Modernist styling with horizontal bands of "masonry" separating the glazed walls to the office spaces. Externally the extensive glazing allows visibility to the interiors. Internally, the glazing allows for views from the</p>		

central stair and atrium, through the office areas to the exterior and the landscaped setting and trees. It is also possible to appreciate the central atrium and stairs from the office areas. These are elements of the building which are fundamental to its heritage significance.

The application was accompanied by a Heritage Impact Statement (HIS) by Archispectrum, dated July 2023, which has been reviewed.

In relation to heritage impact, the proposal is considered unacceptable on a number of grounds:

Heritage Impact Statement is inadequate. The HIS submitted does not adequately address the impact of the proposed works on the heritage significance of the building. There is no reference to the Conservation Management Plan for this site (Heritage 21, May 2019) which provides more detailed information on the building and the significance of its fabric.

Proposed signage is considered excessive for this heritage building. One business identification sign on each of the 3 faces of the building, of a suitable size, would be considered the maximum signage which could be allowed. All large window signage is unacceptable (Signs 4 & 7) from a heritage point of view, as is any obscure glazing of windows.

Construction of the internal walled studio is not supportable as this has an adverse impact upon the heritage significance of the building, impeding views into and from the building through the characteristic glazing. If privacy is required this should be achieved by curtains rather than construction of a wall.

Therefore the current proposal cannot be supported on heritage grounds. Changes are required to the plans along with an updated Heritage Impact Statement.

Consider against the provisions of CL5.10 of WLEP 2011:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? Existing CMP for site.

Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Yes

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.