
HERITAGE IMPACT STATEMENT

Development Application

For the change of use to a gymnasium with associated fit-out and signage – 'Rumble' Gym

at Office 4, 4-10 Inman Road, Cromer

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PROJECT DETAILS

Subject land:	Office 4, 4-10 Inman Road, Cromer
Lot Description:	Lots 1 and 3 within DP 1282038.
Proposed development:	Change of use to gym with signage and fit-out.
Council:	Northern Beaches Council

This Heritage Impact Statement has been prepared as follows:

- In accordance with *Statements of Heritage Impact* and *Assessing Heritage Significance* published by the Heritage Branch of the NSW Office of Environment and Heritage
- In accordance with the principles contained in the most recent edition of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.
- To the best of the author's knowledge the information contained in this report is neither false nor misleading.

1.0 INTRODUCTION

This Heritage Impact Statement has been prepared to accompany a Development Application (DA) to Northern Beaches Council for the change of use to gym with signage and fit-out at Office 4, 4-10 Inman Road, Cromer.

Works to the Heritage Item are being undertaken to provide a gym premises to meet the increasing demand for health and fitness-related uses in the Cromer area.

The purpose of this report is to analyse the heritage impact of the proposed developments on the development site, identified to contain three heritage items. Specifically, the heritage items known as Street Trees (I38), Roche Building (I52), and Givaudan-Roure Office (I53). The proposed gymnasium will be located on the first floor of the Roche Building heritage item.

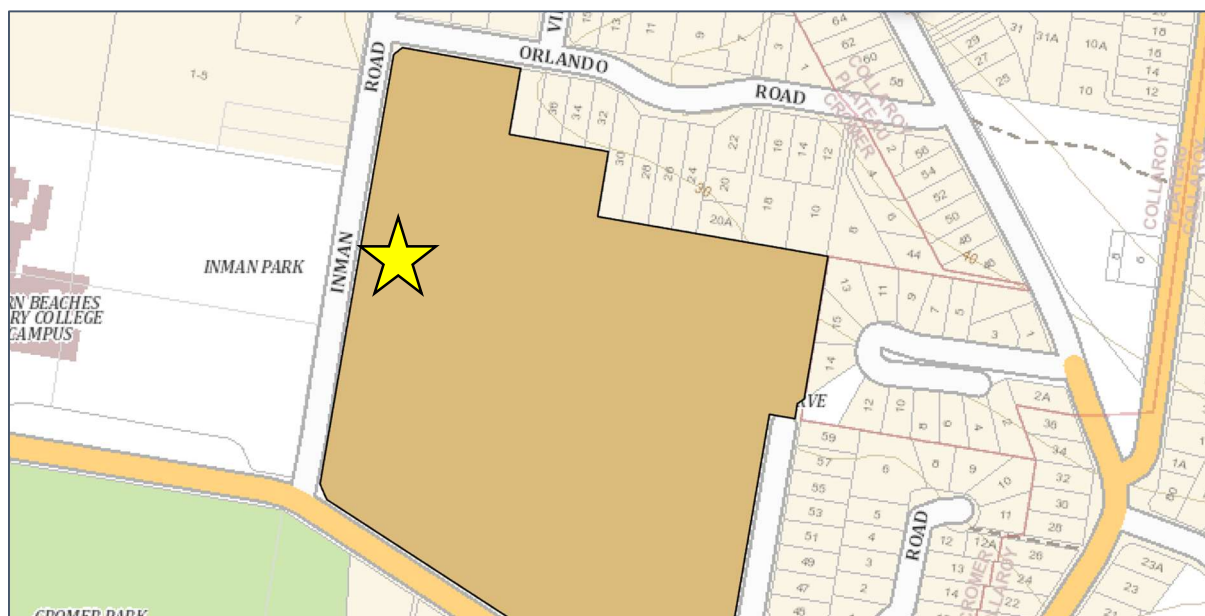


Figure 01: Heritage Map with Office 4 marked (NSW Planning Portal, accessed 2023)

This Statement provides an overview of the proposed development, and addresses the relevant heritage controls, including the NSW Assessing Heritage Significance Guidelines, Warringah Local Environmental Plan 2011 (LEP) and Warringah Development Control Plan 2011 (DCP).

The Statement does not contain an archaeological assessment. This Statement only addresses the impacts of the proposal on the potential heritage value of the site, neighbouring heritage items, and the surrounding neighbourhood. Statutory planning considerations, including but limited to, land use permissibility, building height, floor space ratio, site coverage, overshadowing and view privacy, landscaping, stormwater, and other non-heritage related matters are not taken into consideration in this statement.

2.0 THE SITE AND ITS CONTEXT

2.1 Site Analysis and Existing Structures

The subject site is located at Office No. 4, 4-10 Inman Road, Cromer and is legally identified as Lots 1 and 3 within DP 1282038. The area of the subject tenancy is approximately 423m².

The subject site is located on the eastern side of Inman Road on the corner of South Creek Road and Orlando Road. Figure 01 illustrates the context of the site within the locality.

The subject site is irregular in shape and contains an industrial facility.

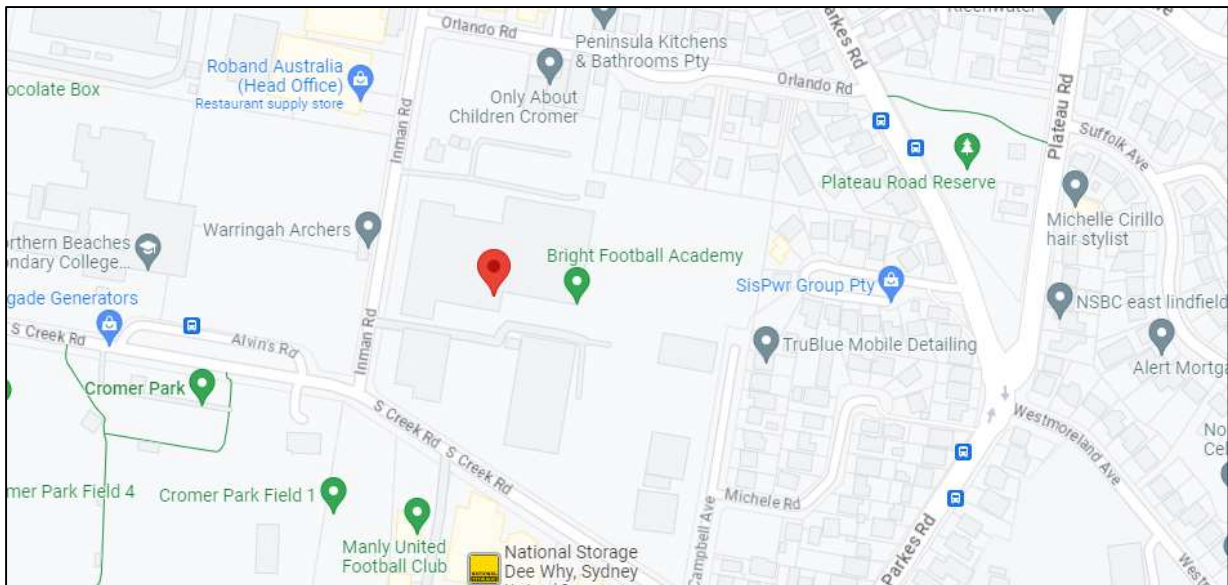


Figure 02: Map of site location (Google Maps, accessed 2023)

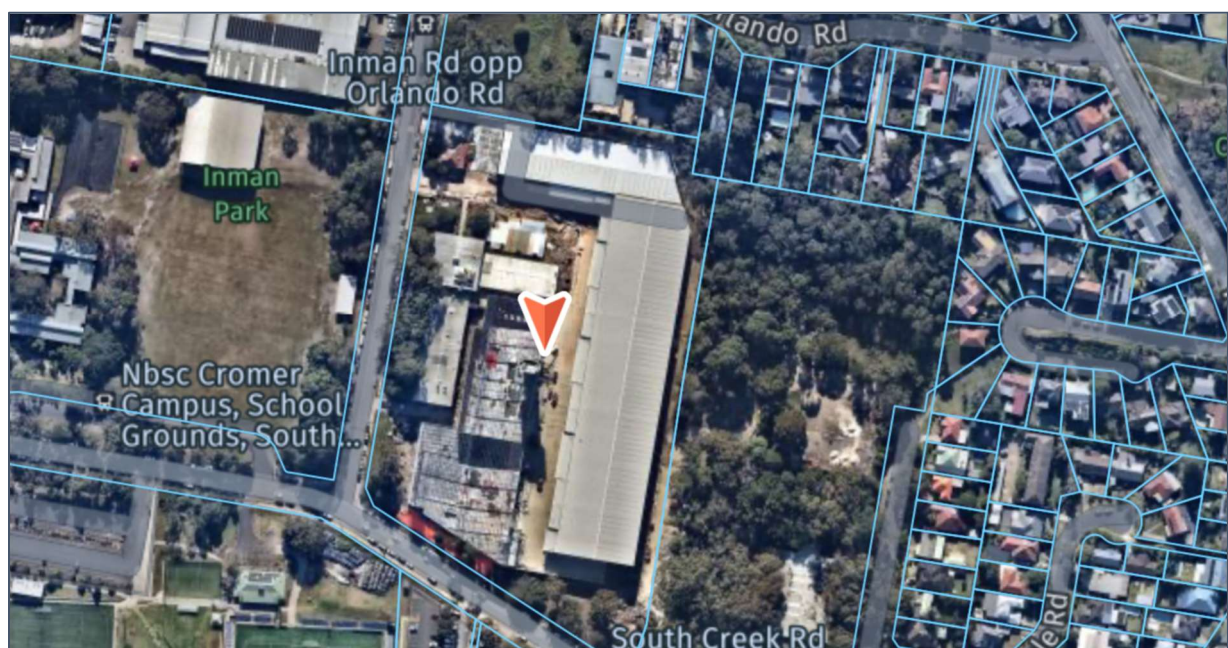


Figure 03: Aerial map of site (NearMaps, accessed 2023)

The subject site was approved for demolition works and alterations and additions to an existing industrial facility, including new warehouse, self-storage, office premises and ancillary café on 17th August 2020 under DA2019/1346. Office 4 is currently vacant.



Figure 04: Approved development at No. 4-10 Inman Road, Cromer

3.0 PROPOSED DEVELOPMENT

This application proposes works as depicted on the architectural plans prepared by Archispectrum, including a change of use of the tenancy to a gymnasium known as 'Rumble', which will operate on a bookings-only system for group fitness classes. Associated fit-out works and signage have also been proposed in this application. Specifically:

Internal:

- Demolition of wall
- Construction of walls
- Reception with desk, seating, lockers, glove/ towel return
- Office
- Studio with instructor stage, benches, bags
- Window signage on entry door (Signs 2 and 3)

External:

- 1 x illuminated flush wall sign (Sign 1, 5890mm x 800mm)
- Window signage on north elevation external door (Signs 2 and 3)
- Window signage on south elevation glazing (Sign 5)
- 1 x illuminated awning fascia sign (Sign 6, 5890mm x 800mm)

4.0 HERITAGE STATUS

4.1 Listings

The site is identified to contain three heritage items - Street Trees (I38), Roche Building (I52), and Givaudan-Roure Office (I53). Office 4 is located within the Roche Building. Table 1 provides this in more detail.

Table 1: Applicable heritage listings and statutory requirements

Name	Heritage listing	Heritage significance	Policy requirements
Roche Building	Warringah Local Environmental Plan 2011	Local	Schedule 5 Environmental Heritage, LEP 2011 (statutory); DCP 2011

4.2 Roche Building History

The Roche Building was built in 1964 to a design by Stafford, Moor & Farrington, and was one of the first buildings of the Complex. Figure 5 shows this building upon completion. Other buildings within the wider Roche Complex were constructed around the same time, in the late 1960's and in the early 1970's. The Inter-War cottage located within the Complex is dated to the late 1920's.

Stafford, Moor and Farrington were a Sydney based architectural firm established in 1928, who have designed a large variety of residential, educational, transport, aviation and industrial buildings since opening.

Historically, the Roche Building has been used for office, reception and commercial purposes. Recently DA's for more contemporary uses, such as indoor recreation facilities have been approved.



Figure 05: Photo of Roche Building in 1964 from Inman Road (Roche, Corporate Affairs)

Mature tree plantings and heavy shrubbery located to the west of the Roche Building partially obscures the site from the public domain.

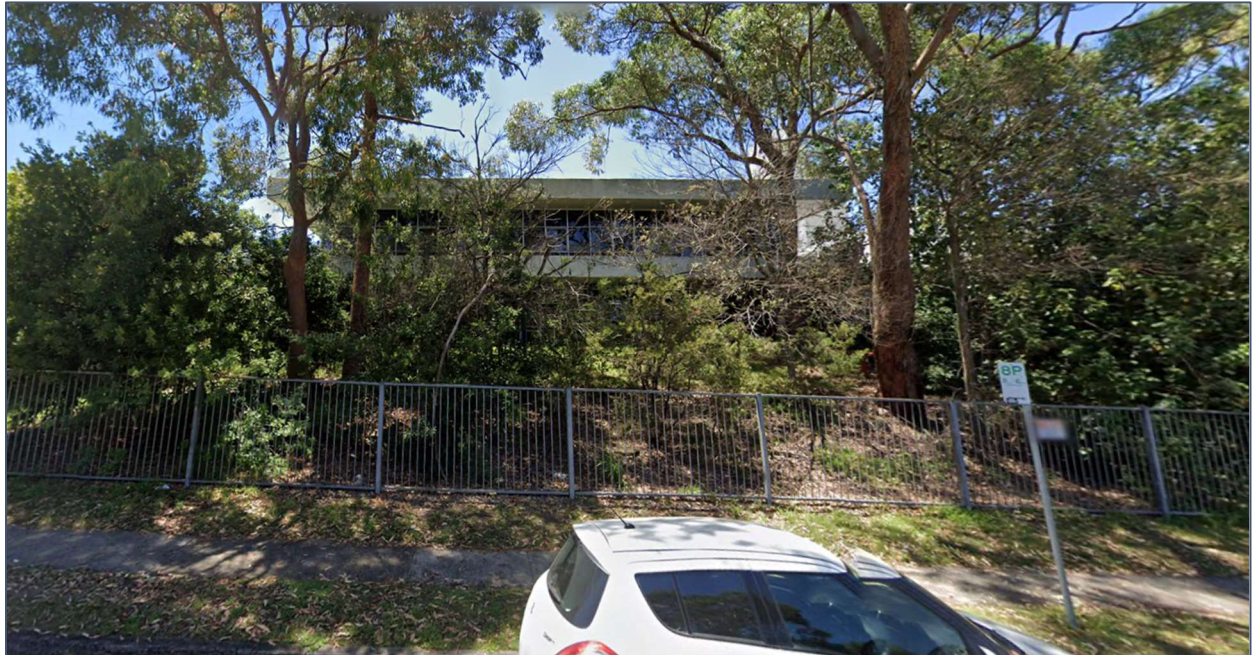


Figure 06: View of Roche Building from the west – Inman Road (Google Maps, 2023)

4.3 Roche Building Physical Description

The wider Roche Complex demonstrates an example of the late twentieth century International Style of architecture.

The Roche Building specifically is described as an Industrial/office building of off-form concrete with glass curtain walling. It has a symmetrical arrangement with hexagonal tower of off-form concrete with squatter glass-walled tower to east. There are strong horizontal elements provided by the three-storey office wing to west.

Modifications over time include:

- 1977 – flagpoles installed
- 1985 – external stairs to western elevation added
- 1995 – alterations to reception area
- 1997 – changes to internal partitions
- 2006 – renovation
- Since 2006 – several DA's proposing a variety of works, but maintaining the overall character and scale of the site

Despite these changes, there is still substantial original fabric retained within the building in good condition.

4.4 Roche Building Statement of Significance

The NSW Heritage Inventory Sheet provides the following Statement of Significance:

“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.”

The Conservation Management Plan prepared by Heritage 21 dated May 2019 further states that:

“Building 1 is of high significance, as part of the three earliest Roche buildings on the site constructed between 1963-1964, and designed by Stafford, Moor and Farrington in the late 20th Century International Style. Its significance is attributed to its prominent position on the main road (Inman Road). It would become part of the Roche Complex, as finalised in the early 1970's.”

4.5 Roche Building Assessment of Significance

It can be reasonably concluded that the Roche Building is highly significant for its well-preserved industrial appearance (reminiscent of a 20th Century industrial complex) and landmark nature.

4.6 Contribution of Office 4, 4-10 Inman Road, Cromer to Roche Building significance

Office 4, 4-10 Inman Road, Cromer is considered to be contributory to the significance of the Heritage Item as Office 4 is one of the tenancies constructed within the ‘Roche Building’. It is visually consistent with adjoining units and retains a commercial/industrial use, contributing to the intactness of the building and employment-generating land use.

New works under this Development Application will be largely reversible – relating to non-structural internal changes and external signage. The only exception concerns the removal of one small existing internal partition of low heritage significance. Views of Office 4 from Inman Road are partially screened by existing landscaping, and the retention of external glazing and structural features will maintain the character of the site.

5.0 Assessment of Heritage Impact

5.1 NSW Assessing Heritage Significance Manual

In accordance with the NSW Office of Environment and Heritage guidelines, an assessment based on several criteria has been undertaken.

Roche Building

Criterion		Comment
d	Social significance	Socially significant due to landmark nature.
f	Rarity	A substantial & excellent example of an industrial complex in the late 20th Century international style.
-	Integrity/Intactness	Displays high degree of integrity. One of first industrial complexes set in substantial landscaped grounds.

5.2 NSW Heritage Office – Statements of Heritage Impact Guideline

The impact of the proposed works has been assessed in respect to the is discussed with reference to criteria raised by the NSW Heritage Office publication, Statements of Heritage Impact (2002), in respect to ‘**minor partial demolition**’ and ‘**minor additions**’.

5.2.1 Minor partial demolition

- *Is the demolition essential for the heritage item to function?*

Partial demolition of one small internal wall is proposed, in order to best configure the internal floor area in a formation which suits the gymnasium use.

- *Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?*

The Roche Building is mostly significant for its overall envelope, form and industrial use. Demolishing one minor internal wall is therefore not impacting any important features of the Item, **particularly as it will not be noticeable from the public domain.**

- *Is the resolution to partially demolish sympathetic to the heritage significance of the item?*

The partial demolition retains heritage aspects of the building by retaining its external appearance, form and use - rendering it sympathetic to the heritage significance of the item.

- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

N/A – not a result of the fabric condition.

5.2.2 Minor Additions

- *How is the impact of the addition on the heritage significance of the item to be minimised?*

The additions are limited to within the subject office premises and along the front elevation (signage). They do not detract from the overall building envelope or pattern of industrial uses, protecting the heritage significance of the building.

Further, the new works will be largely reversible – relating to non-structural internal changes and external signage. The only exception relating to the removal of one small existing partition.

- *Can the additional area be located within an existing structure? If no, why not?*

Yes, no additional area is proposed outside of the Office tenancy.

- *Will the additions visually dominate the heritage item?*

No – the site appearance from the streetscape and neighbouring properties will remain the same. **New works, including the new studio area proposed, will still allow for views to and from the site.**

- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*

No archaeological deposits are known or suspected to be located underneath the item.

- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

The internal and signage additions are reasonable in scale and simple in design, allowing the overall form of the Roche Building as a whole structure to be visually dominant. **Views between the trafficable floor space of the tenancy and the central atrium and staircase will be retained, as users visit the common lobby and other parts of the premises.**

The new enclosed studio area is setback from the internal boundary walls and features glazing along the western edge to clearly distinguish between original and new fabric, and to provide for views to and from the space – through the proposed studio glazing and the existing external elevation glazing. Whilst views between Inman Road and the central atrium and staircase (to the east of the new studio space) will not be possible, existing long distances and heavy landscaping already screens these views (see figure 6), rendering the proposal of minimal additional impact.

5.3 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The table below provides an assessment of the proposal against the objectives of Clause 5.10 Heritage conservation of the Warringah Local Environmental Plan 2011.

Objective		Comment
a	To conserve the environmental heritage of Warringah.	The environmental heritage of Cromer is conserved by the proposal as its overall visual appearance will remain generally unchanged, except for reasonable external signage.
b	To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	
c	To conserve archaeological sites	Not applicable to this development

Objective		Comment
d	To conserve aboriginal objects and Aboriginal places of heritage significance	Not applicable to this development

5.4 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

There are no heritage-specific controls in the Warringah Development Control Plan 2011. Refer to the Statement of Environmental Effects submitted with this Development Application for consideration of other sections of the DCP.

6.0 CONSERVATION MANAGEMENT TECHNIQUES

The significance of the Roche Building Heritage Item is high. As such, the following conservation policies and management techniques, necessary to maintain the significance of the subject site at Office 4, 4-10 Inman Road, Cromer, should be followed:

6.1 Archival recording

The current house be photographically archivally recorded in accordance with the Heritage Division guidelines for digital capture and the record lodged with a suitable archive.

6.2 Treatment as per the Conservation Management Plan prepared by Heritage 21 dated May 2019.

The Conservation Management Plan prepared by Heritage 21 states that fabric of moderate or high significance should be physically retained in situ. The Roche Building and tenancy subject to this DA includes original fabric, all of which is being retained in situ except for one small internal wall that is not considered to be of any significance as it is not highly visible from the public domain or change the character of the internal space.

The Conservation Management Plan also recommends that views to the Roche Building from Inman Road should be retained. The Roche Building will look largely the same as existing under this proposal as no changes to the existing external western glazing or structural form is proposed, and new internal works will be setback from the western façade and partially screened by existing landscaping (figure 6).

7.0 CONCLUSION

The subject site at Office 4, 4-10 Inman Road, Cromer contains a multi-storey industrial building containing the Roche Building Heritage Item. The proposal is sympathetic to the heritage item and locality, and is consistent with the character of the area as the streetscape view is generally retained.

The minor alterations and additions associated with the change of use to gymnasium are designed with appropriate scale, colour, detailing and finishes to maintain the integrity of the heritage item in which Office 4 is located within, as well as the neighbouring other Heritage Items on site. The development will not bring any detrimental impact to the Heritage significance of the site or wider locality, and therefore the development is considered to be acceptable at Office 4, 4-10 Inman Road, Cromer.