

Heritage Referral Response

Application Number:	DA2023/1202
Proposed Development:	Use of Premises as an indoor recreational facility, fitout and signage
Date:	25/01/2024
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		
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.		
Details of heritage items affected		
Details of heritage item on site, as contained within the Heritage Inventory, are: 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		
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		
Revised proposal - 22 January 2024 This application proposes a change of use to a gymnasium with associated fit out works and signage. The proposal involved internal changes - removal of walls and construction of new walls to create a reception, office areas and exercise studio. External changes included 7 separate identification signs on 3 sides of the building, including extensive window signage. This proposal could not be supported on heritage grounds as it would not be sympathetic with the identified heritage significance of the original Roche office building. A meeting was held with the applicants on 17 January 2024, to discuss heritage concerns and to determine what changes could be made to make this proposal supportable. As a result of that		

meeting, the applicant submitted revised plans and a revised Heritage Impact Statement on 22 January 2024. These comments are based on this revised proposal.

The revised proposal includes the changes discussed at the meeting, being:

- Reduction in signage to 2 x business identification signs on 2 facades of the building (north and west);
- Removal of all other signage including window signage and obscuring of windows;
- A change to the location of the new walls enclosing the exercise studio/theatre, so that they are located on the inside of the internal structural columns;
- The remaining 3 sides of the internal atrium to remain open.

While the revised plans do not specifically mention the colour of the external walls of the new enclosed studio/theatre, this was discussed at the meeting and it was agreed that the internal wall facing the atrium be painted white and the other 3 walls facing the windows, should be painted medium to dark grey. This will be conditioned.

The revised proposal does still include some window decals on doors for directional and other business information. These can be agreed to, as long as they are removable without damage to finishes. This will also be conditioned.

The application was accompanied by a revised Heritage Impact Statement (HIS) by Archispectrum, dated January 2024, which has been updated to reflect the revised works and also to reference the Conservation Management Plan for the site.

It is important that the works are undertaken in a way that is reversible in the future without remnant damage to heritage fabric or surfaces, and this will be conditioned. Also, given the high heritage significance of this building, it is recommended that a conservation architect be required to sign off on the proposed works prior to issue of the Occupational Certificate. Other conditions are proposed to ensure that no additional signage is fixed to the building, that the other sides of the atrium are not enclosed and that all works are removed upon the end of the lease/occupation.

The revised proposal is now considered supportable on heritage grounds, subject to the imposition of a number of conditions.

NOTE: An additional during **On-Going condition** is needed and should be added to any consent:

No additional enclosure of atrium

No additional enclosure of the atrium space is allowed at any time. The only side approved to be enclosed is the wall of the studio/theatre, which is to be located behind the internal columns and painted white facing towards the atrium. The other 3 sides of the atrium must remain open.

Reason: To ensure the visual heritage significance of the internal atrium is protected.

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 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Colour of external walls of studio/theatre

The external walls of the studio/theatre are to be painted white facing internally towards the atrium and stairs and painted medium to dark grey on the other three sides facing towards the external windows. Details of the colours to be used are to be submitted to Council's heritage officer for approval, prior to the issue of the construction certificate.

Reason: To minimise the impact of these walls on the visual heritage significance of the building.

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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Works signed off by conservation architect

Before the issue of an occupation certificate, the works are to be signed off by a conservation architect, confirming that the works have been undertaken in accordance with the heritage conditions of this consent and in accordance with the Heritage Impact Statement and the Conservation Management Plan for the site.

Reason: To ensure that works have not affected the visual and material heritage significance of the building.

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

No additional signage permitted

No additional signage, apart from that approved by this application, is to be attached to any of the external windows or doors. This includes any window decal signage or obscuring of existing glazing.

Reason: To ensure the visual heritage significance of the building is protected.

Works to be removed at end of lease/occupation

All works, including the introduced walls for the studio/theatre, are to be fully removed at the end of the lease/occupation which is the subject of this consent. The removal of these works must be done in such a way that causes no permanent damage or impact upon heritage fabric/surfaces or the overall heritage significance of the building. For the purposes of this condition, the works include all internal changes as well as external changes (i.e. signage).

Reason: To ensure that the heritage significance of the building is not permanently affected.