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STATEMENT OF ENVIRONMENTAL EFFECTS



HOTEL ELEVATION (DA2011/0204)

APPLICANT: THE WAUGH GROUP
SECTION 96: MODIFICATION OF APPROVED ROOF TOP STORAGE SHED
ADDRESS 'THE COLLAROY BEACH HOTEL' 1060-1066 PITTWATER RD COLLAROY
SHIRE: WARRINGAH COUNCIL
DATE: SEPTEMBER 2014
ISSUE: A
DA NO.: 2011/0204

SUPPORTING DOCUMENTATION

In the reviewing of this Statement of Environmental Effects, please refer to the following documents submitted with this DA:

- o Architectural drawings prepared by AN+A, dated 29/08/14:
 - S96-013 Existing Roof Level Floor Plan & Storage Room Roof Plan (Approved DA2011/0204)
 - S96-014 Proposed Roof Level Floor Plan & Storage Room Roof Plan
 - S96-150 Proposed Elevations
 - S96-160B Shed & Lift Section
- o Statement of Heritage Impact dated September 2014 prepared by Graham Brooks & Associates to accompany the original Statement of Heritage Impact prepared for DA 2011/0204

1.0 INTRODUCTION

This planning report has been prepared on behalf of The Waugh Group (the “Applicant”) as part of a Section 96 application for modification to the existing approved Roof Storage Shed at The Collaroy Beach Hotel.

The chief aim of the proposed development is to improve the Hotel’s storage functionality, as well as improve amenity for Hotel staff, whilst recognising and respecting the original heritage elements of the site.

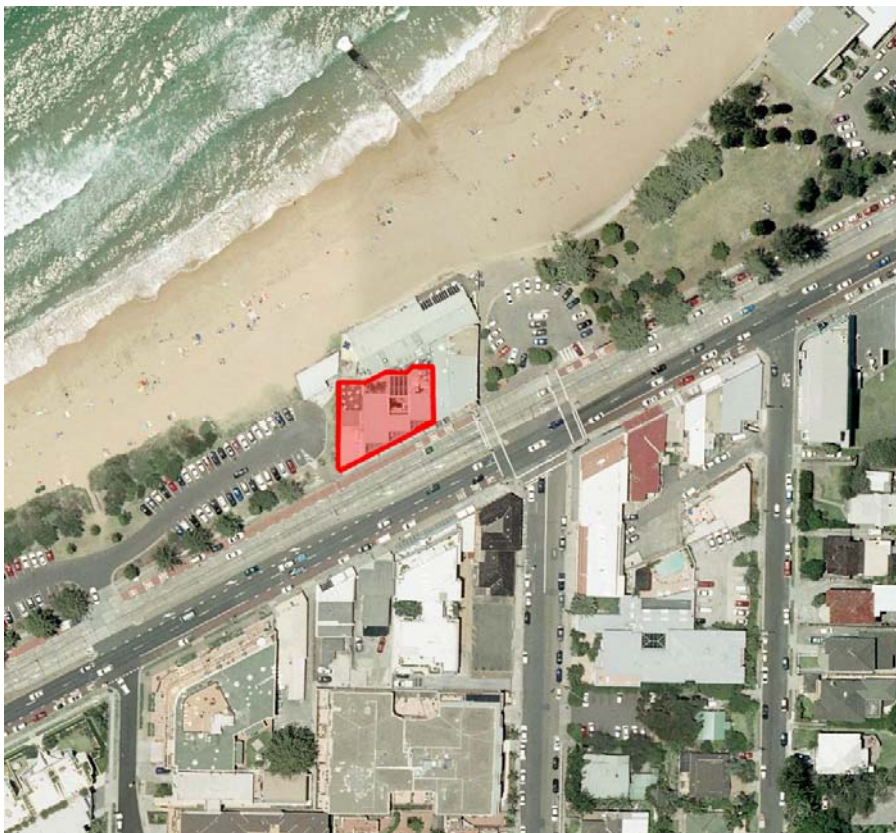
The merits and the proposal in terms of the design and the particular context of the site have been considered with reference to Warringah Local Environment Plan 2011 and Warringah Council Development Control Plan 2011.

The purpose of this report is to describe the proposed development and bearing in mind the site opportunities and constraints, to review the relevant planning requirements relating to the proposal. It provides an assessment of the proposed development in terms of Council controls.

The preparation of this Statement of Environmental Effects includes consideration of the site and the locality, and the supporting documentation as listed above (page 2).

2.0 THE LOCALITY

The site is located within the suburb of Collaroy, on the eastern boundary of Warringah Council. The site is zoned Local Centre B2 and is adjacent to Collaroy Beach. Typical development of the local zone consists of 1-3 storey, brick commercial buildings along a busy beach side road.



AERIAL PHOTO (SOURCE: GOOGLE MAPS), 1060-1066 PITTWATER ROAD HIGHLIGHTED IN RED

3.0 THE SITE

The subject site is 1060-1066 Pittwater Road, Collaroy. It is located on the eastern side of Pittwater Road, with Collaroy Beach in close proximity to the North Eastern boundary. The real property description of the land is Lots 20,21,22 and 23 in Deposited Plan No. 6015. The federation style commercial terrace is listed as a local heritage item in the Warringah LEP, item no. 120 as the 'Arlington Amusement Hall'.

Currently, the site is known as 'The Collaroy Beach Hotel', and comprises of Bar, Dining, Kitchen, Lounge, Gaming, and Terrace areas. Significant DA works were approved (DA 2011/0204) to refurbish the hotel, with a new Northern façade, maintenance and improvement to the heritage Western façade, and new interior design works. Construction is underway, beginning in May 2014.



1060-1066 PITTWATER ROAD BEFORE INITIAL DA APPROVAL (DA 2011/0204) JUNE 2010



NORTH ELEVATION BEFORE INITIAL DA APPROVAL (DA 2011/0204) NOVEMBER 2010



PROPOSED HOTEL ELEVATION – APPROVED DA 2011/0204



PROPOSED HOTEL NORTH ELEVATION – APPROVED DA 2011/0204

4.0 THE PROPOSAL

(Refer to the architectural drawings submitted with this application for further details).

The chief aim of the proposed development is to improve Hotel functionality and amenity by modifying the works approved as part of DA 2011/0204, whilst recognising and respecting the original heritage elements of the site, as well as views and amenities of any adjoining premises.

EXISTING APPROVED ROOF STORAGE SHED (DA2011/0204)

The existing approved roof store comprises a 4.7m by 11.9m stud framed shed, clad in Colorbond 'Ironstone' steel sheeting. The shed has been constructed, and the maximum roof height is 2.7m (R.L. 14.560). This is below the current parapet height of R.L. 14.710.

In compliance with the Conditions of Consent (DA2011/0204), Clause 8(G) and 8(H), 'Compliance with Standards':

1. the lift shaft has been built to accept an accessibility compliant lift, (Kone K3000 Monospace). The maximum height of the lift shaft overrun is R.L. 15.715. This sits below, and is concealed by the semi-circular parapet of 'The Beach Club' facing Pittwater Road.
2. The kitchen exhaust rises to the rooftop of the shed and is discharged 6m from the Southern boundary at a height of 1m above the shed roof.

PROPOSED MODIFICATIONS TO ROOF SHED

The modifications propose to extend the roof shed North by 0.9m and East by 2.5m, to a resultant 5.7m by 14.4m shed. The shed will serve the same function as previously for storage of Hotel furniture and plant equipment. In addition, new stud walls will be built internally to create staff locker and changeroom areas to improve the functionality of the Hotel.

The extension will be clad all around to match the existing cladding materials. Only the Northern wall of the extended shed will be clad differently – in vertical lining boards. This will be painted in the same colour to match the existing cladding (Colorbond 'Ironstone').

5.0 DEVELOPMENT CODES AND POLICIES

Warringah Local Environmental Plan

The Warringah LEP 2011 is the main planning instrument for the Warringah Council area. It includes development standards relating to:

- Heritage

The subject site is listed as item I20, of local significance, known as the former "Arlington Amusement Hall", 1056–1066 Pittwater Road, Lots 20–25, DP 218990.

The following provisions of the LEP are relevant:

5.10 Heritage Conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Warringah,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposal will be consistent with the objectives and planning guidelines of the Warringah LEP.

Warringah Development Control Plan

The Warringah DCP 2011 provides the detailed objectives and planning guidelines for development in the Warringah Council area. The following provisions of the DCP are relevant to the B2 Local Centre Zone:

Section D9 Building Bulk

Objectives

- *To encourage good design and innovative architecture to improve the urban environment.*
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

Requirements

- *Building height and scale needs to relate to topography and site conditions.*
- *Use colour, materials and surface treatment to reduce building bulk.*

Section D10 Building Colours and Materials

Objectives

- *To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.*

Requirements

- *In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.*
- *The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.*
- *The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.*

Section D11 Roofs

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *Roofs are to be designed to complement the local skyline.*
- *Roofs are to be designed to conceal plant and equipment.*

Requirements

- *Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.*
- *Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.*
- *Roofing materials should not cause excessive glare and reflection.*
- *Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.*

Section D12 Glare and Reflection

Objectives

- *To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.*
- *To maintain and improve the amenity of public and private land.*
- *To encourage innovative design solutions to improve the urban environment.*

Requirements

- *Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:*
 - o *Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;*
 - o *Orienting reflective materials away from properties that may be impacted;*
 - o *Recessing glass into the façade;*
 - o *Utilising shading devices;*
 - o *Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and*
 - o *Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.*

The proposal will be consistent with the objectives and planning guidelines of the Warringah DCP.

6.0 EVALUATION PURSUANT TO ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROLS AND ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 ASSESSMENT OF DEVELOPMENT CONTROLS

(Refer to the architectural drawings submitted with this application for further details)

WARRINGAH LEP CONTROL	COMPLIANCE	ASSESSMENT OF IMPACT PURSUANT TO WARRINGAH LEP / DCP
5.10 Heritage Conservation	YES	Proposed works are set below and behind the existing heritage parapet wall facing Pittwater Rd, and do not pose any adverse effects on the façade or the building generally.
WARRINGAH DCP CONTROL	COMPLIANCE	ASSESSMENT OF IMPACT PURSUANT TO WARRINGAH LEP / DCP
Section D9 Building Bulk	YES	Proposed works are set below and behind the existing heritage parapet wall, and do not pose any adverse effects to the façade or the building generally. Views of any adjacent properties are not impeded. Materials chosen are modest and do not detract from the existing building.
Section D10 Building Colours and Materials	YES	Materials chosen are modest and do not detract from the existing heritage building or the surrounding site context. The dark tone chosen for the cladding allows low visual impact on the surrounding locality and complements the existing external building façade.
Section D11 Roofs	YES	The existing lift overrun is in compliance with DA and accessibility conditions, and hidden below the existing parapet. Any existing views of adjacent properties are not impeded. Service equipment is contained mainly in the shed, which sits below the parapet. Cladding is of a dark tone so that it does not cause glare and reflection to neighbouring properties, patrons, or traffic.
Section D12 Glare and Reflection	YES	The selected cladding is of a dark tone so that it does not cause glare and reflection to neighbouring properties, patrons, or traffic.

6.2 THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT ON BOTH THE NATURAL AND BUILT ENVIRONMENT, AND THE SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY

The proposal has been formulated having full and proper regard to existing development controls and to the environmental qualities of the site and its surroundings, particularly its historical significance.

There will be no significant impacts on the natural and built environment arising from the proposed development.

The proposal represents an appropriate addition to the existing Hotel, and is compatible with the character of the building in the locality. The proposal is not likely to result in any negative social or economic impacts in the locality.

6.3 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT & THE PUBLIC INTEREST

The public interest is considered in terms of compliance with the relevant planning controls applicable to the proposed development. The site has a long history of commercial use, and the proposal is consistent with the Local Centre zone and the desired future character of this area of Collaroy.

The proposal aims to further improve the already approved DA2011/0204. The proposal will be consistent with the relevant objectives and development standards of the LEP and the objectives and planning guidelines of the Warringah DCP.

The proposal will not result in any adverse impacts on the amenity of neighbouring properties or the locality.

6.4 CONCLUSIONS

The proposed modifications to the development consists of a minor extension to the approved roof storage shed.

The proposal is the result of a comprehensive analysis of the site and its context that results in works which will not have any adverse impacts on adjoining or adjacent properties or on the heritage significance of the building.

It will be consistent with the desired future character objectives of Warringah Council and the objectives of the B2 Local Centre Zone.

Significant positive outcomes of the proposal includes improved amenity and functionality to the existing Hotel.

The proposal is not likely to result in an adverse impact of the present amenity of surrounding commercial premises, residents, the locality or the environment in general.

It represents an appropriate improvement to the function and amenity of the site, that will maintain the visual appearance of the site and heritage building in the streetscape, and will be compatible with the built form character of the area and surrounding development.

The proposal has been assessed under the relevant Controls. In the circumstances Council's favourable consideration of this development application is warranted.