

## Heritage Referral Response

<b>Application Number:</b>	DA2020/1453
<b>Date:</b>	14/12/2020
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 1 DP 881326 , 4 Collaroy Street COLLAROY NSW 2097 Lot CP SP 5367 , 1 Alexander Street COLLAROY NSW 2097

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site is located within the vicinity of two heritage items, listed in Schedule 5 of Warringah LEP 2011:</p> <p><b>Item I22 - Collaroy Cinema (facades and interiors)</b> - 1097 Pittwater Road</p> <p><b>Item I23 - Former Westpac Bank</b> - 1121 Pittwater Road</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Northern Beaches Heritage Inventory are as follows:</p> <p><b>Item I22 - Collaroy Cinema (facades and interiors)</b>  <u>Statement of significance:</u>  A rare surviving example of an inter-war art deco cinema. Displays high integrity of fabric &amp; use. One of few operating art deco cinemas in Sydney. Historically provides evidence of the early recreational &amp; social role of the Collaroy commercial area.  <u>Physical description:</u>  Constructed in 1926-1950. Smooth rendered masonry cinema building with high stepped parapet and "streamlined" decorative detailing. Building curves around the corner. Corrugated iron roof. Prominent cinema sign, similar to original.</p> <p><b>Item I23 - Former Westpac Bank</b>  <u>Statement of significance:</u>  A locally rare example of a suburban bank in the Inter-war Georgian Revival style, representative of bank architecture at the time. Historically provides evidence of the development of commercial infrastructure to serve residential growth. Local landmark.  <u>Physical description:</u>  Constructed in 1926-1950. Two storey face brick bank building designed to address corner site. Stone dressings as horizontal string courses and as carved motifs between ground &amp; first floor windows. Tiled hipped roof. Art deco detailing in carved stone dressings. Multi-paned windows.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
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	
Other	No	
<b>Consideration of Application</b>		
<p>The proposal is for the demolition of the existing buildings on the subject site and the construction of a 4 storey shop top housing development including a basement carparking and 4 retail units to the ground floor.</p> <p>The heritage listed Collaroy Cinema building is located to the south-east of the proposal across Alexander Street and the heritage listed Former Westpac Bank site is located to the north-west of the subject site across Collaroy Street.</p> <p>New works within the vicinity of heritage items should respect and support the context, scale and character of the heritage items, and should not overpower them. Although, Heritage recommends to consider a further setback to level 3 of the proposal for a better design response, that respects and supports the significance of the heritage items, it is considered that, given the separation between the subject site and the heritage items, afforded by the roads, the adverse impact of the proposal upon the the heritage items within the vicinity will be manageable.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of WLEP 2011.</u>          Is a Conservation Management Plan (CMP) Required? No          Has a CMP been provided? No          Is a Heritage Impact Statement required? Yes          Has a Heritage Impact Statement been provided? No - addressed in the SEE.</p>		
<b>Further Comments</b>		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 14 December 2020</p>		

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:**

Nil.