



Statement of Environmental Effects

1060-1066 Pittwater Road, Collaroy NSW 2097

DEVELOPMENT APPLICATION

Internal alterations to the Collaroy Hotel

December 2024

This report has been approved by:



Nicholas Frier
Planning and Development Consultant

Managing Director | CTA GRP

Suite 83, Jones Bay Wharf Pyrmont.
Complete Trade Pty Ltd T/A CTA GRP
ABN: 28 627 248 971
ACN: 627 248 971
nick@ctagr.com.au
www.ctagr.com.au
(02) 8958 4884



TABLE OF CONTENTS

1	Introduction	4
2	Site Location	5
3	Existing & Proposed.....	7
4	Planning Considerations.....	8
5	Conclusion	11

1 Introduction

This Statement of Environmental Effects (SEE) has been prepared for Merivale to accompany a Development Application (DA) to Northern Beaches Council. The premises is known as 'The Collaroy' 1060-1066 Pittwater Rd Collaroy ("premises").

This proposal seeks consent from Northern Beaches Council for internal alterations to non significant heritage fabric, including relocation of an internal stair, alterations to bar areas and alterations to kitchen areas. 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.

This SEE has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

The purpose of this SEE is to:

- Describe the proposed development and its context;
- Assess the proposal against the applicable planning controls and guidelines; and
- Assess the potential environmental impacts and mitigation measures.

2 Site Location

2.1 Locality Assessment

The subject site is 1060-1066 Pittwater Road, Collaroy. It is located within the suburb of Collaroy, on the eastern boundary of Warringah Council. The site is zoned Local Centre E1 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.

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. I20 as the 'Arlington Amusement Hall'.

Currently, the site is known as 'The Collaroy', and comprises of Bar, Dining, Kitchen, Lounge, Gaming, and Terrace areas.

Significant DA works were approved (DA 2011/0204) and subsequent modifications to refurbish the hotel, with a new Northern façade, maintenance and improvement to the heritage Western façade, and new interior design works. Construction was completed in 2014/15.



Figure 1 location - six maps

3 Existing and Proposed

The existing building is comprised of a food and beverage premises ' The Collaroy' that connects with the first floor via an interlinking stair. The proposal is to make internal alterations to relocate the interlinking stair into a differing location compliant with AS1428 and the NCC. The alterations to the stair will require relocation of the main bar on the ground floor, and extension of the first floor bar.

The only external works are the relocation of the existing pizza flu which will be located approx. 8.5m behind the façade of the building and not be visible due to the site lines and the pitch of the existing roof.

As part of the Development Application alterations to the existing food preparation area are being proposed as this cant be undertaken under Exempt Development and due to the heritage listing and therefore requires Council Consent.

The proposed physical works include:

Demolition:

Ground Floor	First Floor
<ul style="list-style-type: none"> • Remove floor finish around stair • remove stair • remove main bar • remove glass washing area walls • remove kitchen equipment 	<ul style="list-style-type: none"> • Remove stair • Remove bar joinery • Remove infill slab for new stair location • Remove pizza over

Construction:

Ground Floor	First Floor
<ul style="list-style-type: none"> • New stair • New main bar in new location • New lightweight walls • Relocation of kitchen joinery and pizza oven • Reconfiguration to kitchen area and glass wash 	<ul style="list-style-type: none"> • New stair • Extension of west bar

4 Planning Considerations

The relevant statutory framework considered in the evaluating the proposal consists of:

- Environmental Planning and Assessment Act, 1979;
- Warringah Local Environmental Plan 2011.

Where relevant, these controls are addressed below.

Environmental Planning and Assessment Act 1979

Section 4.15 of EP&A Act 1979

Section 4.15(1) of the Act as amended specifies the matters which a consent authority must consider when determining a development application. The relevant matters for consideration under Section 4.15 of the Act are addressed in the Table below.

Section	Comment
Section 4.15(1)(a)(i) Any environmental planning instrument	Consideration of relevant instruments is discussed withing SoEE
Section 4.15(1)(a)(ii) Any draft environmental planning instrument	Not relevant to this application.
Section 4.15(1)(a)(iii) Any development control plan	Proposed works do not trigger DCP review
Section 4.15(1)(a)(iiia) Any planning agreement	Not relevant to this application.
Section 4.15(1)(a)(v) Any coastal zone management plan	Not relevant to this application.

Warringah Local Environmental Plan 2011

The Warringah LEP 2011 is the main planning instrument for the Warringah Council area. The proposal 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.

Remaining WLEP 2011 review:

Item	Requirement	Proposal	Compliance
Permissible land use	Food and drink premises" are a type of "retail premises" which are a type of "commercial premises" and are explicitly permitted with consent within the zone.	No Change of use proposed	N/a
Clause 4.3 Height of Building	No proposed changes		N/A
Clause 4.4 Floor Space Ratio	Maximum floor space ration 8.1	There is no change in floor space proposed for this application	N/A
Clause 5.10 Heritage Conservation	Consider the effect of the proposed development on the heritage conservation area	The subject site is not a heritage item, nor is it in a heritage conservation area. The site is however in the vicinity of several local and State Heritage items. No work is proposed and therefore the proposal is considered acceptable.	

Warringah Development Control Plan

Consideration of compliance and/or consistency with the relevant provisions within the WDCP, all proposed works comply with the WDCP and supporting documentation listed below have been prepared in accordance with the WDCP

- Architectural Drawings
- Waste Management Plan
- Heritage Impact Statement
- Cost of Works Report

5 Environmental Impact Assessment

Context and Setting

The proposal has been prepared 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 alteration 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.

Heritage

The subject site is encompassed within the local heritage-listed item 'Former Arlington Amusement Hall' (item no.20) as identified under Part 1 of Schedule 5 of the Warringah Local Environmental Plan (LEP) 2011. A comprehensive heritage impact assessment forms part of the proposal. Therefore, it is considered that the objectives at Clause 5.10(1) of SLEP 2012 are satisfied.

Natural Environment

The proposal will not create a nuisance because of noise or vibration.

Operational Waste

Waste associated with the construction works will be in accordance with the WDCP and Waste Management Plan that form part of this proposal.

6 Conclusion

The proposed alterations and additions involve a minor interior works.

This proposal follows a thorough assessment of the site and its context, ensuring that the works will not result in any adverse impacts on neighboring properties or the heritage significance of the building.

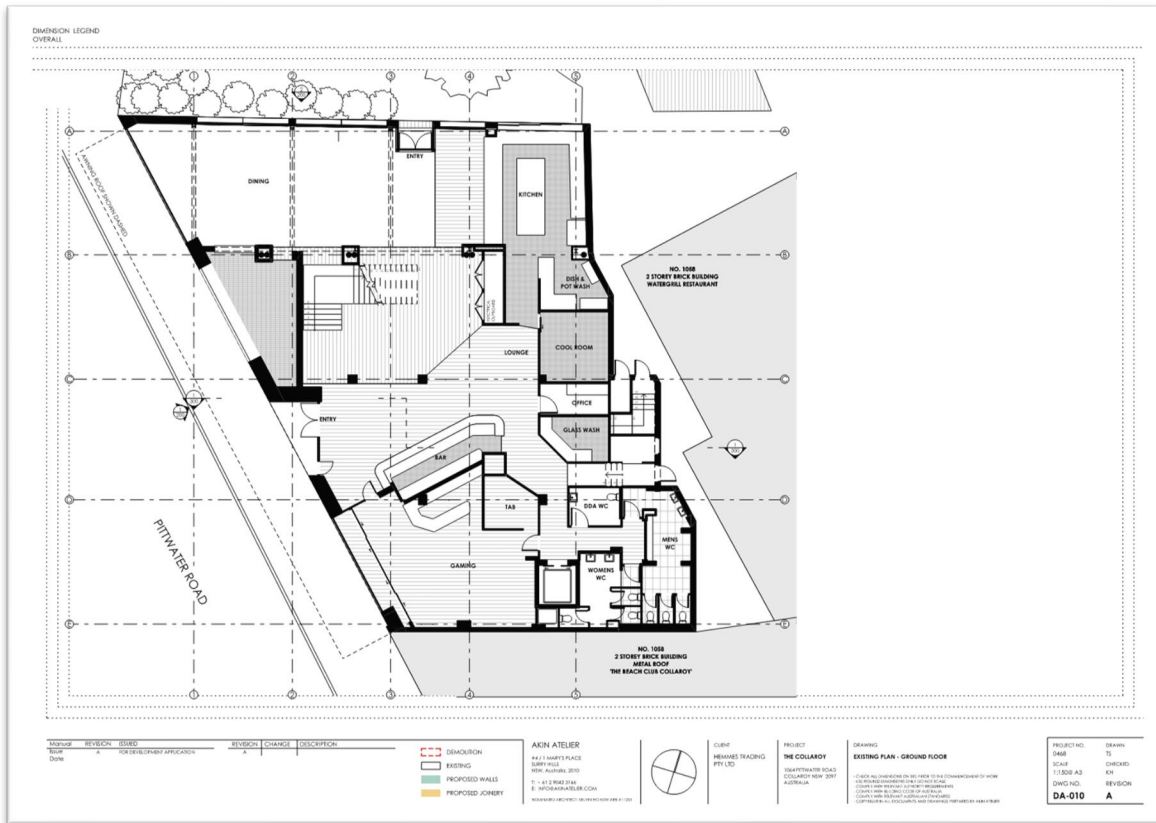
The proposal align with the desired future character objectives outlined by Warringah Council and comply with the aims of the Zone.

Key benefits of the proposal include enhanced amenity and functionality for the existing hotel.

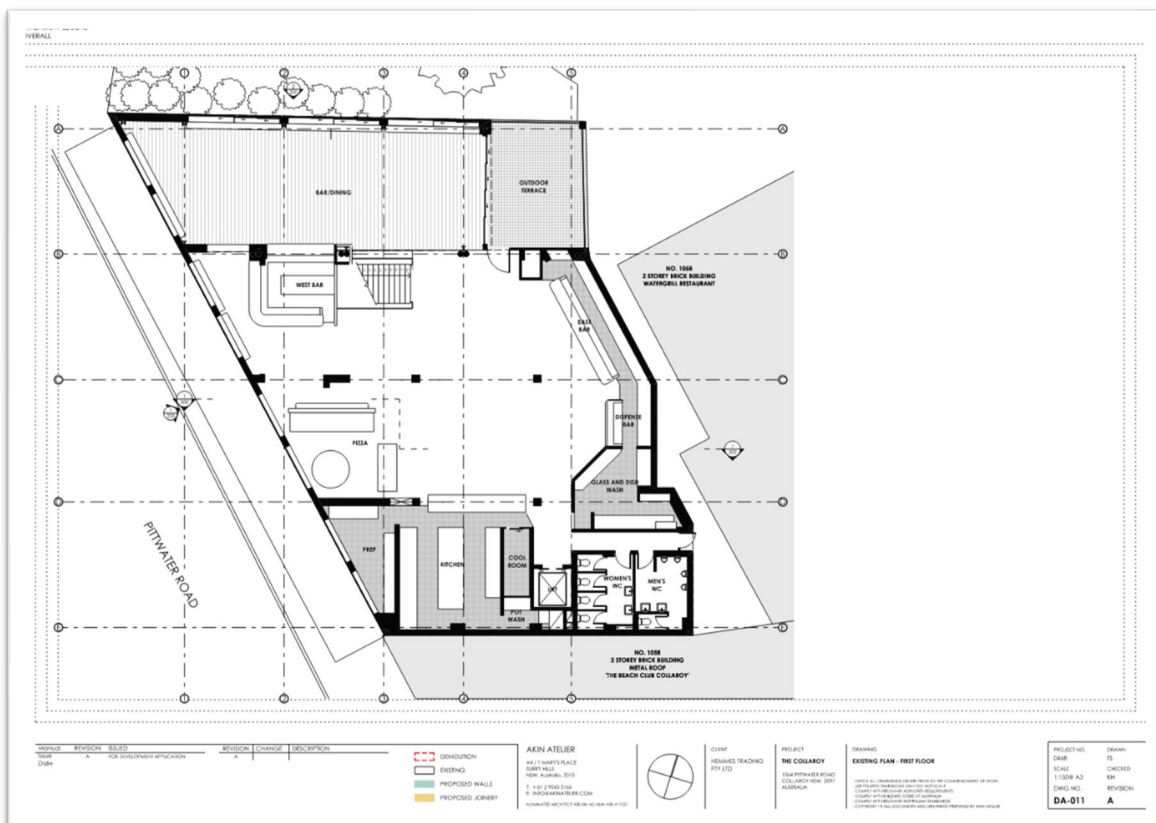
The proposed works are unlikely to negatively affect the amenity of surrounding commercial properties, local residents, the broader area, or the environment.

Overall, the proposal represents a suitable enhancement to the site's functionality and amenity while preserving the visual integrity of the heritage building and its contribution to the streetscape. It is also consistent with the surrounding built form and character of the area.

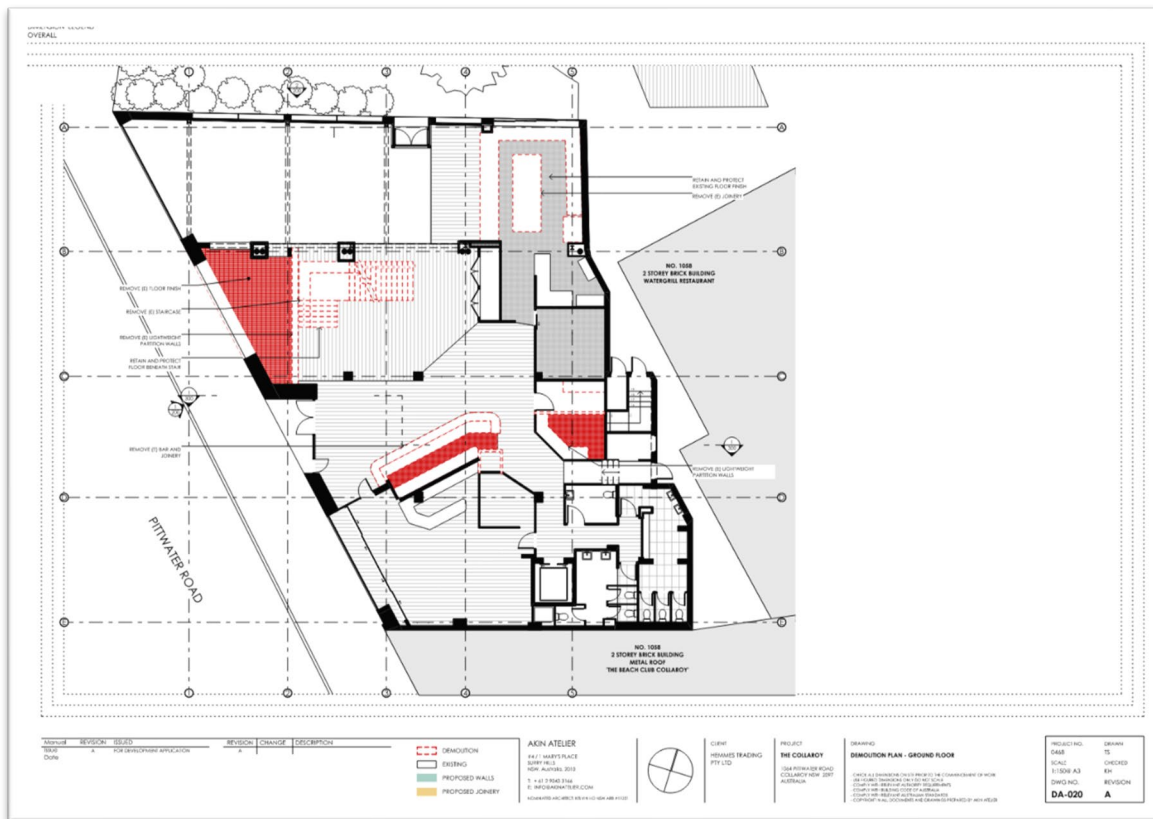
The proposal has been carefully assessed against the applicable controls, and it is considered appropriate for Council to support this development application.



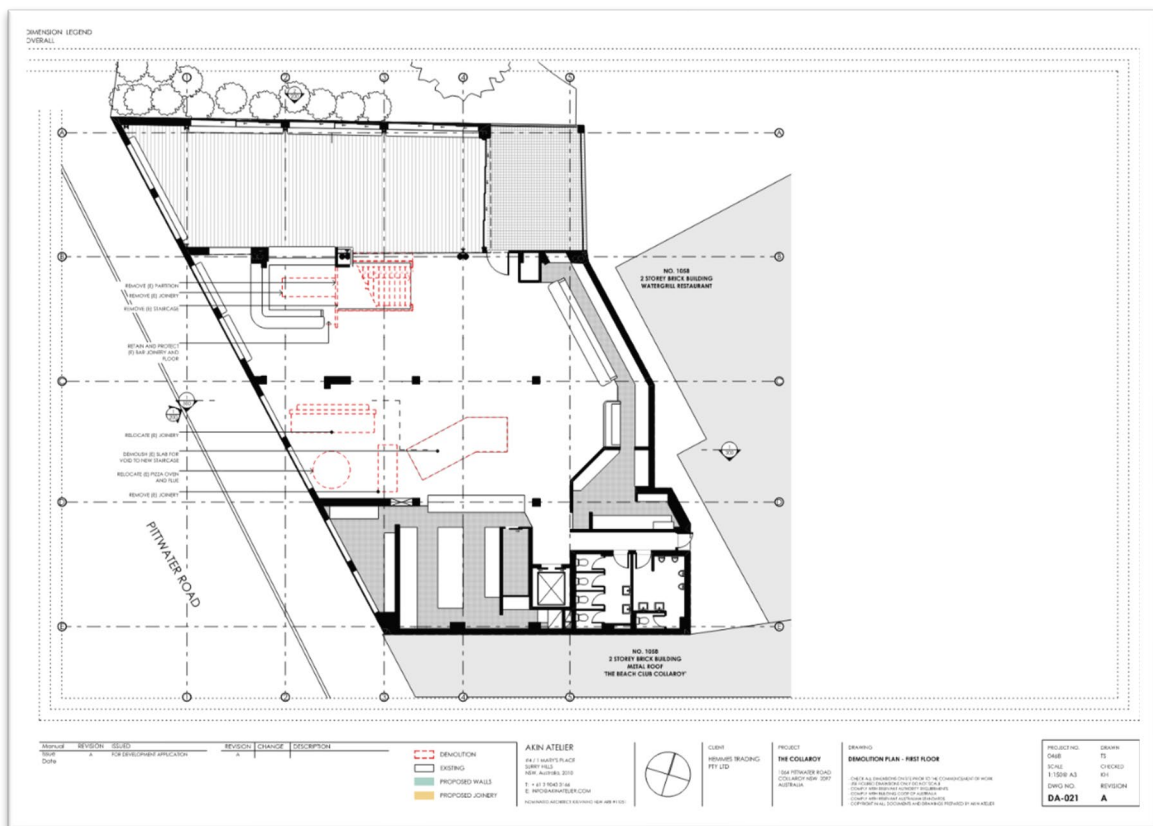
Plan 1 - GF Existing Plan (Akin Atelier)



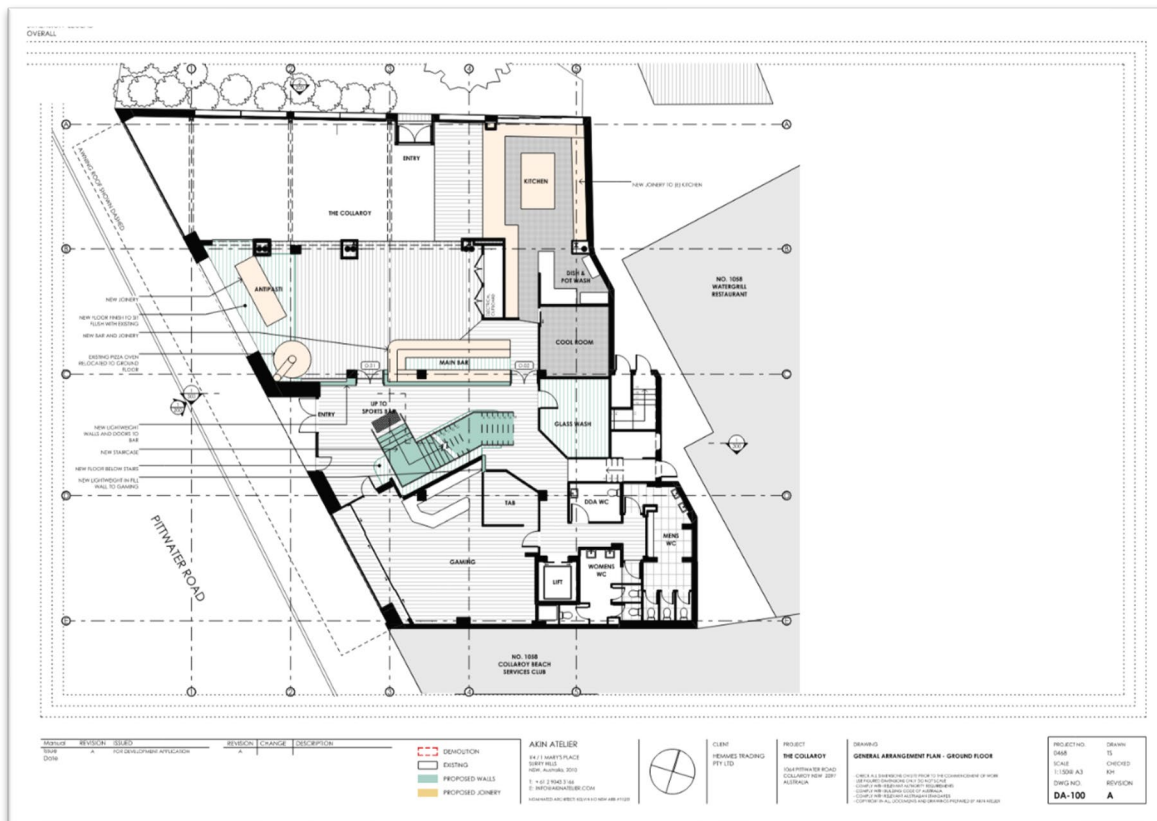
Plan 2 - FF Existing Plan (Akin Atelier)



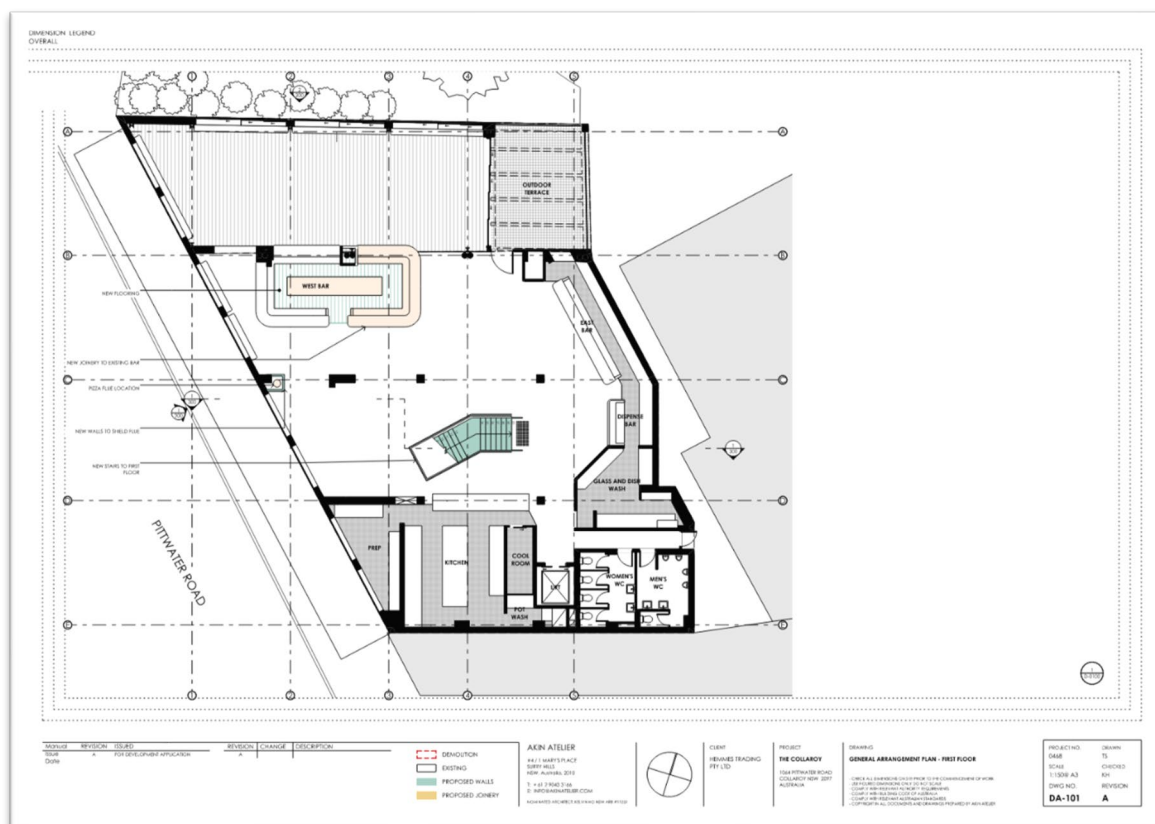
Plan 3 GF Demo Plan (Akin Atelier)



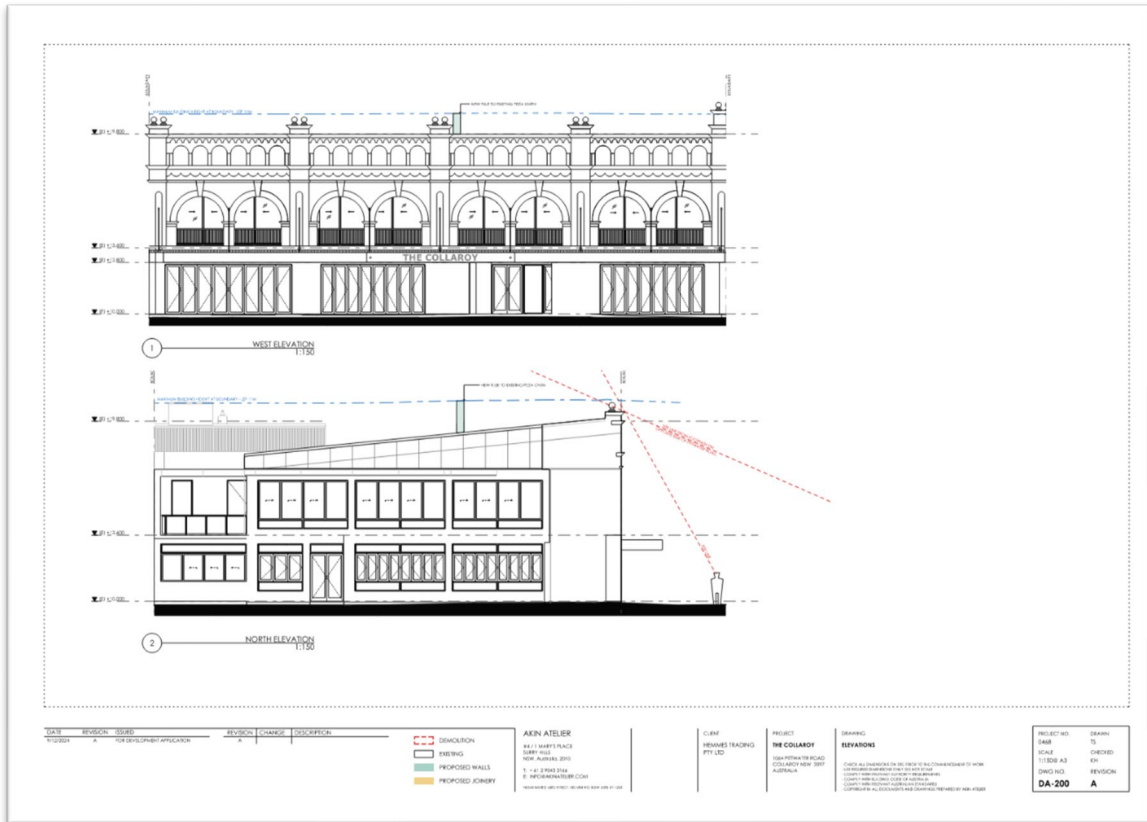
Plan 4 FF Demo Plan (Akin Atelier)



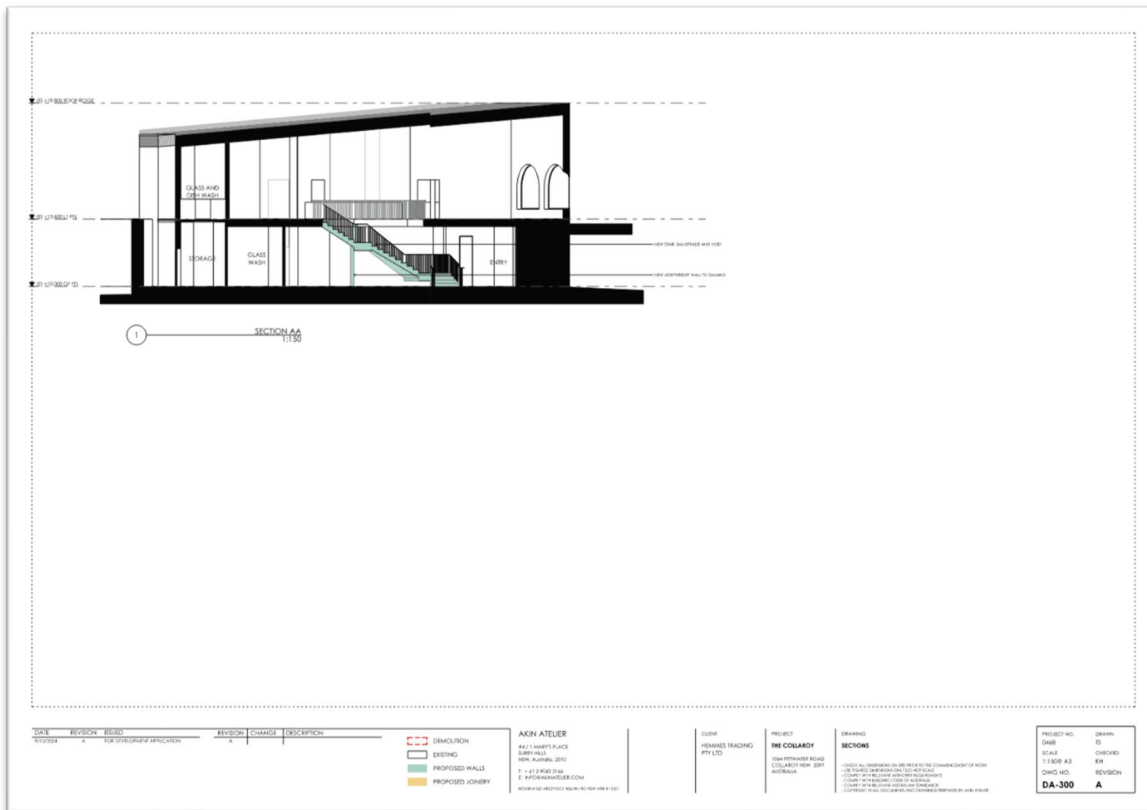
Plan 5 GF Proposed Plan (Akin Atelier)



Plan 6 FF Proposed Plan (Akin Atelier)



Plan 7 - Facade View and Elevation (Akin Atelier)



Plan 8 Section View Plan (Akin Atelier)