

2 September 2014

The General Manager
Warringah Council
PO Box DX 9118
Dee Why NSW 2099



Dear Mr Hart

S96 Application DA2011/0204 1060-1066 Pittwater Road, Collaroy Proposed Modifications Statement of Heritage Impact

This brief Statement of Heritage Impact has been prepared to accompany a Section 96 Application for modification of the existing consent D2011/0204 for development at 1060-1066 Pittwater Road, Collaroy.

The site at 1060-1066 Pittwater Road, Collaroy, known as the Collaroy Beach Hotel, comprises a two storey brick building with metal roof. The approved development was granted by Council and work has since commenced on the development. This S.96 letter accompanies an application that seeks approval for minor changes relating to extending the roof top plant room (under the height of the parapet) by 0.9m to the north and 2.5m to the east.

Report Objectives

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Warringah Council and by the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines.

Methodology and Structure

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

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Site Identification

The subject site is located on the eastern side of Pittwater Road near the corner of Collaroy Street and adjacent to Collaroy Beach. It is described by NSW Land and Property Information (LPI) as Lots 20, 21, 22 and 23 in DP 218990. Formerly known as the Arlington Amusement Hall, it is currently occupied by the Collaroy Beach Hotel.



Figure 1:
Map showing the location of the subject site outlined in red

Heritage Management Framework

The subject site at 1060-1066 Pittwater Road, Collaroy, is part of listed heritage item I20, the Former Arlington Amusement Hall, listed in Schedule 5 of the *Warringah Local Environmental Plan (LEP) 2011*. It is in the vicinity of a listed heritage item, the Westpac Bank, at 1121 Pittwater Road, Collaroy.

As such the property is subject to the heritage provisions of the *Warringah Local Environmental Plan (LEP) 2011* and the relevant provisions of the *Warringah Development Control Plan (DCP) 2011* under the *Environmental Planning and Assessment Act 1979*. Warringah Council must take into consideration the potential impact of any proposed development on the heritage significance of the heritage items.



Figure 2:
Extract from Heritage Map showing the subject site outlined in red
Source: Warringah LEP 2011

Report Limitations

The report is limited to the analysis of the European significance of the site. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

Context and Site Description

The site is located prominently within the urban centre of the suburb of Collaroy. On its west the site is bounded by the busy Pittwater Road highway. At its north, south and east sides it is bordered by the popular Collaroy Beach precinct, with adjacent open car-parking and parkland areas. It has longitudinal views north and south along Pittwater Road.

The subject building is a two storey brick building with metal roof. It is a typical free classical Federation style dating from the second decade of the twentieth century that has been heavily modified at ground floor level, resulting in little surviving original or early fabric. The ground floor facade comprises a contemporary fitout with awning above, and at the first floor level it presents with a series of bayed archways incorporating balcony spaces. The building is of masonry construction over two levels with a non-visible metal skillion roof. Between the ground and first floor is an awning above the footpath and extending over the whole length of the building, supported by metal tie arms above and metal supports below.



Figure 3:
The Collaroy Beach Hotel, at 1060-1066 Pittwater Road, Collaroy

Established Significance of the Subject Site

The subject site is part of listed heritage item I20: Arlington Amusement Hall. The following Statement of Significance for 1056-1066 Pittwater Road, Collaroy, is reproduced from the NSW State Heritage Inventory:

A rare surviving example of an early 20th century commercial terrace in the area. Displays good integrity and is typically representative of federation commercial terraces. Historically provides evidence of important role of recreational/commercial devt.

Established Significance of the Heritage Item in the Vicinity of the Subject Site

There is one individually listed heritage item in the vicinity of the subject site. This is listed as an item of local heritage significance on Schedule 5 of the *Warringah LEP 2011*.

The NSW Heritage Inventory contains the following information for database entry number 2610042, Westpac Bank:

Statement of Significance:

A locally rare example of a suburban bank in the inter-war geogian revival style, representative of bank architecture at the time. Historically provides evidence of the devt. of commercial infrastructure to serve residential growth. Local landmark.

Description:

Two storey face brick bank building designed to address corner site. Stone dressings as horizontal string courses and as carved motifs between ground & first floor windows. Tiled hipped roof. Art deco detailing in carved stone dressings. Multi-paned windows.

The Development Proposal

The section 96 application for minor modifications to D2011/0204 has been prepared by Architects Nicholas +Associates, dated 29 August 2014. The accompanying drawings and Statement of Environmental Effects should be consulted.

The modifications are identified below:

1. extension of the roof shed north by 0.9m and east by 2.5 m, to a resultant 5.7m by 14.4m shed.
2. new stud walls to be built internally in the roof shed to create staff locker and changeroom areas to improve the functionality of the Hotel operation
3. New 175x100 Colorbond gutter and downpipe in 'Ironstone'
4. Extension to be clad all around to match the existing cladding materials. The northern end of the extended shed is to be clad differently, in vertical lining boards. This will be painted in the same colour to match the existing cladding (Colorbond 'Ironstone').

Assessment of Heritage Impact

The proposed minor modifications to the approved Development Application are limited to the existing roof shed and are generally the result of further design development.

Proposed Modification:	Heritage Impact:
Modification of the existing roof shed comprising the extension of the roof top plant room (under the height of the parapet) by 0.9m to the north and 2.5m to the east	<p>Neutral heritage impact.</p> <p>The modification of the existing approved design for the roof shed is in response to the need to improve amenity. It is not expected that this work will be visually intrusive to an unacceptable extent.</p> <p>The selected colour and materials are appropriate as those chosen are modest and low-key, and do not detract from either the heritage building or the site generally. The selection of cladding will result in minimal visual impact and is compatible with the existing building fabric and presentation. As such, it will enable the building to maintain its existing contribution to the streetscape and improve amenity without impacting on its ascribed heritage significance.</p> <p>It will not have a detrimental impact upon the presentation or significance of the heritage listed item in its vicinity: the Westpac Bank.</p>

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- the proposed changes are minor and do not affect significant fabric or spaces
- The proposed modifications do not impact on the appreciation of this part of the streetscape.
- The significance of the Collaroy Beach Hotel, and its ability to contribute to the streetscape, will be retained.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Warringah LEP 2011* which are:

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 proposed development is generally consistent with the guidelines of the *Warringah DCP 2011* that relate to the signage and lighting in relation to heritage items and items in the vicinity:

- *D9 Building Bulk*
- *D10 Building Colours and Materials*
- *D11 Roofs*

Conclusions

- 1060-1066 Pittwater Road, Collaroy, is listed as part of an item of local heritage significance in Schedule 5 of the *Warringah LEP 2011*
- It is also in the vicinity of the listed heritage item at 1121 Pittwater Road, Collaroy.
- The proposed modifications to consent D2011/0204 for development at 1060-1066 Pittwater Road, Collaroy, are limited to the extension of the roof shed.
- The proposed works do not have a detrimental impact on any fabric of significance of the heritage item
- The significance of the Collaroy Beach Hotel, and its ability to contribute to the streetscape, will be retained.
- The proposed modifications will have no adverse impact on the heritage significance of the listed heritage item at 1121 Pittwater Road, Collaroy.
- The proposed development is consistent with the heritage requirements and guidelines of the *Warringah LEP 2011* and the *Warringah DCP 2011*

Recommendation

Council should have no hesitation, from a heritage perspective, in approving this section 96 application.

Yours faithfully

GRAHAM BROOKS AND ASSOCIATES PTY LTD



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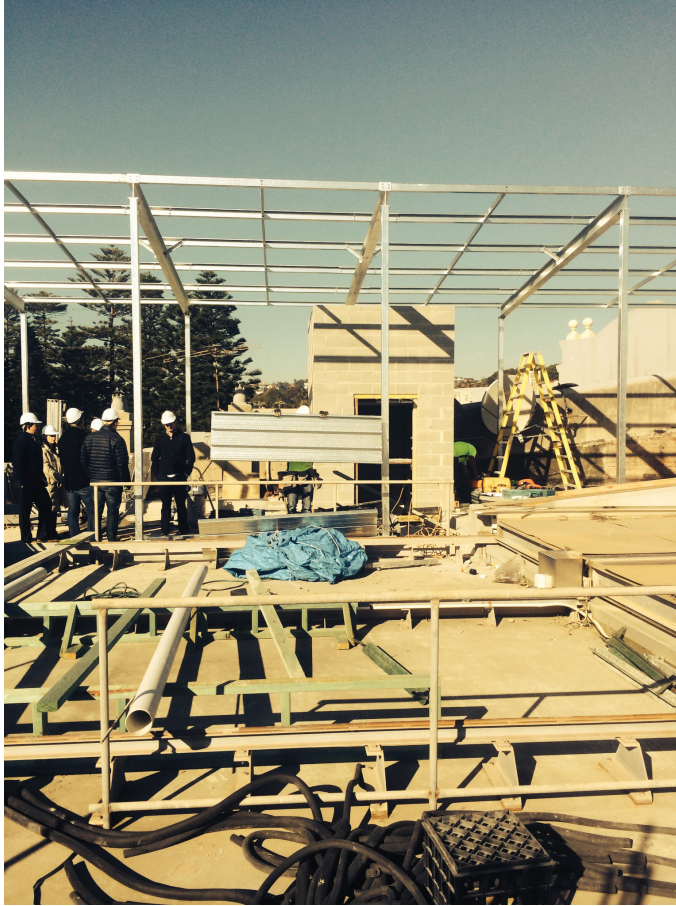


Figure 4: View showing roof structure which is to be lowered by 1.2m to comply with DA drawings.

Source: Patrick Nicholas