

## Heritage Referral Response

Application Number:	Mod2014/0201
To:	David Auster
Land to be developed (Address):	<p>Lot 20 DP 218990 , 1066 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 23 DP 218990 , 1060 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 21 DP 218990 , 1064 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 22 DP 218990 , 1062 Pittwater Road COLLAROY NSW 2097</p>

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>This application has been referred as the land contains a listed heritage item. The subject site at 1060-1066 Pittwater Road, Collaroy is listed as Item I20 Former Arlington Amusement Hall, under the provisions of Schedule 5 of Warringah Local Environmental Plan 2011.</p> <p>This application is also within the vicinity of a heritage item, being the Former Westpac Bank building at 1121 Pittwater Road, Collaroy, which is located directly opposite the subject site.</p>
Details of heritage items affected
<p>Details of these heritage items, as contained within the Warringah Heritage Inventory, are:-</p> <p><b>Item I20 - Former Arlington Amusement Hall, 1056-1066 Pittwater Road, Collaroy</b></p> <p><u>Statement of Significance</u></p> <p>A rare surviving example of an early 20th century commercial terrace in the area. Displays good integrity &amp; is typically representative of federation commercial terraces. Historically provides evidence of important role of recreational/commercial development</p> <p><u>Physical Description</u></p> <p>Terrace of 5 shops of face brickwork with rendered details. Entrance to former Amusement Hall asymmetrically located with a semi-circular pediment &amp; the name. Some stone features in detailing. Recessed porches on 1st floor, majority infilled &amp; altered. No evidence of original shops on ground floor.</p> <p><b>Item I23 - Former Westpac Bank, 1121 Pittwater Road, Collaroy</b></p> <p><u>Statement of Significance</u></p> <p>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.</p>

### Physical 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

### Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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	
Other	No	

### Consideration of Application

This application is for a modification of previous consent DA2011/0204 which was approved in 2011. A storage shed on the roof, was approved as part of this application. This modification requests that this shed be extended 0.9m to the east and 2.5m to the east. It is noted that the shed, as constructed, has a maximum roof height of 2.7m (RL 14.560), which is below the height of the parapet fronting Pittwater Road (RL 14.710).

The application is accompanied by a Statement of Heritage Impact dated 2 September 2014, prepared by Graham Brooks and Associates. This document has been reviewed and its conclusions agreed with.

Given that the storage shed is already approved and constructed, it is considered that its expansion will not have an unacceptable impact upon the heritage significance of the heritage item. It is clear from the Statement of Significance for the Former Arlington Amusement Hall, that the remaining architectural significance and original fabric is embodied in the front façade on Pittwater Road, and the view of this building from the road.

As the storage shed is lower than the front parapet height and will not be visible from Pittwater Road, no objections are raised on heritage grounds, to the proposed modification. In addition, there will be no impact upon the heritage item in the vicinity, being the Former Westpac Bank building on the western side of Pittwater Road.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? NO Has a CMP been provided? N/A

Is a Heritage Impact Statement required? YES Has a Heritage Impact Statement been provided?  
YES

Further Comments

COMPLETED BY: Janine Formica

DATE: 3 December 2014

**Recommended Heritage Advisor Conditions:**

Nil.