



HERITAGE IMPACT STATEMENT

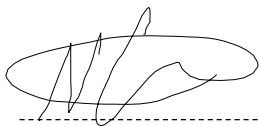
1064 Pittwater Road, Collaroy NSW 2097

DEVELOPMENT APPLICATION

Internal alterations to the Collaroy Hotel

December 2024

This report has been prepared and approved by:



Nicholas Frier
Planning and Development Consultant

Managing Director | CTA GRP
Suite 83, 26-32 Pirrama Road, Pyrmont 2009
Complete Trade Pty Ltd T/A CTA GRP
ABN: 28 627 248 971
nick@ctagr.com.au
www.ctagr.com.au



TABLE OF CONTENTS

| | | |
|----------|---|----------|
| 1 | Introduction | 4 |
| 2 | Site Location | 5 |
| 3 | Methodology | 6 |
| 4 | Proposal | 6 |
| 5 | Historical Development of the Site | 6 |
| 6 | Statement of Heritage Significance..... | 7 |
| 7 | Heritage Impact Assessment | 7 |
| 8 | Conclusion | 8 |

1 Introduction

CTA has been engaged to prepare the following Heritage Impact Statement for the proposed alterations to the existing food and drink premises know as the Collaroy Hotel located at 1064 Pittwater Road Collaroy NSW 2097.

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.

The site is also located adjacent to two local heritage items, as identified under Part 1 of Schedule 5 of the Warringah LEP 2011 (Figure 5):

- 'Former Westpac Bank', 1121 Pittwater Road (item no.23); and
- 'Street Trees and Plaque', Pittwater Road (near Birdwood Avenue) (item no.17).

The works involve non-structural internal alterations and additions associated with the relocation of an internal stair and fit-out of food preparation areas.

Author Identification

This Heritage Impact Statement is prepared by Nicholas Frier, a planning and development specialist and has over 14 years' experience with heritage conservation, planning, design, and management of heritage projects within Sydney on both State and Local heritage items.



1 SITE FAÇADE –

2 Site Location

2.1 Locality Assessment

The subject site is situated in the suburb of Collaroy, approximately 22 kilometers northeast of the Sydney Central Business District (CBD), within the Northern Beaches Local Government Area (LGA). It is positioned between Pittwater Road to the west and Collaroy Beach to the east, as shown in Figure 1.

The central thoroughfare, Pittwater Road, runs north-south, parallel to Collaroy Beach. On the western side, commercial buildings are present, none exceeding three storeys in height (Figure 6). At the corner of Collaroy Street and Pittwater Road, and directly across from the subject site, is the local heritage-listed item, 'Former Westpac Bank' (I23) (Figure 7). The SHI form describes I23 as:

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

On the eastern side of Pittwater Road, to the north and south of the subject site, are open-air car parking areas facing Collaroy Beach. Immediately south of the subject site lies another local heritage-listed item, 'Street Trees and Plaque' (I17) (Figure 8). The SHI form describes I17 as:

A prominent row of mature Norfolk Island Pines (Araucaria heterophylla) along the road, with a number of others in the adjoining park area. Sandstone plaque with polished granite tablet with dedication

Immediately to the north, on the eastern side of Pittwater Road and fronting Collaroy Beach is the local heritage item 'Former Arlington Amusement Hall' (I20), which contains the subject site at 1064 Pittwater Road (Figure 9). The following description of I20, taken from the SHI form, is largely applicable to the current configuration of the structure and reads as follows

Terrace of 5 shops of face brickwork with rendered details. Entrance to former Amusement Hall asymmetrically located with a semi-circular pediment and the name. Some stone features in detailing. Recessed porches on 1st floor, majority infilled & altered. No evidence of original shops on ground floor

The building has been altered over time and little to no heritage fabric remains within the bounding walls.



Source: Location Plan – NSW Spatial Maps (2024)

3 Methodology

The methodology and terminology used in the preparation of this report has been drawn from the Australian ICOMOS Burra Charter, the NSW Heritage Manual 2001 Update.

This Heritage Impact Assessment has been prepared in accordance with the requirements of the Warringah Local Environmental Plan 2011 & Warringah Development Control Plan

4 Proposal

The existing building is comprised of a food and beverage premises 'The Collaroy Hotel' that interlinks 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 these cant be undertaken under exempt development and due to the heritage listing and therefore requires Council Consent.

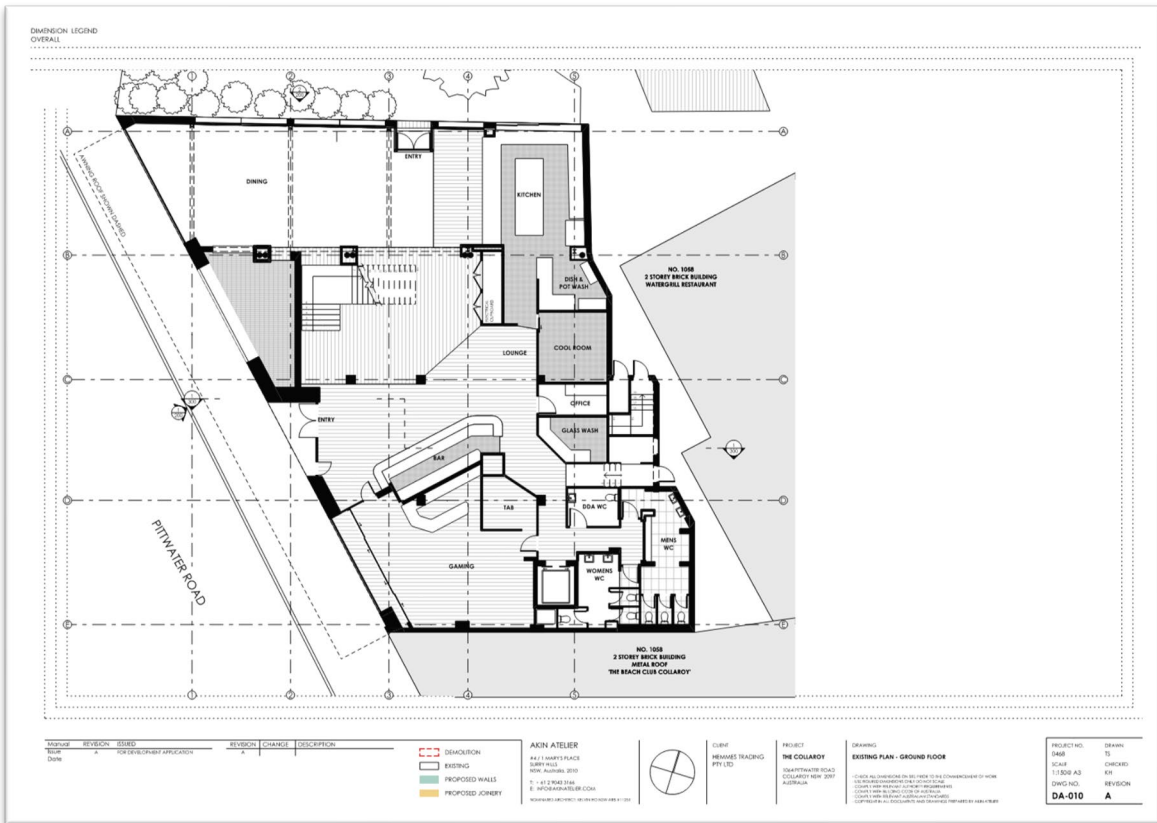
The proposed physical works include:

Demolition:

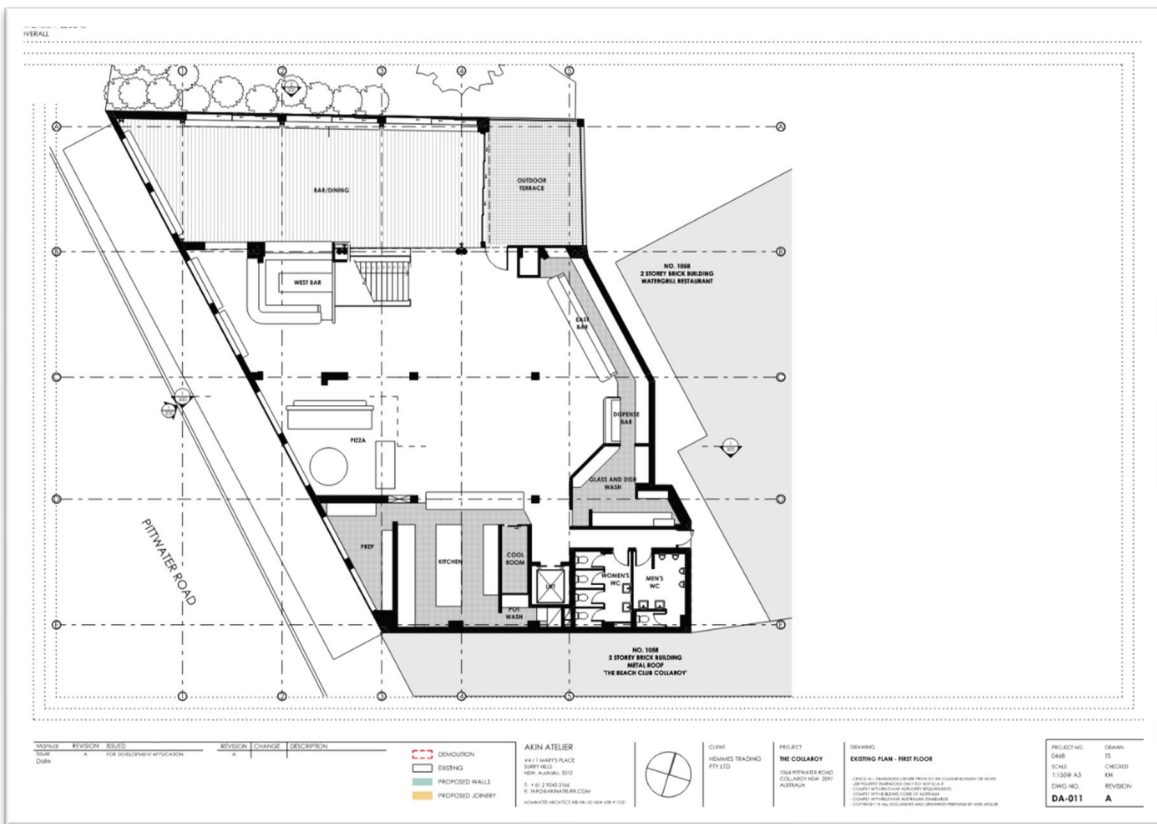
| Ground Floor | First Floor |
|--|---|
| <ul style="list-style-type: none">• Remove floor finish around stair• remove stair• remove main bar• remove glass washing area walls• remove kitchen equipment | <ul style="list-style-type: none">• Remove stair• Remove bar joinery• Remove infill slab for new stair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

Construction:

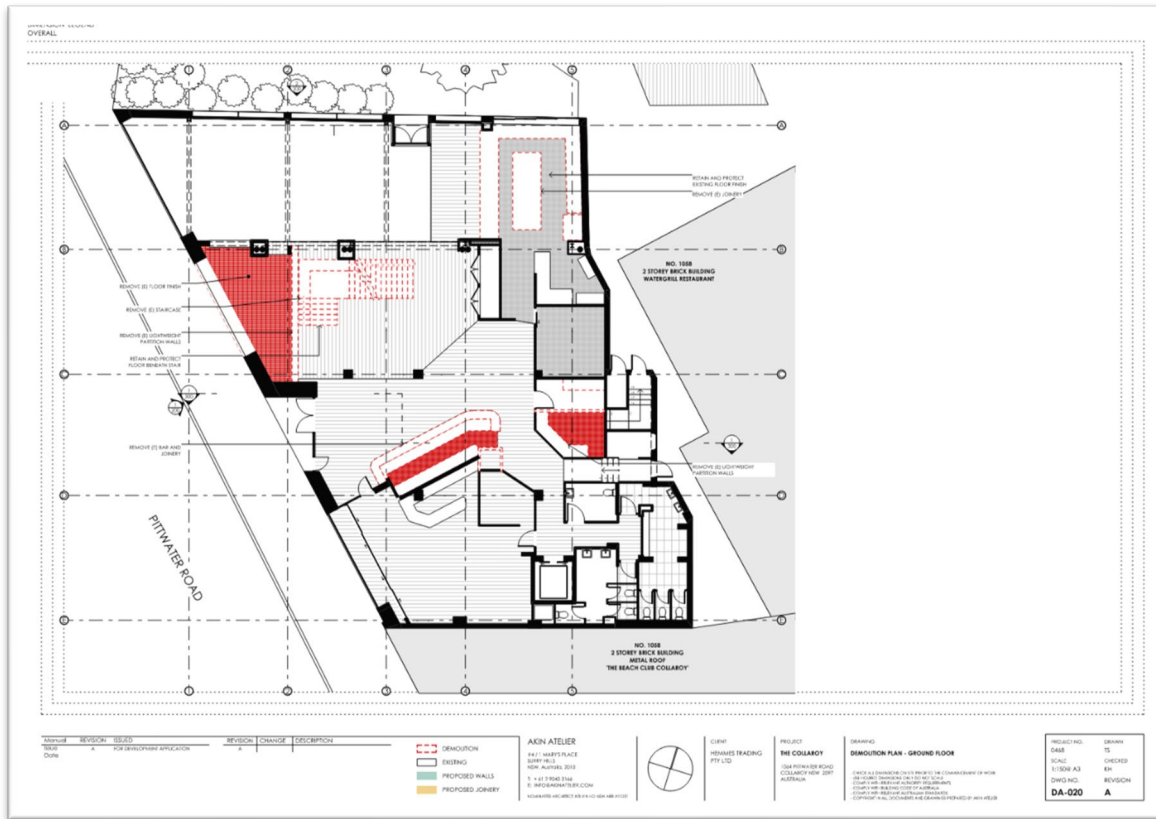
| Ground Floor | First Floor |
|--|---|
| <ul style="list-style-type: none">• New stair• New main bar in new location• New lightweight walls• Relocation of kitchen joinery and pizza oven• Reconfiguration to kitchen area and glass wash | <ul style="list-style-type: none">• New stair• Extension of west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



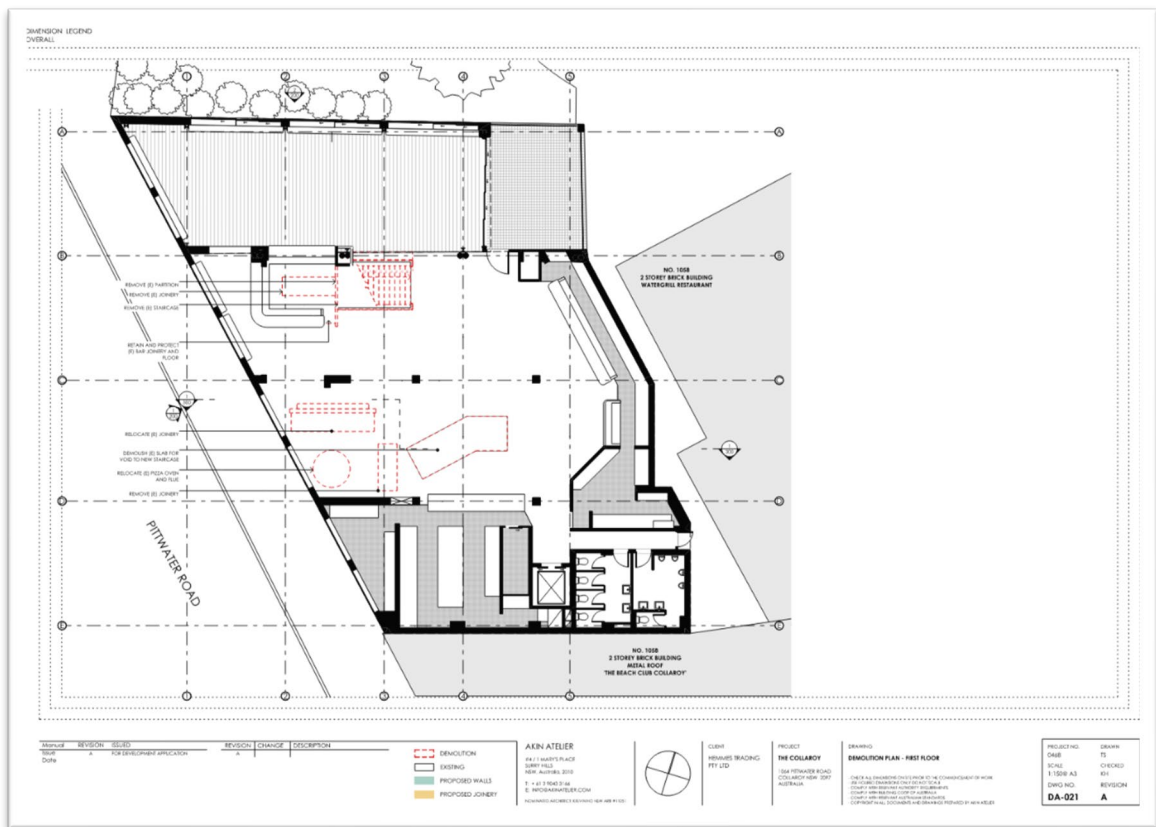
Plan 1 - GF Existing Plan (Akin Atelier)



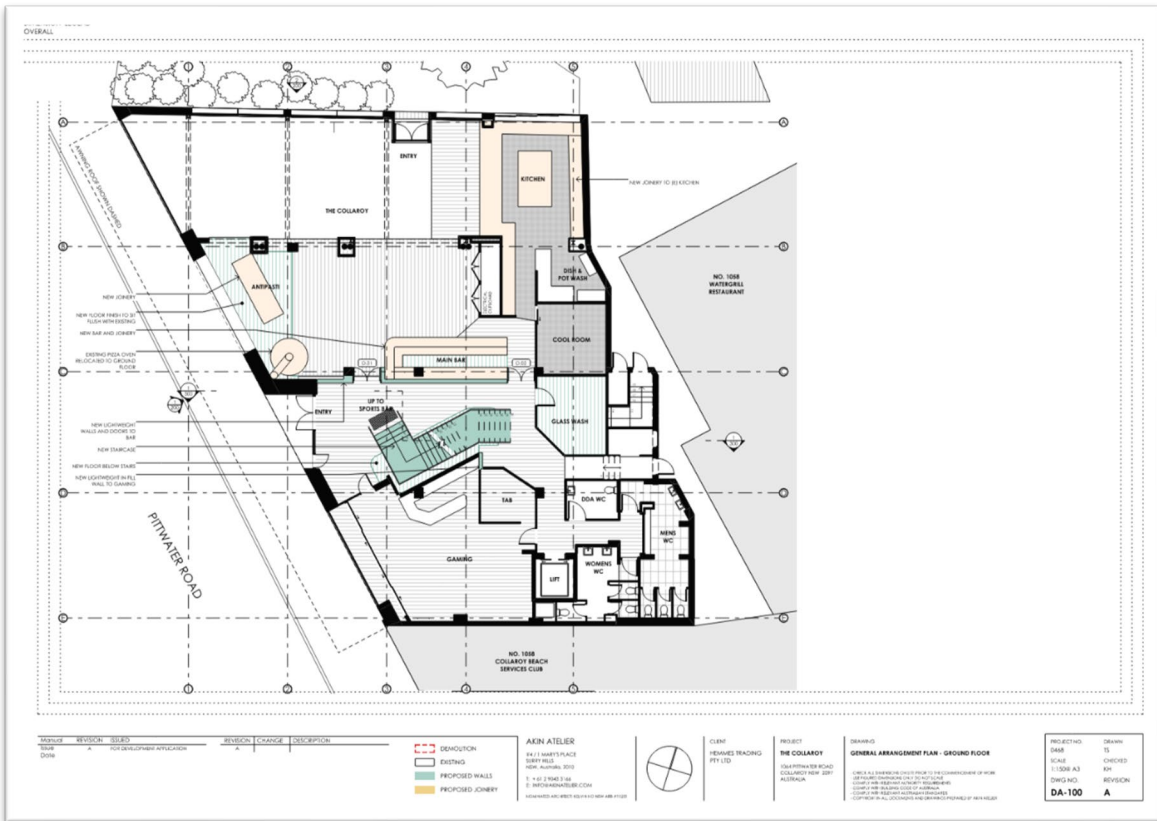
Plan 2 - FF Existing Plan (Akin Atelier)



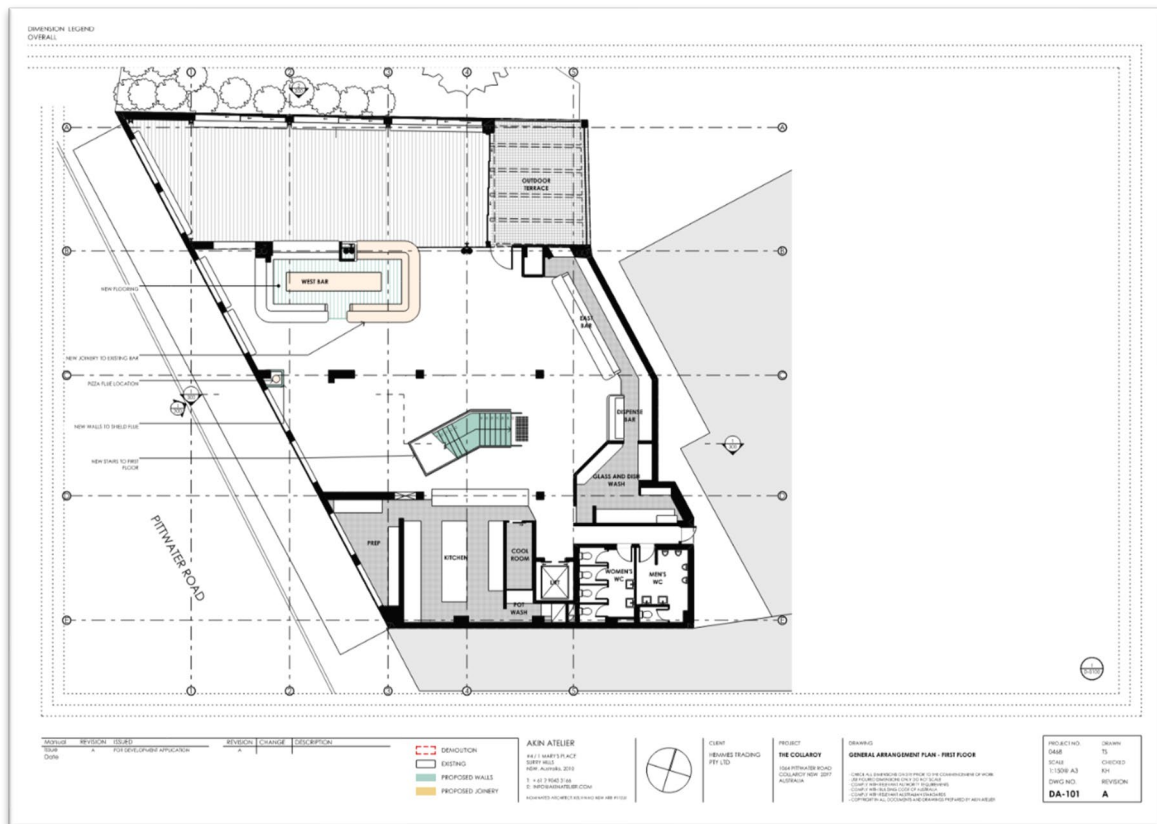
Plan 3 GF Demo Plan (Akin Atelier)



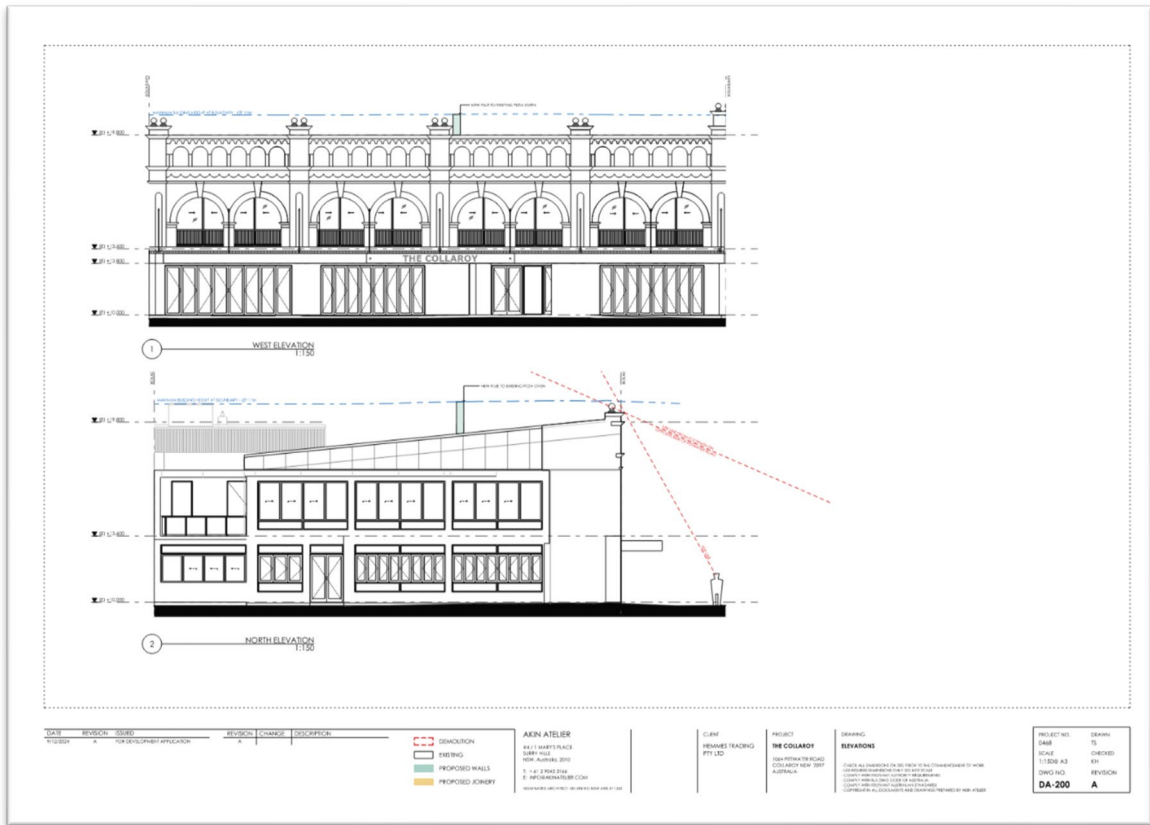
Plan 4 FF Demo Plan (Akin Atelier)



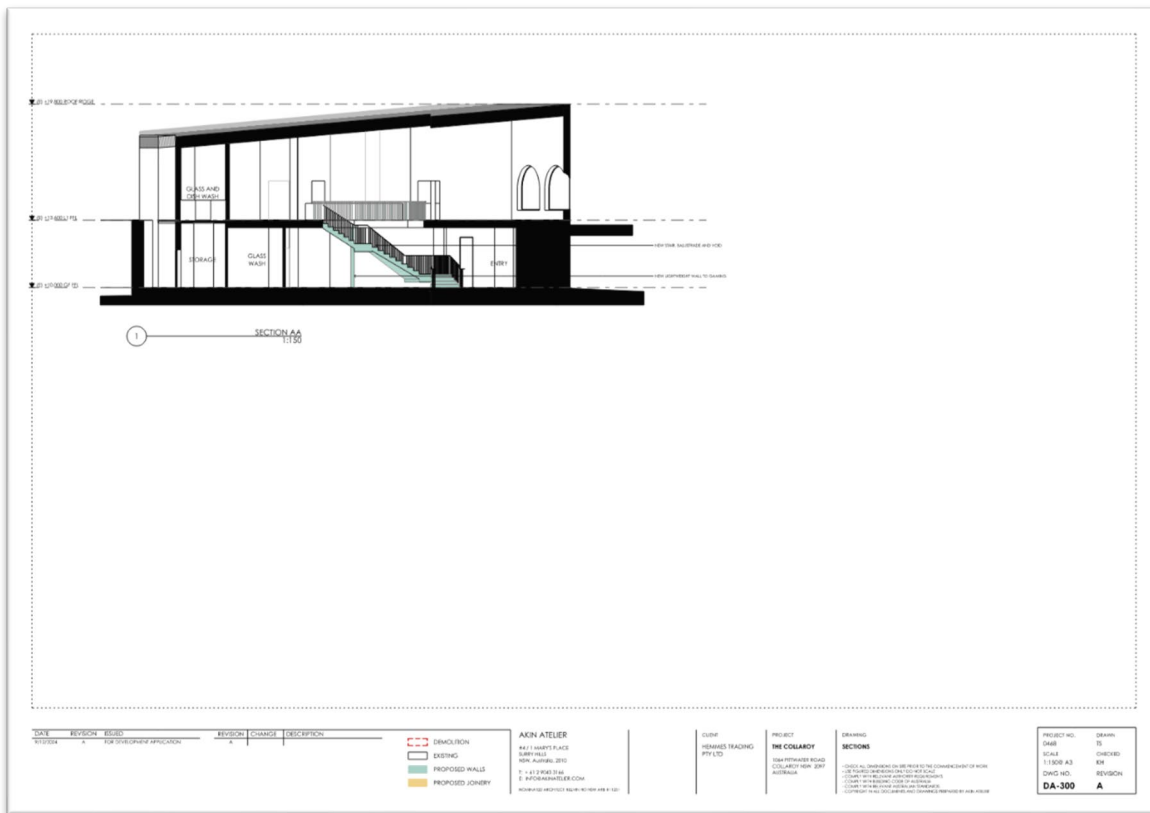
Plan 5 GF Proposed Plan (Akin Atelier)



Plan 6 FF Proposed Plan (Akin Atelier)



Plan 7 - Facade View and Elevation (Akin Atelier)



Plan 8 Section View Plan (Akin Atelier)

5 Historical Development of the Site

The Arlington Amusement Hall was originally built by Herbert Williamson for his wife, Christina Williamson. Between 1915 and 1920, it functioned as a row of shops and residences before being reopened as a cinema in 1919. In December 1921, the building was officially opened as the Arlington Amusement Hall. A local newspaper announced the reopening as follows:

'An event which promises to be a red letter day for Narrabeen-Collaroy is to take place next Saturday evening, when the Arlington Amusement Hall will be opened to the public.'

'The hall is situated right on the beach and attached to it are four shops... The hall is commodious, and is approached by a fine vestibule, a stage and dressing rooms and also a gallery add to the comfort of both entertainers and patrons...'

In 1924, the Arlington Amusement Hall was sold to A. P. Thompson following Mrs. Williamson's retirement. Sands Directory records indicate that it continued to operate as a commercial complex, housing a variety of shopfront businesses between 1926 and 1933. These businesses undoubtedly served those who used the newly installed tramway, which had a stop located directly opposite.

In 1945, Arlington Hall was significantly damaged by a storm, causing the collapse of the northern section of the hall.

In October 2014, the Collaroy Hotel was officially opened after undergoing extensive internal renovations.



6 Statement of Heritage Significance

Statement Of Significance

The following statement of significance for the 'Former Arlington Amusement Hall' (item no.20) has been extracted from the SHI form for the site:

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

7 Heritage Impact Assessment

This section of the report identifies and assesses the potential heritage impacts associated with the proposed. The works are internal and do not affect the historic façade, or any internal heritage fabric.

The Warringah DCP 2011 contains limited controls relating to heritage items. The relevant 'questions to be answered' in the NSW Heritage Manual 'Statements of Heritage Impact' guidelines have therefore been used to assess the likely impact of the proposed additions and alterations on the significance of the heritage item 'Former Arlington Amusement Hall' (I20). These questions are addressed in below.

| Warringah Local Environmental Plan 2011 | |
|--|---|
| Control/Provision | Comment |
| <p>(2) Requirement for consent Development consent is required for any of the following: <i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i> <i>(i) a heritage item,</i> <i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> | <p>The subject site is located within the 'Former Arlington Amusement Hall' (I20), which is listed as an item of local significance on the Warringah LEP 2011</p> <p>As the subject site is located within a local heritage item and the proposed works include minor alterations and additions of the item. Consent is therefore required in accordance with clause 5.10 (2)</p> |
| <p>(4) Effect of proposed development on heritage significance <i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p> | <p>The effect of the proposed minor alterations and additions upon the heritage significance of the item concerned is minor as the significant fabric is not being affected by the proposal.</p> |
| <p>(5) Heritage assessment The consent authority may, before granting consent to any development:</p> <ul style="list-style-type: none"> ▪ (a) on land on which a heritage item is located, or ▪ (b) on land that is within a heritage conservation area, or ▪ (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p> | <p>This HIS has been prepared in response to this clause due to site being listed as an item of local heritage significance on the Warringah LEP 2011.</p> <p>This HIS has been prepared to assess the extent to which the proposed minor alterations and additions will impact upon the heritage significance of the heritage item.</p> <p>This HIS follows methodology in line with that outlined in the NSW heritage Manual 'Statement of Heritage Impact' and 'Assessing Heritage Significance' guidelines.</p> |

| Heritage NSW Guidelines | |
|---|--|
| Guideline | Comment |
| The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:. | Minor works in nature with little to no heritage impact which will enhance the building. |
| Minor partial demolition (including internal elements) Is the demolition essential for the heritage item to function? Are important features of the item affected by the demolition (e.g. fireplaces in buildings)? Is the resolution to partially demolish sympathetic to the heritage significance of the item? | The demolition is essential to the building to comply with NCC, Australian Standards and Premise standards. |
| Repainting Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated? | No repainting of heritage fabric proposed |
| (New services (e.g. air conditioning, plumbing) How has the impact of the new services on the heritage significance of the item been minimised? Are any of the existing services of heritage significance? In what way? Are they affected by the new work? Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services? | Services upgrades are proposed to accommodate the new interior layout of spaces and for BCA compliance. No new services proposed to penetrate existing heritage fabric No works to the significant facades are proposed. No excavation proposed |
| Fire upgrading How has the impact of the upgrading on the heritage significance of the item been minimised? Are any of the existing services of heritage significance? In what way? Are they affected by the new work? | Services upgrades are proposed to accommodate the new interior layout of spaces and for BCA compliance. No original significant services remain internally. |

8 Conclusion

CTA considers that the proposed works at the Collaroy Hotel, located at 1064 Pittwater Road, Collaroy, part of the heritage-listed site known as the 'Former Arlington Amusement Hall' (I20), will have a little to no impact on the item's heritage significance. The works involve modest changes and additions to the building's interior, including the replacement of stairs, bar, flooring and kitchen areas. These elements are later additions, and their removal does not affect any significant original fabric. Additional works include installing a kitchen exhaust in the eastern roof section.

From a heritage standpoint, the proposed development is considered appropriate and aligns with the relevant provisions of the Warringah LEP 2011 and Warringah DCP 2011 concerning heritage controls. On this basis, approval of the application is supported.

We are confident that this Heritage Impact Statement (HIS) meets the Northern Beaches Council's requirements for assessing the proposed minor alterations and additions to heritage item I20. The consent authority should have no hesitation, from a heritage perspective, in approving the Development Application.