

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0175
<b>Proposed Development:</b>	Alterations and additions to a Pub (The Collaroy)
<b>Date:</b>	11/03/2025
<b>To:</b>	Adriana Bramley
<b>Land to be developed (Address):</b>	Lot 23 DP 218990 , 1060 Pittwater Road COLLAROY NSW 2097 Lot 20 DP 218990 , 1066 Pittwater Road COLLAROY NSW 2097 Lot 22 DP 218990 , 1062 Pittwater Road COLLAROY NSW 2097 Lot 21 DP 218990 , 1064 Pittwater Road COLLAROY NSW 2097

### Officer comments

<b>HERITAGE COMMENTS</b>
Discussion of reason for referral
The proposal has been referred to Heritage as the subject site is identified as a heritage item being: <b>I20 - Former Arlington Amusement Hall - 1056-1066 Pittwater Road, Collaroy.</b> The subject site is also within the vicinity of two heritage items being: <b>I23 - Former Westpac Bank - 1121 Pittwater Road, Collaroy</b> <b>I117 - Street Trees and Plaque - Pittwater Road (near Birdwood Avenue) Collaroy</b> <b>I22 - Collaroy Cinema (Facades and Interiors) - 1097 Pittwater Road Collaroy</b>
Details of heritage items affected
<b>I20 - Former Arlington Amusement Hall</b> <u>Statement of Significance</u> 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. <u>Physical Description</u> Terrace of 5 shops of face brickwork with rendered details. Entrance to former Amusement Hall assymmetrically located with a semi-circular pediment & the name. Some stone features in detailing. Recessed porches on 1st floor, majority infilled & altered. No evidence of original shops on ground floor.
<b>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> <u>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</u>
<b>I117 - Street Trees and Plaque</b> <u>Statement of Significance</u> <u>A mature example of commemorative planting which occurred after WWI. Social &amp; historic significance to the community, as plantings were to commemorate those who died in the war, as indicated by the plaque. Aesthetically a dominate feature of the streetscape.</u>

Physical Description

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.

**I22 - Collaroy Cinema (Facades and Interiors)**

Statement of Significance

A rare surviving example of an inter-war art deco cinema. Displays high integrity of fabric & use. One of few operating art deco cinemas in Sydney. Historically provides evidence of the early recreational & social role of the Collaroy commercial area.

Physical Description

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.

**Other relevant heritage listings**

SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	

**Consideration of Application**

This proposal seeks consent for alterations and additions to the existing heritage listed building which is a food and beverage premises known as 'The Collaroy Hotel.' The proposed alterations and additions are mostly contained to the interior of the existing building and relate to the reconfiguration of the internal layout. A Heritage Impact Statement accompanies the proposed development application, prepared by CTA Group which supports the proposed development. Heritage notes that the heritage-listed building retains a largely intact façade although it has undergone changes evident in the replacement of the ground floor windows and doors and the introduction of signage. The interior of the building has previously undergone substantial alterations and additions which has resulted in the loss of its original interior and internal configuration. The heritage item is located in a visually prominent site within its setting on Pittwater Road. It is within the vicinity of several heritage items, including the Collaroy Cinema and Former Westpac Bank located on the western side of Pittwater Road and the Street Trees and Plaque located further south-east along Pittwater Road.

The proposed works involve internal alterations to the ground floor and first floor including the removal of several interior elements which are to be replaced in new locations. On the ground floor this includes the removal of the existing staircase, main bar and internal walls, and the construction of a new staircase and main bar in new locations. The proposed works to the first floor include the removal of the existing staircase, bar joinery and infill slabs, and the extension of the existing west bar.

Further proposed works include the relocation of the existing pizza oven including the associated pizza oven flue. The relocated pizza oven flue is proposed to be located externally on the roof 8.5 metres behind the building façade. The Statement of Environmental Effects states that the pizza oven flue will not be visible due to site lines and the pitch of the existing roof, however this is

unclear from the provided plans. Heritage requests that further information be required such as a roof plan or section plans detailing the exact location of the pizza oven flue and its visual impact from Pittwater Road. It is the view of Heritage that the pizza oven flue should not be visible from the west elevation of Pittwater Road, and an alternate location be considered which will not visually impact or detract from the front facade.

As most of the alterations and additions are largely confined to non-original interior fabric with little heritage significance, the proposed internal works are deemed acceptable from a heritage perspective. However, further information regarding the location of the pizza oven flue are required before consent can be granted.

Therefore, the proposal is not supported from a heritage perspective as further information is required.

Consider against the provisions of CL5.10 of WLEP.

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? Yes

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Heritage Advisor Conditions:**

Nil.