

Heritage Referral Response

Application Number:	DA2021/0004
Date:	18/02/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 528546 , 1121 Pittwater Road COLLAROY NSW 2097

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property is a heritage item, and is within proximity a number of others</p> <p>I23 - Former Westpac Bank - 1121 Pittwater Road, Collaroy</p> <p>I20 - Former Arlington Amusement Hall - 1056-1066 Pittwater Road, Collaroy</p> <p>I117 - Street trees and plaque - Eastern side of Pittwater Road from Collaroy St to Birdwood Avenue</p>
Details of heritage items affected
<p>Details of the item as contained within the Warringah inventory is as follows:</p> <p>Former Westpac Bank <u>Statement of significance:</u> 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.</p> <p><u>Physical description:</u> 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</p> <p>Former Arlington Amusement Hall <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 devt.</p> <p><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.</p> <p>Street trees and plaque <u>Statement of significance:</u></p>

A mature example of commemorative planting which occurred after WWI. Social & 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.

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.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	

Consideration of Application

The proposal seeks consent to use the site as a veterinary practice and undertake alterations and additions to the existing building. The subject site is a listed heritage item under the Warringah Local Environmental Plan 2011 known as '*Former Westpac Bank*'. A heritage impact statement has been provided with the proposal which indicates the building is likely to have been constructed in the late 1920s. The statement is provided in support of the proposal and is considered beneficial in understanding and assessing the proposal.

Description of the current building

The site has been listed as it is a good example of a bank building constructed in the Inter-War Georgian Revival style. The inventory sheet for the item notes this style and commercial use is rare in a suburban context. The building is constructed of face brick, with a two storey presentation to Pittwater Road and Collaroy Street with a trailing single storey rear western wing. The two storey component is more intricately detailed with a strong vertical fenestration alignment and emphasis. The windows are timber framed Georgian style multi pane double hung windows. There is decorative brick and sandstone string courses as well as carved sandstone motifs between the windows. The building has been splayed to address the corner with its main entrance facing the intersection which is then slightly elevated above the street level. Above the entrance door there is a carved sandstone heraldic emblem. In contrast the rear western wing is single storey with a simplified presentation without the sandstone or Georgian windows, although is constructed of the same face brick. Both sections of the building have terracotta tiled hipped roofs. A low level brick wall with an upper metal element extends down the side of the wing to the carpark.

Internally the building has been subject to many changes over its life and little original fabric remains, especially at the ground floor. Upstairs, original internal features are mostly located within the hallway and include simple cornices, vermiculite ceiling, picture rails and some window and door detailing.

Proposal in detail

The proposal seeks to demolish the rear single storey wing and construct a new two storey addition which will be comprised of bricks at the lower level and metal cladding at the upper. The roof will be metal sheeting in a trapezoid shape. The ridge of this new roof will be lower than that of the retained section which is supported as it will minimise visual impacts to the Pittwater Road frontage. This new wing will also be setback further from the Collaroy Street frontage than the retained section and this approach is also supported. The proposed recessed glazed link with a flat roof is considered to be an appropriate way to transition between the retained and new sections which allows for both to be easily read and understood. The vertical alignment of the windows on the new wing is also considered to be an appropriate way to reference the alignment on the retained section without being a direct copy. The new two storey addition will impact upon views of the item from the west, but the elevation of the retained section is considered to be less significant visually and contains little detailing. The proposed southern setback also ensures a visual line to the retained section when viewing the site from Collaroy Street.

The statement of environmental effects notes signage will be dealt with via a separate application to Council and this approach is supported by Heritage.

Overall the proposal is considered to be acceptable to Heritage as it retains the key features and presentation of the building and proposes new complimentary and recessive works to the rear. While the exterior of the rear wing includes original fabric, its contribution to the item's significance is relatively minor and on balance, its removal can be supported subject to it being photographically recorded before works begin. Heritage will recommend the following conditions for the proposal being:

- A photographic archival recording of the exterior and interior of the site; and
- Development of a simple interpretation strategy and its implementation; and
- A maintenance plan.

Nearby heritage items

The Former Arlington Amusement Hall is located opposite the subject site, across the 6 lanes of Pittwater Road. Given the width of the carriageway there is adequate separation between the items and as the proposed works are to the rear of the subject site, they will be not readily viewable. Similarly the street trees (Norfolk Island Pines) are also located on the opposite side of Pittwater Road and stretch down the south away from the site. Once again the physical separation afforded by the roadway minimise impacts upon this item and its significance.

Therefore Heritage raises no objections and requires 4 conditions.

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 - a statement from Weir + Phillips has been included with the proposal.

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 18 February 2021

The proposal is therefore supported.

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

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Photographic Archival Record

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by Heritage NSW (*Photographic Recording of Heritage Items Using Film or Digital Capture*, 2006). This recording must be submitted to Council for archival purposes.

Details demonstrating compliance with this condition must be provided to the Principal Certifying Authority prior to commencement of any demolition or works on-site.

The photographic record should be made using digital technology, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.

Heritage Interpretation Strategy

A simple Heritage Interpretation Strategy is to be prepared for the site. The Interpretation Strategy should be prepared in accordance with the NSW Heritage Council's "Interpreting Heritage Places and Items Guidelines" document, and should be prepared by a suitably qualified consultant with experience in undertaking interpretation strategies. It must be submitted to and approved by Council's Heritage Advisor, prior to the issue of Construction Certificate. The recommendations are then to be implemented as part of the approved development.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifying Authority

Reason: To reveal the cultural significant aspects of the place as a historical record, and assist in the public understanding of the place

Maintenance Plan

A Maintenance Plan for the site is to be prepared in accordance with the NSW Heritage Council's "Preparing a Maintenance Plan" document. This document should include a cyclical maintenance program, covering both annual and long term maintenance requirements. It must be submitted to and approved by Council's Heritage Advisor prior to the issue of Construction Certificate.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the ongoing conservation and protection of Northern Beaches significant heritage resources.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Implementation of Heritage Interpretation Strategy

The approved Interpretation Strategy must be implemented to the satisfaction of the Council prior to the issue of the Occupation Certificate.

Reason: To reveal the cultural significant aspects of the place as a historical record