

Heritage Referral Response

Application Number:	DA2021/1805
Date:	09/10/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot A DP 379308 , 4 Alexander Street COLLAROY NSW 2097

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property adjoins a heritage item		
Item I22 - Collaroy Cinema (facades and interiors) - 1097 Pittwater Road, Collaroy		
Details of heritage items affected		
Details of the item as contained within the Warringah inventory is as follows:		
<u>Statement of Significance</u>		
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.		
<u>Physical Description</u>		
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		
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 for a new part 2 and part 3 storey seniors living development. The heritage item is located immediately to the east of the site at the corner of Alexander Street and Pittwater Road. The heritage item has a detailed presentation to these streets and a plain rear presentation towards the subject site.		
The proposal has adopted a much larger setback to Alexander Street than the heritage item which		

has a nil setback. This larger front setback is supported by Heritage as it reduces visual impact to the heritage item from the east and west as well as allows room for some landscaping to soften the new development. It is noted that there is a partial three storey component to the development however it is setback further into the site and its proposed roof heights remain below the main roof height of the heritage item. This means the new upper most level wont be visible from the east above the heritage item and Heritage raises no objections to this component.

The proposal also a large eastern setback at the front of the site where it adjoins the heritage item due to the proposed driveway and the irregular lot subdivision (Lot B in DP 379308). This approach is supported by Heritage as it means there is sufficient space afforded to the item and the building bulk has been pulled away from it.

Lastly Heritage notes that the overall design of the building has picked up some design element from the Art Deco styling of the heritage item, particularly in the rounded corners and horizontal lines in the concrete. Heritage raises no objections to this approach.

Therefore Heritage raises no objections and requires no 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? No

Has a Heritage Impact Statement been provided? No

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 9 October 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:

Nil.