

Heritage Referral Response

Application Number:	Mod2024/0371
Proposed Development:	Modification of Development Consent DA2021/1805 granted for Demolition works and construction of a seniors housing development
Date:	16/07/2024
To:	Thomas Prosser
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		
<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		
SEPP (Biodiversity and Conservation) 2021	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 modify an approved application for a senior housing development. Proposed changes relate to internal matters.		
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
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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.