

HERITAGE IMPACT STATEMENT



1121 Pittwater Road, Collaroy

December 2020 | J4568

**Weir
Phillips**
Heritage
and Planning

Level 19, 100 William Street Woolloomooloo NSW 2011

Phone: (02) 8076 5317

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1 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for alterations and additions to an existing building at No. 1121 Pittwater Road, Collaroy, New South Wales.

The site is located within the Northern Beaches Council area. The principal planning control for the site is the *Warringah Local Environmental Plan 2011 (LEP 2011)*. The site is listed as a heritage item and lies within the vicinity of other heritage items under Schedule 5, Part 1 of the *LEP 2011*.

Under Part 5.10 of this plan:

(4) Effect of proposed development on heritage significance

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).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(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), 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.

This statement has been prepared at the request of the owner of the site and accompanies plans prepared by Big City Design.

1.2 Authorship and Acknowledgements

This HIS was prepared by Elliot Nolan, B.A. (Anc.Hist.Hons), M. Mus.Herit.Stud., M.Herit.Cons. (cand.), and James Phillips, B.Sc. (Arch.), B.Arch., M.Herit.Cons. (Hons), of Weir Phillips Heritage and Planning.

1.3 Limitations

The history contained in this statement was prepared using readily available resources.

No Aboriginal or historical archaeology was carried out on the site.

1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

1.5 Physical Evidence

A site visit was carried out in October 2020. Unless otherwise stated, the photographs contained in this statement were taken by the author on this occasion.

1.6 Documentary Evidence

1.6.1 General References

- Office of Environment & Heritage, 'Collaroy Cinema (facades and interiors)', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2610041>, accessed 19 October 2020.
- Office of Environment & Heritage, 'Former Arlington Amusement Hall', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2610040>, accessed 19 October 2020.
- Office of Environment & Heritage, 'Former Westpac Bank', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2610042>, accessed 19 October 2020.
- Office of Environment & Heritage, 'Street trees and plaque', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2610135>, accessed 28 October 2020.
- *Sydney Morning Herald*, 'Obituary', 20 February 1928.

1.6.2 Historic Plans and Photographs

- Aerial Photograph of No. 1121 Pittwater Road (1943). SIX Maps.
- Subdivision Plan for the McLachlan Estate (1914). State Library of New South Wales.
- Parish Map of Manly Cove, County of Cumberland (n.d.). NSW LPI.
- Photograph of Pittwater Road (c. 1939). Northern Beaches Library Service.

1.6.3 NSW LPI Records

- NSW LPI, Certificate of Title, Volume 2726-Folio 135.

1.6.4 Planning Documents

- *Warringah Development Control Plan 2011*
- *Warringah Local Environmental Plan 2011*.

1.7 Site Location

No. 1121 Pittwater Road is located on the western side of Pittwater Road between Collaroy and Fielding Streets (Figure 1). The site is identified as Lot 1, D.P. 528546.



Figure 1: Map of No. 1121 Pittwater Road. The subject site is outlined in red.
SIX Maps, 2020

2 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT

2.1 Aboriginal History

While an Aboriginal history is not provided for, it is acknowledged that the original inhabitants of the Northern Beaches Council area were the Guringai of the Eora nation.

2.2 Early European History

Following the arrival of the First Fleet in 1788, Governor Arthur Phillip established the official boundaries of the Township of Sydney in December 1792. Collaroy, as well as the present-day Northern Beaches Council area, lay well outside these boundaries to the north. European exploration of the area, nevertheless, occurred quickly in 1788.

Collaroy, which originally formed part of Narrabeen, was first settled in the early 19th century. The first land grants were made to John Lees (40-acres), Philip Schaffer (50-acres) and James Wheeler (80-acres), all along the south bank of Mullet Creek. Collaroy did not become a distinct area in itself until 1881 when the *S.S. Collaroy* ran aground on the beach. The area was sparsely settled until the early 20th century. Subdivision for residential and commercial purposes was limited until the Post World War II period, largely along the coast. Land to the west, beyond the plateau, was mainly farmland up until this point. The site forms part of one of the first waves of commercial subdivision in the Inter-War period.

2.3 The Development of the Subject Site

The site forms part of 410-acres granted to John Ramsay in 1818. What, if anything, Ramsay used the land for has not been researched for the purpose of this assessment. The extent of Ramsay's grant can be seen in Figure 2 below.

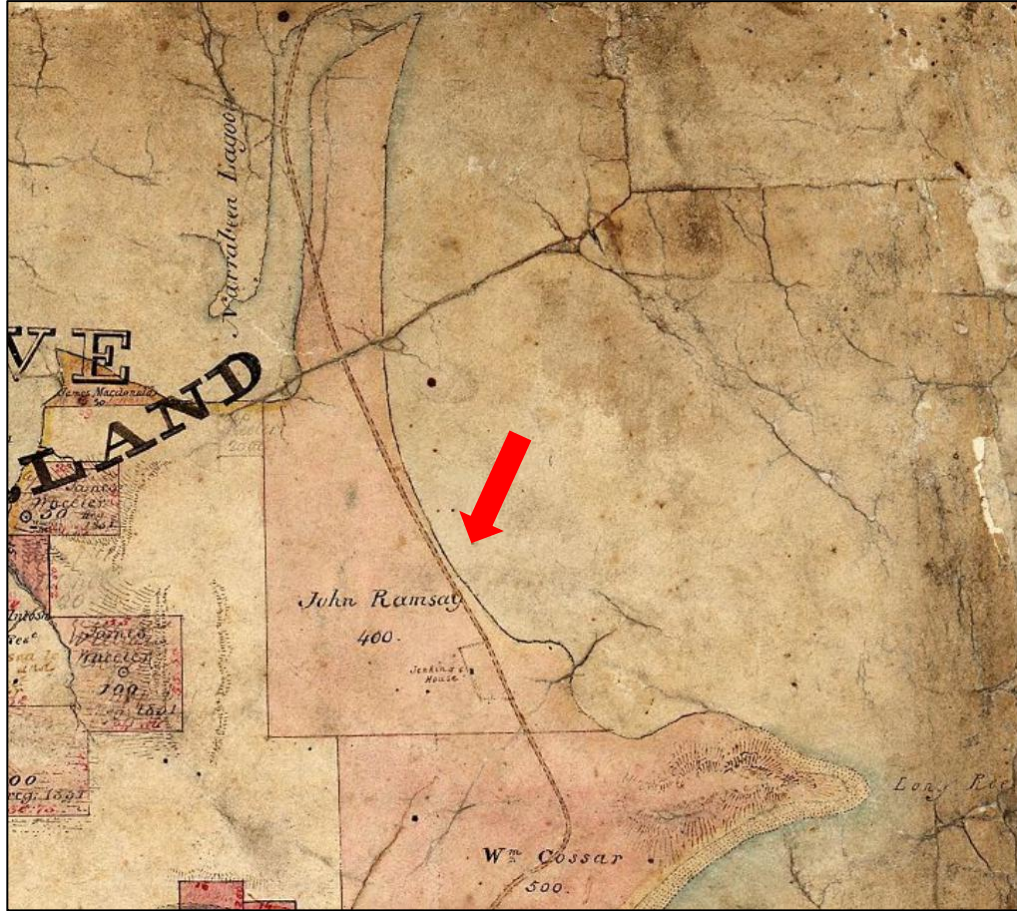


Figure 2: Detail, Parish Map of Manly Cove, County of Cumberland (n.d.)
NSW LPI

Little development appears to have occurred in Collaroy until the early 20th century when the majority was subdivided. The site forms part of Lot 1 of Section 4 of the McLachlan Estate, which was put up for sale in 1914. Refer to Figure 3.

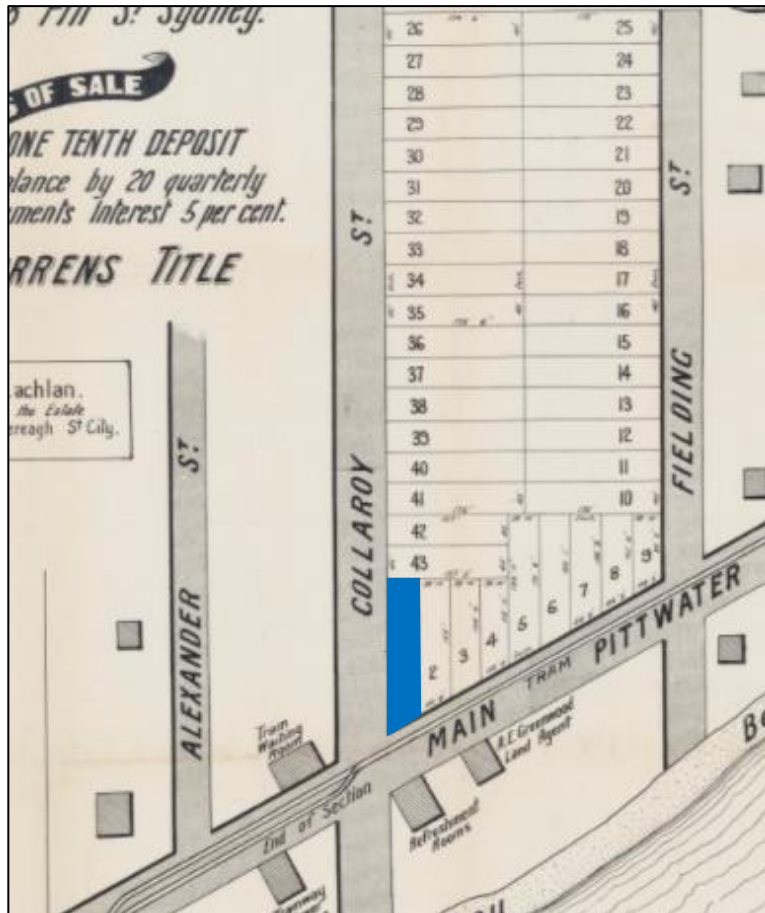


Figure 3: Subdivision plan for the McLachlan Estate (1914).

State Library of New South Wales

Lot 1 was purchased by Orlando Symons on 3 January 1917.¹ Symons is described in the title record as a gentleman; research indicates he was the manager at Goodlet and Smith's tile manufactory, which was based at Granville. Upon his death in 1928, his obituary recorded the following:

The death occurred recently of Mr. Orlando Gus Symons, formerly a well-known resident of the Granville and Fairfield districts. A native of Somersetshire, Mr. Symons was 67 years of age. He was manager of the Goodlet and Smith Tile Works at Granville for some years, and in 1896, with his brothers, he founded the Fairfield Tile Works.

For some years Mr. Symons was an alderman of the Granville Council, and was a warden of St. Mary's Church of England, at Guildford. He was an excellent rifle shot, and was formerly champion of the Bathurst club. Later he became a member of the Parramatta and Manly clubs, and captain of the Fairfield Rifle Club. He is survived by Mrs. Symons and three daughters.²

That same year, his widow Mary took out a mortgage to the Australian Bank of Commerce Limited, which later merged with the Bank of New South Wales before becoming Westpac. A bank on the site first appears in the 1928 *Sands' Directory*, however, transfer of

¹ NSW LPI, Certificate of Title, Volume 2726-Folio 135.

² *Sydney Morning Herald*, 'Obituary', 20 February 1928.

ownership to the Bank of New South Wales occurred in 1934, indicating it had been leased up until that date. The only historic photograph to have been located dates from 1939 (Figure 4). The form to the principal building is visible and appears largely unchanged with comparison to the existing.



Figure 4: Pittwater Road (c. 1939).
Northern Beaches Library Service

Research has ascertained very little about the later history of the building. It appears to have been used as a bank until the mid-1990s when it was sold and converted for other commercial uses. Its most recent use was as a day spa.

3 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 5, an aerial photograph over the site, and to the survey that accompanies this application.



Figure 5: Aerial photograph of No. 1121 Pittwater Road. The subject site is outlined in white.

SIX Maps, 2020

The site comprises a rectangular allotment with a freestanding building addressing Pittwater Road and Collaroy Street. The building occupies approximately two-thirds of the allotment with an asphalt hard stand for parking located at the rear. There is a freestanding laundry constructed from brick with a flat corrugated metal roof on the north-western side. There is a slight fall of the land to the west. The site is bound to the north by a metal wire fence, to the west by a metal panel fence and to the south by a metal panel fence and then metal panel fence on a brick base. The total site area is approximately 647m².

Refer to Figures 6 and 7 which illustrate the site.



Figure 6: Rear showing parking area.



Figure 7: Laundry at rear of site.

3.2 Exterior

The subject building was undergoing minor remedial works at the time of inspection and as such was largely obscured by scaffolding.

Nos. 1121 Pittwater Road presents as a two-storey Inter-War Georgian Revival style commercial building. It is constructed from polychromatic face brick with sandstone string coursing and has a hipped roof clad in terracotta tiles. The eastern and southern elevations both have timber-framed sash windows on the ground and first-floor which are separated by carved sandstone motifs.

The main entrance addresses Pittwater Road and Collaroy Street. It comprises a metal-framed glazed door with top light and slightly elevated above the street, accessed via a shallow stair clad in modern tiles. Above is a carved sandstone heraldic emblem.

The rear elevation to the principal building form is generally obscured from view by a single-storey rear wing. The wing is constructed from polychromatic face brick and has a hipped roof clad in terracotta tiles. The southern elevation has three timber-framed sash windows and one metal-framed window. The rear and northern elevations to the wing also have timber-framed window and door openings.

Refer to Figures 8 to 11 which illustrate the exterior.



Figure 8: Southern elevation addressing Collaroy Street.
Provided by the client



Figure 9: The building as viewed from the intersection of Pittwater Road and Collaroy Street, also showing rear wing.
Provided by the client



Figure 10: Rear elevation showing rear wing.
Provided by the client



Figure 11: Northern elevation of rear wing.

3.3 Interior

The building is accessed from the main entrance on Pittwater Road and Collaroy Street. The building has been used as a day spa. The ground-floor of the principal building form has been reconfigured with new rooms created by partition walls. It is characterised by carpeted floors, dropped ceilings, plasterboard walls and timber architraves and skirting boards. The original bank vault is located to the rear and retains its original door; however, the room has been converted and now has a tiled floor and walls.

The ground-floor of the rear wing has plain plaster ceilings with simple cornices, plaster walls, carpeted floors and timber architraves, skirting boards. Some of the rooms in the rear wing have been damaged by the previous use of the building. The bathrooms have modern fit-outs.

The first-floor is accessed via a timber staircase with balustrade. The first-floor is mainly characterised by carpeted floors, timber architraves, picture rails and skirting boards, plaster walls and a vermiculite ceiling with decorative cornices. There are two rooms at the front separated by an arched opening in a plaster wall. Both rooms have painted brick walls, sheeted floors, painted brick walls and timber skirting boards and architraves. The south room has a timber batten ceiling and the north room has a plain plaster ceiling with simple cornices. There is a bathroom and separate WC. Both have tiled floors and walls and plain plaster ceilings with simple cornices.

Refer to Figures 12 to 21 which illustrate the interior.



Figure 12: Ground-floor lobby to principal building form.



Figure 13: Hallway, looking to the rear.



Figure 14: Ceiling to a former treatment room in the rear wing.



Figure 15: A bathroom in the rear wing.



Figure 16: Staircase to first-floor.



Figure 17: Hallway, looking towards the staircase.



Figure 18: Hallway on first-floor showing ceiling.



Figure 19: South front room on the first-floor.



Figure 20: North front room on the first-floor.



Figure 21: Bathroom on first-floor.

3.4 The Surrounding Area

3.4.1 The General Area

For the following, refer to Figure 22, an aerial photograph of the site and its surrounds.

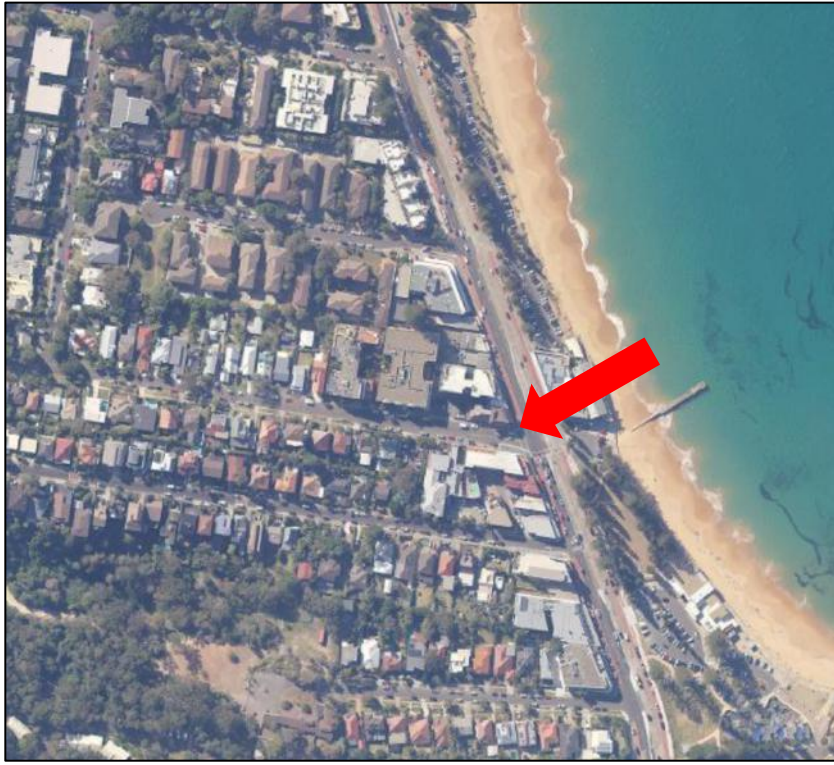


Figure 22: Aerial photograph of surrounding area. The red arrow points to the subject site.

SIX Maps, 2020

The site is located in a mixed commercial and residential area. The land falls west-east with Collaroy Beach and the Tasman Sea lying directly opposite to the east, partly concealed from view by a line of Norfolk Pine Trees.

3.4.2 Pittwater Road

Pittwater Road runs north-south between Mona Vale Road and Condamine Street. The street is characterised mainly by modern commercial buildings of between one and three-storeys and two-storey Federation and Inter-War buildings. The road is wide and carries two-way traffic with limited parking and footpaths on both sides.

To the north of the site is No. 1123 Pittwater Road, a single-storey Inter-War commercial building. Next to this is No. 1125 Pittwater Road, a three-storey (plus mezzanine) modern mixed-use building. To the south of the site is No. 1119 Pittwater Road, a three-storey modern mixed-use building. Opposite the site to the east is Nos. 1056-1066 Pittwater Road, a two-storey Federation style commercial building.

Refer to Figures 23 to 25 which illustrate the character of Pittwater Road.



Figure 23: Nos. 1123-1125 Pittwater Road to the north of the site as viewed from Pittwater Road.



Figure 24: Nos. 1123-1125 Pittwater Road as viewed from the rear of the site.



Figure 25: No. 1119 Pittwater Road to the south of the site as viewed from Collaroy Street.

3.5 Collaroy Street

Collaroy Street runs off Pittwater Road and terminates in a cul-de-sac to the west. It is residential and characterised by single-storey Inter-War cottages and three and four-storey modern residential flat buildings. The road is wide and carries two-way traffic with parking and footpaths on both sides.

To the west of the site is Nos. 1-5 Collaroy Street, a four-storey modern residential flat building.

Refer to Figures 26 and 27 which illustrate the character of Collaroy Street.



Figure 26: Nos. 1-5 Collaroy Street as viewed from Collaroy Street.



Figure 27: Nos. 1-5 Collaroy as viewed from the rear of the site.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

No. 1121 Pittwater Road, Collaroy:

- Is is listed as a heritage item under Schedule 5, Part 1 of the *Warringah LEP 2011*.
- Is not located within a Conservation Area under Schedule 5, Part 2 of the *Warringah LEP 2011*.
- Is not listed as a heritage item under the auspices of the *NSW Heritage Act 1977*.

The State Heritage Inventory provides the following Statement of Significance for this item:

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 devt. [sic] of commercial infrastructure to serve residential growth. Local landmark.³

4.2 Heritage Items Within the Vicinity of the Site

Refer to Figure 28, which shows heritage items within the vicinity of the site. In this plan, heritage items are coloured brown and numbered and Conservation Areas are hatched red and numbered. The subject site is coloured brown and numbered '123'.

³ Office of Environment & Heritage, 'Former Westpac Bank', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2610042>, accessed 19 October 2020.

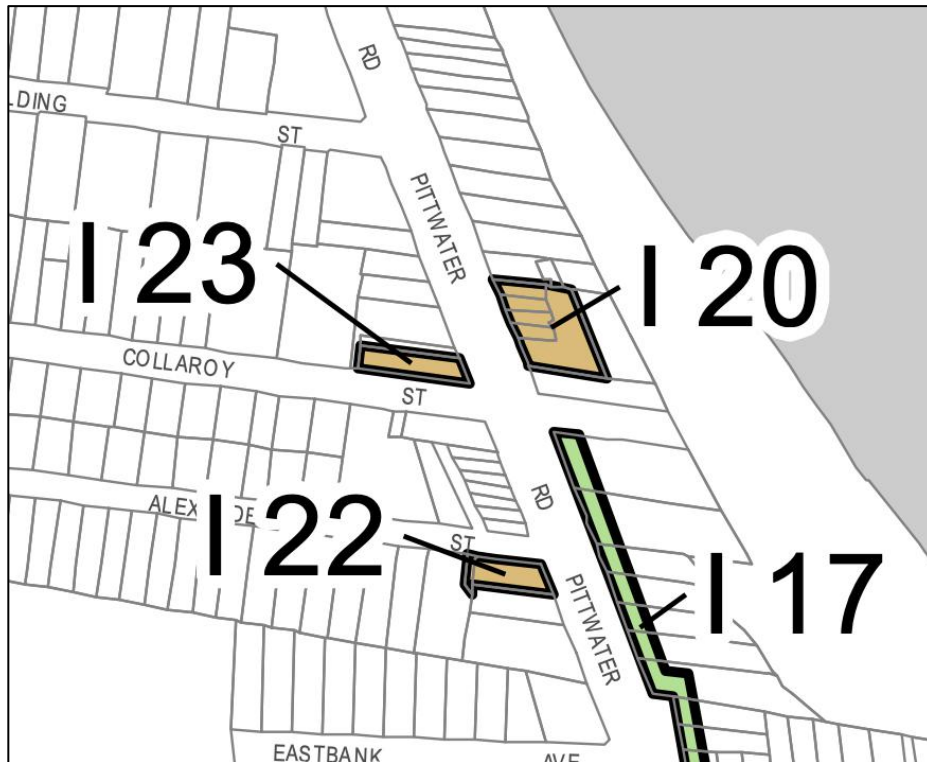


Figure 28: HER_009 showing heritage items and Conservation Areas in relation to the subject site.

Warringah LEP 2011

For the following, 'within the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

4.2.1 State Listings

There are no State heritage items under the auspices of the *NSW Heritage Act 1977* within the vicinity of the site.

4.2.2 Local Listings

There are three heritage items within the vicinity of the site under Schedule 5, Part 1 of the *Warringah LEP 2011*:

- **'Former Arlington Amusement Hall', 1056-1066 Pittwater Road, Collaroy**

This item lies east opposite the site. It is identified in Figure 28 as I20.

The State Heritage Inventory provides the following Statement of Significance for this item:

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. [sic].⁴

⁴ Office of Environment & Heritage, 'Former Arlington Amusement Hall', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2610040>, accessed 19 October 2020.

Refer to Figure 29.



Figure 29: Nos. 1056-1066 Pittwater Road.

- **‘Collaroy Cinema (facades and interiors)’, 1097 Pittwater Road, Collaroy**

This item lies to the south of the site. It is identified in Figure 28 as I22.

The State Heritage Inventory provides the following Statement of Significance for this item:

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.⁵

Refer to Figure 30.

⁵ Office of Environment & Heritage, ‘Collaroy Cinema (facades and interiors)’, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2610041>, accessed 19 October 2020.



Figure 30: No. 1097 Pittwater Road.

- **'Street trees and plaque', Pittwater Road, Collaroy**

This item lies to the southeast of the site. It is identified in Figure 28 as I17.

The State Heritage Inventory provides the following Statement of Significance for this item:

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 [sic] feature of the streetscape.⁶

Refer to Figure 31.

⁶ Office of Environment & Heritage, 'Street trees and plaque', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2610135>, accessed 28 October 2020.



Figure 31: Street trees.

4.3 Integrity

For the following, refer to Figure 32, an aerial photograph of the subject site from 1943.



Figure 32: Aerial photograph of No. 1121 Pittwater Road (1943). The red arrow points to the subject site.

SIX Maps, 2020

No. 1121 Pittwater Road demonstrates a mixed degree of integrity. While the external form is largely intact, the interior has undergone significant alterations and additions. The following is noted:

- The ground-floor to the principal building form has been reconfigured and no longer has its original layout.
- The ceilings throughout the ground and first-floor to both principal building form and rear wing have been replaced.
- A door opening to the southern elevation of the rear wing has been filled in.
- A window opening to the southern elevation of the rear wing has been filled in.
- The main entry door has been replaced; however, the opening is original.
- Some of the first-floor internal door openings have been filled in.
- A structure at the rear of the site has been removed.

4.4 View Corridors

The principal view corridor towards No. 1121 Pittwater Road is from directly outside on Pittwater Road. As the building occupies two street frontages, it is highly visible on approach from the north and south along Pittwater Road and from the west along Collaroy Street. The rear wing, however, has less visibility from Pittwater Road as the principal building form largely conceals it. The building has little or no visibility from Collaroy Beach due to a line of Norfolk Pine Trees.

The main view corridor from the site is to the east, overlooking Collaroy Beach, and to the north and south along Pittwater Road as well as to the west along Collaroy Street.

Refer to Figures 33 to 37 which illustrate view corridors towards and from the site.



Figure 33: View on approach from the south along Pittwater Road.



Figure 34: View on approach from the west along Collaroy Street.



Figure 35: View towards the site from Collaroy Beach.



Figure 36: View from the rear of the site to the west along Collaroy Street.



Figure 37: View from the front of the site towards Collaroy Beach.

5 THE PROPOSAL

The following should be read in conjunction with the plans prepared by Big City Design:

It is proposed to convert the existing building into a new veterinary hospital. This will involve the following:

- The removal of the existing single-storey rear wing. The ground-floor southern elevation will be reconstructed.
- The construction of a new two-storey contemporary addition. This will require the partial removal of the western roof plane to the principal building form.
- The reconfiguration of the interior to the principal building form through the part removal of walls and openings.
- The replacement of the southern boundary fence.

6 EFFECT OF WORK

6.1 Methods of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls except where non-compliance would result in a heritage impact. Refer to the Statement of Environmental Effects that accompanies this application. The following assessment is made with an understanding of the objectives and controls provided by the *Warringah LEP 2011* and the *Warringah DCP 2011*.

6.2 Effect of Work on No. 1121 Pittwater Road

The proposed works will have an acceptable impact on the site for the following reasons:

- The front elevation and principal building form will not be altered and are retained.
- The western roof plane will be slightly altered by the removal of the existing two lower rows of roof tiles, in addition to the gutter and fascia.
- This will have an acceptable impact as there is no elaborate detailing to this part of the roof and the new addition will block the alterations from view, notwithstanding, the change is minor and would not be immediately apparent on inspection.
- The removal of the existing rear wing will have an acceptable impact for the following reasons:
 - It has been highly altered with few original internal finishes and some of the window openings having been replaced.
 - The rear wing is plainly detailed and has little to no visibility from Pittwater Road which is the main view corridor towards the site.
 - The ground-floor of the southern elevation will be reconstructed in brick with window openings that are vertically proportioned and similar in size to those of the principal building form.
 - It was originally proposed to retain the ground-floor southern elevation, however, the structural engineer has recommended against this as the removal of the internal cross walls will likely damage it during construction. Refer to the accompanying structural engineer's report by TWW.
- The new addition will have an acceptable impact for the following reasons:
 - It will be separated from the principal building form by a breezeway.
 - It will be lower than the roof ridge height of the principal building form so as to be recessive to the principal building form.
 - The lower height will, in addition, ensure it is not visible when standing directly outside on Pittwater Street.
 - The new addition will be contemporary, however, will relate to the principal building form through a façade composition which includes vertically proportioned openings.
- The reconfiguration of the interior to the principal building form will have an acceptable impact as the ground-floor is highly altered and comprises modern partitions. The first-floor layout will largely retain the walls with mainly door openings removed.

-
- The replacement of the brick boundary fence is necessary to accommodate a new accessible ramp. The new fence will be brick with a timber slat fence above which is sympathetic to the style of the building.

6.3 Effect of Work on Heritage Items Within the Vicinity

‘Former Arlington Amusement Hall’, 1056-1066 Pittwater Road, Collaroy

The proposed works will have an acceptable impact on this item for the following reasons:

- This item is located opposite to the east of the subject site. The proposed addition will be recessive and lower in height than the principal roof form.
- There may be oblique views towards the rear of the subject site due to the adjacent single-storey building at No. 1125 Pittwater Road, however, they will sit comfortably in the setting of the item which is already largely characterised by modern infill.
- The heritage significance of the item will be retained.

‘Collaroy Cinema (facades and interiors)’, 1097 Pittwater Road, Collaroy

The proposed works will have an acceptable impact on this item for the following reasons:

- This item is located to the south of the subject site and has no existing view corridors due to intermediate buildings of between two and three-storeys.
- The proposed works are consistent with the existing scale of the subject building and as such, it is not considered that any new views will be created from the item towards the site.
- Notwithstanding, the proposed works will sit comfortably in the setting of the item which is already largely characterised by modern infill.
- The heritage significance of the item will be retained.

‘Street trees and plaque’, Pittwater Road, Collaroy

The proposed works will have an acceptable impact on this item for the following reasons:

- This item is located opposite to the east of the subject site and is sufficiently removed from the site of the proposed works for there to be no physical impact.
- The proposed works will likely be visible from the item; however, they will sit comfortably in the setting of the item which is already largely characterised by modern infill.
- The heritage significance of the item will be retained.

7 CONCLUSION

This Heritage Impact Statement has been prepared in conjunction with a Development Application for an existing building at No. 1121 Pittwater Road, Collaroy. The site is listed as a heritage item and lies within the vicinity of other heritage items under Schedule 5, Part 1 of the *Warringah LEP 2011*.

The proposed works will have an acceptable impact on No. 1121 Pittwater Road as the principal building form and front elevation, which are the main contributors to the item’s significance, will both be retained intact. The modifications to the western roof plane are minor and will otherwise not be perceptible. The existing rear wing has been highly modified and has less significance than the main building. The new two-storey addition will have a contemporary aesthetic and will be appropriately separated from the main building and clearly recessive to it.

The proposed works will have an acceptable impact on heritage items within the vicinity as they are consistent with the existing scale of the subject building and no new view corridors will be created. Where visible from oblique angles, the proposed works will sit comfortably in the setting of the items which is already characterised by modern infill.

The proposal fulfils the aims and objectives of the *LEP 2011* and the *DCP 2011* by improving the quality and diversity of housing options in Collaroy while respecting the heritage significance of the area in which it lies.