

Heritage Referral Response

Application Number:	Mod2022/0218
Date:	05/06/2022
To:	Nick England
Land to be developed (Address):	Lot 1 DP 528546 , 1121 Pittwater Road COLLAROY NSW 2097

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is a heritage item		
I23 - Former Westpac Bank - 1121 Pittwater Road, Collaroy		
Details of heritage items affected		
Details of the item as contained within the Warringah inventory is as follows:		
<p>Former Westpac Bank</p> <p><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>		
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 modifications to an approved application. Proposed changes include some internal reconfiguration, adjustments to the rear new external wing's presentation, adjustment to services and modifications of conditions. No heritage conditions are proposed for modification.		
While there is a number of changes, the majority of them are without impact to the heritage item and		

its significance and thus will not be discussed. However there is a number Heritage will briefly discuss. The breezeway between the retained section and new wing has been adjusted in length with a small raise in the parapet height to resolve waterproofing. This is a minor change and without impact to the item. The adjustment of services from the northern level 1 roof deck to the top of the existing level 2 flat roof is noted and the plans indicate the top of the services will remain below the ridge height of the adjoining roofs. As the services are located above an existing flat metal roof, will remain out of sight and do not involve changes to the tiled roof sections, the change can be supported by Heritage. The last change is the removal of the existing window in the level 2 theatre 2 room for a services plenum with the window to be stored on site. Heritage would prefer for the window to remain in situ, but as the change will not be readily seen from the street and is easily reversible, Heritage will not raise any objection.

Therefore Heritage raises no objections and requires no new 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? A HIS was provided with the original application.

Has a Heritage Impact Statement been provided? A HIS was provided with the original application.

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 5 June 2022

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.