

Heritage Referral Response

Application Number:	Mod2013/0069
To:	David Auster
Land to be developed (Address):	Lot 245 DP 1178957 1056 - 1058 Pittwater Road COLLAROY NSW 2097

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
This application has been referred as it affects part of a listed heritage building being the former Arlington Amusement Hall at 1056 - 1066 Pittwater Road, Collaroy. This building is listed as Item I20 under Schedule 5 of Warringah Local Environmental Plan 2011. The subject land is 1056 - 1058 Pittwater Road, being that part of the building which is owned by the Collaroy Beaches Services Club. The subject site is zoned B2 Local Centre under the provisions of WLEP 2011. This application is also within the vicinity of Item I17, being the street trees and plaque on Pittwater Road, to the south of the site and also Item I23, being the former Westpac Bank building at 1121 Pittwater Road.
Details of heritage items affected
Details of the listed heritage item as well as details of those heritage items in the vicinity, as found in the Warringah Heritage Inventory are:- Item I20 - Former Arlington Amusement Hall, 1056 - 1066 Pittwater Road, Collaroy Description: Terrace of 5 shops of face brickwork with rendered details. Entrance to former Amusement Hall asymmetrically 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. Statement of Significance: 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. Item I17 - Street Trees and Plaque, Pittwater Road (near Birdwood Ave), Collaroy Description: A prominent row of mature Norfolk Island Pines (<i>Araucaria heterophylla</i>) along the road, with a number of others in the adjoining park area. Sandstone plaque with polished granite tablet with dedication. Statement of Significance: 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.

Item I23 - Former Westpac Bank, 1121 Pittwater Road, Collaroy
Description:

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.

Statement of Significance:

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

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	NO	
RAIA Register of 20th Century Buildings of Significance	NO	
Other	NO	

Consideration of Application

This application is for modifications to an existing consent - DA2012/1277 which approved alterations to part of the ground floor of the existing building, to enable it to be used as a cafe. This modification application is supported by a Statement of Environmental Effects by cityscapeplanning+projects, dated April 2013. This document also includes a Statement of Heritage Impact

This proposed modification appears to propose some changes already covered by Mod2013/0047. These include a change to the existing entry door location, and the addition of 3 steps inside, at the rear of the cafe. The other modifications proposed largely relate to changing the fire exit and associated stairs. A new fire door is proposed on the southern elevation, along with a new roller door entry to a services room, also on the southern facade. Internally, existing fire stairs are removed and new fire stairs constructed adjacent to the new service rooms.

As with the previous application, any internal alterations are considered acceptable from a heritage viewpoint, as there is little original building fabric behind the front facade of the building. The changes to the front facade are minor and are considered acceptable, given that there is no fabric remaining from the original shopfronts, underawning.

The addition of a fire door and roller door on the southern side of the building, is an intrusion into the original fabric of the heritage item. However, as evident from the description and statement of significance for this heritage item, the facade facing Pittwater Road is the most important facade. These new doors will be visible largely from the car park, and are located towards the rear of the building, adjoining the newer Collaroy Services Club building.

As this modification is mainly for internal alterations, which largely do not affect the exterior appearance or scale and bulk of the building, it is considered that there will be no adverse impacts upon the heritage items in the vicinity, namely the former Westpac Bank building on the western side of Pittwater Road and the Norfolk Island Pine trees to the south of the site, along Pittwater Road. Both these heritage items are also located some 30 - 35 metres from the subject site.

Conclusion:

Therefore, after reviewing the Statement of Environmental Effects by cityscapeplanning+projects, dated April 2013 and taking relevant issues into consideration, **no objections are raised on heritage grounds to this proposed modification and no conditions are required.**

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? NO Has a CMP been provided? N/A

Is a Heritage Impact Statement required? YES Has a Heritage Impact Statement been provided? YES

Further Comments

COMPLETED BY: Janine Formica

DATE: 16 May 2013

Recommended Heritage Advisor Conditions:

Nil.