

17 March 2016

Our Ref: 16-038

The General Manager
Pittwater Council
1 Park Street
Mona Vale, NSW, 2103.

Dear Sir/Madam,

RE: HERITAGE IMPACT STATEMENT FOR THE NEWPORT ARMS HOTEL, 1 KALINYA STREET, NEWPORT

City Plan Heritage has been engaged by Hemmes Trading Pty Ltd to provide heritage consultancy services for the construction of several food and beverage facilities within the existing Newport Arms Hotel site located at 1 Kalinya Street, Newport. This brief Heritage Impact Statement (HIS) has been prepared to accompany a Development Application (DA) for the purpose of obtaining development consent for internal refurbishments to the ground floor of the hotel. The proposal includes the construction of one internal wall, new kitchen facilities including a wood fired pizza oven, dish wash, patisserie, three bar areas and replacement of the casement windows.

The Newport Arms Hotel (subject building) is identified as a heritage item (item no. 2270476) as identified under schedule 5 of the Pittwater Local Environment Plan (LEP) 2014. It is also noted that the site is located within close proximity to an archaeological item identified as the Newport Wharf (A2270350).

This report focuses on the impact the proposed refurbishment will have on the Newport Arms Hotel as a heritage item. As such, it will assess the proposed works in accordance with the Statement of Significance for the place and the Recommended Management guidelines set out in the draft State Heritage Inventory form for the site and the Pittwater LEP 2014 and Pittwater 2015 Development Control Plan (DCP) 2015.

LIMITATION

CPH conducted a site inspection of the Newport Arms Hotel during production of the Pittwater Community Based Heritage Study. As a result, a site visit was not considered necessary for production of this report. This has not restricted the following assessment and is deemed sufficient for the purpose of this report.

SITE CONTEXT AND DESCRIPTION

The Newport Arms Hotel is in close proximity to a small commercial shopping precinct, marina and beach. The majority of the surrounding area consists of low density residential developments with large detached houses. The site is bound to the east by Pittwater, a semi-mature tide dominated drowned valley estuary. This estuary extends from Mona Vale and Warriewood in the south to Palm Beach in the north at the Barrenjoey Peninsula. The real property description for the site is Lot 1 of Deposited Plan (DP) 72587 and Lot 1 of DP 527172.

The subject hotel building is the result of a 1992-3 refurbishment of the site, which has created an attractive and stylish finish to both the building and surrounds. The gardens, incorporating the beer garden, extend down towards the water and the jetty, providing outstanding views from the upper floor of the hotel and the beer garden. Shrubs and trees cover the site, and a creative mix of paving, pathways and lawns combined to provide a well-planned, informal outdoor area for patrons. Although the subject building has been modified over recent years, it remains very much in keeping with the overall appearance of Newport; not impinging in any way on either the ecological or aesthetic components of the area.¹

The following includes photographs of the site and its context.



Figure 1: The location of the subject site, outlined in red. (Source: Six Maps 2015)

¹ City Plan Heritage, Pittwater Heritage Inventory, Newport Arms Hotel, p.4



Figure 2: Aerial view of the subject site, outlined in red. (Source: Six Maps 2015)



Figure 3: Clockwise from top left: The Newport Wharf to the north of the site which is identified as a maritime archaeological site, a tree lined residential street close to the subject site, a view of the western elevation from the external dining area, a view of the external dining area looking over Pittwater.

BRIEF HISTORY OF THE NEWPORT ARMS HOTEL

The following history of Newport and the subject site has been sourced from the Pittwater Community Based Heritage Study undertaken by City Plan Heritage between 2012 and 2014.

Newport was first discovered by Governor Philip during one of his early explorations of Pittwater. Governor Philip expressed his admiration for the area and considered it one of the most beautiful places in the colony. The name for Newport is derived from its origin as a "new port" for steamers carrying passengers and cargo to Pittwater. The name was first used for the area from about 1880.

In 1843 one of the first portions of land was granted to the convict James Farrell and consisted of 60 acres. Other early settlers in the area include Mr Bolton and Thomas Warner, who were granted 50 acres in 1833. In 1867 the Royal Prince Alfred Yacht Club was established.

From the 1890s, day trippers were starting to visit the area and would travel aboard the Maitland, City of Grafton and Namoi. These boats which travelled from Sydney, quite often carried loads of boys and school girls. The boats were also used by Sydney gangs (Pushes), who use to conduct robberies in the area as well as damaging farms and the bush. It is noted that the gangs would also acquire bootleg alcohol from moonshiners in McCarr's Creek and cause further trouble by having drunken brawls. The services were terminated in 1902, when Newport Wharf was declared unsafe.

The first hotel at Newport was built by George Pile and Charles Jeannerett in 1880, who also built the wharf and subdivided the area. From 1888 a telegraph office was present at Newport and from 1898 a mail service began operation. In 1881 Newport hosted the visit of the royal Princes, Albert and George, who travelled from Manly and then boarded a boat at Newport which travelled down the Hawkesbury River. The Newport Hotel was rebuilt in brick in 1919, and after a number of alterations in 1950s, the building eventually burnt down during a fire in 1967. The hotel was rebuilt in 1971.

With the improvement and development of more roads, and the implementation of public transport systems, Newport became a prime holiday location during 1920s. Since the 1950s, the area has become a residential suburb inhabited by people who regularly commute to Sydney.



Figure 4: A view of Pittwater from 1788 with Lion Island in the distance (Source: Mitchell Library, Picture No: a3461013 Opp. p. 90)



Figure 5: The Phoenix at Newport Public Wharf, 1925 (Source: N.S.W. Government Printing Office, File NEWNEW-041)

The following chronological history of Newport Arms Hotel has been extracted in full from the State Heritage Inventory form for the site:²

Year	Comment
1877	Land originally part of the Bassett- Darley Estate owned previously by Katherine Wentworth related to William Charles Wentworth, the Blue Mountain explorer and to W.C. Wentworth, member for Mackellar 1949 to 1977.
1880	White weatherboard hotel built by Charles Edward Jeannerett and George Pile. They also built the adjacent wharf.
1881	Charles Jeannerett is host to Prince Albert and Prince George (King George V), who travelled by launch to Manly, wagonette to Newport, breakfast on Jeannerett's steamer 'The Pelican', exploring Pittwater and the Hawkesbury, then wagonette to Windsor and to Sydney by train.
1882	Liquor license issued to William Boulton on January 31.
1887	William Boulton took over the Newport Arms Hotel from Charles Jeannerett. His family owned it until 1919 when Resch's bought it. Telegraph office opened in enclosed veranda of the Hotel.
1890's	Boat loads of day trippers came up on week-ends. Pushes (gangs) from the city would drink bootleg grog from the moonshiners in McCarr's Creek and have drunken brawls.
1892	The Battle of Newport: Hotel Manager, Thomas Hodges hired 3 professional boxers with the help of David Scott from Scott's Boarding House. The larrikins rioted, raided Scott's orchard, threw rocks and broke glasses at the hotel. The louts departed and left the place free for families again.
1910	Room Tariff: 6 shillings per day - lunch 2 shillings.
1913	Hotel rebuilt in brick, 2-storey, 2 dining rooms, 4 parlours and 20 bedrooms.
1914	Newport Hotel first of three phone numbers in new exchange (No 6).
1919	Hotel bought by Reschs Ltd.
1920	Visit of Arthur Shirley Productions movie crew and actors.
1924	Room tariff 12/6 per day.
1929	Tooths took over Resch's including the Newport Arms Hotel.
1930	Estate agent Fred Jeffery offered "The Combers" Guest House at Newport beach as replacement for Newport Arms Hotel. Declined. Brewery reduced rent by half because of depression. Electricity supply switched over from generator to mains.

² State Heritage Inventory Form for Draft item, Newport Arms Hotel (2270476), City Plan Heritage, 2014, p.2-3

1932	Tidal swimming pool
1934	Removal of a partition wall meant removal of a saloon bar, but customers who didn't want to patronise the public bar could be served from the parlour. Tank water replaced with main water
1937	Fine dining room and first class accommodation.
1941	Hotel kitchen and dining room fly-proofed.
1948	Application to build a garden kiosk refused by Dept of Building Materials because of post-war shortages.
1949	Switchboard for Hotel.
1950	Open air sprung wooden dance floor and fairy lights. Garden seating on logs. Garden bar replaced the old shed and garden; bistro replaced a hamburger kiosk.
1954	Newport Chamber of Commerce formed in cane lounge of Newport and first general meeting held. Hotel extensively remodelled. Largest beer quota of any hotel in Sydney.
1956	Cocktail bar built. New piano, sound system and carpets.
1958	Hotel had separate public, veranda, lounge and garden bars, a new drive-in bottle department and cellar.
1959	Torrential rain caused hotel to be almost flood-bound for 4 days.
1960	Amenities included public, saloon and garden bars, dining room server, cane lounge, bottle department. Jazz every Saturday and Sunday.
1967	30th August - Hotel burnt extensively in a major fire - first floor lost. Only 4 weeks trading lost. Some bars stayed open while other parts were re-built
1971	The hotel was rebuilt following extensive damage by fire
1972	International Dinner Dance in the presence of 6 consul-generals and Frank Barnes, General Manager Opera House.
1976	Sacha's Restaurant provided Sunday roast and apple pie for \$3.75 Graham Bell and the All Stars played jazz every Saturday in the beer garden. Live music every night.
1980s	Goldrush band on Thursday nights - first played at The Arms. Sacha's renamed Sandpiper.
1981	Jazz stopped and rock came in - residents complained of noise so rock stopped. Chicken wheel run by Avalon Lions Club for Charity.
1985	Ivy Ryan's 75th birthday plaque attached to oak tree she had planted in 1952 (still existing).
1986	From Tooths Leasehold to Tooths managed Hotel and Terry Kirk appointed licensee.'

1990's	They Bayfield Family Purchase the Newport Arms Hotel and retain ownership for almost 25 years.
2015	Purchased by the Merivale Group.



Figure 6: The interior of the Newport Arms Hotel in the 1930's. Source: Pittwater Community Based Heritage Study 2015)



Figure 7: The Newport Arms Hotel in 1950. (Source: Pittwater Community Based Heritage Study 2015)

ESTABLISHED HERITAGE SIGNIFICANCE

As noted earlier, the subject building is listed as a heritage item (item no. 2270476) as identified under schedule 5 of the Pittwater LEP 2014. The following statement of significance for the Newport Arms Hotel has been extracted from the SHI form for the site, updated by City Plan Heritage as part of the review:

The Newport Arms is of high local historic and social significance due to its continuous operation as a pub in the Pittwater area since 1880 and as it is the oldest pub in the area. It hosted royal visitors touring the area in 1881, and was part of the recreational activities of day-trippers in the 1890s. It is also significant for its association with Sydney pioneer Edward Jeanerett, and its aesthetic contribution to the street and maritime landscape.

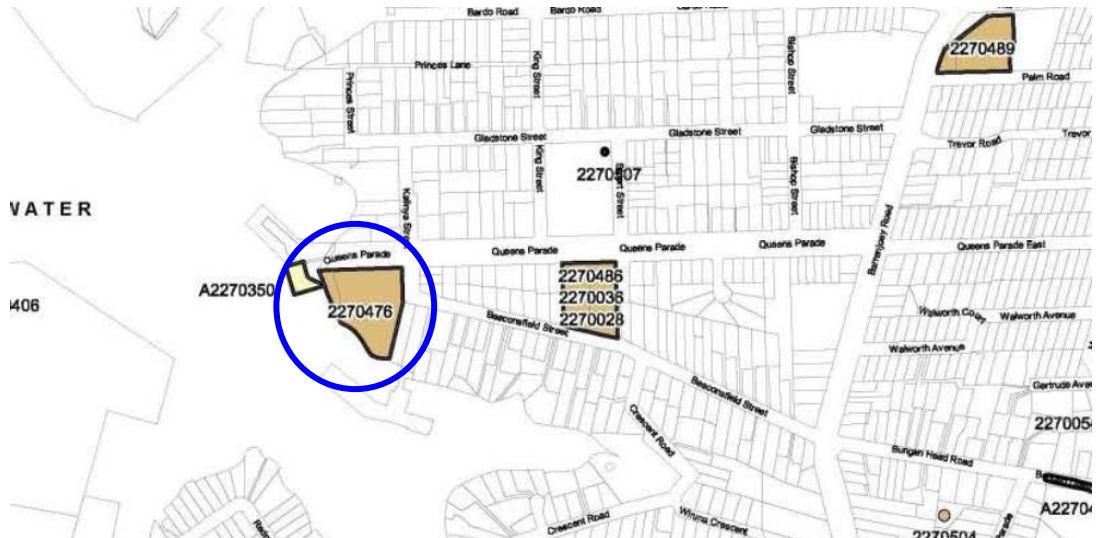


Figure 8: PLEP Draft Heritage Map 17 showing the location of the subject site. (Source: Pittwater Community Based Heritage Study Review 2015)

SCOPE OF WORKS

The proposed refurbishment was designed by AKIN Creative (Drawing no. DA Do1 issue B and CDC F01 issue B, dated 16 March 2016). The proposal internal refurbishment includes the following:

- The construction of one internal wall;
- New kitchen facilities including;
 - 1 x wood fire pizza oven;
 - 1 x dish wash;
- 1 x patisserie;
- 3 x bar areas; and,
- Replacement of casement windows.

For further detail reference should be made to the submitted plans.

HERITAGE IMPACT ASSESSMENT

The following impact assessment of the proposed minor works on the heritage significance of the Newport Arms Hotel has been carried out against the Statement of Significance and the Recommended Management guidelines identified in the Draft State Heritage Inventory form (item no. 2270476) for the site.

Statement of Significance:

See the "Established Heritage Significance" section for the Statement of Significance for the site.

- The heritage significance of the Newport Arms Hotel has been identified as having social significance as the site no longer retains any built elements pertaining to the original Newport Arms Hotel building. The proposed ground floor refurbishment therefore will not impact on the significance of the site as it involves only minimal intervention into non-original fabric.
- The subject building has been continuously used as a pub since 1880. The proposed new ground floor refurbishment not only ensures an upgrade in facilities, but also ensures that the subject building continues to operate as a pub by providing amenities for the public which promote the use of the site by patrons. The social significance of the site therefore will be maintained and enhanced under the proposal.

Recommended Management:

The proposal is assessed below against the recommended management guidelines set out in the draft SHI form for the site.

The Hotel should be retained at the site. Ensure any future redevelopment of the site retains a beer garden. Sympathetic alterations, additions and rebuilding of a hotel for the ongoing viable use of the site are acceptable

- The proposed refurbishment will retain the use of the Hotel on site as an important social centre within Newport.
- The proposed ground floor refurbishment will help reinvigorate the Newport Arms Hotel providing new amenities for patrons to enjoy. No changes are proposed to the beer garden and therefore the beer garden will be retained under this proposal. The proposed works will ensure the Newport Arms Hotel continues its historic operation as a public bar into the future.

The subject site is also subject to the controls regarding heritage contained within the Pittwater LEP 2014 and the Pittwater 21 DCP 2015. The assessment provided above covers the relevant controls regarding heritage contained within both these frameworks. As such, they have not been addressed individually in order to avoid repetition.

CONCLUSION AND RECOMMENDATIONS

It is concluded that the proposed refurbishment that includes the construction of a one internal wall, new kitchen facilities including a wood fired pizza oven, dish wash, patisserie, three bar areas and casement windows to the ground floor interior of the Newport Arms Hotel, will have no impact on the heritage significance of the Newport Arms Hotel for the reasons explained above. It is believed that the proposed works will improve the amenity of the building whilst also ensuring retention of the beer garden and the significance of the site. The works will also ensure the hotel continues to operate as a public bar.

The works are deemed acceptable from a heritage perspective and are consistent with the controls regarding heritage in the Pittwater LEP 2014 and the Pittwater 21 DCP 2015.

We trust the above brief Heritage Impact Statement will satisfy Pittwater City Council's requirements in the assessment of the proposed works to the ground floor of the Newport Arms Hotel. Should you have any questions or wish to discuss the matter further please do not hesitate to contact the undersigned on 8270 3500.

Yours Sincerely,



Kerime Danis
Director - Heritage