

Heritage Referral Response

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| Application Number: | DA2023/0023 |
| Proposed Development: | Change of use of Level 1 of a hotel (The Newport) from residential accommodation to office/staff rooms including minor internal works |
| Date: | 19/01/2023 |
| To: | Gareth David |
| Land to be developed (Address): | Lot 1 DP 72587 , 1 Kalinya Street NEWPORT NSW 2106 Lot 1 DP 527172 , 1 Kalinya Street NEWPORT NSW 2106 |

Officer comments

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| HERITAGE COMMENTS | | |
| Discussion of reason for referral | | |
| The proposal has been referred to Heritage as the subject site is a heritage item | | |
| Newport Arms Hotel | | |
| Details of heritage items affected | | |
| Details of the item as contained within the Northern Beaches inventory is as follows: | | |
| <u>Statement of Significance</u> | | |
| <p>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.</p> <p>The Newport Arms Hotel was rebuilt following extensive damage by fire in 1971 and the hotel building has undergone extensive alterations and additions, particularly over the past 25 years and, accordingly, the physical fabric including the exterior and interiors of the hotel building are not included in the listing.</p> | | |
| <u>Physical Description</u> | | |
| <p>The creative architectural design of the 1992-3 refurbishment has resulted in an attractive, stylish finish to both the buildings 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 abound and a creative mix of paving, pathways and lawns combine to provide a well planned, informal outdoor area for patrons. Although the building has been modified over recent years, it remains very much in tune with the overall image of Newport; not impinging in any way on either the ecological or aesthetic components of the area</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) | | |

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| Register | | |
| RAIA Register of 20th Century Buildings of Significance | No | |
| Other | N/A | |
| Consideration of Application | | |
| <p>The proposal seeks consent for alterations and additions to the internal layout of Level 1 and to change its use to office and staff rooms. The hotel is listed as a local heritage item however it is listed for its cultural, social and historic values more so than the hotel building's physical character. As indicated by the inventory information, the hotel building fabric is not of heritage significance. Heritage raises no objections to the proposal as no fabric of significance is being impacted, and the change of use will support the continued use of the site as a hotel.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No</p> | | |

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.