

A4.10 NEWPORT LOCALITY

Land within the Locality

Land within the Newport Locality is identified on the *Newport Locality Zone Map*.

Context

The locality was occupied by farming settlements from the early 1800s, and was a port for coastal steamers in the latter part of the nineteenth century. The Newport Hotel built in 1880 attracted visitors from Manly by coach and Sydney by steamer. As the road improved and beach holidays became popular, Newport expanded. Until the 1950s, Newport remained largely a holiday location with few permanent residents. Residential development and permanent occupation of dwellings increased from the 1950s.

Since this time, the locality has developed into a predominantly low-density residential area, with dwellings built along valley floor, plateau and slopes. The locality is characterised mainly by one and two-storey detached dwellings on 500-1,300 square metre allotments, increasing to 950-1,600 square metres on the plateau and slopes. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. Medium-density housing adjoins the Newport Commercial Centre along Ocean and Foamcrest Avenues, and in pockets along Kalinya Road, Gladstone Street, Livingston Place, and Queens Parade.

The locality is serviced by the Newport Commercial Centre on Barrenjoey Road, north of Bardo Road and South of Coles Parade, and neighbourhood retail centre at Kalinya Street. The locality also contains the Newport Primary School, Newport Surf Life Saving Club, Newport Surf Club, Newport Arms Hotel, Newport Anchorage, and recreational facilities including the Newport Bowling Club and several reserves.

Houses and vegetation in the vicinity of Burke Street, Bungan Head Road, Prince Alfred Parade, Queens Parade and Myola Road, indicative of early settlement in the locality, have been identified as heritage items.

The locality is characterised by the steep slopes to the north and south, and valley floor. Due to the topography, significant views can be obtained through all points of the compass. Conversely, the slopes and ridge tops of the locality are visually prominent.

Substantial tree growth has been established, although the locality contains few natural reserves and bushland areas.

The natural features of the locality result in a high risk of bushfire, landslip, flood, coastal (bluff) hazard, and estuary wave action and tidal inundation.

The major roads within the locality are Barrenjoey Road, Prince Alfred Parade, Beaconsfield Street, Irrubel Road and Myola Road. Barrenjoey Road is the primary access road to the northern suburbs of Pittwater. Few pedestrian links and pathways exist within the locality.

Desired Character

The Newport Locality will remain primarily a low-density residential area characterised by one and two storey residences in a natural landscaped setting, interspersed by compatible land uses where appropriate. Dual occupancy development will generally be located on the valley floor and lower slopes, subject to environmental and other constraints. Medium-density housing will concentrate within and adjoining the Newport Commercial Centre, neighbourhood 31

retail centre, and transport nodes where appropriate. The locality will continue to be serviced by existing retail, community and recreational facilities.

Future development in the locality will be consistent with public infrastructure capacity and environmental constraints.

Future development will maintain a distinct height limit below the tree canopy, and reflect the predominant scale and setbacks of existing development. Buildings will be designed to address the street and/or waterway, integrate with the public domain, and be at a 'human scale'. Contemporary buildings will utilise façade modulation and/or incorporate shade elements, such as pergolas, verandas and the like. Building colours and materials will harmonise with the natural environment and not dominate it. Development on hillsides and in the vicinity of ridge tops will integrate with the natural landscape and topography.

Future development within the Newport Commercial Centre will reflect the seaside-village character of the retail strip.

Heritage items indicative of early settlement in the locality will be conserved.

The indigenous tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to provide Koala feed trees and undergrowth for smaller animals. The natural landscape, including rock outcrops, remnant bushland and natural watercourses, will be preserved.

Existing and new development will be made safe from natural hazards.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded where appropriate.

Hazards, Natural Environment and Heritage

Hazards

The Newport Locality is affected by various hazards. Land affected in the Newport Locality is shown on the Hazard Map held in the offices of Council.

Natural Environment

The Newport Locality includes vegetation areas, threatened species, or areas of natural environmental significance. Land affected in the Newport Locality is shown on the Natural Environment Map held in the offices of Council.

Heritage

The Newport Locality may include Heritage items and/or conservation areas. Land affected in the Newport Locality is shown on the Heritage Map held in the offices of Council.