

## 12.0 NEWPORT BEACH

## INTRODUCTION

Newport Beach is located along the coastal fringe of the Pittwater beachside suburb of Newport. The northern boundary is Bilgola South Headland, which separates Newport Beach from Bilgola Beach. Bungan Head and Little Reef divide Newport Beach from Bungan Beach, and form the southern boundary of the beach compartment.

Newport Beach was once known as Farrell's Beach, after the Farrell family whose history is most linked with Newport. Nowadays Newport Beach and beach reserve is very popular, particularly on the weekends with young surfers revelling in the sun, sand and the surf. Newport was in fact a new port for coastal steamers in the latter part of the nineteenth century.

Bilgola South Headland affords magnificent views of the ocean, beaches and surrounding areas, and incorporates the Coastal Walkway and Eric Green Reserve. This Reserve was named in memory of Eric Green, the founding Mayor of Pittwater Council.

Newport Beach also incorporates a Surf Club, which was founded in 1911 and established in 1933, and Bert Payne Park, a popular picnic and playground area.

Rock platforms at the northern and southern areas of the beach provide opportunities for exploration and learning. The southern rock platform and Little Reef are protected by NSW Fisheries as an Intertidal Protection Area, to conserve the biodiversity of the area for the benefits of future generations.

The attached boundary map (refer **Figure 21**) shows the area covered within this plan of management, illustrating the Reserve boundary in relation to the surrounding locality and adjoining land uses.

Once adopted this plan of management will supersede the previous separate plan of management for Newport Beach.

FIGURE 21



## **LAND TENURE, ADJOINING LANDHOLDINGS AND LAND CATEGORISATION**

### **Land Tenure**

Refer **Figure 22** for Ownership Map.

The sand area of Newport Beach is vacant Crown Land reserved from sale or lease (Crown Sandy Beach including the rock pool).

Crown Reserve described as Lot 7023 DP 1059268

Crown Reserve with Pittwater Council as Trustee described as:

- Part Crown Reserve No. R60118 – resumed for Public Recreation. Includes lanes and rights-of-way to Barrenjoey Road
- Lots 21-41 and 43-46 DP 6248
- Lots 7038 – 7039 DP 1050730
- Lot 7019 DP 93809
- Lot 7108 DP 1057479
- Lot 7094 DP 1059297

Council owned land described as: -

- Lots 2-3 DP 566246
- Lot 2 DP 515891

Sydney Water owned land described as:

- Lot 1 DP 566246

### **Adjoining Landholdings**

One of the major adjoining land uses is the Newport commercial centre, which forms a shopping strip fronting both sides of Barrenjoey Road. Land adjacent to Barrenjoey Road, forming the western boundary, is zoned as 9(d) Arterial Road Reservation. This area includes Eric Green Reserve, which is located on the northern headland and affords magnificent panoramic views over Newport Beach and surrounding areas. The reserve has been attractively landscaped and seating is appropriately located to sit and enjoy the view. Other land adjoining the beach reserve is for residential use.

### **Land Categorisation**

Refer **Figure 23 & 24** for Categorisation Map.

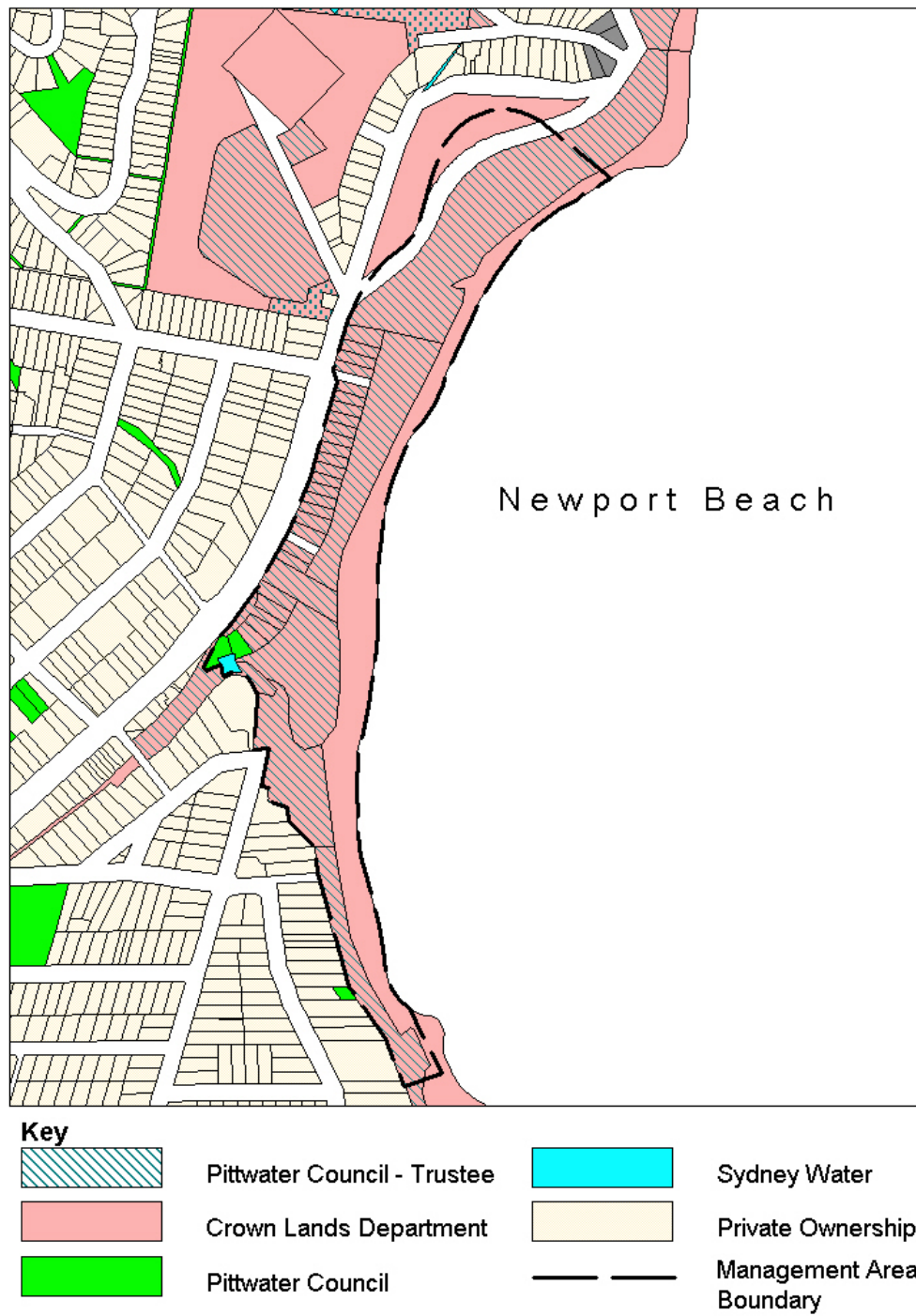
Note: There is no statutory provision or requirement to categorise Crown land. In interests of an inclusive and wholistic management approach and to the extent that the management principles and the gazetted public purpose of the subject Crown land are consistent with the relevant community land category, parcels of Crown land within the beach reserves have been included in a community land category.

**General Community Use** - covers the Newport Beach Surf Club, the amenities block, the rock pool and the entire car park area including Bramley Lane.

**Park** – This category has been applied to the areas of open space generally enjoyed for passive recreation.

**Natural Area (foreshore, escarpment)** – These sub categories have been widely applied to the beach and cliff face areas.

FIGURE 22



**Newport Beach Ownership Map**  
January 2005



FIGURE 23

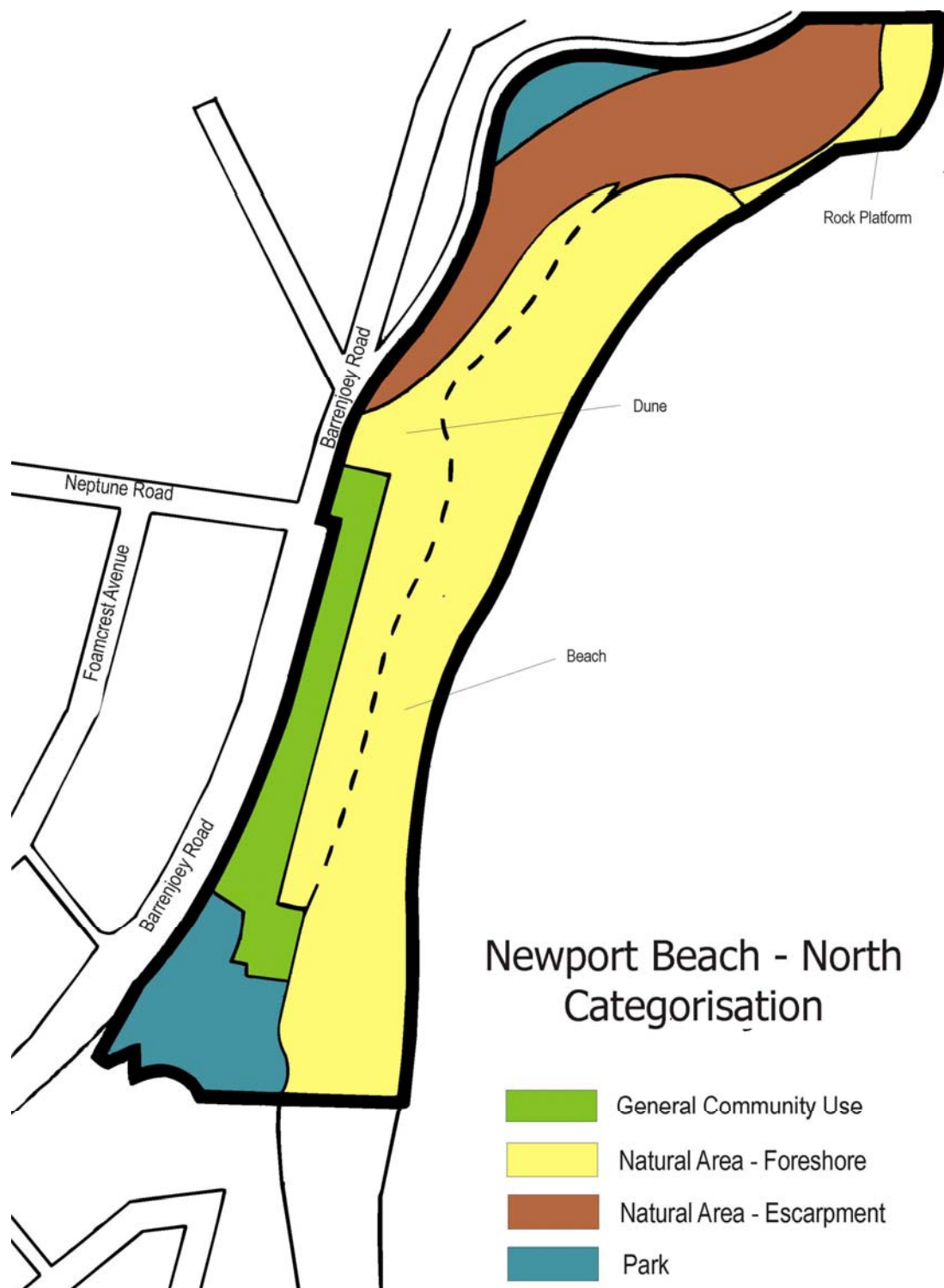
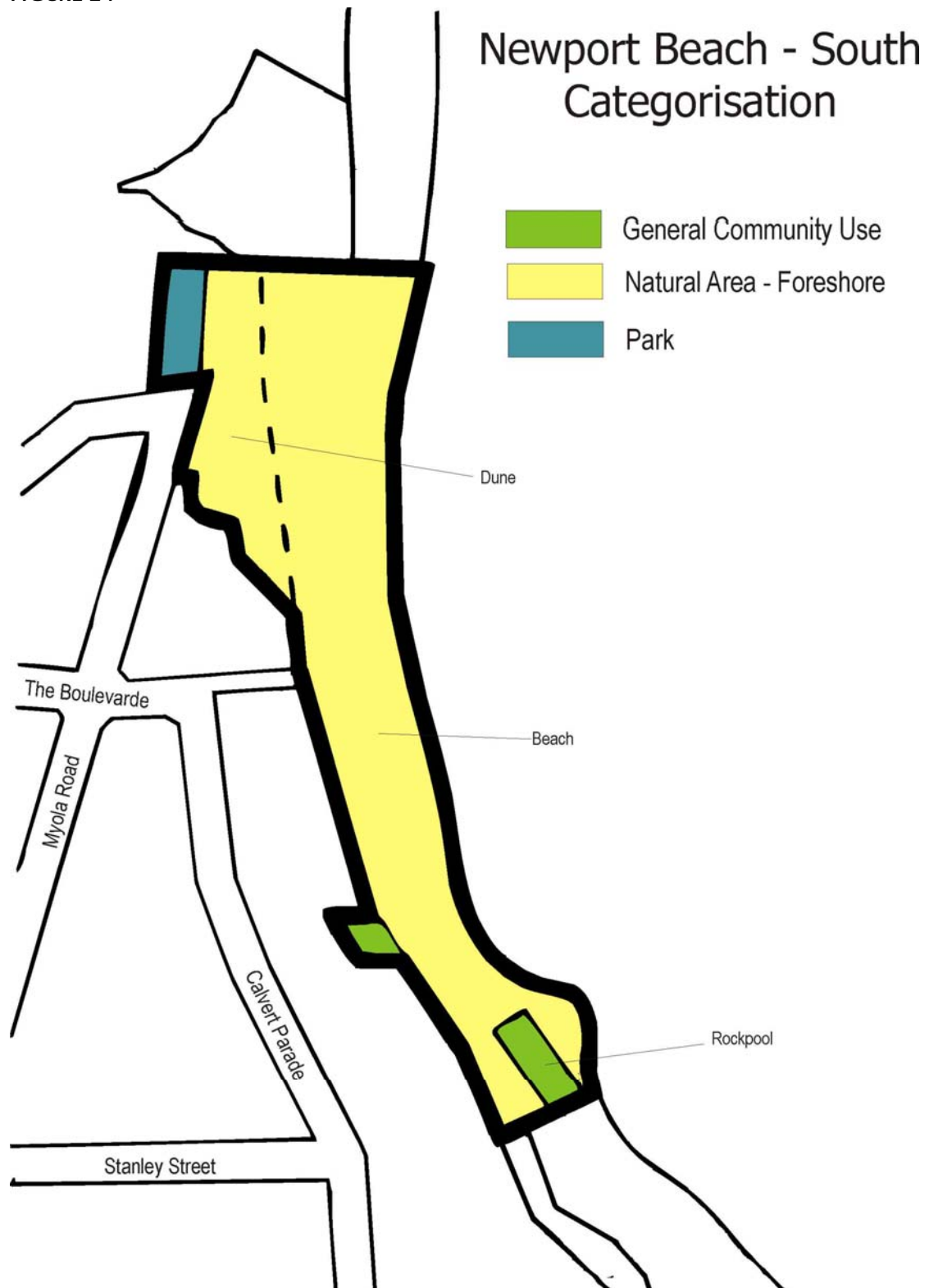


FIGURE 24



## CURRENT USES OF NEWPORT BEACH

### **Building and Recreation Facilities**

The Newport Beach **Surf Club** was founded in 1911, and the existing clubhouse was established in 1933. The building is located directly on the frontage to the beach and is considered to be an important landmark and focal point of Newport Beach reserve. In 1994 the upper floor was extended to provide additional meeting room space, an observation deck and refurbished kitchen facilities. The building also provides male and female toilets/showers. There is another amenities block located at the southern end of the beach, adjacent to the rock pool, which provides shower and toilet facilities for users of the southern end of the beach.

**Bert Payne Park** located at the western side of the beach, was named after a local resident who was involved in community service. The park has a children's playground area, picnic tables/seating, bubblers/taps and electric BBQ facilities available. The Playground area is fenced, which provides a safe play area for children, considering the proximity of the playground to the main road. This area is extremely popular particularly for families and groups, as the area is well shaded with Norfolk Pines and is aesthetically very attractive. The reserve also has a large grassed open space area, which is popular for informal ball sports and also used for large community functions including the Australia Day festivities, which are held at this reserve on a yearly basis.

**Eric Green Reserve** is situated at the northern end of the beach on the South Bilgola Headland. The reserve was named in memory of Eric Green, the founding mayor of Pittwater Council. This reserve offers a panoramic outlook over Newport Beach and the surrounding areas. The reserve has been attractively landscaped and also has seating appropriately located to sit and enjoy the view. Access to the reserve is by foot only, via the Coastal Walkway (refer to Master Plan **Figure 7**), from steps leading up from Newport Beach. Hang-gliders also regularly use the headland.

A **timber-viewing platform** was installed at the northern beach area – this is popular with young people to view the beach, particularly the “peak” which is the main surfing break.

The northern end of the car park provides a **basketball/netball playing area** in the winter months.

There is a 49m **rock pool** located at the southern end of Newport Beach. The ocean pool has regular ‘natural flushing’ from the ocean and is popular for this reason. Access to the pool from the main car park/surf club area can be difficult with either a relatively long walk across the sand or across a cobble beach when the sandy beach has been eroded by storm wave attack. Locals and regular users



access the pool area via the eastern end of The Boulevard, where there is street parking, an outdoor shower/tap and seating.

#### **Vehicular Access and parking**

The car parking area is very large and is utilised as a “Park and Ride” facility for the Pittwater Local Government Area, as well as servicing beach users and visitors to Bert Payne Park.

The northern end of the car park is line marked for basketball and netball. During the winter months, this northern area is cordoned off and a basketball hoop installed so that the area can be utilised for netball/basketball games and various other social activities.

The parking areas are subject to ‘Pay and Display’ vehicle parking payment system (Refer Section 5.3.2).

This plan of management expressly authorises the charging of parking fees in accordance with Council’s Policy No. 18 – ‘Parking – Issue of Annual Permits’ (as determined by Council from time to time) by automated ticketed parking systems.

#### **LEASES, LICENCES AND OTHER ESTATES**

Refer Section 4.4 on Leases, Licences and other estates.

##### **Current**

The only current lease at Newport is between Council and the Newport Beach Surf Club, which is located on Crown Land. The lease is for a term of 21 years from 19 July 1999.

There are currently three Licence agreements in place at Newport Beach between Council and three Surf Schools – Salty Surf School, Straight Up Surf School and Northern Beaches Surf School. These licence agreements allow the schools to conduct in the business of learn to surf classes on a seven (7) day a week basis, however it should be noted that only one surf school is allowed to operate at any one time.

The licence agreement for Straight Up Surf School is dated from 1 April 2005 and the licence agreements for Salty Surf School and Northern Beaches Surf School are dated from 1 June 2005. All licence agreements are temporary licences for a period of twelve months and will be reviewed on a yearly basis.

It should be noted that Surf Schools are prohibited to operate from the northern headland to 50m south of “the peak” at Newport Beach.

##### **Proposed**

There are no proposed leases at Newport Beach, although that does not preclude any future leases at this location.

This plan of management authorises the leasing, licensing or granting of any other estate over community land at

Newport Beach for any commercial activity that is in accordance with the general core function of the reserve.

Future lease agreements with Council shall require development consent and future licence agreements and permits are to be in accordance with Council Policy No.88 '*Beach and Rock pool Management*', Council Policy No. 93 '*Reserves, Beaches and Headlands Booking Policy*' and additional criteria as specified in the Permissible Uses table (refer **Table 13**).

Subject to the relevant provisions of the *Crown lands Act, 1989* (including the Principles for Crown Land Management) this plan of management authorises the creation of leases, licences or other estates over the areas of Newport Beach covered by this plan of management for activities (including activities of a commercial nature) that will ensure that:

- The conservation, economic, recreation and social values of the reserve are recognised, protected and enhanced for public enjoyment by current and future generations; and
- The public's right of choice, access and equity is recognised and preserved.

#### **Permissible Uses Table**

The following table (refer **Table 13**) outlines the permissible and prohibited activities and developments on the subject land.

TABLE 13

PERMISSIBLE USES NOT REQUIRING DEVELOPMENT CONSENT (These may require approval under Part V of the EPA Act 1979)	
USE/ ACTIVITY	POLICY DETAILS / EXAMPLES
Advertising – temporary	In accordance with Council's DCP.
Alcohol-free zones requiring consent of Council and consent of other relevant committees i.e. Traffic Committee  Consumption of alcohol in alcohol-free zones (providing appropriate signposting e.g. "The consumption of alcohol is prohibited without the express permission of Pittwater Council" is in existence).	In accordance with <i>Council Policy No. 93. 'Reserves, Beaches and Headlands Booking Policy'</i>
Maintenance / minor works	Examples (including but not limited to the following): <ul style="list-style-type: none"> <li>- Bush regeneration (including weed removal)</li> <li>- Children's playground equipment and structures – in accordance with the Master Plan</li> <li>- Dune stabilisation and foreshore protection – in accordance with the Master Plan</li> <li>- Earthworks to construct structures identified on the Master Plan, including filling, levelling, grading and topdressing (e.g. installation of seating as per master plan)</li> <li>- Fencing including security, childproof, protective and temporary fencing</li> <li>- Footpaths, boardwalks, minor bridges, multi-use pathways and tracks (other than for motor vehicles) – in accordance with the Master Plan</li> <li>- Floodlighting of beach areas only for beach related activities</li> <li>- Fire hazard reduction activities</li> <li>- Land restoration works, including mounding – in accordance with the Master Plan</li> <li>- Landscaping in accordance with the Master Plan</li> <li>- Lighting of reserve</li> <li>- Minor drainage, stormwater, erosion and sediment control works</li> <li>- Park furniture, such as seating, shade structures and shelters – in accordance with the Master Plan</li> </ul>
Feral animal control and eradication	
Filming and still photography	In accordance with <i>Council Policy No.96 'Film Permit Policy and Conditions – Amended September 2005'.</i>
Picnics and barbecues, and associated facilities	
Temporary activities (excluding Surf Club events and ocean swims), developments or events that require a casual booking or permit from Council, or a licence under the <i>Crown Lands Act 1989</i> , that do not exceed one of the following criteria: The number of participants and/or spectators on any one-day of an event does not exceed 2000. Activities not occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 14 continuous days.	In accordance with <i>Council Policy No.88 'Beach and Rock pool Management'</i> and <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</i> .
Pay parking facilities	In accordance with <i>Council Policy No. 18 'Parking – Issue of Annual Permits – Waiving of Parking Fees'</i>
Signage – compliance, directional, interpretive, identification	In accordance with <i>Council Policy No. 129 'Signs – Council's Facilities'</i>
Surf life saving activities & events, subject to relevant approvals	In accordance with <i>Council Policy No. 24 'Beach Inspector – Life Guard Service'</i> and <i>Council Policy No. 88 'Beach and Rock pool Management'</i>
Utility installations	
Vehicular access subject to Council approval	In accordance with <i>Council Policy No.88 'Beach and Rock pool Management'</i>

PERMISSIBLE USES REQUIRING DEVELOPMENT CONSENT	
USE/ ACTIVITY	POLICY DETAILS / EXAMPLES
Lease agreements	In accordance with <i>Council Policy No.88 'Beach and Rock pool Management'</i> and <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</i> .
Major Works / Permanent structures	Examples include, but are not limited to the following: - - Drainage and stormwater works (major, such as detention basin) - Filling or cutting greater than 500mm in depth
Surf Club Food and Beverage Facility	Food and beverage facility permissible only within existing footprint of Surf Club building.
Temporary activities (excluding Surf Club events and ocean swims), developments or events that require a casual booking or permit from Council, or a licence under the <i>Crown Lands Act 1989</i> , that exceed one of the following criteria: The number of participants and/or spectators on any one-day of an event exceeds 2000. Activities occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 14 continuous days.	In accordance with <i>Council Policy No.88 'Beach and Rock pool Management'</i> and <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</i> .
PROHIBITED USES (Including but not limited to the following)	
<ul style="list-style-type: none"> <li>- Advertising – permanent</li> <li>- Agriculture</li> <li>- Animals on the beach with the exception of Guide Dogs for the visually impaired</li> <li>- Busking</li> <li>- Domestic drainage outlets</li> <li>- Equestrian activities</li> <li>- Extractive industries</li> <li>- Gaming</li> <li>- Private alienation or encroachment</li> <li>- Recreational motor vehicles, including four-wheel driving, motorbike or trail bike riding, or similar, other than use for surf life saving and filming on a short term basis</li> <li>- Residential</li> <li>- Showground</li> <li>- Storage of watercraft or equipment below Mean High Water Mark</li> <li>- Unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like (other than importing of fill for permitted works)</li> <li>- Vegetation removal not in accordance with Council's Tree Preservation and Management Order, or this POM</li> </ul>	

## PROPOSED IMPROVEMENTS

### Master Plan

The attached Master Plan (Refer **Figures 25 & 26**) for Newport Beach has been developed to illustrate the works and improvements to the beach and surrounds that are required to address key management issues and objectives.

### Works Programme for Newport Beach

The table below includes indicative costs only for implementation of the master plan. It should be noted that the commencement and completion of works identified in the master plan and action table are dependent on Council resources and funding.

**TABLE 14**

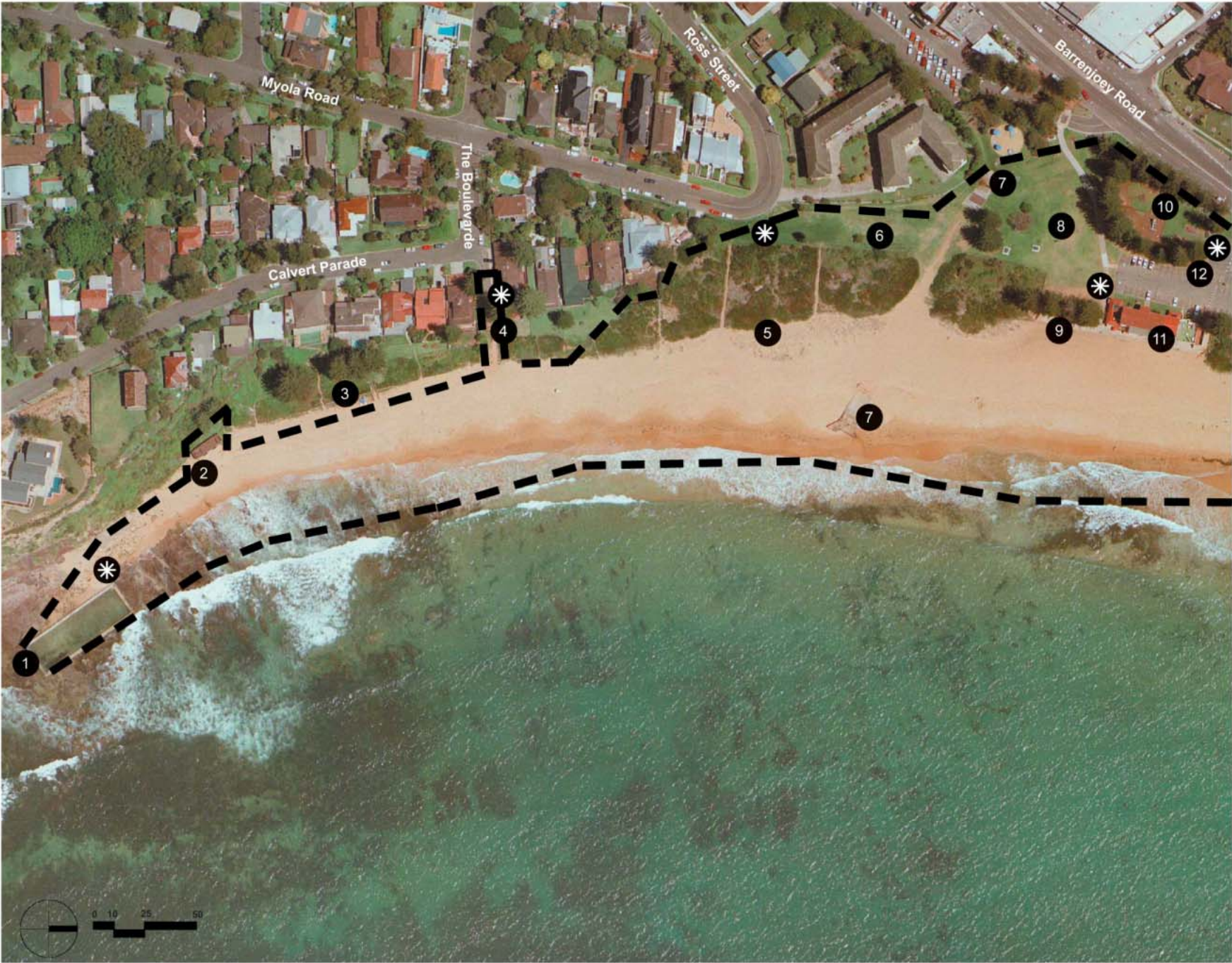
<b>Note</b>	<b>Item</b>	<b>Cost</b>
6	Southern Reserve Area – Seating and tree planting	\$40,000
8 & 10	Bert Payne Reserve – Upgrade playground equipment, installation of tree planting	\$200,000
9	Dunal Garden Area	\$10,000
11	Upgrade surf club surrounds – gardens, pathways & lighting	\$40,000
13	Sealing & Line marking car park	\$200,000
15	Establishment of a promenade /pathway	\$100,000
16	Shade structure over viewing deck	\$40,000
17	Groundcover planting to western edge of car park	\$60,000
18	Skate Ramp facility – Northern car park edge	\$150,000
★	Signage/Interpretation across reserve	\$50,000
	<b>TOTAL</b>	<b>\$890,000</b>





FIGURE 25

master plan



notes

- 1 **Rock pool**  
Maintain and upgrade the rock pool as required, having regard to the existing character of the pool, public safety issues and heritage listing.
- 2 **Amenities Building**  
Maintain and upgrade amenities building as required, having regard to public safety issues. Investigate opportunities to improve access to rock pool, particularly when beach is erosion depleted.
- 3 **Southern Dune Area**  
Fore dune in private ownership - maintained by private property owners in consultation with Council.
- 4 **Southern Beach Access**  
Maintain the pedestrian accessway from Calvert Parade to the beachfront, having regard to public safety issues.
- 5 **Southern Dune Area**  
Ongoing maintenance and regeneration works to include, upkeep of the protective fencing, removal of weed species and supplement planting e.g. Coastal Geranium (*Pelargonium australe*), Spinifex (*Spinifex sericeus*) and Pigface (*Carpobrotus glaucescens*) and other salt tolerant local coastal species.
- 6 **Southern Reserve Area**  
Maintain the existing open grassed area and upgrade the existing seating as required. Investigate the possibility of establishing small shade trees where possible, considering view lines of adjacent residents and develop a concept plan for further community consultation.
- 7 **Storm Water Drainage**  
Investigate long-term drainage control and upgrading works to improve storm water quality and reduce erosion and beach scour effects. Maintain appropriate berm level at the culvert outlet and ensure surcharge pathway is maintained from back-beach area.
- 8 **Bert Payne Reserve**  
Maintain the existing open grassed area; upgrade existing and install additional seating, picnic tables and BBQ facilities for informal recreational opportunities. Install lighting and provide tree planting for shade along the pedestrian access pathway to surf club.
- 9 **Reserve Boundary**  
Install garden area or raised deck to prevent wind-blown sand from inundating the park. Install further seating to beach frontage.
- 10 **Playground Area**  
Upgrade the existing playground area with new play equipment, softfall, safety fencing, and additional seating and incorporate a mass planted garden bed area.
- 11 **Newport Beach Surf Club Building**  
Council together with the Newport Beach S.L.S.C. to maintain and upgrade surf club building and surrounds as required, having regard to public safety.
- \* **Signage**  
Signage to address directional, safety and interpretive information.

legend

- Community Land Boundary
- Bicentennial Coastal Walk



beaches draft plan of manangement  
march 2006  
sheet one

newport beach



FIGURE 26

master plan



Refer sheet one for adjoining information

notes

- 12 **Existing Norfolk Pines**  
Manage the existing Norfolk Island Pine trees (*Araucaria sp.*) appropriately, with regular inspections and carry out any work necessary to ensure the ongoing health and safety of the trees. Investigate heritage listing the Pine trees.
- 13 **Car Park**  
Ensure car parking and disabled parking bays are well marked and carry out general maintenance of road surface material as required. Provide paved pedestrian thresholds for access across roadways where required.
- 14 **Northern Dune Area**  
Ongoing maintenance and regeneration works to include, upkeep of the protective fencing, removal of weed species and supplement planting e.g. Coastal Banksia (*Banksia integrifolia*), Coastal Correa (*Correa alba*), Coastal Rosemary (*Westringia fruticosa*), Coastal Tea Tree (*Leptospermum laevigatum*), Coastal Geranium (*Pelargonium australe*), Spinifex (*Spinifex sericeus*) and Pigface (*Carpobrotus glaucescens*) and other salt tolerant local coastal species.
- 15 **Pathway Network**  
Investigate a possible pathway system that links the various recreation spaces and runs around the boundary of the car park and carry out further community consultation. Establish a boulevard/promenade edge to eastern edge of car park by relocating existing dune fence east and infilling with crushed sandstone deco granite. Any proposal to come to Council after further community consultation.
- 16 **Viewing Platform**  
Retain and upgrade existing timber viewing deck, paving surrounds and shower area as required, having regard to public safety issues. Upgrade to include the installation of a shade sail structure over deck.
- 17 **Western Boundary Planting**  
Upgrade the existing grass verge, between Barrenjoey Road and the car park, with feature mass planting of flowering ground covers.
- 18 **Northern Recreation Area**  
Ensure lines of the netball court are well marked and carry out general maintenance of road surface material as required. Investigate the possibility, through a steering committee, of providing a skateboard ramp and/ or a half basketball court, adjacent to the existing netball court, to provide greater recreational opportunities for young people, in accordance with the adopted Pittwater Social Plan 2005-2009.
- 19 **Coastal Walkway Entry**  
Improve entry to access road/pathway linking the Coastal Walkway using directional signage, new timber post and rail fencing and bollards.
- 20 **Storm Water Drainage**  
Investigate long-term drainage control and upgrading works to improve storm water quality and reduce erosion and beach scour effects.
- 21 **Eric Green Reserve**  
Maintain the existing grassed reserve area and upgrade the existing seating and fencing as required.
- \* **Signage**  
Signage to address directional, safety and interpretive information.

legend

- Community Land Boundary
- Bicentennial Coastal Walk



beaches draft plan of management  
march 2006  
sheet two

newport beach