

February 2016

A SUBMISSION ON BEHALF OF CONCERNED RESIDENTS OF THE DEAUVILLE ESTATE WHO OPPOSE THE DRAFT POLICY PROPOSAL FOR FOOTPATHS IN THEIR ESTATE

BACKGROUND

The [Deauville Estate](#) is bounded by [Deauville Street](#), Valmont Avenue, Wells Road and Beach Road. Except for properties fronting Wells and Beach Road, there are no hard surfaced footpaths. This submission by the Deauville Estate Residents Group (DERG) is on behalf of concerned residents who are opposed to Bayside's draft Footpaths policy, which may result in construction of footpaths in the Deauville Estate.

DERG HAS CANVASSED OUR RESIDENTS

In the past week, DERG Steering Committee members have, by means of face to face meetings, canvassed the views of the vast majority of our residents in regard to Bayside's "Draft Footpath Treatment Policy". Of those canvassed there was unanimous, and frequently passionate support AGAINST a Policy which would spoil the current unique streetscape enjoyed by residents of the Deauville Estate.

VCAT AND THE DEAUVILLE ESTATE

In its 2006 decision on a development dispute in our Estate, the VCAT Tribunal member made the following observations in relation to the Deauville Estate.

"All the houses blend in or nestle into the treed landscape. Vegetation forms a significant part of the neighborhood, with all road verges grassed and no hard surfaced footpaths. As I noted on my site inspection, people walk willingly on the road pavement if the grass is damp or wet."

KEY POINTS AND SPECIFIC CONCERNS

- Over the past 70 years, our Estate has developed a unique character, defined by large, treed, single-dwelling allotments, with green verdant [grass verges and no hard surfaced footpath](#).
- The Estate's character is upheld by the care and attention of residents to maintain their nature strips and the trees on the grass verges.
- Many old, large trees both within residents' properties and those on the grass verge will not facilitate hard surfaced footpaths, due to massive root spread over the years. Such trees would require removal, which would devalue the streetscape.
- The Estate does not represent a main pedestrian thoroughfare to schools or shops, and the pedestrian flow through the Estate is minimal.
- There is footpath access via Powys Drive to the Bus Stop and Banksia Reserve, in Tramway Parade.
- There is minimal non-resident vehicle through traffic. Residents of the Estate are mindful of the safety issues of pedestrians who may choose to walk on the road.
- It is noted that the Deauville Estate is acknowledged as an "area of sensitivity", which provides for different footpath construction materials, however this would still materially change the streetscape, and therefore is not supported.

We appeal to the Bayside Council to ensure the preservation of a beautiful part of Beaumaris, and grant an exemption to the Deauville Estate from any future policy regarding development of pedestrian footpaths.

For and on behalf of the Deauville Estate Residents Group
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