



BULLETIN

April 2008

Beaumaris Conservation Society Inc

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The aim of the Society is to encourage, to the greatest degree possible, the conservation and restoration of the Indigenous flora and fauna, the treed character and the natural coastal landscape.

President's Message

Dear members,

The very welcome March rains have given Bayside's stressed gardens a much-needed boost. Our April 19th gathering at the Beaumaris Concourse will no doubt be attended by many plant enthusiasts. Now is the time to plant!

We are looking forward to welcoming people that might want to know more about BCS Inc. or could be interested in joining us as members.

Beaumaris is such a wonderful suburb, and I recommend the Council-produced "*Banksia Bulletin*", which covers the whole of the Bayside environment and often has interesting articles about Beaumaris. It also details the important work being carried out by the volunteer groups who work hard to maintain our natural environment—new members are always welcomed.

Bay dredging is happening. If significant changes of any kind are observed by members, I suggest you notify a Committee member or your local councillor.

Your Committee of Management continues to pursue the stated aims of our Society, however since these aims were identified, you may believe there is an area that could reasonably come within our sphere of interest.

We would be pleased to hear from you.

I hope you find this issue of our *BCS Inc. Bulletin* of interest.

Adrian Cerbasi

President, BCS Inc.

"Drought proof your garden" morning

Saturday April 19th. 8.30 am -12.30 pm

Beaumaris Concourse Green, Reserve Road

Join us and experience:

- Professional complimentary advice from Carmen and Erika of the Bayside Indigenous Plant Nursery. Buy plants at very reasonable rates.
- Sizzling barbecue & sumptuous cakes.
- Face painting and colouring in competition for the children.
- Information about the Society and the local environment.
- This is also our annual membership drive. Please bring along your family, friends and neighbours. We are giving each new member that joins a complimentary indigenous plant.
- Enjoy upbeat music compliments of "Steamboat Jazz".

Please come and make our day.

Street Tree Strategy 2008

Council consulted well on its new Strategy. It is more systematic, giving better rationales for its rules. BCS Inc. advocates the importance - to maintain local character - of stronger rules to predictably ensure predominance in future plantings, at least for Beaumaris, of its indigenous tree species, whenever feasible. We propose planting an indigenous Beaumaris genus as second priority, with exotic species excluded - in contrast to other Bayside streets.

www.beaumarisconservation.net/i_sttree.htm

Lighting Parks and Foreshores

Proponents of more lighting in Elsternwick Park led Council to survey Bayside residents on lighting parks and foreshore more extensively. BCS Inc's case on amenity, wildlife and greenhouse emissions grounds was similar to others. Council resolved not to extend lighting.

www.beaumarisconservation.net/qj_light.pdf

Beach Park's Over-abundant Signage

Council's adding Indigenous, History and Environmental trails to its Coastal Arts Trail prompted redesigning sign format to shrink it. BCS Inc. warns that the Marine Sanctuary stretch has **180** signs by 8 organizations, and seeks less obtrusive signs, e.g. dark grey backgrounds with contrasting white text. Rationalization should merge signs with structures like seats, fences, backs of signs, many of the 79 basalt cairns etc.

www.beaumarisconservation.net/i_bpsign.htm

New Residential Zones for Victoria

Last year the State Government released a report on local planning policies called *Making local policy stronger*. A priority recommendation of the report was for a review of the residential zones with a discussion paper released in February called [New Residential Zones for Victoria](#).

The Government proposes to introduce three new zones called Substantial Change Zones, Incremental Change Zones and Limited Change Zones. A Substantial Change Zone is where there are opportunities to substantially increase the number and diversity of dwellings. An Incremental Change Zone is where change can occur, but development must respect the character of the area. A Limited Change Zone is where areas have limited opportunity for change because of identified development constraints, including special neighbourhood character and environmental and landscape values.

The proposed new zones represent one of the most significant changes to planning in Victoria in recent years. BCS Inc. considers that Beaumaris deserves to be classified a Limited Change Zone because of its environmental and landscape values. Failing to achieve Limited Change status has the potential to significantly increase the pace of medium density development in Beaumaris, and to limit residents' rights to object.

The new zone proposals are still a 'work in progress', so BCS Inc. urgently seeks your support on this matter. A model submission to the Department of Planning and Community Development is provided on the accompanying sheet for use by BCS Inc. members, please.

Members without access to email are asked to add their contact details, including name, address and date; sign it and post it to the Department, at the address shown, before the deadline of 5.00 pm, Friday **18th April 2008**.

You can instead download the letter as a Word file from www.beaumarisconservation.net/hc_reszo.doc edit it to show your details and date as above, then email it with the subject line **RESIDENTIAL ZONES REVIEW** to the email address shown on that downloaded letter.

The Bayside City Council Inter- War and Post - War Heritage Study

Contrary to its opponents' assertions, [this study](#) is very important to Bayside. Councils throughout Victoria have a responsibility to prepare a Heritage Study and then apply appropriate heritage controls to protect our built environment for future generations.

Unfortunately there has been scaremongering in the community about heritage controls. People have been led to believe that their house prices will be reduced, and that they won't be able to renovate their houses. That is quite untrue. House prices might not be maximized if you can't sell your land to be carved up into three blocks. However, for a house to be heritage-listed it must be a special house with historical or architectural significance.

The types of Beaumaris house proposed for heritage listing were largely designed by noted architects in the 1950s and 1960s when experimental modern design emerged. Beaumaris once had Melbourne's greatest concentration of architect-designed houses. Unfortunately many of those have been demolished, but some very important examples remain. Some of those houses are to be heritage-listed.

Once a house is listed, the owners have to seek permission from Council if they wish to change the front facade. The house on the west corner of Beach Road and Sparks Street, Beaumaris, is an excellent example of a heritage-listed house that has been substantially renovated with Council permission.

One of the best outcomes of this study could be the creation of heritage streetscape overlays - this might mean that developers can't build apartments or three townhouses on a single block of land, because it would detract from the streetscape. A heritage overlay could be one of the best ways of preserving our suburb from overdevelopment.

It is also interesting to note that some of the wealthiest and most desirable suburbs of Melbourne have heritage overlays - suburbs like Malvern, Albert Park, Middle Park, Williamstown, Hawthorn and Camberwell. Heritage overlays have actually increased house prices in those areas by keeping out unsympathetic developments, and preserving the architecture and streetscapes of those suburbs.

It is interesting to imagine what Bayside suburbs like Brighton and Beaumaris might have been like now if we had had heritage controls 20 years ago.

Fiona Austin

Senior Vice-President, BCS Inc.

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BEAUMARIS VIC 3193

..... April 2008

Planning Systems
Department of Planning and Community Development
GPO Box 2392
MELBOURNE VIC 3001
planning.systems@dpcd.vic.gov.au

Dear Sir/Madam,

RESIDENTIAL ZONES REVIEW

Thank you for the opportunity to comment on the *New Residential Zones for Victoria* discussion paper.

I welcome the proposal for introducing a Limited Change Zone that recognises that some existing residential areas in Victoria need to be protected due to special neighbourhood character, and vegetation and landscape significance, and have a limited opportunity for increased housing.

I live in the suburb of Beaumaris, which has a relative prominence of indigenous and native Australian trees in the landscape of reserves, residential land and streets. The vegetation character gives Beaumaris a suburban environment that is of high value and appeal, and has great significance as an example, for others and the future, of the charm, suitability and sustainability that results from retaining and emphasising the use of a locality's characteristic indigenous plants. A Limited Change Zone for Beaumaris would hopefully recognise the special vegetation significance of our suburb not adequately protected by existing residential zoning.

I express concern that the discussion paper proposes to limit the current rights of residents to object to applications for one, or more than one, dwelling from notice and review at VCAT.

I look forward to the further development and opportunity for comment on the new residential zones for Victoria.

Yours faithfully,

Signed

NAME (IN BLOCK LETTERS)