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Dear Ms Blackwood,

Comment on Draft 2 of Bathing Box Policy

2008-05-28

Definitions "Premises":

There is a mistake in the description of the 2 Beaumaris "boatsheds" as being "south of the Beaumaris Yacht Club", because the only similar structures south of it are the 3 "boatsheds" at Watkins Bay (Dalgetty Road beach). It would seem that the definition should describe those 2 Beaumaris "boatsheds" as being "**north** of the Beaumaris Yacht Club".

The reference to a third boatshed at that site being unregistered - without any indication of what is to be done about its non-registration - is unsatisfactory, as surely it should either be registered or be required to be removed, and that should be stated explicitly in the policy.



Southernmost of 3 boatsheds just north of Beaumaris Yacht Club: 2007-10-24

The long-term reality, until about six months ago, has been, as the photograph above records, that the boatshed nearest the Beaumaris Yacht Club building has been disused. The undesirable exotic *Coprosma* plants that grew to nearly block its connection to the beach have since been cut back. BCS Inc. sees such private occupation of scarce public foreshore land by derelict and unused structures as extremely poor management of land that is zoned **Public** Park and Recreation.

BCS Inc. considers that the Bathing Box and Boatshed Policy should require that structures showing defined evidence of long-term non-use should be required to be removed from the Foreshore Reserve. The [enlightened post-war policies](#) of the former City of Sandringham resulted in the removal of most such structures along its coastline restoring the natural quality we enjoy in many parts of its formerly blighted coastline today.

Section 1.0 - Roles of the Brighton Bathing Box Association Inc and Council:

Our Society is pleased that the Draft 2 of the above policy does not delegate any of Council's powers to [BBBA Inc.](#) and essentially treats it as it would any other body making representations or having dealings with Council on this matter, and does not give it privileges.

Section 6.1 - Maintenance Requirements:

The deletion of the explicit exhortation for licensees to maintain their structures "*to ensure they contribute to the scenic interest of the reserve*", is appreciated, as such a message is prone to gross misinterpretation given the wide range of taste among owners, and likely difference in perceptions between the owners and other members of the public. Quite properly though, the injunction that premises must not detract from the landscape has been retained.

Section 6.2 – Asbestos Removal:

BCS Inc. notes that the draft still refers to "exposed" asbestos only, and it continues to believe that any known asbestos should also be removed in accordance with the stated requirements. If the public has to wait for known asbestos to be exposed before it is compulsory for it to be removed that can be too late, as it is potentially highly dangerous from the moment it is exposed.

Surely also, the legal liability of the municipality would be reduced by its adopting a stricter and more anticipatory approach in this matter. Exposure of the asbestos, and its discharge into the environment, and consequent inhalation by members of the public, can be quite unpredictable, as such exposure can readily take place through vandalism or inclement weather events.

Section 6.4 – Reconstruction and Relocation:

Reconstruction, as opposed to repair, has the potential to constitute perpetual occupancy of scarce public foreshore land by structures that once reconstructed are no longer the original structure, and therefore have only a pretence of heritage value. Such pretended heritage value devalues the concept of general heritage conservation. The whole concept of the structures is related to obsolete social practices on beaches, and the physical reminder of those practices ought to be removed when the original genuine fabric no longer exists.

Relocation of structures to other sites removes the original associations of the structure with its altered environment, and undesirably imposes it on another site whose heritage and history is one of having benefited from being unencumbered by such private occupation.

Respect for heritage should include a respect for Australia's priceless heritage of foreshore land being publicly owned and usable for the public at large and that should lead to sites previously not monopolized by private structures being left in that state in the public interest.

Yours sincerely,

Adrian Cerbasi,
President
Beaumaris Conservation Society Inc.