

20 March 2012

Mr Stewart Caldwell
Group Manager Planning
Bayside City Council
P O Box 27
SANDRINGHAM VIC 3191



Beaumaris Conservation Society Inc.

Association Number A00348878
PO Box 7016

Beaumaris Victoria 3193
T 9589 5428 F 9589 5194
info@beaumarisconservation.net
www.beaumarisconservation.net

Dear Mr Caldwell

Planning Application 2012/31/1 – Ricketts Point Tea House (the application)

Beaumaris Conservation Society Inc. (BCS Inc.) has recently become aware of the abovementioned application which requests the permission of Council to support the provision of a licence to sell and consume liquor and provide an on-premises licence to the premises.

BCS Inc. objects to the application on the following grounds:

1. The applicant appears to have overlooked the fact that the premises are and always have been leased and operated as a Tea House rather than a "beachside cafe" as they choose to define them. This has set the premises apart as distinctly different from the myriad other local premises which are licensed and therefore available to those patrons who must have liquor with a meal. Tea Houses do not require liquor to be served, and patrons know by the very description "Tea House" that liquor will not be available.

Given the absence of alcohol on-premises, the clientele which currently - and historically, as a Tea House has been operating there for decades - patronises the establishment is almost universally well-behaved, and respectful of both the Foreshore Reserve surroundings, and the interests of others. If the application succeeds that situation will change, as it is *a/ways* impossible to totally "police" those who become intoxicated and move off into the surrounds, usually after dark.

2. The introduction of liquor may give rise to increased patronage which in turn will put pressure on existing car parking, and potential enlargement or other intrusive changes to the Tea House (more toilets for example), further encroaching onto public open space and detracting from the natural ambience of the Ricketts Point Foreshore Reserve.
3. The applicant states that liquor will be available between 11 a.m. and 7.00 p.m. 7 days per week. Two problems exist here. First, as we understand it the current lease allows for late night trading, up to midnight on weekends, and, as we understand it, the applicant could therefore supply liquor up to closing time, without having to apply for extended hours permission.

Second, as the premises may remain open past 7.00 p.m. any liquor served before that time would presumably be able to be consumed, meaning that 7.00 p.m. is a very arbitrary indication of how long liquor will be available. A previous application (in 1986) was rejected on the basis of potential for vandalism, noise and other detrimental outcomes likely to affect public amenity and the Ricketts Point Foreshore Reserve due to late night liquor availability at the Tea House. These concerns/reasons for the previous application being rejected have not diminished in any respect.

4. The Teahouse has already had several extensions into the public Ricketts Point Foreshore Reserve thereby detracting from the Reserve's natural features and ambience. We understand that granting of the previous application/s for extension were on condition that a liquor licence would **not** be sought.

There have been [at least two previous attempts](#) to change the use of the Tea House by obtaining a liquor licence, at least one of which being on the part of the current applicant. Both attempts have been rejected by Council for sound reasons - including those outlined above. Given that there has been no change whatsoever in the concerns council then had - and there would *need* to be a change for the application to be treated any differently - we see no reason why this application should not be treated and dealt with in the same manner.

Yours sincerely

Ron Morris
President