



PORT PHILLIP CONSERVATION COUNCIL INC.

Tel/Fax 03 59871583
A0020093K Victoria
ABN 46 201 176 191

12 Burton St. DROMANA VIC 3936

warfej@bigpond.com

www.vicnet.net.au/~phillip

13th March 2010

The Mayor and Councillors
Bayside City Council
26 Royal Avenue
SANDRINGHAM VIC 3191

Dear Mayor and Councillors,

Council Agenda 16th March 2010: Recommendation against Hampton Tea House Proposal

Port Phillip Conservation Council Inc, a federation of 14 conservation organizations around Port Phillip Bay, [two of which](#) are located in Bayside municipality, has noted Item 10.13 on the [above Agenda](#) where a Council staff report recommends against supporting a renewed proposal for a Tea House to be built on the Hampton foreshore reserve.

PPCC Inc. supports the staff recommendation that no action be taken in regard to the proposal for a Tea House on the Hampton foreshore reserve, and is pleased that its opposition to that 1991 failed proposal has been mentioned in the staff report.

PPCC Inc. wishes to inform Council that the reasons for its continuing opposition to this unfortunate proposal not only still apply, but have become even more compelling since the proposal was previously considered, as the relentless increase in the population of the Melbourne metropolitan area and each of its suburbs places continually increasing pressure on the limited area of foreshore open space available to our citizens.

Some of the grounds for our opposition to the proposal for a Tea House appear in PPCC Inc. Policy Statement No. 7, "Commercial Operations on Foreshore Reserves", which is shown below and also appears at www.vicnet.net.au/~phillip/policy07.pdf

Yours sincerely,

A handwritten signature in blue ink that reads "Jenny Warfe".

Jenny Warfe
Secretary, Port Phillip Conservation Council Inc.



PORT PHILLIP CONSERVATION COUNCIL INC.

Tel +61395980554, +614291767
 Fax +61395891680
 A0020093K Victoria
 ABN 46 291 176 191

47 Bayview Crescent BLACK ROCK VIC 3193
ggd@netspace.net.au
www.vicnet.net.au/~phillip
 ABN 46 291 176 191

PPCC Inc. Policy Statement No. 7

Commercial Operations on Foreshore Reserves

SUMMARY:

PPCC Inc. opposes further or expanded commercial use or development of public foreshore reserves, or new forms of that. There is adequate private land adjacent to the foreshore to accommodate such development of any reasonable scale, and larger scale developments should be located well away from the foreshore. The foreshore should not be subjected to alteration, disturbance or intrusion for commercial gain. No new leases or licenses, or extension or modification of existing leases or licenses, on, above or under foreshore reserves, for commercial purposes, should be allowed.

Existing commercial uses of public foreshore reserves should be closely monitored and regularly and frequently reviewed, and any such use that is found to be no longer warranted should be permanently discontinued if justification for that can be established.

DETAIL:

Priority for Coastal Values: The quite small public foreshore reserves around Port Phillip have been in existence at their present size for over a century despite relentless population growth nearby during much of that time. That steadily growing resulting pressure of use on the reserves is placing them under ever-increasing stress. It is therefore important that the maximum extent of those reserves should be available for their highest purpose, which is the public enjoyment of the coastline by walkers and swimmers for the inherent values of its flora, fauna, geomorphology, landscape and seascape, without undue disturbance or intrusion of uses or development that would reduce or compromise that enjoyment.

Private Land Available Nearby: Port Phillip already suffers from an excessive presence of commercial development on its public foreshore reserves, in the form of restaurants, cafes, kiosks, coffee houses, tea houses despite those narrow reserves being bounded by relatively large accessible areas of private freehold land that could be purchased at competitive market prices to house commercial development. Unlike the selective advantage that a foreshore siting unfairly confers on a commercial operation, the siting of such operations on nearby suitably-zoned private land provides fair market competition, with all operations competing on the same basis.

Protection: The other main reason for confining commercial development to private land with an appropriate business zoning is the protection of public foreshore areas from acquisition of the ambience of *de facto* suburban commercial zones. Unwanted car parks, lighting, signage and such banalities can thus be avoided.

Temporary Uses also Opposed: The opposition to commercial operations includes temporary exclusive or intrusive commercial uses such as organized games, competitions, sport, promotions, entertainment and functions such as weddings. None of those uses necessitates a foreshore venue, and there is adequate provision for them away from the foreshore.

ADOPTION: This Revision No. 1 of PPCC Inc. Policy Statement No. 7 was adopted by the Annual General Meeting of Port Phillip Conservation Council Inc. on 19th November 2007.
