

## Beacon Cove Neighbourhood Association Inc.

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**Secretary:** Trevor Nink  
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10 June 2008

Mr. David Spokes  
Chief Executive Officer  
City of Port Phillip  
Private Bag No 3  
St Kilda VIC 3182.

Dear Geoff,

### BCNA Response to CoPP Draft Budget 2008/09

The briefing provided to Michael Blyth and Robert Harrison two weeks ago gave the residents of Beacon Cove and the neighbourhood association some cause for optimism in what appeared to be an improvement in the funding in Beacon Cove and the Sandridge Ward generally.

In a time of increasing inflation it is commendable to hold the average rate increase to what we understand to be 2.9%.

We will address our particular issues below.

1. In the Mayor's Introduction and in the Chief Executive Officer's Summary there is reference to one of the more significant projects that have been proposed for funding in the budget as **Port Melbourne Waterfront revitalisation - \$120,000.00**. However we have been unable to find the expenditure item in the Budget documentation. Could you please advise (a) that this is a committed project and (b) the nature of proposed works and their timeframe?
2. The proposed Capital Works program indicates an expenditure of **\$25,709,000.00** plus an amount of **\$8,000,000.00** unexpended from previous programs. To achieve the proposed expenditure will require a transfer of **\$3,520,400.00** from Reserves. Are there adequate Reserves available to achieve this and will CoPP confirm that this year the monies will be spent as per plan and not postponed?

3. So far as the Sandridge Ward is concerned we understand the program specifically includes:

02093 Garden City Reserve upgrade: \$280,000, 3 year program  
02105 North Port Oval Master Plan implementation: \$250,000, 4 year program  
02098 Beach Street Concept and Design Development: \$200,000 in 2009/2010  
02091 Sandridge Beach Promenade - Final Stage: \$455,600 plus an unknown previously unexpended amount  
02171 Beacon Cove Landscape Works: \$400,000  
02092 Garden City Reserve Play Space upgrade: \$156,000  
02111 Port Melbourne Streetscape Works – Rouse Street: \$100,000, 2 year program  
02100 Port Melbourne Pedestrian Signage: \$150,000 in 09/10  
02087 Pedestrian Safety and Walkability Improvements Station St/Turville Place: \$110,000

Can you confirm these projects will be in the final budget?

4. The non-specific area projects in the Budget are presumably city-wide. There are urgent needs for toilets at the tourist precinct of Station Pier and Sandridge Beach as well as showers at Port Melbourne Beach. Capture of stormwater at Beacon Cove/ Garden City Reserve would be a valuable environmental project with real effectiveness and an example of what the CoPP Community Plan saw as a key objective.

We would appreciate confirmation that works adjacent to the light rail, in the vicinity of North Port, are being carried out from previously unexpended funding.

2116 Public Toilet Strategy  
2096 Irrigation System Upgrade/Water Saving  
2099 Foreshore Minor Infrastructure Improvement Program  
Can you confirm the items that are proposed for Sandridge Ward?

5. We request that the work on Garden City Reserve be accelerated from the draft proposal. This topic has been on going now for three years and various start dates from CoPP have been missed due to staff resignations, transfer of funds to other projects and general delays. If this work is not done within 2 years the reserve may be beyond sensible repair. Please change this from a 3 year plan to a 2 year plan.

We would appreciate the opportunity to speak to this response to the draft Budget on 16 June – please confirm timing.

**Trevor Nink  
Secretary  
Beacon Cove Neighbourhood Association Inc.**

# Port People Inc. - budget submission to City of Port Phillip

Attached - Management of Garden City Reserve: A Vision for Garden City Reserve May 2007

Sent to

Councillor Janet Bolitho	<a href="mailto:jbolitho@portphillip.vic.gov.au">jbolitho@portphillip.vic.gov.au</a>
Councillor Janet Cribbes	<a href="mailto:Mayor@portphillip.vic.gov.au">Mayor@portphillip.vic.gov.au</a>
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Councillor Karen Sait	<a href="mailto:ksait@portphillip.vic.gov.au">ksait@portphillip.vic.gov.au</a>

## Objectives of this submission

To ensure all councillors are aware of:

- the needs of the Port Melbourne & Garden City communities regarding the upgrade and maintenance of Garden City Reserve(GCR).
- the level of community engagement in the council's planning process for the redevelopment of the Garden City Reserve.

## Proposal

Port People Inc. proposes that the CoPP commits budget (in real terms) and resources to enable a holistic development program for the Garden City Reserve to be completed within an 18 month time frame (completion by end 2009).

This proposal also requests a maintenance program for the park. Local residents feel that maintenance at present is inadequate.

## Advantages of an 18 month program versus proposed 3 years

### 1. The development will cost less due to:

- Project management, direct council and contractor labour management efficiencies, with minimisation of stop / start costs stopping the accelerating deterioration of a long neglected parkland. The longer it's left , the more it will cost to renovate.

### 2. There will be an earlier implementation of a sustainable park and water management model

The present plan includes the use of the Garden City Reserve as a model within the municipality and the state for the development of sustainable community parks with innovative use of storm and runoff water. The sooner it is developed, the sooner these innovations can be applied elsewhere.

### 3. Opportunity to redress historic funding imbalance in Sandridge Ward

This proposal affords the COPP a community driven and immediate opportunity to redress a long standing funding imbalance in the Sandridge Ward.

### 4. Minimisation of disruption to the local community

The earlier and more rapidly the park development is completed the less the period of disruption will be.

## Further reasons for faster implementation of the plan

- This project can be commenced NOW — the planning phase is almost complete
- This project represents 0.7% of Council revenue and is not a complex development
- The Garden City subdivision is a heritage classified residential community. It has a unique architectural and cultural significance as one of the few garden cities in the world and the only one of its kind in Australia to represent this milestone in the history of town planning. Since parkland is part of the garden city concept, the Reserve is an integral part of this unique development.
- Park usage is increasing. The area is changing with more young families and children moving into the area and using the park. This trend of increased usage can be expected to increase

### **Implementation phase as a communication and engagement opportunity for the CoPP**

The Council has an opportunity to engage with Port People as a community representative on the implementation of the park development to communicate progress back to the local Garden City and Port Melbourne residents.

### **Port People engagement with Council re GCR**

Port People has had a lengthy engagement with CoPP over the past 3 years on the state of the Garden City Reserve, its upgrade and ongoing maintenance. As part of this engagement the group has:

- participated in Council planning activities
- made a submission to the Garden City Reserve development planning process (refer attached document submitted in May 2007)
- met with the Mayor to discuss this matter on a number of occasions
- met with Council CEO on a number of occasions
- developed a community / Council engagement process with the then Mayor and now Deputy Mayor Cr Bolitho.
- made a submission to the Council Parks and Gardens / Open Space strategic plan formulation

**Contact** - Mr Ari Pappas, Chair, Port People Inc.  
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ari.pappas@optusnet.com.au

**Port People Inc.**

**Management of Garden City Reserve:  
A Vision for Garden City Reserve**

**Submission to City of Port Phillip**

**May 2007**

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# **Management of Garden City Reserve**

## **A Vision for Garden City Reserve**

### **Submission to City of Port Phillip**

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## 1 Background

This submission represents the input of Port People Inc to the development of a management plan for the Garden City Reserve (GCR).

## 2 Resident consultation process

Port People is concerned that the agreed process for Council's interaction with the Group is not working effectively.

As one way to ensure the effectiveness of this process and the delivery of agreed outcomes part of the agreed process with Council officers is this submission.

As recent events have shown, the success of the management of Garden City Reserve revolves around positive and constructive consultation between the residents and the City of Port Phillip

**We expect clear, consistent and continuous communications to community stakeholders.**

## 3 Heritage aspects

The Garden City development of dwellings and public spaces was a unique concept modelled on the English village of Letchworth in Hertfordshire, UK, which is one of only three in the world. The local version of this concept became reality in the early 1900s through the foresight of the Port Melbourne and South Melbourne Councils. This subdivision was financed by the State Bank of Victoria after the manager, Mr George Emery, visited Letchworth and is the only such estate in Australia.

The Park was created as an integral part of in the original subdivision of the Garden City Area by the State Savings Bank of Victoria. and the original component of the Park was deeded to the City of Port Melbourne for the growing of lawns and flowers.

Port People want to see the Park managed so that it reflects the heritage of the area and meets the needs of the immediately surrounding community. The group believes that the vision of our forefathers should be nurtured and maintained, especially in relation to the Garden City Reserve.

### 3.1 Recognition of Garden City heritage

The community would like to see a plaque erected on the Park telling the history behind the development of Garden City, just as we have one on the beach near the beacon on Beacon Cove giving the history of shipping into Sandridge.

This plaque would give thanks to our forefathers and acknowledge their contribution as "The Garden City Progress Association" who planned the Reserve.

In addition, some kind of appropriate recognition should be erected to celebrate other aspects of our multicultural cultural heritage. These could take the form of a mural celebrating GCR's history, a statue, or a small Greek outdoor theatre for performances.

### 3.2 Community interaction / cultural significance

In alignment with Council policy, GCR could become a model of sustainability

### 3.3 Heritage Overlay

The heritage overlay that residents must abide by *must* be applied to the park.

## 3.4 Heritage Trees

The heritage nature of the large European style trees in the park provides a large percentage of the park's character and its attraction for residents.

The existing exotic trees, which with minimal care have survived the dry conditions well, should be maintained and use of ones appropriate to the climate extended.

## 4 Maintenance

### 4.1 Trees

The original planting of the GCR was to complement the English-style houses in the estate, and for this reason trees found in English parks and gardens were first planted in the 1930s. The Group's vision of the GCR is to retain this original plan by maintaining the existing 'English' trees in the Reserve and to combine this with new varieties.

The Group suggests that additional plantings of some of the original varieties of trees, plus others listed below in Sect. 4.3, should be undertaken. These varieties have minimal water requirements.

### 4.2 Tree maintenance and consultation

All trees need to be adequately maintained.

Major arboreal work on heritage trees must be carried out in consultation with local resident groups. It is the Group's view that a number of the heritage trees have been heavily pruned in a way which does not respect the structure of the trees

New plantings should:

- Be undertaken in consultation with local resident groups and, as indicated above, reflect the heritage of the area.
- Not consist of low level scrub, which would act as a fire hazard or cover for anti-social activity.
- Contain more shade trees.

### 4.3 Varieties

Varieties should:

- Be consistent with the original plantings (as indicated above) and drought tolerant.
- Also consist of indigenous plants which will support native wildlife and contribute to the maintenance of wildlife corridors.

The varieties suggested are:

**White Cedar** (*Melia azedarach* var. *Australasica*) a spreading 10 – 14 m tree which is deciduous, bears purple and white flowers late in spring, followed by yellowish flowers.

**Cypress** (Italian green pencil) Mediterranean or funeral cypress (*C. sempervirens*) forms dark green picturesque spires – quite tall.

**Chinese Elm** (*Ulmus parvicollis*) grows reasonably quickly but tolerates drought well; could not better this for a shade tree in summer. Deciduous.

**Peppercorn** (*Schinus anacardiaceous*) Naturalised in California and Australia. The peppercorn tree is a South American import. Heavily fissured bark, weeping habit. Grows to 12m, drought tolerant. Station St, Port Melbourne has mature specimens.

**Ornamental Pear** (*Pyrus calleryana*) Displays outstanding clusters of white flowers early in the season, yellow to red to purple foliage in Autumn. Deciduous and will take full sun. Moderate grower 10 – 12 m, hardy, clean and basically pest free. (The Garden of Eden Nursery also recommends *pyrus vsuriensis* as a drought tolerant variety)

Please see References at foot.

#### 4.4 Grass and grass varieties

Grasses and grass varieties should be managed in agreement with immediate residents. These should be draught and dog resistant.

The existing Kykuyu is suitable as it is drought tolerant and has the ability to mask weeds

Blue fescue grass is recommended for the contentious median strip in Beacon Road, which is an entry point from Williamstown Road. This is a hardy specimen with low maintenance requirements, does not require mowing and will mask weeds once it is established.

#### 4.5 Water management

A comprehensive water management plan developed in conjunction with residents is required for the park. This should include features such as:

- Eco-paving which will let water through into some kind of underground system which can then feed water back as needed
- Underground water tanks for water collected from the Trugo Club roof, bore water etc
- Water-retaining pellets which can be inserted into the ground near trees and which will release water as needed
- The watering of heritage trees during extended dry periods
- All trees being effectively mulched to the extent of their drip line.

### 5 Children

There are many more children in the area and the park should be managed to provide a safe and stimulating play environment

### 6 Active / Passive Sports

Park recreation areas (as opposed to sports fields) such as GCR deliver many community health benefits. They

- Function to develop what might be called pre-organised sport skills and likings (running, agility, ball skills, riding bikes, balancing etc). e.g. A child who already knows how to kick a ball is going to be far more likely to play football (and to want to play football) than one who hasn't learned how to. GCR is where a lot of children learn to kick a ball, as well as to acquire the other skills mentioned

# Port People Inc

Contact: Ari Pappas,  
[ari.pappas@oncallinterpreters.com](mailto:ari.pappas@oncallinterpreters.com) or  
0419755930>

- Cater for people who have neither the time nor the aptitude for organised sport to develop and use these skills and therefore get exercise. Lots of people don't play organised sports: they may be too unfit, unskilled, too fat, old, busy, etc. Places like GCR give them a space in which to exercise in an unstructured, stress-free way.
- Are a way for friends and families to bond, exercise together and learn team work by playing cricket and kicking a ball in a social context
- Are a place where non-competitive sports such as tai chi, running, cycling and walking can be practised (and note that walking is widely regarded as the best way to reduce weight & high blood pressure and increase cardio-vascular fitness)

Active sports should be encouraged to the extent that they don't adversely affect the surrounding residents.

The following would promote these:

- Flat areas with tough drought and dog resistant grass where balls can be kicked, cricket played, and people can walk, run or sit
- A small petanque area
- Water fountains (separate ones for dogs and human beings)
- More trees to provide shade for these activities

## 7 Park Furniture

### 7.1 Seats

Seats should be in the shade for summer and should be clustered to some extent.

### 7.2 Playground facilities

Playground facilities need upgrading

### 7.3 Barbeques / Toilets

Port People object to the building of barbeques and toilet facilities, as these can encourage anti-social activities.

## 8 Access

There is sufficient access via Clarke St, Poolman St and the existing carpark adjacent to the Trugo Club.

## 9 Dogs and Walkers

Most dog walkers are responsible and enjoy and use the park accordingly. However, there is a small minority who do not clean up after their dogs and encourage their dogs to bark in a way which adversely affects the surrounding residents. From observation these mostly trend to be visitors by car

Council has designated this area off leash. It needs to manage this responsibly by:

- erecting signage at the Trugo Club carpark informing dog walkers of their responsibilities.
- Having ranger patrols at reasonable intervals. We have not seen ranger patrols in a long time.

A dung beetle trial to deal with left over dog faeces is also recommended. This was trialed once several years ago in Port Phillip with, apparently, limited success. But it was not followed up and no scientific study was done, though it was a big PR success. The suggestion is that it be tried again in GCR only, thereby cutting down on the expense, which was apparently minimal anyway, being approximately \$1000, and be part of a scientific trial, conducted perhaps in partnership with Melbourne University or the CSIRO. Being a confined area where a lot of dogs gather, GCR would be ideal for such an experiment. A proper scientific study would be worth while in itself, gain valuable ongoing publicity and contribute to GCR's status as a jewel in Port Melbourne's crown.

## **10 Mature citizens access and usage**

There are a significant number of mature citizens in the area who treasure the Park.

The issues for them are access, seating, security, and dog behaviour. Their needs should be ascertained by a properly designed survey.

The Senior Citizens Club adjoins the park and utilise its assets. The park management plan must take into account the needs of the Senior Citizens and Trugo Club.

## **11 Land management**

### **11.1 Re-zoning of road reserve to Park**

Road reserve to be rezoned public parkland

### **11.2 Consolidation of titles**

Titles to be consolidated, in consultation with resident groups.

### **11.3 Covenant application to newly consolidated title**

The covenant on the existing GCR title is to be applied to the immediately adjacent parkland. Application of the covenant to other parts of the park should be discussed and explored.

## **12 Fencing**

A fence of appropriate nature and character should be installed around the park in order to:

- deter the motor cyclists and car drivers who are presently vandalising it
- create a visual reminder that this is a park and to be respected as such.

### 13 References

Reeves, S. *Heritage Alliance* 2006, p.7

Pfeiffer, A. *The Gardens of Andrew Pfeiffer*, 1999, pp 45 and 108

Wrigley, JW and Fagg, M.. *Australian Native Plants, Cultivation, Use in Landscaping and Propagation*, 2003, p. 569

Beckett, KA. *Aura Garden Handbooks, Conifers*. 1987, p. 6

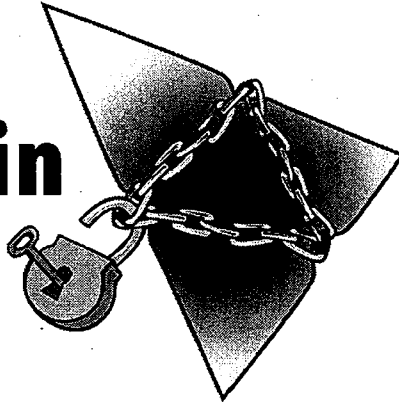
Nature Hills Nursery

[www.naturehills.com/review/reviews/productname/bradford\\_flowering](http://www.naturehills.com/review/reviews/productname/bradford_flowering)

Macoboy, S. *What Flower is that?* 1969, p. 264

For further information on references please contact Mrs Angela Drew.

# unChain St Kilda



- In the light of the over \$46 million allocated for employee costs, please supply an explanation why these professional services are necessary, and why most of them cannot be provided in-house.
- A full explanation of the expenditure proposed and in particular the breakdown and allocation of staff costs involved in the elements in the tables 2.1 to 2.7 inclusive, and an explanation of the bases of these estimates.
- An explanation of what methods are employed by the Council to monitor the staff times allocated to particular projects and activities. Are time sheets kept by all employees and are job costs calculated on a weekly basis?
- Are items in the capital works listed in 6.1, buildings, drains and roads for example, based on a specific list of works?

If they are, please supply them. Which officers made the decisions that these were the works to carried out, and why?

If the estimates are not based on a specific list of works, why not?

- The element 'Planning, implementation and other' is explained in 6.1.8, please supply a breakdown of this cost.

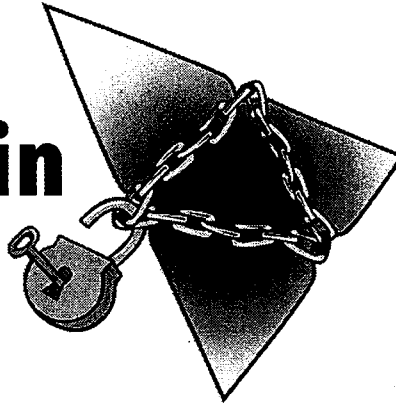
What were the priorities in selecting the works outlined on page 40? Which officers made these decisions? What other projects were considered and rejected?

- Have councillors been supplied with the detailed estimates and the bases for the estimates requested above, and that were used to make up the figures in this draft budget? If not, why not? If not, on what basis did the councillors decide to approve this budget? Have they simply adopted the officers' estimates on trust?

We should not have to struggle like this to get basic information prepared by the employees of the ratepayers.

It appears that City of Port Phillip is going through the motions once again so that public consultation can be loudly proclaimed, but is lacking in the detail necessary to enable the budget to be examined critically. We do not accept the argument that it has been made simple so simple people like the ratepayers can understand it. This is nonsense. In the light of the obfuscation of Council on other matters, it is hard not to believe that this is deliberate policy.

# unChain St Kilda



David Spokes

CEO Port Phillip Council

Council Chambers

Brighton Road

St Kilda Vic 3182

Dear Mr. Spokes,

The UnChain St Kilda Group wrote to you after the Preliminary Budget session held on April 1st with a number of suggestions for incorporation in the budget that was about to be prepared, as well as a number of questions about Council expenditure on the Triangle development. You replied saying the budget was prepared in a standard form required by the State Government and was kept simple so it could be easily understood.

We have examined the draft budget papers and found that all of our earlier suggestions to create greater transparency and deliver more real information have been ignored. You have also failed to answer the Triangle questions.

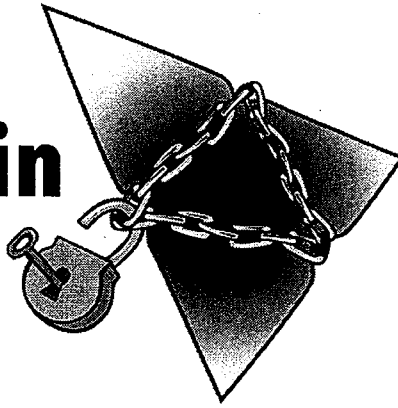
Presumably the form of the budget satisfies State Government requirements, but it simply does not have enough detail for a rate-payer and member of the public to determine whether the amounts allowed are serious estimates or padded guesstimates, and whether the priorities made are the most appropriate ones. As you can imagine, further to recent events, the community has diminished faith that the Councillors can properly oversee and manage the way in which the Officers propose to spend CoPP income in this budget.

We ask again that Council supply the basis for the estimates of the following typical elements that form this budget:

- A detailed breakdown of the employee costs, department by department.
- A detailed breakdown of the \$6.18 million allocated for contract services. Please identify which of the sub-amounts in this breakdown are estimates and which are firm quotations?
- A detailed itemised breakdown of the \$3.577 million allocated for professional services. Has anything been allowed in this element for the future employment of Caroline Shahbaz?

How much has been included for legal services?

# unChain St Kilda



Yours faithfully,

Serge Thomann,

President

UnChain St Kilda Group

cc. Mayor Janet Cribbes

(Typed copy of handwritten letter received from Ms T Warren 11/6/08)

Ms Teresa Warren  
37-200 Dorcas Street  
South Melbourne  
Victoria 3205

9 June 2008

The CEO  
Port Phillip Council  
Private Bag 3  
St Kilda Vic 3182

Dear David,

I have a big concern for the amount of litter I see regularly on the footpaths or in the gutters around South Melbourne, particularly Dorcas and Bank Streets. For months the residents of Emerald Hill Court have had to put up with car owners loading their litter/rubbish from their cars into the estate's rubbish bins.

It is about time rubbish bins were put in this section of Dorcas Street as well as one near the seat in front of St Lukes Church as staff from the shopping complex are leaving their cigarette butts on the ground and at times litter, this site is also a bus stop for the community buses.

I would like to see more money being available for the cleaning of footpaths, particularly in areas where glass bottles are broken and gum nuts fall. In the past two years I have slipped once and many times have nearly fallen on gum nuts.

Another way to solve this problem is to encourage residents to keep the footpath in front of their property free of debris through Divercity.

Regards,

**TERESA WARREN**

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*I give permission for this submission to be typed up for next week's meeting which I plan to attend after doing gift shop duties at R.C.H.  
Any spelling mistakes to be made right.*

*Teresa Warren*