

CITY OF SANDRINGHAM
HERITAGE CONSERVATION STUDY 1989
LANDSCAPE ASSESSMENT



URB

LACEWORKS LANDSCAPE COLLABORATIVE
38-40 Little Latrobe Street Melbourne 3000-663 5704

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Mr Lindsay Bunnnett, resident of Beaumaris

Brian Stafford
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1.0 STUDY OBJECTIVES

This landscape assessment is a secondary part of the study, limited to the following objectives:

- 1.1 To review the 'natural' components of the four areas of cultural significance identified by the principal study.
- 1.2 To review council's street tree planting policies generally and specifically with reference to the areas of cultural significance.
- 1.3 To advise on a general approach to the preparation by Council staff of a landscape and natural environment strategy plan for the municipality.

Comment on the coastal reserve has been confined to the sector which forms part of the Point Avenue area of cultural significance.

These objectives must be read with recognition of changing perceptions of 'man-made' and 'natural' landscapes which can instigate changes in our physical environment.

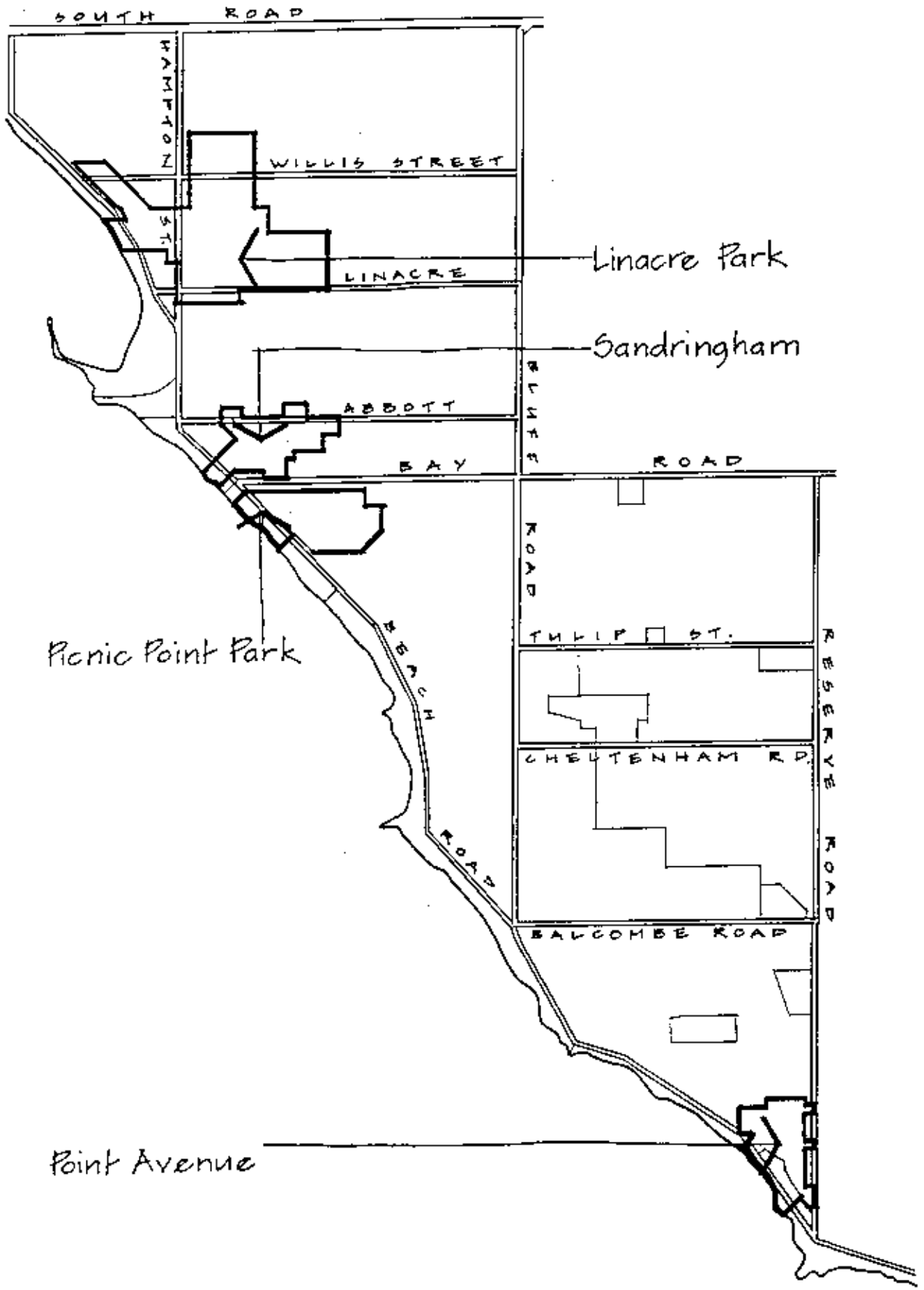
The pre-war streetscapes of Hampton and Sandringham have been greatly changed by their reconstruction for the motor vehicle. Perhaps the main visual effect has been the replacement of large street trees such as Planes and Flowering Gums by small trees and shrubs such as Melaleucas and Oleander.

The unique streetform and indigenous tree plantings of Point Avenue and Coral Avenue are threatened as residents change and newcomers bring a more suburban flavour to their gardens and verges. Beaumaris and Black Rock offer another type of streetscape of wide verges with native trees merging their canopies with those of overhanging garden trees.

In parallel with the physical development of the city, Council's street tree planting policies have changed during the past twenty years, from a restrictive prescription of small exotic or native trees and shrubs, to a much wider range of native species.

The intention of this change was to promote the re-establishment of the original flora. However, few of the nominated species are indigenous to Sandringham.

This and other changes in attitude must have been influenced by the activities of the Natural Environment Panel which, through Council, has published an excellent series of booklets dealing with aspects of the local environment. Their dissemination has created a perception by outsiders of Sandringham as a community committed to and skilled in the conservation and management of its physical environment.



AREAS OF CULTURAL SIGNIFICANCE .

2.0 AREAS OF CULTURAL SIGNIFICANCE

Linacre Park, Picnic Point and Sandringham

The streetscapes of these three areas are generally undistinguished.

Street detail is almost uniformly of asphalt roadway with concrete kerb and channel, parallel grass verges and either concrete or asphalt footpaths.

Exceptions which occur in the Linacre Park area are:

1. Thomas Street which is very narrow and does not have grass verges.
2. Small Street, Railway Crescent and the western end of Abbott Street, which have remnant bluestone kerb and channel.

Roadways are generally maximum width and grass verges minimum width for any given road reserve.

Street plantings are mainly of small tree species or ornamental shrubs, widely spaced and often poorly developed.

Many streets have an apparently random mix of species, perhaps chosen or planted by residents.

The result is a sparse streetscape lacking a vertical dimension or tree canopy.

Typical street tree species are:

Eucalyptus leucoxyton 'Rosea'
 Melaleuca amillaris
 Melaleuca stypheloides
 Melaleuca linariifolia
 Tristania conferta
 Fraxinus excelsior 'Aurea'
 Prunus x blireiana
 Nerium oleander

Intermixed with such plantings are single specimens or small groups of larger trees which seem to be remnants of earlier street tree plantings, as in Linacre Road and Bay Road.

Species are:

Cinnamomum camphora
 Eucalyptus ficifolia
 Eucalyptus botryoides

The general poverty of street tree plantings is directly attributable to the City's past restrictive policy which prescribes among other things:

1. Use of small trees which will not exceed 15 feet in height at maximum growth.
2. A limit of one tree or shrub to each allotment.

Early street forms were designed for horse drawn traffic. They typically consisted of a narrow, central road pavement, often with wide gravel shoulders, bluestone drains and grass verges with regular plantings of large trees such as Plane and Red Flowering Gum.

As car traffic increased, road pavements were widened to incorporate the gravel shoulders.

With the explosion of car ownership after the second world war, many streets were entirely reconstructed, with wider pavements and narrowed grass verges. In this process, the established avenues of trees were removed and replaced by plantings of smaller trees and shrubs chosen for their inability to damage new concrete paths and kerbs.

Because of the resulting generally poor quality of street trees, 'remnant' plantings of older, large trees and mature plantings of large specimen trees in private gardens become very important in enhancing streetscapes and defining urban character.

In order to enhance both the appearance and amenity of the areas of cultural significance, it is necessary for Council to review its street tree planting policy in favour of replanting with larger trees which will eventually obtain significant height and canopy spread.

Culturally appropriate species include exotic deciduous trees which are currently excluded from Council's tree planting list.

Successfully established species within the areas are:

Cinnamomum camphora	•	Camphor Laurel	•	Tennyson Street (specimen only)
Eucalyptus licifolia	•	Red Flowering Gum	•	Bridge Street
Platanus orientalis	•	Oriental Plane	•	Linacre Road
Tristania conferta	•	Queensland Box	•	Abbott Street

Species which have prospered in other parts of the municipality are:

Acmena smithii	•	Lilly Pilly	•	Backhaus Street
Agonis flexuosa	•	Willow Myrtle	•	Ralph Street
Melia azedarach	•	White Cedar	•	Neptune street
Quercus palustris	•	Pin Oak	•	Vincent Street

In order to gain more room for new plantings, trees may be planted within the parking lanes of existing road pavements, or in specially formed kerb extensions which serve an additional role as traffic management devices.

The cities of Brighton, Fitzroy, Kew and Malvern have adopted one or both of these techniques in recent years.

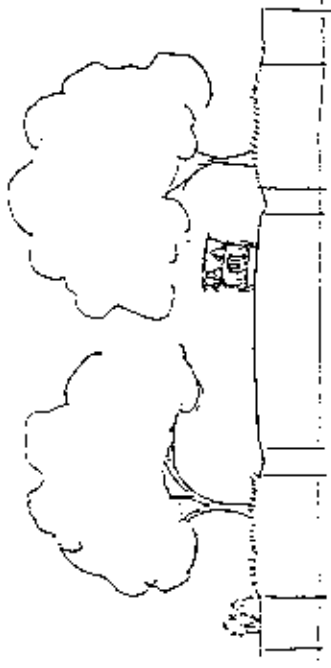
Effects of tree roots upon road and footpath structures may be minimised by installing roof control barriers and/or irrigation systems at the time of planting.

Where there is potential conflict between tree canopies and overhead power lines, four options exist:

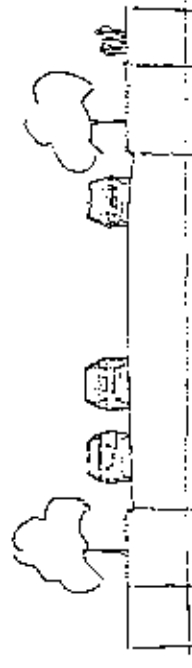
- to train main limbs around the power line zone
- to plant 'small' trees which will not reach to the power lines
- to plant trees at one side of the power line zone, in the roadway or in kerb extensions
- to not plant trees



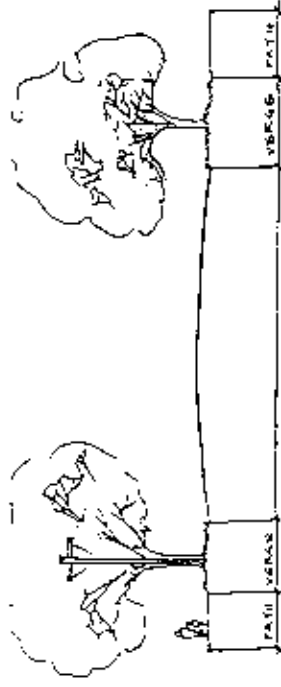
1 Original street section with minimum sealed pavement, gravel shoulders, bluestone drain & grass verge with avenue of large trees.



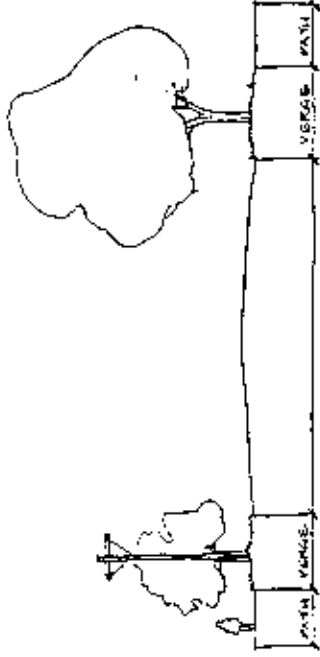
2 Road pavement expanded to cover former gravel shoulder



3 Road reconstructed, original trees removed, verges removed & planted with small trees or shrubs, pavement widened to accommodate two parking lanes & two through lanes

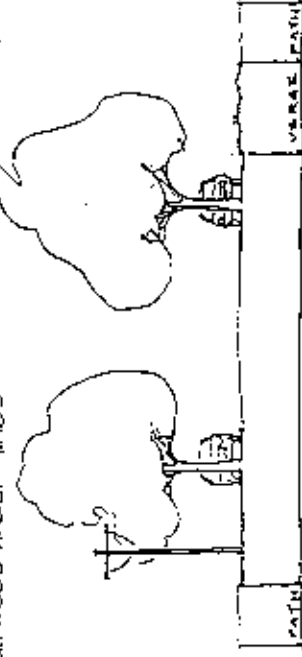


1 Tree limbs trained around overhead power lines



2 Small trees under lines

large trees where there are no power lines



3 Trees in kerb extensions defining parking bays

Trees in roadway between parking bays

STAGES IN THE EVOLUTION OF A STREET

OPTIONS FOR NEW TREE PLANTING.



Mahogany Quins
Linacre Road, Hampton.



Pollarded Plane Trees
Linacre Road, Hampton.



Old specimens of Red Flowering Gum as street trees
Campbell Street, Sandringham.



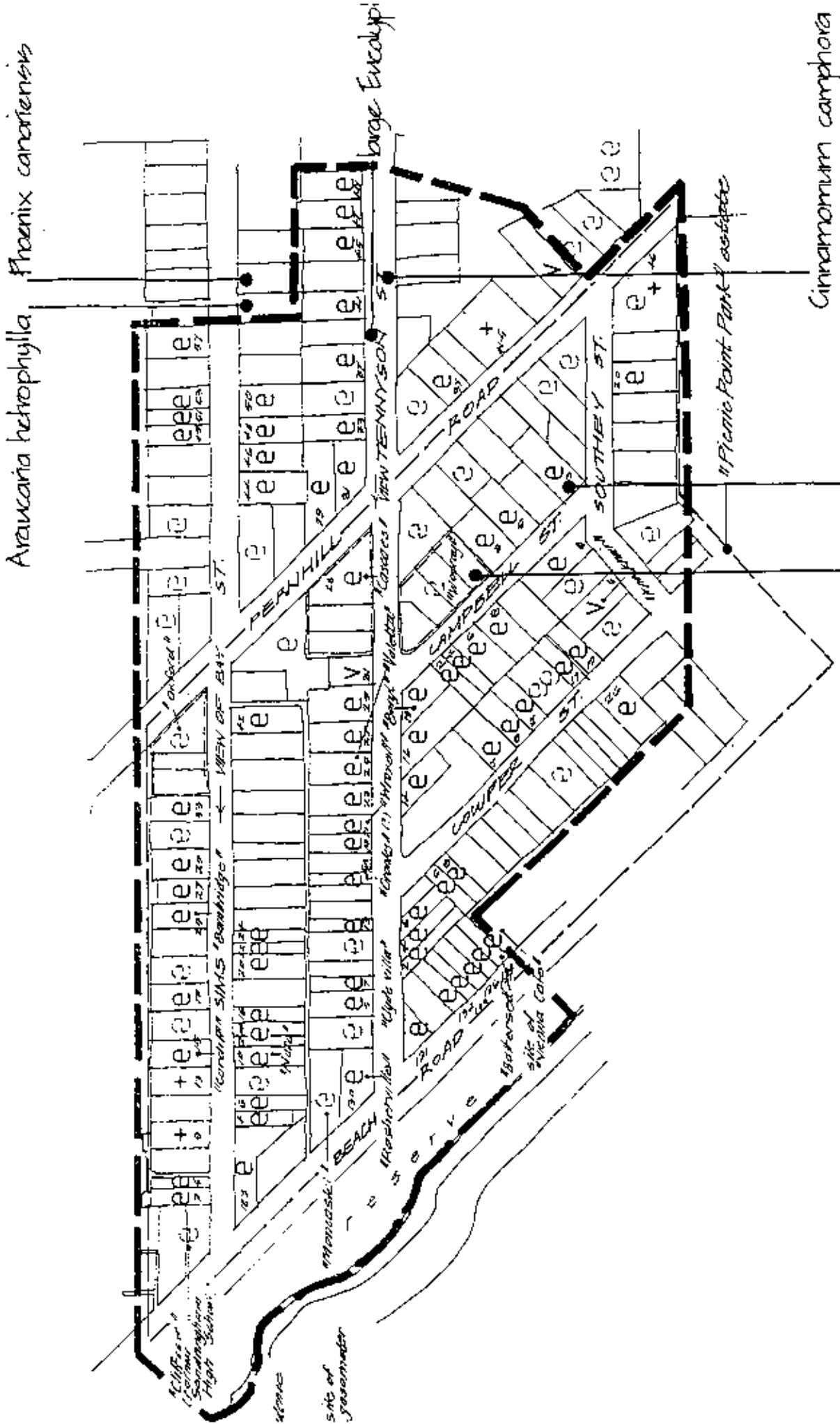
Formal Planting of Oaks,
A.J. Steele Reserve, Sandringham.



Mature specimen trees Moreton Bay Fig, White Poplar & Monterey Cypress in the garden of 19 Linacre Road, Hampton
Photograph taken from Deakin Street.



A landmark
Norfolk Island Pines at the corner of Gillies & Crisp Streets Hampton
Seen from Crisp Street west of the railway line



Araucaria heterophylla

Phoenix canariensis

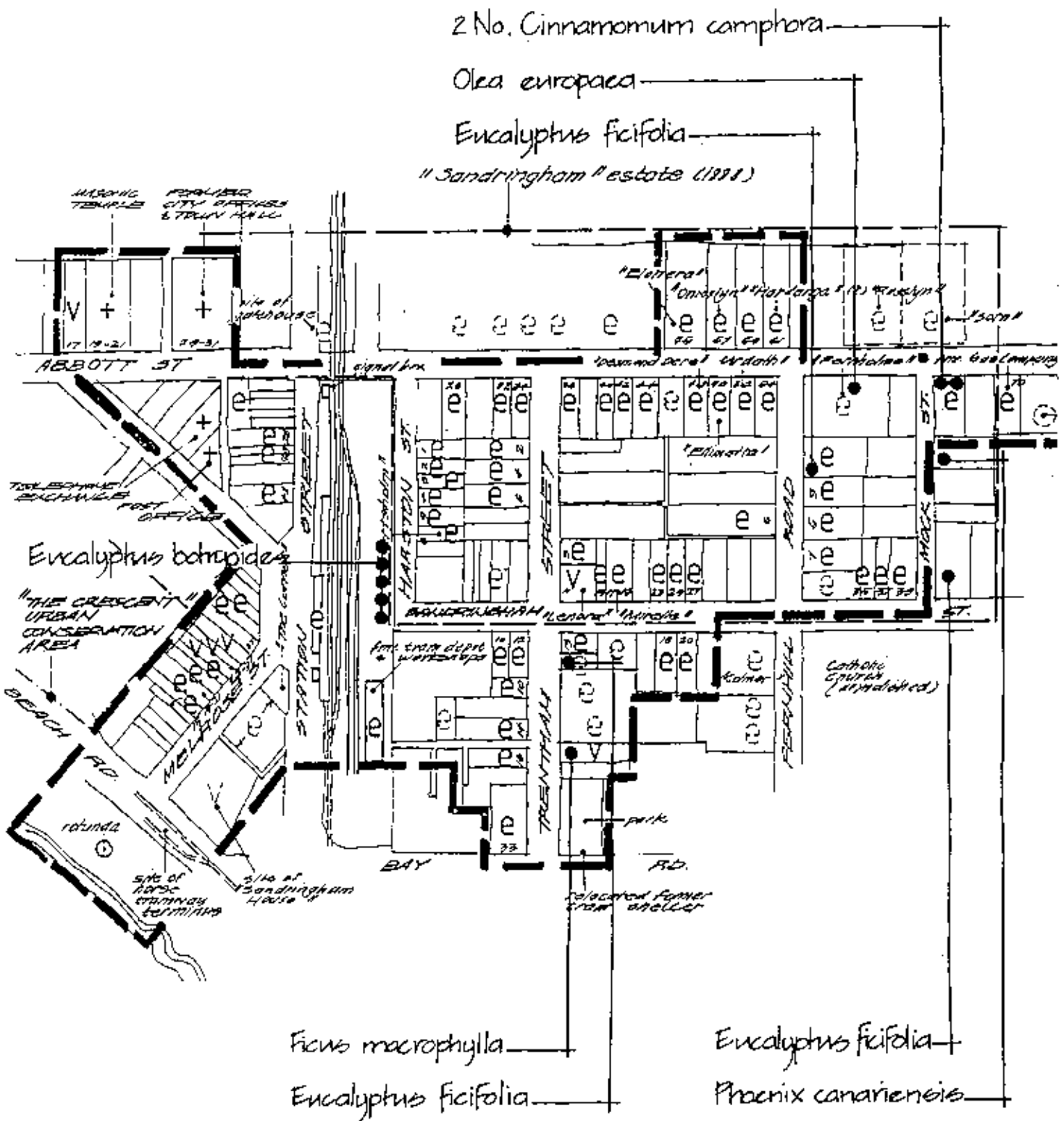
large *Eucalyptus*

Ginnamomum camphora

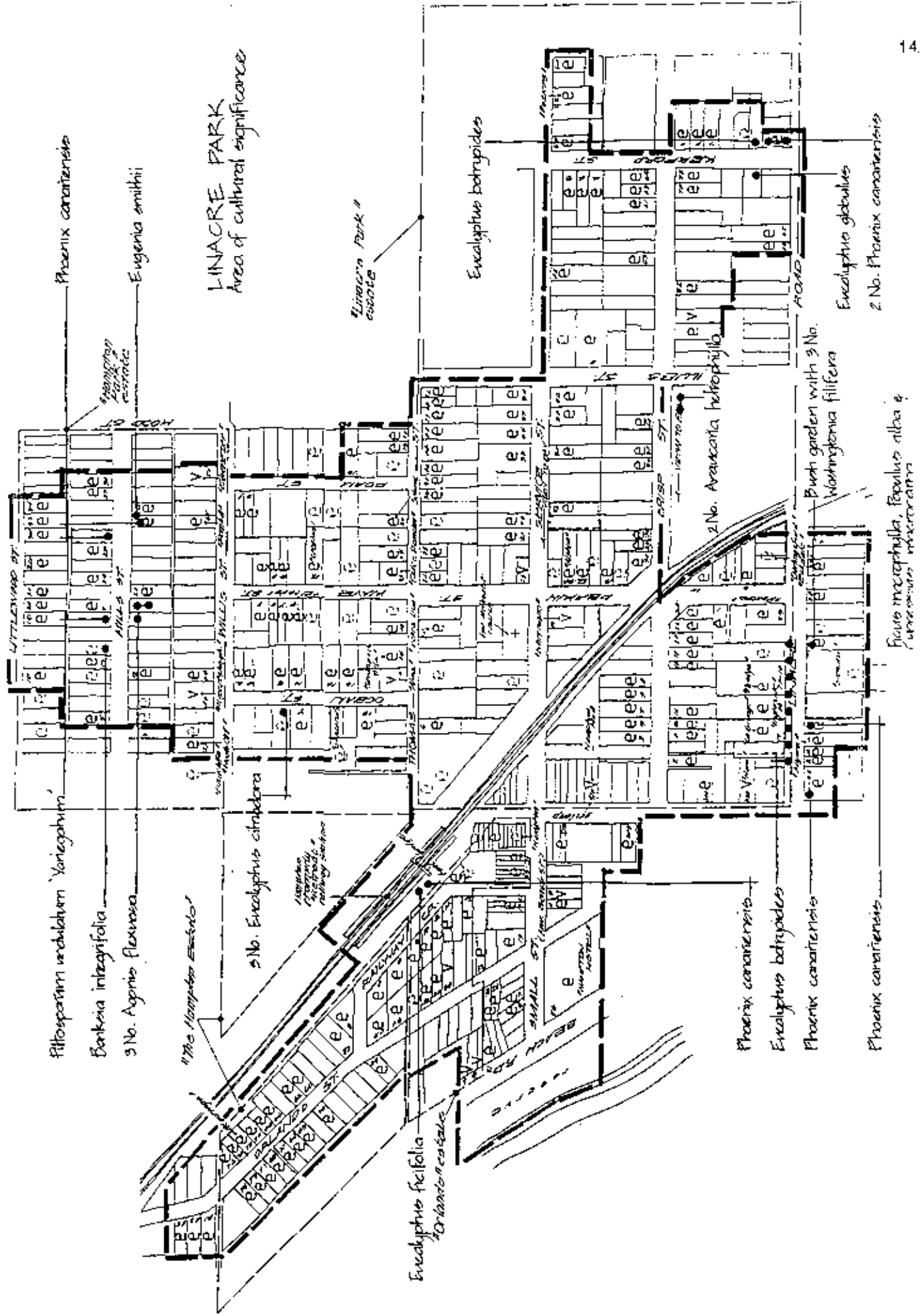
Eugenia smithii

Leptospermum laevigatum

PICNIC POINT PARK
Area of cultural significance.



SANDRINGHAM Area of cultural significance



Point Avenue area of Cultural Significance

This area which includes the "unmade" sections of Point Avenue and Coral Avenue, Beach Reserve and Rickett's Point Reserve, is a uniquely important remnant of Sandringham - Beaumaris for the following reasons:

1. It's remnant native vegetation including Tea tree, Banksia and Casuarina.
2. It's illustration of an 'ideal' settlement consisting of detached houses sited within and 'in harmony with' the coastal woodland.
3. Street formations with narrow winding alignments, a narrow central pavement, no footpaths, wide verges and casual or random groupings of native tree species.
4. It's chronological position in the urban conservation and landscape design movement of the 1950's and 60's, which sought to retain and maintain an indigenous landscape character in new residential subdivisions.
5. It's illustration of street forms which are a viable alternative to the municipal standard of concrete and asphalt.
6. The apparent 'naturalness' of the landform and remnant vegetation bordering Beach Road between Beaumaris Yacht Club and the Life Saving Club.

The effects of urban development upon Melbourne's coast generally, and Sandringham's coast specifically, have been documented by Bird and Kirkpatrick.

The deleterious effects upon land form and coastal processes of landfill the construction of sea walls and break waters are described by Bird.

The less obvious effects of vegetation change within apparently natural remnant stands of native coastal vegetation, are documented by Kirkpatrick.

The general trends of vegetation change are :

1. Replacement of native species by one or more introduced species in the same family or genus.
2. Loss of native shrubs and perennial herbs.

Between 1911 and 1971 the species count at Sandringham increased from 143 to 161, with only 64 in common.

At 1971 the rate of species turnover was estimated to be approximately 3 per year. Although 17 of the introduced species were Australian natives such as *Pittosporum undulatum* and *Albizia lophantha*, 60% were from Europe, 20% from South Africa and 10% from the Americas.

The process of weed invasion is accelerated by factors such as:

- Increased run off from adjoining roads and house sites.
- Nutrient increase through fertilizer drift and run off from gardens.
- Dumping of garden refuse.
- Transfer of seeds from garden species.
- Increased physical access for walking tracks, car tracks and car parking.
- Removal of trees to obtain seaward views from private gardens.
- Removal of topsoil or native plants.

The main weed species affecting the coastal vegetation are Boxthorn, Boneseed, Mirror Bush and exotic grasses.

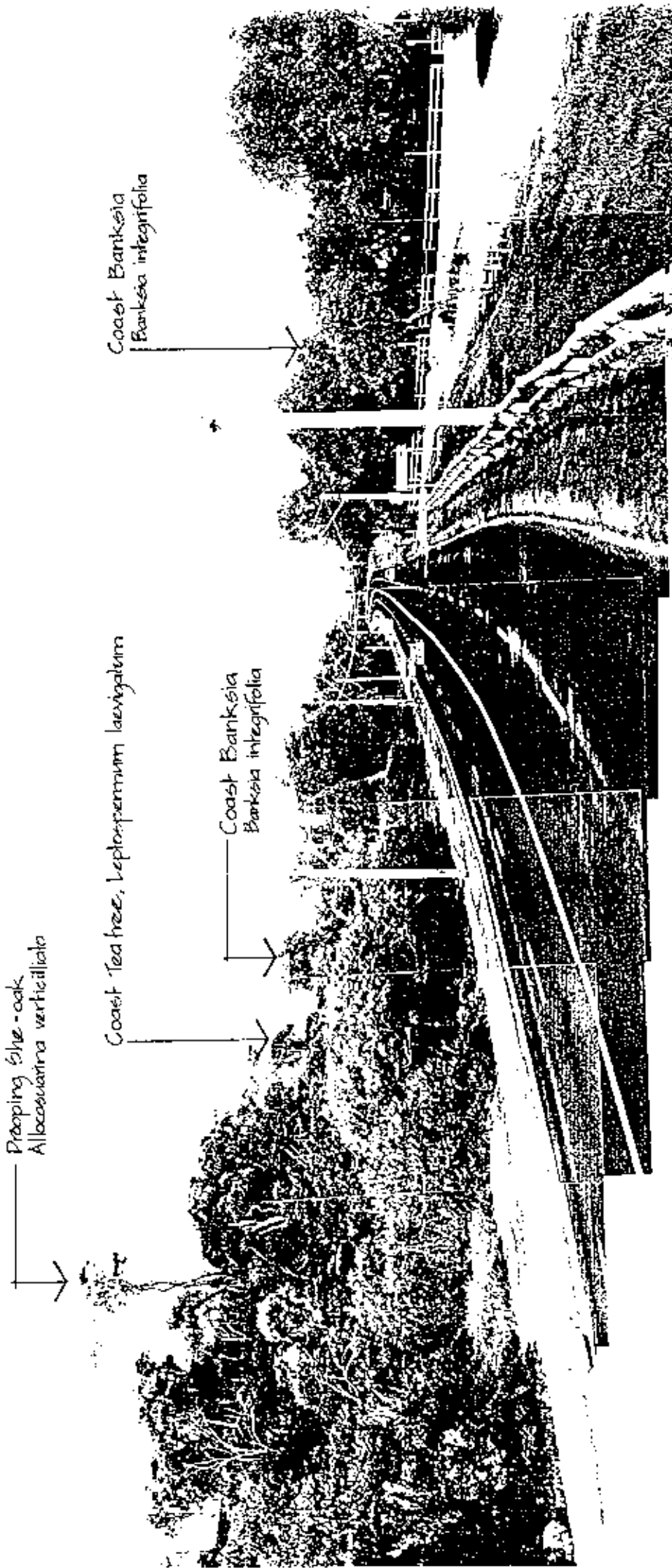
The apparent naturalness of the vegetation bordering Beach Road is given by the predominance of *Leptospermum laevigatum*, *Banksia integrifolia* and *Acacia longifolia*, supported by other trees and shrubs.

Remnant Tea Tree and plantings of Coast Banksia give a similarly natural character to the southern section of Point Avenue.

If these illusions of naturalness are to be maintained it is essential to manage both the remnant native vegetation and the plantings of connecting streets and private gardens.

Appropriate actions are:

1. Preparation of an existing conditions survey and planting plan for Point Avenue and Coral Avenue.
2. Preparation of a vegetation survey and management plan for the stands of remnant native vegetation.
3. Development of bushland regeneration techniques, perhaps based on the 'Bradley Method' invented for the conservation of bushland around Sydney Harbour.
4. Education of residents in the significance and qualities of their area, and their enlistment in its conservation.
5. Undergrounding of overhead power lines.
6. Protection of remnant native vegetation and significant trees on public and private land, under provisions of the Sandringham Planning Scheme.



Propping She-oak
Allocasuarina verticillata

Coast Tea tree, *Leptospermum laevigatum*

Coast Banksia
Banksia integrifolia

Coast Banksia
Banksia integrifolia



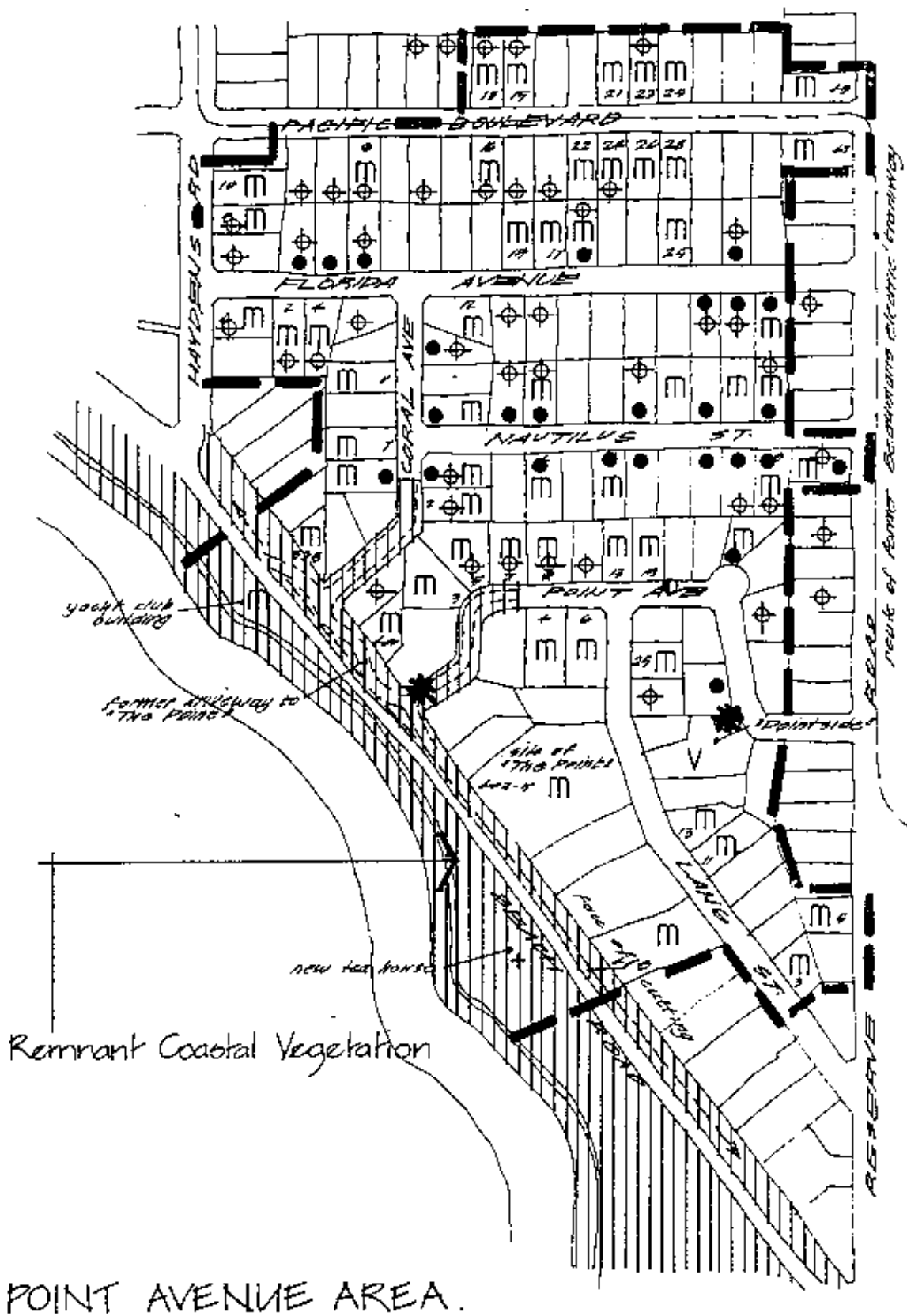
House within Tea Tree
Corner Nautilus Avenue and Reserve Road, Beamaris



Monterey Pine
Point Avenue, Beaumaris



Coast Banksia



POINT AVENUE AREA.

- ⊕ Remnant Red Gum (*Eucalyptus camaldulensis*)
- Remnant Tea tree (*Leptospermum laevigatum*)
- ◉ Coast Banksia (*Banksia integrifolia*)
- ★ Monterey Pine (*Pinus radiata*)

3.0 SIGNIFICANT TREES AND VEGETATION

This section of the study contains a draft list prepared by Council officers, including 7 individual trees contained in the Register of the National Trust of Victoria, 1985.

Maps of three of the areas of cultural significance are annotated with the locations of visually significant specimen trees.

A map of the Point Avenue gives the locations of remnant Tea Tree and River Red Gum contained in private gardens plus some individual specimens and areas of remnant coastal scrub.

These preliminary identifications may be amplified by Council establishing a local register of significant trees, and inviting residents to make nominations.

Significant Trees and Vegetation

The National Trust and the Royal Botanic Gardens have established a Register of Significant Trees of Victoria.

The following ten categories of significance apply:

1. Any tree of outstanding aesthetic significance
2. Any tree outstanding for its large height, trunk circumference or canopy spread
3. Any tree that is particularly old or venerable
4. Any tree commemorating or having associations with an important historical event
5. Any tree significantly associated with a well known public figure or ethnic group, including plantings by Royalty and other prominent people and trees associated with Aboriginal activities.
6. Any tree which occurs in a unique location or context and so provides a contribution to the landscape, including remnant native vegetation, important landmarks and trees which form part of an historic garden, park or town.
7. Any tree of a species or variety that is rare or of very localised distribution.
8. Any tree which is of horticultural or genetic value and could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure.
9. Any tree which exhibits a curious growth form or physical feature such as abnormal outgrowths, natural fusion of branches, severe lightning damage and unusually pruned forms.
10. Any stand or avenue of trees conforming to one of the above criteria.

Registered trees may be either classified or recorded.

'Classified' means those trees, avenues or stands which are essential to the heritage of Australia and which must be preserved.

'Recorded' means those trees, avenues or stands which contribute to the heritage of Australia, the preservation of which is encouraged.

In order to protect trees of local significance, The Ministry for Planning and Environment has drafted model provisions for the protection of 'Notable' trees, for inclusion in local planning schemes.

Nominations for inclusion in a Register of Notable Trees may be made by individuals, local societies, local government and State government departments.

Twelve areas of remnant native vegetation have been identified within Sandringham. Their recognition and conservation is a result of action by community groups, the Natural Environment Panel, and Council over many years.

They are significant because of:

- Their populations of indigenous species, some of which are 'rare on the metropolitan scale'.
- Their presentation of evocative images of the pre-settlement landscape.
- Their potential as models for planting design within the City's parks and gardens.

The following are either specimen trees or areas of native vegetation which are currently recognised as 'significant'.

1. Trees registered or classified by National Trust.

(R)	Leptospermum laevigatum (5) (Coast tea tree)	38 Dalgety Road Beaumaris
(R)	Leptospermum laevigatum (8) (Coast tea tree)	20 Martin Street Beaumaris
(R)	Ficus macrophylla (Morton Bay Fig)	Black Rock House, Ebdon Avenue Black Rock
(C)	Olea europaea ssp. europaea (Olive Tree)	Waratah Lodge 56 Abbott Street Sandringham
(R)	Banksia integrifolia (Coast Banksia)	Opposite 423 Beach Road Beaumaris
(R)	Ulmus parvifolia (Chinese Elm)	312-314 Hampton Street Hampton
(R)	Ficus macrophylla (Morton Bay Fig)	19 Linacre Road Hampton

2. Landscapes registered by National Trust

(R)	Bay Road Flora Reserve	2.04 Hectare Reserve south side of Bay Road 500 metres east of Bluff Road
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3. Trees which may have significance (identified by current study)

Elm Tree	Community Hall Cnr Balcombe Road and College Grove Black Rock
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Oak Tree	College Grove Black Rock
Morton Bay Fig Trees	Council car park Balcombe Road opposite Ebdon Avenue Black Rock
Eucalyptus botryoides	Linacre Road Hampton
Roadside vegetation	Central Section of Cheltenham Road Black Rock
Morton Bay Fig Tree	17-19 Linacre Road Hampton
Palm Trees	Mildura Street nature-strip near Beach Road

4. Areas with significant native vegetation.

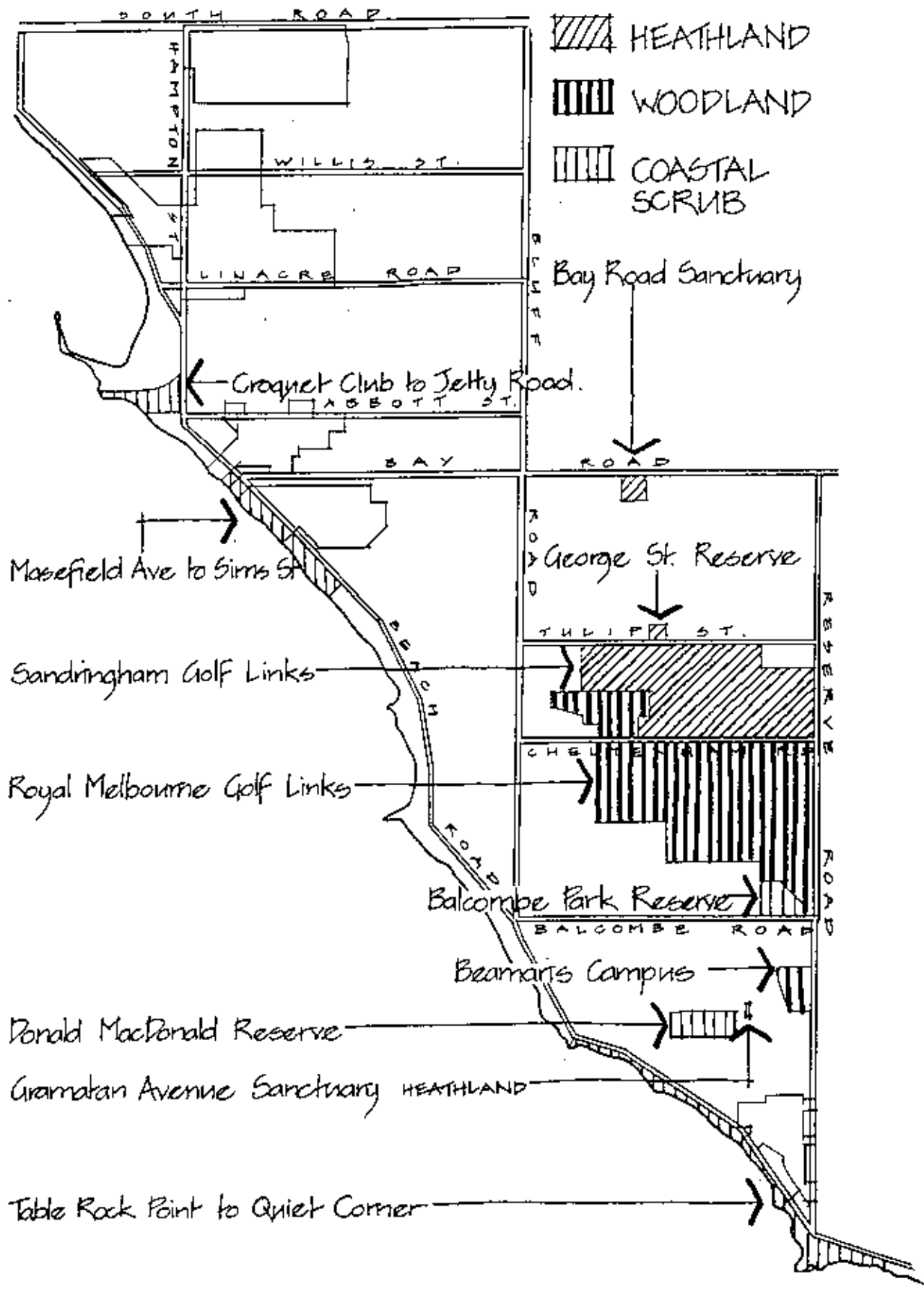
These are described in 'The Bushlands of Sandringham' by Daintry Fletcher.

Heathland	-	Bay Road Heathland Sanctuary George Street Reserve
		Grammatan Avenue Sanctuary Sandringham Golf Links
Woodland	-	Beaumaris Campus Heathland Royal Melbourne Golf Links
Coastal Scrub	-	Donald MacDonald Reserve
	-	Balcombe Park Reserve
		Foreshore vegetation from:
	i.	Table Rock Point to Quiet Corner, Beaumaris including the Point Avenue area
	ii.	Croquet Club to Jetty Road, Sandringham
	iii.	Masefield Avenue to Sims Street, Sandringham

Recommendations

In order to extend community awareness of significant trees and vegetation, and to continue the conservation of remnant native vegetation, Council should:

1. Establish a register of notable trees for inclusion in the local planning scheme.
2. Invite residents and community groups to nominate trees in private gardens, public parks and streets for inclusion on the register.
3. Rationalise the zonings of all bushland reserves and sanctuaries, in recognition of their historic, conservation and community values.
4. Prepare conservation and management plans for bushland reserves, in consultation with community groups.
5. Allocate adequate finances for the implementation of the management plans.



AREAS WITH REMNANT NATIVE VEGETATION.

4.0 STREET TREE PLANTING POLICY

In 1967, Council published a list of 20 species of trees and shrubs approved for planting in nature strips.

Typically, the species are small, decorative exotic or Australian native species, many used as garden plants during the past twenty years or so.

Of the 10 native species, only one is native to the Sandringham area - *Leptospermum laevigatum* - and the other is an horticultural hybrid - *Pittosporum Variegatum*.

It appears that Eucalypts were not acceptable as street trees.

In addition, the following dimensional specifications were given:

1. Planting to be restricted to shrubs and small trees with limited root systems which will not exceed 15 feet in height at maximum growth.
2. No planting permitted on nature strips less than 7 feet in width. Planting to be centrally located on nature strips.
3. Trees or shrubs to be limited one to each allotment.
4. No planting permitted within 40 feet of street intersections.

This choice of species, together with the restrictions placed upon tree locations and spacings, must have greatly determined the street tree plantings which we see today.

Council's current list of approved street trees and shrubs contains 50 Australian native species.

The Superintendent of Parks and Gardens is currently reviewing this list and has provisionally selected the following 26 species from it:

<i>Agonis flexuosa</i>	•	Willow Myrtle
<i>Agonis juniperina</i>	•	Juniper Myrtle
<i>Angophora hispida</i>	•	Dwarf Apple Myrtle
<i>Angophora costata</i>	•	Smooth-barked Apple
<i>Backhousia citriodora</i>	•	Lemon Ironwood
<i>Banksia integrifolia</i>	•	Coast Banksia
<i>Banksia serrata</i>	•	Saw Banksia
<i>Brachychiton populneus</i>	•	Kurrajong
<i>Callistemon viminalis</i>	•	Weeping Bottlebrush
<i>Casuarina littoralis</i>	•	Black She-Oak
<i>Casuarina stricta</i>	•	Drooping She-Oak
<i>Casuarina torulosa</i>	•	Rose Sheoak
<i>Eleocarpus reticulatus</i>	•	Blueberry Ash
<i>Eucalyptus cinerea</i>	•	Silver-leaf Stringybark
<i>Eucalyptus crenulata</i>	•	Buxton Gum
<i>Eucalyptus ficifolia</i>	•	Red Flowering Gum
<i>Eucalyptus leucoxylon rosea</i>	•	Pink Flowering White Ironbark
<i>Eucalyptus nicholii</i>	•	Willow-leaf Peppermint
<i>Eucalyptus pulchella</i>	•	White Peppermint
<i>Eucalyptus scoparia</i>	•	Wallangara White Gum
<i>Eucalyptus spathulata</i>	•	Swamp Mallet
<i>Hakea petiolaris</i>	•	Sea Urchin Hakea
<i>Lagunaria patersonia</i>	•	Norfolk Island Hibiscus
<i>Melia azedarach</i>	•	White Cedar
<i>Tristania conferta</i>	•	Queensland Box
<i>Tristania Laurina</i>	•	Kanooka

While this is an improvement upon the list of 1967 in that exotic garden species are eliminated, it is still eclectic and biased towards small trees and large shrubs. This selection should be supplemented by the addition of species which will have large adult sizes, or complement the identified areas of cultural significance.

Species which have proved suited to the municipality are:

Cinnamomum camphora	•	Camphor Laurel
Melaleuca leucadendron	•	Broad-leaved Paperbark
Platanus orientalis	•	Oriental Plane
Quercus palustris	•	Pin Oak

Council's restriction of street trees to native species, conflicts with the appropriateness of exotic species for replanting within the Linacre Park, Picnic Point and Sandringham areas of cultural significance.

Here, remnant plantings of Plane trees should be restored where possible, and new plantings of Plane, Pin Oak and perhaps Camphor Laurel introduced.

In recent years some existing plantings of Plane and Pin Oak have been supplemented as required.

Replanting of street trees is currently organised on a street by street basis, taking streets in alphabetical order. This practice should be abandoned and new plantings organised on an area basis, to establish planting themes appropriate to urban character.

Street plantings are generally arranged formally in parallel, regularly spaced rows. Often spacing between trees is too great to create an avenue, even with larger trees such as *Tristania conferta*. Such plantings require interplanting, perhaps with another species. *Melia azedarach* and *Tristania conferta* are a successful combination in Claremont Avenue, Malvern.

Irregular spacings and informal groupings of street trees could be introduced in areas such as parts of Beaumaris, where the topography is more undulating, grass verges are often more generous, and garden plantings often reach into the street space.



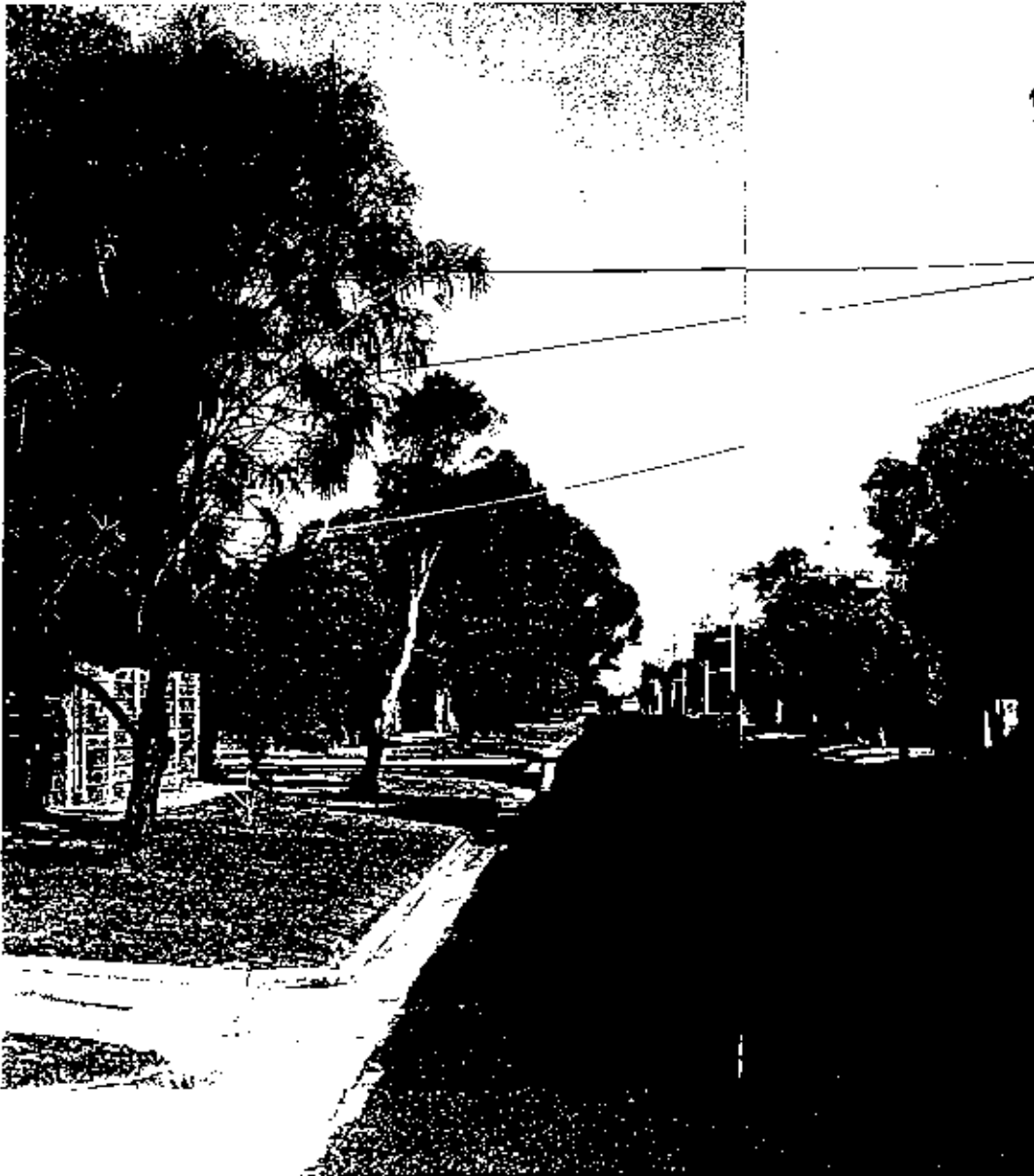
Inadequate Street trees, mainly Melaleuca
Cowper Street, Sandringham.



An avenue of Brush Box
Abbott Street, Sandringham.



*Camphor Laurel as a street tree
Tennyson Street, Sandringham.*



Wide verges and native street trees
Haydens Road, Beaumaris

5.0 TOWARDS A LANDSCAPE STRATEGY

The purpose of a landscape strategy plan is to set directions for the management and development of open space within the municipality.

The time scale for implementation of such a strategy is necessarily long, perhaps twenty or thirty years. It is therefore essential that the strategy contain a sub-set of policies and plans which may be implemented separately over time.

The four basic components of such a strategy plan are:

1. Preparation of an inventory of existing open space within the city.
2. The statement of clear objectives for management and development of public and private open space.
3. The establishment of an internal management structure which will encourage Council officers to pursue a holistic approach to open space management.
4. The preparation of appropriate policies and management plans.

5.1 Open Space Inventory

Open space within the city includes the following:

- Coastal reserves
- Bushland reserves including remnant woodland, heathland and coastal scrub
- Public parks and gardens
- Roads and streets
- Local shopping centres
- Private land including a golf course, industrial estates and private gardens

Within these six categories there will be a range of character areas and types which require definition, as a basis for further planning.

The first stage in preparing a landscape strategy plan should be an inventory which:

- Maps urban character areas according to landform, urban grid, built form and vegetation patterns
- Groups similar character areas into character types
- Identifies issues and opportunities

5.2 Objectives

Social values and perceptions change with changing personal, cultural, economic and political conditions.

Planning objectives necessarily respond to changes in dominant perceptions, and therefore can never be 'set in amber'.

Objectives which have thus developed over time and which are either explicit in Council policies and publications, or are implicit in its actions are:

- Conservation of remnant native vegetation included in coastal and inland reserves
- Conservation of urban areas of cultural significance
- Improvement of public parks and gardens
- Improved amenity of streets, roads and shopping centres

These four objectives should be adopted explicitly as the basis for Council's open space management.

5.3 Management Structure

Typically, the structure of local government into technical departments illustrates the chronology of development of both our urban environment and our collective perceptions of it.

The first imperative was to construct an infrastructure of roads and services.

The second imperative was to adjust that infrastructure to accommodate the motor vehicle.

The third imperative was to re-adjust, in order to manage the motor vehicle.

These three imperatives have largely determined the present physical condition of our cities, and have given engineering a dominant role in local government.

During the past twenty years or so, other perceptions of physical and environmental goals have developed.

These include:

- The desire to conserve remnants of cultural and natural heritage
- The wish to redress the balance between provision for people on foot and provision for cars.
- A developing consciousness of the visual character and quality of our streets and public spaces, and a resulting desire for improvement in them.

Such perceptions have led to the extension of local government activities into town planning, architectural conservation and the conservation of remnant native vegetation.

There is now an emerging consciousness that these separate strands need to be recombined and a whole view taken.

Unfortunately, the traditional separation of roles between staff does not encourage such a view. Almost uniformly, the economic power and ability to act lies with the engineers, and the imaginative power and desire to change the directions of action, lie with the planners and allied specialists.

In order to successfully formulate and realise a landscape strategy plan, it is necessary for a recombination of technical skills, and a redistribution of economic control to occur within local government.

Sandringham is fortunate in having professional staff including engineers, town planner and horticulturists who are both highly motivated and capable of realising these changes.

5.4 Policies and Plans

Strategy plan actions will be embodied in a series of policies and management plans based upon the twin goals of conservation and improvement of the city's cultural and natural resources and of its established urban character.

Directions for policy and planning development are listed below, in relation to particular open space types.

- i. **The coast**
 - Adopt and promote the 'Sandringham Coastal Management Plan.
 - Prepare landscape plans for individual sites within the coastal reserve.
 - Plan for an open space system by linking sites.
 - Establish a rolling budget and programme for implementation of projects.

- ii. **Inland Reserves**
 - Develop policies for active and passive recreational use of existing parks and gardens.
 - Develop planting policies for:
 - conservation of remnant native vegetation
 - guidelines for new planting including re-establishment of indigenous species and recreation of suitable habitats for native birds and insects.
 - Prepare planting plans for:
 - spatial definition of areas within reserves
 - conservation of existing remnant vegetation
 - establishment of new plantings

- iii. **Streetscapes**
 - Review the current inventory of existing street trees for completeness and accuracy.
 - Prepare plans of existing street tree plantings for:
 - species
 - condition
 - significance
 - Prepare planting plans for main roads including:
 - Beach Road
 - Bay Road
 - Bluff Road
 - Balcombe Road
 - Cromer Road
 - New Street
 - Tulip Street
 - Hampton Street
 - South Road
 - Reserve Road
 - Cheltenham Road
 - Prepare planting plans for the four areas of cultural significance identified by the completed heritage study.
 - Prepare planting plans for urban character areas identified by the future open space inventory
 - Establish priorities, budgets and a planting programme.
 - Review street construction and maintenance practices to conserve alternative street forms, such as the sand track of O'Connor Street and the bluestone kerb and channel construction of Eliza Street, Sandringham.

- iv. **Street Trees Policy**
 - Expand the species list to include exotic and large native species appropriate for planting within the Sandringham, Picnic Point and Linacre Park areas of cultural significance.
 - Review the list of preferred native species to include more large trees capable of achieving significant height and spread of canopy.

- Review planting practices including spacing and location of trees.
 - Establish techniques for plantings within carriageways where grass verges are inadequate and road space is available.
- v. Railway Reserves
- Explore the possibility of establishing a linear plantation of native trees and shrubs along the borders of the railway reserve through Hampton to Sandringham.



A country road
Cheltenham Road, Black Rock
The trees are mainly Mahogany Gum and Brush Box



Bluestone kerb & channel & wide verges
Eliza Street, Sandringham



An alternative street form
O'Connor Street, Sandringham.



Railway Reserve, Hampton with bordering vegetation

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