

9 December 2013

Mr Stuart Caldwell
Group Manager, Planning
Bayside City Council
PO Box 27
SANDRINGHAM VIC 3191



**Beaumaris Conservation
Society Inc.**

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Planning Application 5/2013/384/1 for R/394-416 Beach Road, Beaumaris

Dear Mr Caldwell,

Beaumaris Conservation Society Inc. strongly objects to the [above application](#) on the basis of:

- the proposed removal of indigenous vegetation from a [VPO Schedule 1](#) Coastal Area, despite the advertised application being, instead of that, for removal of vegetation from a [VPO Schedule 3](#) area, which relates to a much wider and less rare and less public area,
- the use of the Ricketts Point Landside Reserve for a purpose contrary to its Public Park and Recreation zoning ([PPRZ](#)), which is to gain access to private freehold land that already has legal vehicle access from Lang Street, Beaumaris, and to modify an area of the Reserve to use it as a works site from which work to rectify damage to structures on that private land is proposed,
- a genuine, but as yet unproven concern that the actions or inactions of the proprietor/s of the properties immediately above the landslip, or others at their direction or with their approval, may have caused or substantially contributed to the relevant landslip occurring in the first place and that this - having direct relevance to what subsequent steps, where, and at whose cost are appropriate - should first be thoroughly investigated and reported upon, and
- the harmful precedent that a permit would set for applications for permits for such works by owners of one or more of the numerous other properties bordering the Reserve.

The applicant should be advised to undertake other means of rectifying his or her particular problem, such as gaining access via neighbouring properties, developing access via his or her own property through partial demolition and later reconstruction if necessary, use of a crane, or similar alternatives to causing undue and irreparable damage to a unique bushland reserve, which is [signposted nearby](#) by Bayside City Council with a reward for apprehending tree vandals.

To grant a permit for the reasons given, which will cause severe degradation of the Reserve, is not justifiable. The Society believes that the required Ministerial consent under Section 37 of Victoria's *Coastal Management Act 1995* should be refused in this case, as it was in [a case in 2005](#).

This is ultimately a private landholder issue, and the public should not be rendered the poorer merely for the sake of convenience.

Yours sincerely,

Ron Morris
President
Beaumaris Conservation Society Inc.

cc: Mayor and Councillors, Bayside City Council;
Hon. Ryan Smith MLA, Minister for Environment and Climate Change;
Hon. Lisa Neville MLA, Shadow Minister for Environment and Climate Change;
Mr Murray Thompson MLA, Member for Sandringham;
All five Members for Southern Metropolitan Region;
Co-ordinator, Friends of Ricketts Point Landside