

S57 FORM - OBJECTION TO GRANT A PLANNING PERMIT

Planning and Environment Act 1987

To submit an objection complete this form and lodge it with the Responsible Authority – forward to: enquiries@bayside.vic.gov.au or at the address above.

Details – (please use BLOCK letters) *Please refer to privacy statement below*

I/We: Beaumaris Conservation Society Inc.	
Address: PO Box 7016 Beaumaris	Postcode: 3193
Email: info@bcs.asn.au	
Telephone: 9589 1802	Mobile: 0429176725

Details of Application:

Application Reference Number: 228/2016	Permit application No:
Address of Land: 14 Agnes Street, Beaumaris, 3193	

Reasons for Objection:

1. The proposal to construct two double storey dwellings and removal of native vegetation:
<ul style="list-style-type: none"> • Is an over-development of the site having regard to planning policy, Bayside Planning Scheme provisions and sound land use planning principles. • Is incompatible with the low residential density and landscaped garden character of the site and adjoining land as well as the wider context of the recognised and protected native vegetation of Beaumaris.
2. In particular the proposed development is inappropriate and unacceptable to our members who are neighbours and residents because it:
<ul style="list-style-type: none"> • Is inconsistent with and does not support the State Planning Policy Framework including clause 11.02-1 <i>Supply of Urban Land</i> and clause 15 <i>Built Environment and Heritage</i>. • Is inconsistent with and does not support Bayside Planning Scheme Local Planning Policy Framework specifically <i>Clause 21.02 Bayside Key Issues and Strategic Vision, Clause 21.04 Environmental and Landscape Values, Clause 21.06 Built Environment and Heritage 21.06-1 Character and Identity and Clause 22.06 Neighbourhood Character Policy</i>. • Does not comply with the requirements of Clause 55 of Bayside Planning Scheme, most significantly: <ul style="list-style-type: none"> ○ Standard B1 Design Response ○ Standard B2 Residential policy ○ Standard B13 Landscaping objectives ○ Standard B17 Side and rear setbacks.

- Has not demonstrated complete compliance with the requirements of *Clause 52.06 Car Parking* of Bayside Planning Scheme.

3. Specifically the proposal to construct two dwellings and associated buildings and works and to remove substantial site vegetation will most directly impact on BCS Inc. members, because of:

- The over development of the site and its effect on local amenity, livability, neighbourhood character, sense of place and reinforcing mental health by an environment dominated by substantial and mature vegetation.
- The loss of vegetation and inability to provide a suitable replacement landscape across the site because of dominant built form lack of suitable open space.
- The site at 14 Agnes Street is generous in size in a street which reflects a strong Beaumaris vegetation character protected by a Vegetation Protection Overlay. The vegetation across this site is valued by many Beaumaris residents including the nearby and not so nearby neighbours who regularly pass this site.

A medium density design for this site must recognise that the existing vegetation is a planning constraint and not an obstacle simply to be removed or majorly pruned. The proposal comprises two very large dwellings dominated by indoor living space, pools, decking with the space for meaningful vegetation and outdoor recreation marginalised to pockets at the extremes of the site.

- The design for this site comprises considerable built form and living spaces comprising four bedrooms and three bathrooms. As Beaumaris housing is dominated by family homes, this proposal does not contribute to housing diversity. These dwellings do not meet the needs of a single person, couple with no dependants, a person ageing in their home or a family with young children seeking affordable housing with adequate private outdoor recreation space.

The dominant household type forecast to grow in Bayside are singles and couples with no dependent children This large site can accommodate a modest medium density development meeting the housing diversity required by these households.

An appropriate medium density development would comprise around 40% site coverage providing an additional 80 square metres of suitable recreation space and a spread of vegetation across the site consistent with the surrounding neighbourhood character.

This additional space could be readily provided by modest reduction to generous living spaces, retaining the rear on street garage access for the east dwelling and a tandem garage accessed with a single width driveway for the west dwelling.

The current proposal for 14 Agnes Street Beaumaris comprises excessively large built form that is uncompromising in its use of space and inadequately responds to the preferred neighbourhood character. The order needs to be reversed with the design making the compromises to provide adequate recreation space and vegetation for the benefit of future occupants and the wider Beaumaris community.

(Please attach additional pages to this form)

Privacy Statement: Please be aware that copies of objections may be made available to any person for the purpose of consideration as part of the planning purpose.