

S57 FORM - OBJECTION TO GRANT A PLANNING PERMIT

Planning and Environment Act 1987

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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
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Details of Application:

Application Reference Number: 561/2016	Permit application No:
Address of Land: 1 Gray Court, Beaumaris, 3193	

Reasons for Objection:

The proposal:

- is inconsistent with and does not support Bayside Planning Scheme Local Planning Policy Framework specifically 42.02 Vegetation Protection Overlay (VPO3) which seeks to prevent the loss of native and particularly indigenous vegetation incurred by development, retain the amenity, aesthetic character and habitat value of Australian native vegetation and indigenous vegetation in particular within the Beaumaris and Black Rock area, promote the regeneration and replanting of indigenous species in the Beaumaris and Black Rock area.
- is inconsistent with and does not support Bayside Planning Scheme Local Planning Policy Framework specifically 22.06 Neighbourhood Character Policy for Precinct H4 that seeks to retain large, established trees and provide for the planting of new trees and shrubs wherever possible.

The site at 1 Gray Court Beaumaris makes a considerable contribution to the valued, predominant and preferred Beaumaris neighbourhood character which is defined by vegetation. The contribution of 1 Gray Court to the vegetation character is provided by significant and informal vegetation in the highly visible front setback complemented by vegetation in the side and rear setbacks.

As detailed in the application documentation the trees in the rear and side setback are in decline. The removal of these trees provides the opportunity to plant a larger number of replacement indigenous and native trees across the site consistent with the objectives of VPO3 and local Neighbourhood Character Policy.

This application does not provide justification to remove large established trees across the site and concentrate the replacement vegetation at the extremities of the front

setback. The removal of the vegetation from the side and rear of the site without replacement vegetation will considerably diminish the vegetation character of this highly visible site.

To maintain the integrity and contribution this site makes to the preferred neighbourhood character, the replacement planting must be concentrated in the side and rear setbacks. The application does not justify why replacement planting is not provided in a similar position to the trees proposed for removal. A similar justification is not provided for replacing tree 8 fronting Gray Court.

The removal of trees without replacement trees in the same or similar position to potentially accommodate new built form cannot be justified. The proposal not to replace trees in the side or rear setback to allow for a potential expansion to built form or impervious surfaces will irrevocably undermine the integrity and valued contribution this site makes to neighbourhood character. Replacement trees are critical along the side and rear setback to balance either the existing dwelling, an expansion to this dwelling or a new dwelling(s) occupying a larger footprint.

Any approval to remove the seven trees proposed must require a minimum of seven medium to large, predominately indigenous, replacement trees mainly in the side and rear setback. The VPO and neighbourhood character policy for Beaumaris recognises and seeks to protect the predominant vegetation character. The natural ageing and decline of vegetation is not a justification to remove these trees primarily to accommodate an expanded dwelling footprint at some later date.

Recent events at the Beaumaris High School site should reinforce to Bayside City Council and the community that Beaumaris residents highly value the existing and ongoing vegetation character of their suburb and fully expect the VPO and planning scheme policy that protects this vegetation will be respected and implemented.

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.