

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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Telephone: 9589 1802	Telephone: 9589 1802

Details of Application:

Application Reference Number: 5/2016/543/1	Permit application No:
Address of Land: 5 Powys Drive, Beaumaris, 3193	

Reasons for Objection:

1. The proposal to construct three dwellings and associated buildings and works and to remove substantial site 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 significant coastal landscape and native vegetation precinct of Coral Avenue/Point Avenue and Ricketts Point.
2. In particular the proposed development is inappropriate and unacceptable to us as neighbours 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>, clause 15 <i>Built Environment and Heritage</i> and clause 16.01-2 <i>Location of Residential Development</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</i>, <i>Clause 21.04 Environmental and Landscape Values</i>, <i>Clause 21.06 Built Environment and Heritage 21.06-1 Character and Identity</i> and <i>Clause 22.06 Neighbourhood Character Policy</i>. Is inconsistent with and does not support the adopted <i>Bayside Housing Strategy</i> and specifically the policy that housing change in <i>Established Residential Areas</i> will take the form of new single dwellings or up to two dwellings no more than two storeys and which present a single dwelling appearance to the streetscape.

3. The proposal does not comply with the requirements of Clause 55 of Bayside Planning Scheme, most significantly:
- i. Standard B1 Neighbourhood Character – The development fails to respond to the existing and preferred neighbourhood character for this precinct distinguished by the nearby neighbourhood character of the Deauville estate.
 - ii. Standard B2 Residential policy
 - iii. Standard B13 Landscaping – The proposal fails to provide appropriate landscaping areas contrary to the preferred neighbourhood character.

4. The extent of proposed vegetation does not comply with the objectives of Clause 42.02 (Vegetation Protection Overlay, Schedule 3) as:
- i. By failing to integrate sufficient areas for planting medium to large trees across and within the boundaries of the site the proposal fails to promote the regeneration and replanting of indigenous species in the Beaumaris and Black Rock area.

5. The proposal fails to respond to the objectives of Clause 22.06 (Neighbourhood Character Policy, Precinct H7) of the Bayside Planning Scheme, on the following grounds:
- i. The proposal fails to maintain and enhance the garden settings of the dwellings due to the lack of space provided around the dwellings for the planting of replacement vegetation.
 - ii. The proposal fails to strengthen the garden settings providing insufficient replacement of substantial and indigenous vegetation.
 - iii. The proposal fails to strengthen the garden setting of the area as the amount of impervious surfaces has not been minimised in the front setback.

This development is proposed on a substantial site area of 1011m². The design response states that the development will be landscaped to a high standards (sic) with plants recognised as indigenous to the local area and the rear setbacks are identified as a substantial area available for canopy tree planting.

Despite the considerable size of the site the only medium to large trees proposed are the retention of an English Oak on the west side boundary, the dominant Marri *Corymbia calophylla* on the front boundary and the proposed concentration of ten new exotic trees in the front setback. The remaining larger vegetation proposed includes Bamboo, Evergreen Fig and Portugese Laurci constrained to the extreme boundaries of the side and rear setbacks as screening hedges with the rear and side setbacks dominated by synthetic grass and decking.

Rather than respect and respond to the surrounding neighbourhood character this proposal comprises excessive built form, a front setback dominated by driveways and minimal planting of medium to large indigenous vegetation in the side and rear setbacks. This proposal replicates an uncompromising style of built form indistinguishable from the style of medium density development replicated in areas where vegetation is not the dominant feature of neighbourhood character.

This large site provides a rare opportunity to balance medium density development with considerable space for an informal planting of indigenous and native vegetation in the front and rear setbacks and in spaces along the side setbacks. Instead the design fails to provide a balance of indigenous, native and exotic vegetation in the front setback and the uncompromising built form and large areas of decking provide little room for the planting of canopy vegetation in the side and rear setbacks.

The design does not meet the Bayside Planning Scheme objectives for Beaumaris where vegetation is the existing and preferred dominant feature of neighbourhood character, not excessive built form, paved areas and decking.

(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.