

## 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](mailto:enquiries@bayside.vic.gov.au) or at the address above.

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

I/We: <a href="#">Beaumaris Conservation Society Inc.</a>	
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### Details of Application:

Application Reference Number: 5/2016/656/1	Permit application No:
Address of Land: 93 Reserve Road, Beaumaris, 3193	

### Reasons for Objection:

1. The proposal to construct two dwellings and associated buildings and works and to remove substantial site vegetation:
<ul style="list-style-type: none"> <li>is an inadequate response to planning policy, Bayside Planning Scheme provisions, and</li> <li>is incompatible with the low residential density and landscaped garden character of the site and adjoining land as well as the wider context where bushy gardens surrounding the dwellings dominate the streetscapes.</li> </ul>
2. In particular the proposed development is inappropriate and unacceptable to Beaumaris Conservation Society Inc. members as neighbours because it:
<ul style="list-style-type: none"> <li>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</li> <li>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>.</li> </ul>

3. The proposal does not comply with the requirements of Clause 55 of the 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 treed and bushy character in surrounding private and public spaces
- ii. Standard B2 Residential policy
- iii. Standard B13 Landscaping – The proposal fails to provide appropriate landscaping areas, contrary to the preferred neighbourhood character.

4. By failing to integrate sufficient areas for planting medium to large trees across and within the boundaries of the site the proposal does not comply with the third objective of Clause 42.02 (Vegetation Protection Overlay, Schedule 3) to promote the regeneration and replanting of indigenous species in the Beaumaris and Black Rock area.

The site context for this substantial site area of 890 m<sup>2</sup> fails to recognise the rare opportunity to provide substantive new indigenous and native vegetation across the site consistent with the dominant vegetation character of surrounding dwellings, the Beaumaris Community Centre opposite and the nearby Long Hollow Heathland.

The proposal documentation erroneously states that the proposal is not close to areas of high conservation significance. In response to clause 21.04 Environment and Landscape Values and the design response fail to identify that the site is close to Long Hollow Heathland which has heathland of State significance.

At a minimum this proposal should provide several medium to large indigenous trees in each of the front, side and rear setbacks complemented by a selection of medium to large indigenous shrubs to regenerate the indigenous vegetation of the site and provide a landscape response respectful of the existing and preferred neighbourhood character of Beaumaris.

5. The proposal fails to respond to the objectives of Clause 22.06 (Neighbourhood Character Policy, Precinct H3) of the Bayside Planning Scheme and the Bayside Landscaping Guidelines, on the following grounds:

- i) The proposal fails to strengthen the bushy garden character by not providing substantial vegetation along the front, side and rear setbacks of the site. The space available for vegetation along the side setback has been monopolised by excessive decking and insufficient space is proposed for planting of indigenous and native vegetation in the rear setback.

The provision of medium to large trees along the side and rear setbacks will provide some offset to building two double storey dwellings where the neighbouring blocks and backyardscape is dominated by open space or single storey dwellings.

- ii) Adequate space is not provided along the gun barrel driveway to unit 2 for the planting of sufficient vegetation, particularly medium indigenous canopy shrubs and trees necessary to minimise the dominance of built form and paved area.
- iii) The proposal fails to avoid the loss of front garden space due to the unjustifiable use of a separate driveway to each dwelling and excessive paved areas in the front setback. The impact of this excessive paving is exacerbated by the non-complying front setback in contrast to the dominant front garden areas of surrounding dwellings.

The identification of an opportunity to develop dwellings with greater access via separate driveways in the site context plan is not supported by the Bayside Planning Scheme. The additional driveway will unreasonably fragment public nature strip and reduce the space for planting additional street trees. The sharing of a driveway is a minor compromise necessary to accommodate medium density development, minimise impervious areas and maximise the space for vegetation in both private and public spaces.

The proposal does not meet the Bayside Planning Scheme objectives for Beaumaris where vegetation is the existing and preferred dominant feature of neighbourhood character, not decking and driveways. At a minimum this proposal needs to be modified to remove the unreasonable use of a second driveway and provide significantly more medium to large native and indigenous vegetation in the front, side and rear setbacks and along the driveway to dwelling two.

(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.