

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.	
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Details of Application:

Application Reference Number: 5.2017.155.1 Permit application No:
Address of Land: 12 Agnes Street, Beaumaris

Reasons for Objection:

<p>1. A proposal for the development of a Double Storey Dwelling and an Outbuilding in a Special Building Overlay and associated Removal of Eight (8) Native Trees in a Vegetation Protection Overlay - Schedule 3:</p> <ul style="list-style-type: none"> is incompatible with the bushy garden character of the site and adjoining land as well as the wider context where bushy gardens surrounding the dwellings dominate the streetscapes.
<p>2. In particular the proposed vegetation removal and extensive paved areas is inappropriate and unacceptable to Beaumaris Conservation Society Inc. members as neighbours because it:</p> <ul style="list-style-type: none"> 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 Key Issues, Objectives and Strategies and Clause 22.06 Neighbourhood Character Policy.</i>
<p>3. The extent of proposed vegetation removal and replacement does not comply with the objectives of Clause 42.02 (Vegetation Protection Overlay, Schedule 3):</p> <ol style="list-style-type: none"> Fails to recognise the valued contribution the vegetation proposed for removal makes to the site and the negative impact removal of this vegetation will have on the vegetation integrity of the immediate Agnes Street neighbourhood and wider environs of Beaumaris By failing to provide a planting of an appropriate selection and number of indigenous and native 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 It fails to provide both an assessment and management plan for the wildlife that depend on the site's vegetation for habitat.

4. The proposal fails to respond to the objectives of Clause 22.06 (Neighbourhood Character Policy, Precinct H3) of the Bayside Planning Scheme, on the following grounds:
 - i. The proposal fails to maintain and enhance the bushy garden settings of the dwelling owing to the removal of valued native vegetation and inadequate replacement indigenous and native replacement vegetation.
 - ii. The proposal fails to avoid the removal of large established trees.
 - iii. The proposal fails to avoid the loss of front garden space to paved driveway.

This proposed development is on an extremely generous site area of 971 m² with large and valued vegetation protected by VPO3. The current house, informal bush garden and tea tree fence represents a distinctive Beaumaris style highly valued by residents. Any loss or degradation of the current home and bushy garden surrounds will have a negative impact on the integrity of Beaumaris vegetation character. It is critical that any redevelopment of this site represents a sensitive retention of existing vegetation character and a dwelling that sits within and does not dominate the site.

Specifically the proposed development and tree removal fails the requirements of VPO3 and Clause 22.06 (Neighbourhood Character Policy, Precinct H3) for the following reasons:

- The removal of Tree 1, 2, 3 and 7 will permanently erode the strong vegetation character of the front setback. Tree 3, whose trunk is at least 5 metres north of the existing house, is identified as a large Manna Gum (*Eucalyptus pryoriana*) and its removal will have an unacceptably negative impact on the strong vegetation character of the site, the surrounding streetscape and habitat of legally protected native fauna and birds.

The Arborist Report assesses Tree 3 as being in good health with a relatively long useful life expectancy and *should be protected*. The removal of this tree is strongly opposed and cannot be compensated with replacement vegetation.

While Trees 1 and 2 could be replaced by more appropriate species these trees currently provide a valued medium sized bushy element to the west side of the front setback reducing the impact of the driveway and parking facilities. The proposal must include a sufficient area of garden space in the north west corner for the planting of at least two medium size trees that are indigenous or are of a genus that is indigenous to Beaumaris.

The removal of the Coast Tea Tree (*Leptospermum laevigatum*) in the front setback identified as Tree 7 will have an unacceptable negative impact on the vegetation character particularly given no comparable indigenous replacement vegetation is proposed.

The arborist report identifies the tree as being in good health but having a limited Useful Life Expectancy (ULE). Tea tree of varying health is a dominant feature in Beaumaris gardens, particularly in the front setback. An appropriate response would be to plant a replacement indigenous tree in close proximity to this tree to provide a sensitive process of renewal when its eventual senescent condition necessitates the tree's removal.

- The large removal of vegetation along the western and south boundaries is not offset by an appropriate selection of medium to large replacement indigenous and native trees. The removal of Tree 8 (Desert Ash *Fraxinus angustifolia*), Tree 9 (WA Peppermint *Agonis flexuosa*) and Tree 19 (WA Flowering Gum *Corymbia ficifolia*) will have a dramatic negative impact on the vegetation character along the western boundary and to the rear of this site.

The retention of 4 mature Cocos Island Palms (*Syragrus romanzoffiana*) in the rear setback, which are strikingly different from the indigenous vegetation of Beaumaris, will neither offset the loss of the afforesaid trees, nor complement the wider vegetation character of Beaumaris.

An appropriate landscape plan should provide a replacement of Trees 8 and 9 with large trees that are indigenous, or are of a genus that is indigenous to Beaumaris, in the western side and rear setbacks.

The removal of Tree 19 is not supported, with the canopy providing a valued vegetation contribution to Moyseys Run. Its retention does not compromise the proposed development.

- The landscape plan fails to achieve the VPO3 objective of promoting the regeneration and replanting of indigenous species in Beaumaris as it does not include any medium to large indigenous or even native trees.

The large site area of 12 Agnes Street, in combination with a relatively low site coverage and potentially high permeability, provides significant opportunities to plant vegetation that is indigenous or is of a genus that is indigenous to Beaumaris in the side and rear setbacks.

The absence of replacement and new indigenous and native vegetation planting proposed for the side and rear setbacks fails to meet the vegetation requirements of VPO3, the objectives of Clause 22.06 (Neighbourhood Character Policy, Precinct H3), the Bayside Landscaping Guidelines, and the recommended tree replacement detailed in the Arborist's Report.

At a minimum the landscape plan must include the planting of both replacement and new medium to large native and indigenous trees in the generous areas of open space in the rear setback and along the side setbacks.

The overall landscape plan for this site should ensure a dominant vegetation character of this site is retained, particularly given the visual impact of the proposed dwelling.

- With regard to fauna, the Arborist's Report makes no reference to how the impact that tree removal and inadequate replacement vegetation will have on legally-protected native fauna will be managed.

Once again in Beaumaris, development proposal fails to prevent a net loss of habitat that will unsustainably concentrate native fauna to the vegetation in surrounding sites, and will thus cause deaths of such fauna and stress and damage to that vegetation. Naturally, this also damages the amenity of surrounding neighbours' properties.

- The Metricon Site Analysis shows a permeability rate of 70%. This level of permeability is inconsistent with the considerable areas of crazy paving and exposed aggregate driveway shown in the landscape plan.

The area of driveway in the front setback and the western boundary and paving in the rear setback must be considerably reduced to minimise the loss of front garden space and provide appropriate areas of open space for new medium and large trees as detailed above.

This proposal is not an acceptable response to the environmental aspects of the Bayside Planning Scheme. Rather than respecting and responding to the surrounding neighbourhood character, this proposal comprises the unjustified removal of valued native and indigenous vegetation. This proposal lacks the requisite replacement planting of medium to large indigenous and native vegetation and wholly fails to take the opportunity to plant new indigenous and native vegetation in the large areas of open space available.

The proposed removal of vegetation and the landscape plan do not meet the Bayside Planning Scheme objectives for Beaumaris for the conservation and regeneration of native and indigenous vegetation and those proposals should be rejected.

(Please attach additional pages to this form)

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