

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: 86/2016	Permit application No:
Address of Land: 5 Summerhill Road, Beaumaris, 3193	

Reasons for Objection:

The proposal to amend the existing planning permit 5/2016/86/1 to remove four (4) native trees and include the removal of an additional three (3) native trees in a Vegetation Protection Overlay - Schedule 3 is inappropriate and unacceptable to residents and members of the Beaumaris Conservation Society Inc. because:

The extent of proposed vegetation removal does not comply with the objectives of Clause 42.02 (Vegetation Protection Overlay, Schedule 3) as:

- a. The proposal fails to adequately prevent a loss of vegetation incurred by the development as all VPO3 protected trees are proposed for removal
- b. The proposal fails to retain the amenity, aesthetic character and habitat value of the Australian native and indigenous vegetation within the Beaumaris area due to the removal of native trees
- c. The proposal fails to promote the regeneration and replanting of indigenous species in the Beaumaris and Black Rock area
- d. No assessment is provided of professional arborist remedial treatment that could be taken to treat and conserve the trees as an alternative to removal.
- e. Summerhill Road demonstrates an overwhelmingly strong vegetation character in the dwellings and public space surrounding this site.

The proposed removal of all remaining large native vegetation and the grossly inadequate proposed replacement native and indigenous trees will significantly erode this vegetation character.

- f. The site is located very close to the Royal Melbourne Golf Course, which has extensive and highly valued remnant indigenous and native vegetation. The loss of native vegetation from 5 Summerhill Road will considerably undermine the indigenous vegetation integrity of the immediate area and links to Royal Melbourne Golf Course.

- g. The existing (and previously, the recently removed vegetation) in the front setback of the site provides a valued and increasing contribution to the preferred neighbourhood character of native and indigenous vegetation spread across private and public spaces.

The landscape plan does not satisfy the VPO objectives and the Bayside Council Landscape Guidelines. The landscape plan, stated to be a response to the era of Federation gardens, dominated by a Canary Island Date Palm to enhance the Federation architecture and use of indigenous vegetation planted along the boundaries in a “traditional hedge format” (*sic*) as “a great way of ticking the requirement boxes” is a misleading, disingenuous and disrespectful response to the valued vegetation character of the area and objectives of the VPO.

The landscape plan shows the front setback is dominated by paved surfaces and a lack of medium to large indigenous vegetation. The rear setback shows vegetation planted along the boundary to be restrained as hedging rather than spreading medium to large tree canopy trees.

Overall the landscape plan lacks evidence of replacement indigenous and native vegetation that will provide dominant vegetation character respectful of the surrounding Summerhill Road streetscape.

If the tree removal is approved, the approved landscape plan must provide a considerable amount of native and indigenous vegetation planted across the site to offset both the vegetation loss and the dominant built form of the proposed new dwelling, and any such landscape plan would need to be enforced and followed up to ensure compliance.

- h. The removal of the remaining vegetation from the site will remove all meaningful native vegetation habitat and negatively impact birds and other fauna reliant on these trees as a vegetation corridor from the Royal Melbourne Golf Club land.

A determination of whether this permit application satisfies the objectives of VPO3 cannot be made without measuring and assessing the impact of tree removal on wildlife corridors and habitat.

- i. The arborist report health assessment for Trees 1 and 2 is not dissimilar to the health of similar vegetation immediate and close to this site and more widely across Beaumaris. The typical bush and natural setting of Beaumaris vegetation is not necessarily maintained or expected to exhibit good or even fair health to be worthy of retention or considered to make a valued and ongoing contribution to vegetation character. It is not meant to be and should not be assessed as if it were a show-piece ‘Botanical Garden’.

The arborist report Conclusion and Recommendations to remove the trees based on poor health contradicts the assessment of good health in the Results table. The removal of Trees 1 and 2 is not justified based on the assessment of Good Health, Medium Retention Value and the current and ongoing contribution these trees make to neighbourhood vegetation character. Efforts to conserve these trees must take precedence over removal.

The proposed removal of these remaining trees and inadequate planting of replacement vegetation across the site is contrary to the objectives of VPO3, and will have a significant negative impact on the strong vegetation character of Summerhill Road.

The proposal reflects an unacceptable pattern of development in Beaumaris where the requirements of the built form override the constraints imposed by existing and future

vegetation protected by VPO3.

Gaining approval to remove a native or indigenous tree and restrict replacement planting to a hedge of native and indigenous trees does not comply with the VPO's objectives. Compliance requires retaining the amenity, aesthetic character and habitat value of Australian native vegetation and indigenous vegetation in particular within the Beaumaris and Black Rock area.

Owing to the poor level of medium to long-term compliance with landscape plans and tree removal permits in Beaumaris, any permit condition to provide a replacement tree must include a requirement for the applicant to provide documented evidence that such replacement tree complies with this condition at 5 years and 10 years after being planted.

(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.