

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: 04281 76725

Details of Application:

Application Reference Number: 164/2017	Permit application No:
Address of Land: 509 Balcombe Road BEAUMARIS	

Reasons for Objection:

<ul style="list-style-type: none"> A proposal for the removal of Five (5) Native Trees in a Vegetation Protection Overlay (VPO3):
<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) because it:</p>
<p>i. Fails to recognise the valued contribution the vegetation proposed for removal makes to the site and the considerable negative impact removal of this vegetation will have on the vegetation integrity of the immediate Balcombe Road neighbourhood and wider environs of Beaumaris</p>
<p>ii. Fails to promote the regeneration and replanting of indigenous species in the Beaumaris and Black Rock area by not providing a landscape plan showing the planting of an appropriate selection and number of indigenous and native medium to large trees across and within the boundaries of the site and how this vegetation integrates with proposed future building works.</p>

iii. 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 ground:
- i. The proposal fails to maintain and enhance the bushy garden settings of the dwelling owing to the removal of valued native vegetation at one time and and fails to provide an inadequate type and quantity of large replacement indigenous and native replacement vegetation, showing how this will integrate with proposed future building works.

The Arborist Report incorrectly states that none of the trees growing on the property are significant to the local or wider landscape and will not be a loss if removed. The report identifies trees 1 to 5 as being of poor structure and that they therefore do not contribute to the wider landscape. The report concludes that removal of these trees will allow rejuvenation of the immediate landscape and contribution to the improvement of the wider landscape in the long-term.

This assessment fails to recognise that the valued vegetation character of Beaumaris identified and protected by VPO3 reflects the significant spread of small to large indigenous and native trees of varying forms, health and age across Beaumaris.

Left in its natural state the vegetation of Beaumaris is continually changing as trees mature and die and are replaced by new vegetation. This process is gradual providing continuity in the vegetation character and providing ongoing visual amenity to residents and supporting habitat for varied wildlife.

VPO3 identifies that *the continued viability of the significant vegetation character and its habitat value is under threat from clearance associated with urban development and from loss of aging vegetation.*

The relentless and excessive removal of vegetation from development sites in Beaumaris is destroying valued vegetation character. There is an over reliance on the success and growth of replacement vegetation (which, even if successful often takes decades to restore and replace what has been removed) to offset the immediate loss of existing vegetation.

The proposed removal of the large vegetation from this site and the inadequacy of the quantity and size of replacement indigenous and native vegetation will cause an immediate and potentially permanent loss of VPO3 vegetation character from this site.

Removing large trees from this site in combination with recent significant tree loss on the Beaumaris High School, RSL and 493-497 Balcombe Road sites will unacceptably add to the already drastic loss of vegetation character and vital native bird and wildlife habitat along Balcombe Road.

At a minimum the proposal must retain trees 1, 2 and 5 to minimise the loss of vegetation in the front and rear setback. Over time the planting of large indigenous and native trees in the front and rear setback may allow the removal of these declining trees without adversely undermining vegetation character and habitat.

To protect the space for replacement vegetation Bayside City Council must ensure that proposed building works comply with Bayside Council building regulation maximum 50% site coverage requirements.

A revised landscape plan is required that shows the planting of both replacement and new medium to large native and indigenous trees in the generous areas of open space in the front and rear setbacks. The current landscape plan is deficient due to:

- a lack of medium to large replacement and new indigenous and native vegetation
- a lack of new vegetation proposed within the front and rear setback rather than restricting replacement vegetation to the extreme boundaries of the site
- omission of proposed new building works showing that new and replacement vegetation has sufficient planting area within the front and rear setbacks.

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, a 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.

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 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)

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.