

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
Email: info@bcs.asn.au	
Telephone: 9589 1802	Telephone: 9589 1802

Details of Application:

Application Reference Number: 66/2016	Permit application No:
Address of Land: 34 Fourth Street, Black Rock, 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>.

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 treed character.
- ii. Standard B2 Residential policy
- iii. Standard B8 Site Coverage
- iv. Standard B13 Landscaping – The proposal fails to provide appropriate landscaping areas contrary to the preferred neighbourhood character.
- v. Standard B17 Side Setbacks.

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
- ii. By failing to provide both an assessment and management plan for the wildlife that depend on the sites vegetation for habitat.

5. The proposal fails to respond to the objectives of Clause 22.06 (Neighbourhood Character Policy, Precinct H6) 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 by providing insufficient replacement of substantial and indigenous vegetation.
- iii. The proposal fails to avoid the removal of large native trees.
- iv. The proposal lacks a landscape plan.
- v. The proposal fails to avoid the loss of front garden space.
 - i. The proposal fails to avoid car parking facilities that dominate the façade.
 - ii. The proposal fails to avoid a large bulky building.
- 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 and rear setbacks.

This development is proposed on a substantial site area of 931². This large site could balance medium density development with the retention of existing vegetation and adequate space for an informal planting of indigenous and native vegetation in the front and rear setbacks and in spaces along the side setbacks.

The proposal only retains two of the eleven trees on site due to the uncompromising built form, the excessive use of dual driveway access to basement parking and a rear setback dominated by swimming pools and al fresco areas.

This proposal to remove large native trees and a wholly inadequate provision for their replacement fails to satisfy the VPO objectives of both protecting and promoting indigenous and native vegetation in Beaumaris and Black Rock. The arborist report presents an overly pessimistic assessment of the considerable and valued vegetation on this site. The unjustified removal of these trees in combination with a grossly inadequate provision of space for replacement planting in the front, side and rear setbacks will significantly destroy the significant contribution this site makes to the strength and integrity of the vegetation character along Fourth Street and the wider suburb of Black Rock and Beaumaris.

This proposal is not as claimed a sensitive response to the environmental aspects of the Bayside Planning Scheme. Rather than respect and respond to the surrounding neighbourhood character this proposal is a brutalist response comprising the unjustified removal of large and valued vegetation, excessive built form, a front setback dominated by car parking facilities, non-complying side setbacks and site coverage, a rear setback dominated by impervious surfaces and no landscape plan. This proposal replicates an uncompromising style of built form indistinguishable from the style of medium density development replicated in areas across Melbourne where vegetation is not the dominant feature of neighbourhood character.

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

(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.