

6 November 2012

Mr Stuart Caldwell
Group Manager Planning
Bayside City Council
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**Beaumaris Conservation
Society Inc.**

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**Planning Application Nos. 202/2011 & 483/2012:
472 Beach Rd & 34 Bodley Street Beaumaris**

Dear Mr Caldwell,

Beaumaris Conservation Society Inc. (BCS Inc.) lodges objection to the application for development at 472 Beach Road and 34 Bodley Street, Beaumaris (the [Beaumaris Hotel](#)). The details of this objection follow.

The proposal does not satisfy key State Planning Policy relating to:

- **[15.01-1]** Create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity by ensuring sensitive landscape areas such as the bays and coastlines are protected and that new development does not detract from their natural quality
- **[15.01-5]** Ensure development responds and contributes to existing sense of place and cultural identity.
- Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.
- Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising:
 - o The underlying natural landscape character.
 - o The heritage values and built form that reflect community identity.
 - o The values, needs and aspirations of the community.

The Beaumaris Hotel is directly opposite the Port Phillip Bay coastal foreshore with associated beaches, cliffs and cliff tops and coastal landscape and coastal vegetation, which is one of Bayside's and metropolitan Melbourne's most highly valued environmental features. State Planning Policy and Local Planning policy (Part 21.04-2) specifically recognise the value of our coastal environment and the need to ensure development is sensitively sited and designed to respect the character of this environment.

A special characteristic of the Beaumaris environment is the strong indigenous vegetation character recognised both by a [Vegetation Protection Overlay \(VPO3\)](#) and the Neighbourhood Character Policy.

State and Local Planning Policy, including the VPO3, clearly detail that the coastal setting and Beaumaris vegetation character make a critical contribution to the sense of place for residents, and the provision of vital habitat for birds and legally protected species of wildlife.

The Beaumaris Hotel is a local landmark situated on a highly visible site and this proposal will have a significant and long lasting impact on the historic, cultural and environmental identity of Beaumaris. The outstanding character and context of this location set significantly stringent benchmarks and constraints for assessing whether a development proposal appropriately responds to its natural environment compared to a site away from the coast in the north of Bayside or an inner Melbourne suburb where similar large developments are not uncommon.

BCS Inc. objects to this proposal owing to:

1. The proposal shows an inadequate recognition and response to the vegetation character of Beaumaris along the Bodley Street frontage. The proposal comprises dominant built form along Bodley Street that will dominate the streetscape and provide a harsh transition from the coastal environment to the low scale and vegetation character of the Beaumaris hinterland. It is critical that a large development on this site allows indigenous canopy vegetation to grow and spread within the boundaries of the site and the North Elevation – Bodley Street shows the proposed vegetation will have minimal impact balancing built form with the dominant vegetation character of Beaumaris.

The height of the development along the Bodley Street frontage should be reduced as it approaches the rear of the site at Design Response Key number 15. At point 15 there should be a recessed area provided for the planting and spread of substantial canopy trees. This vegetation is required to provide a distinct transition from dominant built form to the dominant vegetation character of Beaumaris.

It is inappropriate to use an expansion of the large built form of the current hotel footprint to significantly spread the scale of built form along the highly visible Bodley Street frontage.

2. The proposed vegetation response showing large trees proposed along the Beach Road frontage is considered inappropriate as these trees are likely to come into conflict with a preference for unhindered water views as evidenced in many new Beach Road developments in Beaumaris.
3. The inadequate recognition and response to the vegetation character of Beaumaris is evidenced by the Landscape Concept Plan which lacks appropriate indigenous and native vegetation.
4. The proposed townhouses at 34 Bodley Street provide inadequate space for new vegetation along the side and rear boundaries with the vegetation response largely taken from trees located within the boundary of 32 Bodley Street.
5. The Bayside City Council Housing Strategy defines Keys Street shopping centre as a small neighbourhood activity centre and development should be respectful of Council's vision for these centres.

BCS Inc. is affected by this proposal because it does not respond to the significant vegetation character and amenity of the surrounding area and provides limited space for trees and plants, particularly those indigenous to Beaumaris. The objectives of the BCS Inc. constitution include encouraging the protection of natural landscape, foreshore and seascape and ensure there is sufficient private and public land held to provide suitable habitat for the many trees and other plants, particularly those indigenous to Beaumaris that give Beaumaris throughout its distinctive treed and leafy character

While BCS Inc. welcomes the proposed restoration of the original Beaumaris Hotel roof lines and façade features BCS Inc. highlights the incongruous style of the new retail frontage to Beach Road and rear addition to Bodley Street.

BCS Inc. maintains objection to a proposal to expand the footprint of the Beaumaris Hotel that does not provide reasonable space for the planting and natural growth of indigenous canopy trees consistent with State and Local Planning policy.

Yours sincerely,

Ron Morris
President
Beaumaris Conservation Society Inc.