



Beaumaris Conservation Society Inc.

(Formerly Beaumaris Tree Preservation Society 1953-70)

Tel: (03) 9589 5194, 0429 176725

Fax: (03) 9589 5194

www.vicnet.net.au/~bcsinc

PO Box 7016

BEAUMARIS VIC 3193

A0034887B Victoria

2006-10-23

Ms Elizabeth Benz
Manager
Planning, Building and Investigations
Bayside City Council
PO Box 27
SANDRINGHAM VIC 3191

Dear Ms Benz,

Planning Permit Application Ref. 5.2006.402.1: No. 5 Haydens Road, Beaumaris

Objection Maintained: After a consultation meeting with the applicant for a permit for 5 Haydens Road, and after reviewing both a revised design treatment of the dwellings and the landscape plan, Beaumaris Conservation Society Inc. maintains its objection to this application for the reasons below.

Predominance of Exotic Planting: The submitted landscape plan provides for very few species indigenous to Beaumaris, and in particular the plan provides for the planting of an exotic [Crepe Myrtle \(*Lagerstroemia sp.*\)](#) as one of the main trees for the front open space. BCS Inc. asks that Council request that the applicant modify the landscaping plan so that the largest plants and the majority of the plants in the current planting scheme are species indigenous to Beaumaris, or at least south-east Australia.

Objection to Duplication of Down Ramps: BCS Inc. maintains an objection to this application providing for two driveways that separately access basement car parking. By providing for two driveways this application provides limited front open space for use by all future occupiers, and markedly reduced visual quality for the neighbourhood as garden space with the front open space would be dominated by impervious materials and two large sloping down ramp wells. The current treatment proposed for the front open space does not ensure that this development is responsive to the preferred future character of the area, or retains or enhances the identified elements that contribute to the character of the area required under the Clause 22.07 - Neighbourhood Character Policy of the Bayside Planning Scheme.

The application of the Neighbourhood Character Policy was recently extensively detailed in the case of *Wilson v Bayside* [CC \[2006\] VCAT 1954](#) (19 September 2006). The decision of the member is particularly relevant to this Beaumaris application. Specifically the following paragraphs taken from this decision apply to 5 Haydens Road, Beaumaris.

Dual double driveway provision

77 Local policy seeks to avoid large areas of impervious surfaces particularly in the front setback area.

78 Another factor militating against this proposal is the extent of frontage to each street given over to double driveways for the one development site. This depletes the site of room for canopy planting, whereas a shared basement garage for all would be one way of limiting hard surface cover.

Use of street or front setbacks for secluded private open space

79 Another indicator of overdevelopment is the use of front setbacks for effective private open space. True, it is a northern aspect, which is valuable for external amenity, as opposed to the shaded southern aspects at the Waterworth and Frawley interfaces. Senior Member Byard in Fitton v Kingston[12] called it a 'stealing of front gardens ... 'frequently frowned upon in planning circles and thought to be an indicator of overdevelopment of a site'.

80 This use of front setbacks is completely out of character with the neighbourhood, where no recreation occurs in front setbacks. The time may come when the occupants will understandably seek a solid front fence, to provide privacy in their sole recreation area, as the rear plots are service size only. Any solid front fence would be contrary to the Precinct H7 policies, which seek to preserve the prevailing situation of open garden settings in these two streets.

BCS Inc. asks that this application be revised to provide for a single driveway access to a shared basement car park. This change would provide a considerably larger front open space available for new trees and shrubs, and allow them to balance the most unprepossessing appearance of a paved down ramp, rather than allow a profligate and unnecessary duplication of down ramps, which would lead to a precedent with ominous implications for the future quality of Beaumaris urban streetscapes. All roads in Beaumaris, except the arterial Beach Road, provide no more than a single lane each way, so it is excessive for vehicles entering a lot of less than 1,000 square metres from such a single lane to then branch into two separate ramps when one ramp would be perfectly adequate. That limitation provides benefits for all future occupiers and for the neighbourhood amenity. It is quite normal for people to park locked vehicles in public streets, so parking a locked vehicle in a locked basement garage where the only other party with a key is one's immediate neighbour can hardly be resisted on security grounds. Security for articles to be stored in the garage can be provided by lockers.

BCS Inc. acknowledges that the applicant has made revisions to the design of both dwellings, and these changes provide a design that is somewhat more responsive to neighbourhood character than the initial proposal.

BCS Inc. retains its objection, in respect of each dwelling, for the provision for a roof deck.

Yours sincerely,

Adrian Cerbasi
President
Beaumaris Conservation Society Inc.

cc. Mayor and Councillors, Bayside City Council