

21 September 2007

Mr R Parker  
Urban Improvement Co-ordinator  
Bayside City Council  
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**Beaumaris Conservation  
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Dear Mr Parker,

**re: Proposed Car Park Design, 48-50 Tramway Parade, Beaumaris: TPA 2007/281**

Thank you for recent meetings with representatives of Beaumaris Conservation Society Inc, to discuss the above. The information gained helped further our understanding of the design proposals and was very much appreciated.

In principle, Beaumaris Conservation Society Inc. fully supports the use of indigenous flora and water sensitive urban design for planting beds in suitable locations. However we remain unconvinced that an extensive drainage redesign is warranted for the above location in view of the environmental impact that it will cause.

Our main concern remains the proposed removal of several existing fine tree specimens, specifically those numbered 15, 17, 18, 19 and 21 on your Drawing Number DD-02. Each of these trees is growing straight and has reached a worthwhile size and shape - a valuable achievement in view of the constraints of prolonged drought and vandalism. We consider that their continued existence should be capitalised upon rather than simply written off, as unfortunately proposed. Their removal would deprive the area of the benefits of their growth and maturity.

The Society also considers that substituting 29 *Banksia integrifolia* for the existing trees is inappropriate. *Banksia integrifolia* is an impressive indigenous tree. Its natural and desired habit is to grow very tall (*up to 13 metres - Dr James Willis 1989*) with an eventual very thick trunk and limbs of relatively soft wood. As such it needs more space than would be available if 29 were planted on this small site. It has been declared that the Banksias would be deliberately planted closely together with inbuilt restrictions on how much ground space their roots could access and that this would keep them relatively small and unspreading. Apart from the risks of subsequent tree instability inherent in this approach, BCS Inc, considers that indigenous trees in Beaumaris should not be used in a distorted or contrived manner. Rather they should be represented in a growing pattern that closely resembles their natural pattern

The present appearance of the site does suggest the need for maintenance and better management. Empty planting beds, a pile of concrete rubble, detached dead tree branches and displaced concrete edging are stark evidence of neglect. A graffiti removal effort would also be worthwhile.

We believe it would be far more appropriate on this particular site to renovate it, prioritise the saving of the trees mentioned (correctly identified on the drawing as being in fair condition), carry out car park resurfacing where necessary for public safety, and install water sensitive planting beds only where possible without detriment to the trees mentioned. A minor rather than a major refurbishment, but one that could still achieve all of the stated characteristics of the proposed planting design philosophy, and one more suited to an existing, relatively heavily vegetated site. Refurbishment of the car park surface in the way suggested continues to be standard practice in most car parks, and there seems to be no reason to believe it would not be adequate here. There are other places where the more extensive system proposed could be welcome.

BCS Inc has sought and received the advice of an independent arborist who supports the views expressed herein.

Thank you again for the opportunity to meet with you and your colleagues in relation to this issue. We hope we have made clear our views on the proposal and confirm that our original objection remains.

Yours sincerely,

Ron Morris  
Secretary



Yellow Gum (*Eucalyptus leucoxylo*)



Drooping She-oke (*Allocasuarina verticillate*)



Flax-leaved Paperbark (*Melaleuca linariifolia*)



Neglected maintenance - easily remedied - without the proposed overkill