

### **Re: Kew Residential Services – Planning Scheme Amendment**

The City of Boroondara has prepared and is now exhibiting Amendment C38 to the Boroondara Planning Scheme. The Amendment affects the land included in the Kew Residential Services (KRS) site, and the exhibition of the Amendment is the next stage in Council's ongoing consultation with the community about the future of this significant site.

As you may be aware, when the State Government first announced its intention to sell the site, Council initiated a planning process whereby the community could have a say in its future.

A Working Group was formed with representatives from the community, parents of current Kew Cottages residents as well as from Council and the State Government to develop an Urban Design Framework (UDF) for the site. A UDF outlines a vision and set of principles to guide the future development of a site; it does not deal with questions regarding the sale of public land or the government's approach to housing people with disabilities.

In August 2003, Council considered the Working Group's recommendations and adopted a UDF. The principles of the UDF took into account community concerns as well as a number of technical assessments of the site.

Some of the key outcomes of the UDF are:

- **Open space** – 50 per cent of the land must be provided as public open space.
- **Existing residents** – At least 20 single-storey dwellings will be provided for those existing Kew Cottages residents who will remain on the site.
- **Building location and height** – The UDF identifies not only areas where buildings could be constructed but also stipulates the maximum height of buildings allowed in each area. While some areas can have buildings with a maximum height of 5 storeys, the UDF also supports the construction of one and two-storey buildings across the entire site if that is the response of the future developer of the site – there are no minimum heights. Further, Council would not automatically approve a development application with buildings of maximum height unless the application complied with every principle of the UDF (i.e. traffic, visual bulk, etc).
- **Protection of assets** – The existing significant and canopy trees, heritage buildings and items of cultural significance on the site must be protected in any development.
- **Traffic** – Development on the site will be limited by the capacity of site and the surrounding area.

### **The Planning Scheme Amendment**

In order for a UDF to have legal weight (i.e. to ensure that any future development application delivers the vision of the UDF) the UDF must be translated into planning controls, which form a Planning Scheme Amendment to the Boroondara Planning Scheme.

Council has taken the adopted UDF and translated it into more detailed controls to govern aspects of the development such as sustainable design, traffic, meeting the needs of the intellectually disabled who stay on the site, where buildings can be built, how big they are, to name a few.

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8 Inglesby Road Camberwell Victoria 3124 Telephone 9278 4444 Facsimile 9278 4466

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Private Bag 1 Camberwell Victoria 3124

#### **WEB SITE**

[www.boroondara.vic.gov.au](http://www.boroondara.vic.gov.au)

We believe that these controls accurately realize the vision of the UDF, and effectively provide a way of ensuring the views of the community are reflected in any future development of the KRS site.

You may also be aware that the State Government has recently put forward an alternative plan for the KRS site, which proposes some significant changes to Council's adopted UDF.

Notably, this plan proposes a reduction in public open space from 50 per cent to 27 per cent, and allows for more of the land to be built on. It also increases the maximum building height allowed in the highly visible area backing on to Yarra Bend Park, from 3 storeys to 5 storeys. The State Government plan allows for between 450 and 800 new dwellings but provides no explanation for how these figures were arrived at, or how they might satisfy the principles of the UDF. The Council adopted UDF did not make any reference to dwelling numbers.

Council expects that the State Government, which is both owner and developer, will submit this plan for consideration as part of this Amendment process rather than attempting to replace Council as the planning authority by exhibiting its own amendment.

### **Have your say**

Council invites your comments on the proposed Planning Scheme Amendment.

A copy of the Statutory Notice is attached. The Planning Scheme Amendment includes quite an amount of detail and several maps. In this regard, more information is available at Council's Camberwell Office and Kew Customer Service Centre, in the Your Say section of our website, [www.boroondara.vic.gov](http://www.boroondara.vic.gov), or by calling Council's Strategic Planning Department on 9278 4819.

You can provide your comments by email to: [boroondara@boroondara.vic.gov.au](mailto:boroondara@boroondara.vic.gov.au), or in writing to:

KRS Planning Scheme Amendment  
Strategic Planning  
City of Boroondara  
Private Bag 1  
Camberwell VIC 3124

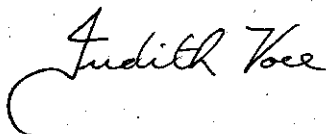
Please make sure that we receive your comments by 12 December 2003.

### **Next steps**

All community feedback on the proposed Planning Scheme Amendment will be considered before a decision is made whether to forward it as is, or with changes, for further review by an Independent Panel, or to abandon it. All those who make submissions will be invited to present to the Independent Panel should that path be pursued.

I strongly encourage you to provide us with your feedback to assist Council's efforts to ensure the community has a say in the future of the Kew Residential Services site.

Yours sincerely



Cr Judith Voce  
**MAYOR**

## **Planning and Environment Act 1987**

### **BOROONDARA PLANNING SCHEME**

#### **Notice of Amendment**

#### **Amendment C38**

The City of Boroondara has prepared Amendment C38 to the Boroondara Planning Scheme.

The amendment follows the State Government's announcement in late 2001 of its intention to redevelop the Kew Residential Services site, and a subsequent Urban Design Framework (UDF) process facilitated by Council to develop the principles and objectives for the redevelopment of the site. Amendment C38 has been prepared to formally translate the UDF into statutory planning controls.

Land affected by the Amendment:

The amendment affects land known as Kew Residential Services (formerly known as Kew Cottages), at Princess Street, Kew.

The amendment proposes to change the Boroondara Planning Scheme by:

- Rezoning the land from the Public Use Zone (PUZ3) to a Residential 1 Zone (R1Z).
- Introduces a new Schedule 7 to Clause 43.02 - "Design and Development Overlay" (DDO) to specify the design objectives and requirements required to be met in the event of demolition of specified buildings, the removal or lopping of specified trees and or future development of the site.
- Amends Planning Scheme maps 2 & 7 to reflect the change in zoning, and maps 2DDO and 7DDO to include the introduction of DDO7 to the Kew Residential Services site.

A copy of the amendment can be inspected, free of charge, during office hours, at:

Department of Sustainability and Environment  
Planning Information Centre  
Nauru House  
80 Collins Street  
MELBOURNE

City of Boroondara  
Planning Counter  
1<sup>st</sup> Floor, 8 Inglesby Rd  
CAMBERWELL

City of Boroondara  
Kew Customer Service Centre  
Civic Drive  
KEW

Submissions about the amendment must be in writing and be sent to:

Amendment C38  
Strategic Planning Department, City of Boroondara  
Private Bag 1  
CAMBERWELL VIC 3124

Council or the delegate of Council will consider all submissions received by  
Friday 12th December 2003.

Signed:

A handwritten signature in black ink, appearing to read 'P. Storer', written in a cursive style.

Phillip Storer  
Director Urban Planning