

8 May 2017

Mr Tim Smith
Executive Director
Heritage Victoria
Level 7, 8 Nicholson Street
East Melbourne VIC 3002

Dear Tim,

**Application for a three (3) level residential apartment Building - Main Drive Kew
Former Kew Residential Services (VHR H02073) - 115 Princess Street, Kew VIC 3101**

Kew Development Corporation Pty Ltd seeks approval to construct a three (3) level residential apartment building with a single level basement at the former Kew Residential Services site at 115 Princess Street, Kew.

The former Kew Cottages site is included on the Victorian Heritage Register (H2073). Consequently a permit is required for works via Heritage Victoria. The site is protected under an individual Heritage Overlay (H0485) under the Boroondara Planning Scheme which is currently administered by the Minister for Planning. The site is classified by the National Trust of Australia (Victoria) as a place of State significance (B7265). The National Trust has no statutory role in the approvals process.

This subject site has been the subject of a prior application whereby Heritage Victoria issued Permit No.P22396 on 18 May 2015 which allows for the "*Demolition of the former administration building located on that part of the registered land bounded by Main Drive and Oak Walk, including all its associated services, footings, fences and access paving*". Concurrently a Notice of Refusal to Grant a Permit was issued 17 May 2015 for the "*Construction of a five-storey residential apartment building on land bounded by Main Drive and Oak Walk and removal of one listed tree (Tree 157)*".

The revised building now proposed represents a significant compromise to that previously considered with a notably reduced scheme in relation to the overall height, footprint, bulk and form.

The new building will rise to a height of approximately 10.5 metre (RL 74.20) (excluding the upper level plant) in contrast to the existing buildings wall height of RL 67.15 and upper level plant RL68.69. The building will be setback from Main Drive and Oak Walk consistent with the existing building. The building will be politely inserted in place of the existing building and is articulated as two, reasonably modest volumes around a central core. It will adopt a contemporary form with a concealed flat roof. The core incorporates glazed curtain walls with simple canopies at the lower level entries. The north and south blocks are largely constructed of concrete panels with applied off white paint finish, interspersed by face brickwork and glazing and anchored to the ground by stacked stone. The basement car park is accessed via Main Drive.

The following key changes have been made to the current design which differs from the previously considered scheme:

- The building offers just three levels and 14 apartments in contrast to the prior scheme which included 26 apartments over 5 levels;
- All trees surrounding the site are to be retained and suitably protected from adjoining construction activity via appropriate tree protection measures as required by the Australian Standard for Protection of Trees on Development Sites (AS 4970-2009);
- A single level basement is proposed providing an overall reduced area of some 47% in contrast to the previous scheme's dual level basement which had a significantly larger footprint below ground level. The result is a reduced site cut and therefore greater protection to the root network of surrounding vegetation;
- The buildings footprint has been significantly reduced to align with that of the footprint of the existing building which occupies the subject site.

The proposed building design features an amended footprint which mirrors the existing building. A contemporary design consistent with the character of the existing dwellings at Main Drive, Kew incorporating a minimalist design with clean lines presenting a visual contrast to the leafy character of this unique site.

The building incorporates off-white colour tones to the more prominent sections of the buildings structure however introduces face brickwork to the walls which offers a darkness and subtly to the design in combination with charcoal coloured vertical wall cladding.

The building now offers a modest re-development of the subject site allowing filtered views to be achieved through the treed setting and forever ensuring that the proximate Willsmere complex remains the dominant building form in a local and broader context.

It is therefore our view that the development will not alter the cultural heritage significance of the place, in particular the spatial relationships between trees within the landscape. The low level form of the building will ensure the significance of the landscape is not diminished, nor is the ability to understand the landscape within the broader setting given the building will sit well below the upper tree canopy.

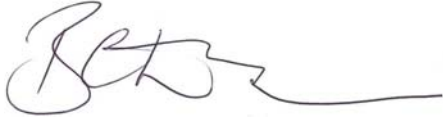
In order to consider the proposal the following documents are provided;

- Application Form for Heritage Permit;
- Heritage Impact Statement Report (HIS) prepared by Lovell Chen Heritage Consultants;
- Architectural plans prepared by Max Architects;
- Arborist Advice prepared by Rob Galbraith & Associates; and
- Current Certificate of Title.

Should you wish to discuss the proposal further please do not hesitate to contact myself on 9252 7616 or 0430 378 397.

Yours sincerely

Kew Development Corporation Pty Ltd

A handwritten signature in black ink, appearing to read 'BE', with a long horizontal flourish extending to the right.

Brad Evans
Manager Planning

Register Search Statement - Volume 11695 Folio 567

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11695 FOLIO 567

Security no : 124064445495B
Produced 08/02/2017 12:29 pm

LAND DESCRIPTION

Lot P on Plan of Subdivision 705522P.
PARENT TITLE Volume 11485 Folio 588
Created by instrument PS705522P 05/08/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SECRETARY TO THE DEPARTMENT OF STATE DEVELOPMENT, BUSINESS AND INNOVATION of
121 EXHIBITION STREET MELBOURNE VIC 3000
PS705522P 05/08/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS705522P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----


Additional information: (not part of the Register Search Statement)

Street Address: PARK AVENUE KEW VIC 3101

DOCUMENT END

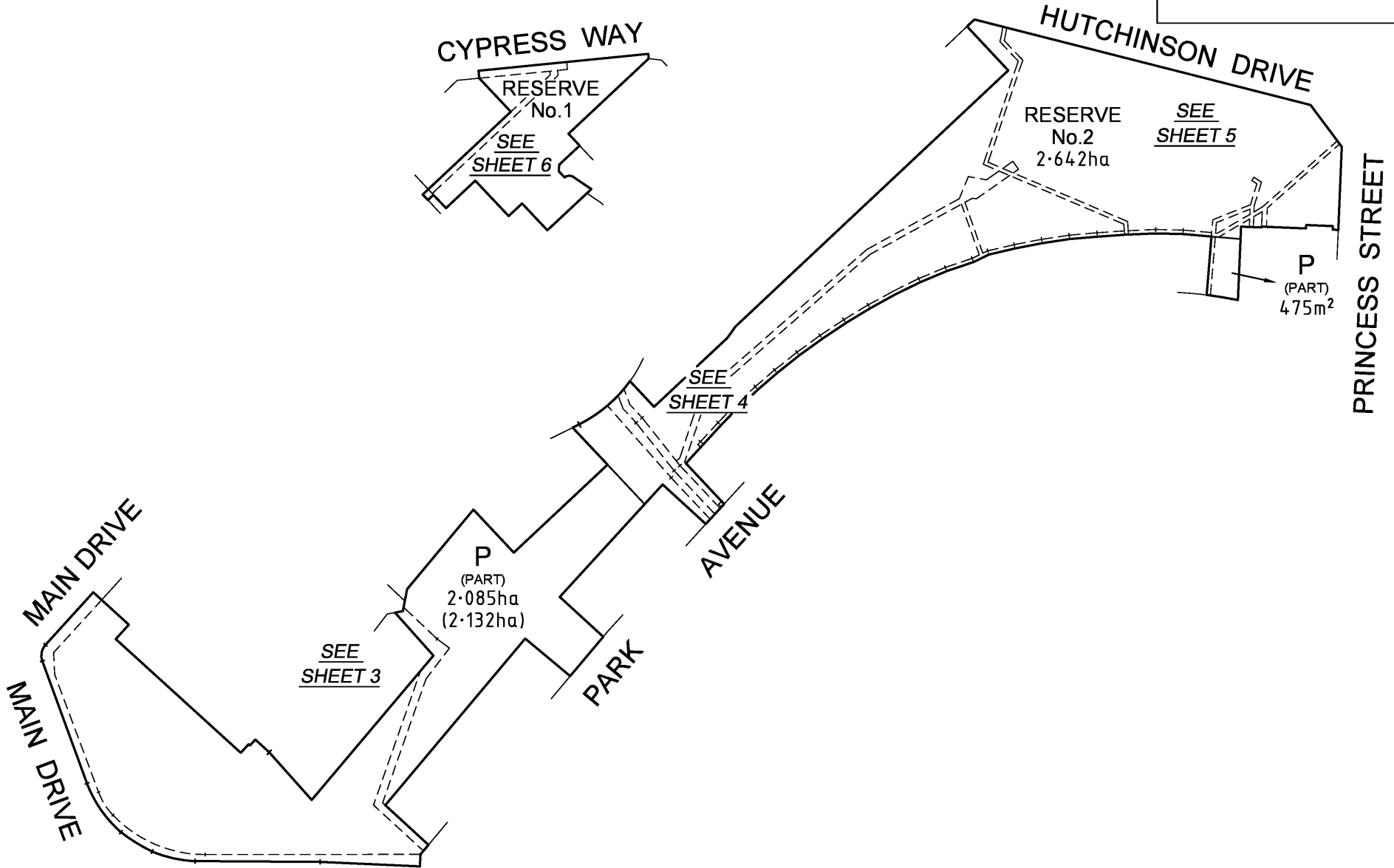
**Delivered from the Landata ® System by SAI Global Property Division Pty Ltd
Delivered at 08/02/2017, for Order Number 42095592. Your reference: 011903392.**

Signed by Council: Boroondara City Council, PP Ref: TBC, Cert Ref: SubCer14/00237, Original Certification: 03/05/2016, S.O.C.: 03/05/2016

PLAN OF SUBDIVISION			EDITION 1	PS 705522 P
LOCATION OF LAND PARISH : BOROONDARA SECTION : ---- CROWN ALLOTMENT : ---- CROWN PORTION : ---- TITLE REFERENCE : VOL.11485 FOL.588 LAST PLAN REFERENCE : PS 705502 V (LOT N) POSTAL ADDRESS : MAIN DRIVE (At time of subdivision) KEW, 3101 MGA94 Co-ordinates (of approx centre of land in plan) E 326 039 ZONE: 55 N 5 814 856 GDA 94			BOROONDARA CITY COUNCIL	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		DEPTH LIMITATION	
RESERVE No.1 RESERVE No.2	BOROONDARA CITY COUNCIL BOROONDARA CITY COUNCIL		Survey: This plan is based on survey. This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No. STAGING This is not a staged subdivision. Planning Permit No.	
NOTATIONS			A DEPTH LIMITATION OF 15 METRES APPLIES TO ALL OF THE LAND. THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN. LOTS A TO O (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. NTP DENOTES - NOT TANGENT POINT.	
EASEMENT INFORMATION				
LEGEND	A - Appurtenant Easement		E - Encumbering Easement	R-Encumbering Easement (Road)
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favor Of
E-1	DRAINAGE	SEE PLAN	PS544837G	BOROONDARA CITY COUNCIL
E-1	SEWERAGE	SEE PLAN	PS544837G	YARRA VALLEY WATER LIMITED
E-2	DRAINAGE	SEE PLAN	PS648224N	BOROONDARA CITY COUNCIL
E-2	SEWERAGE	SEE PLAN	PS648224N	YARRA VALLEY WATER LIMITED
E-4	WATER SUPPLY	SEE PLAN	INSTRUMENT AJ708591C	YARRA VALLEY WATER LIMITED
E-4, E-5	POWERLINE	SEE PLAN	AJ708591C - SEC88 ELEC IND ACT 2000	CITIPower PTY ABN 76 064 651 056
E-3, E-4, E-7	SEWERAGE	SEE PLAN	PS630770J	YARRA VALLEY WATER LIMITED
E-3, E-4, E-6, E-7	DRAINAGE	SEE PLAN	PS630770J	BOROONDARA CITY COUNCIL
E-6, E-7	WATER SUPPLY	SEE PLAN	PS630770J	YARRA VALLEY WATER LIMITED
E-4, E-7	GAS SUPPLY & DISTRIBUTION	SEE PLAN	PS630770J	MULTINET GAS PTY LTD
E-7	POWERLINE	SEE PLAN	PS630770J - SEC88 ELEC IND ACT 2000	CITIPower PTY ABN 76 064 651 056
ORIGINAL SHEET SIZE A3			DIGITALLY SIGNED BY LICENSED SURVEYOR:	
TGM Group Melbourne 765 Glenferrie Road (PO Box 2304) Hawthorn Vic 3122 T 03 8862 9333 F 03 9819 4909 ABN 11 125 568 461 www.tgmgroup.com 			BRENT KEVIN O'GRADY REF 3330-51-01 06/08/2014 VERSION 3	
			Sheet 1 of 6 Sheets	
			PLAN REGISTERED TIME: 10:03 AM DATE: 05/08/16 G. ANGELINI Assistant Registrar of Titles	

PS 705522 P

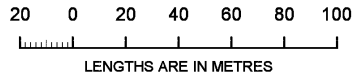
M.G.A.94
ZONE 55



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SCALE



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REF **3330-51-02**

06/08/2014 VERSION 3

Sheet 2 of 6 Sheets

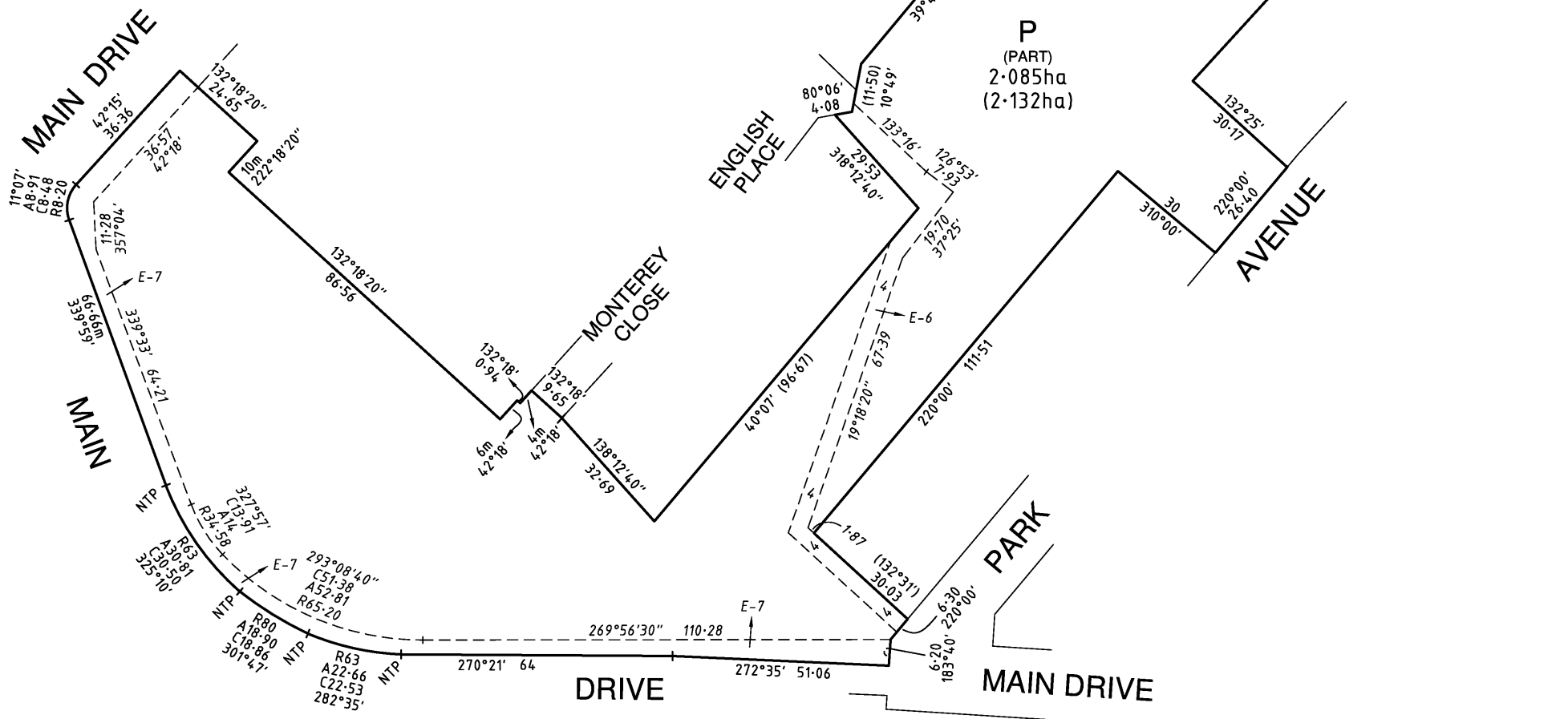
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SEE SHEET 4

RESERVE No.2

P
(PART)
2.085ha
(2.132ha)

M.G.A.94
ZONE 55

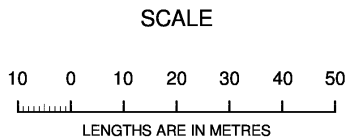


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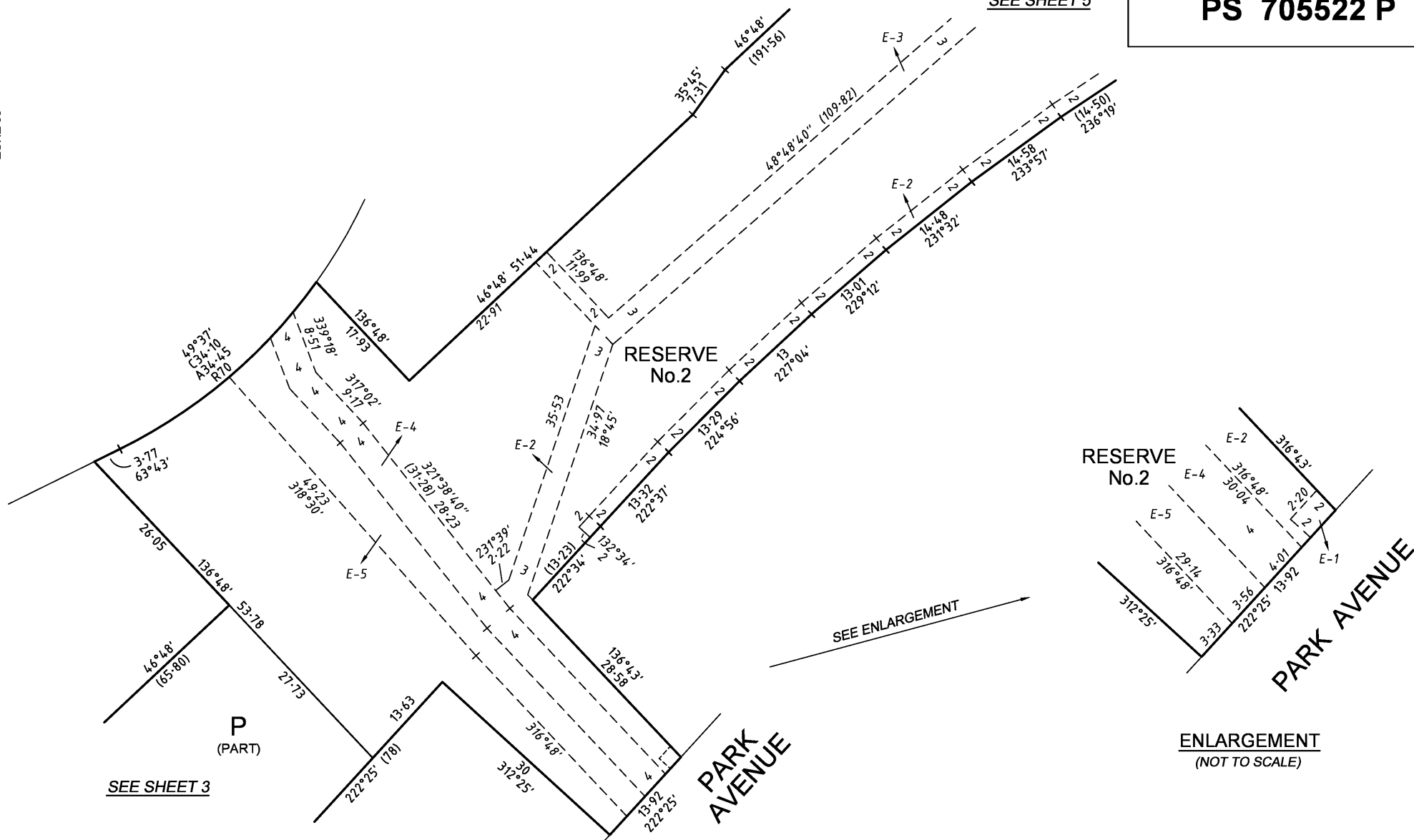
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Sheet 3 of 6 Sheets

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ZONE 55

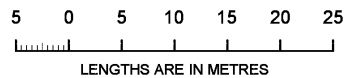
SEE SHEET 5



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SCALE



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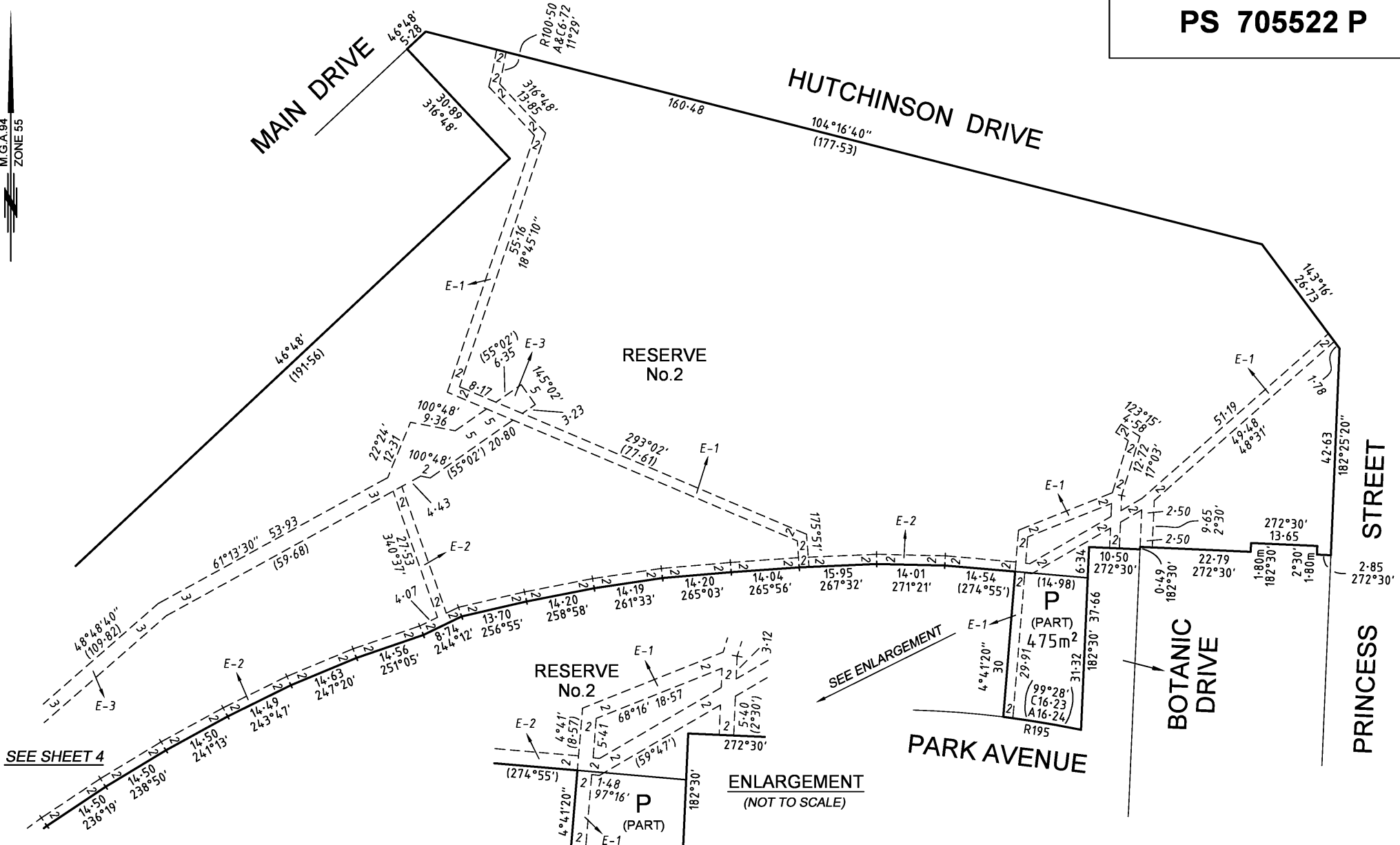
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Sheet 4 of 6 Sheets

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ZONE 55

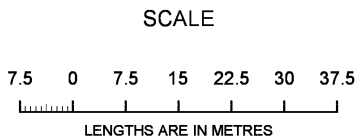


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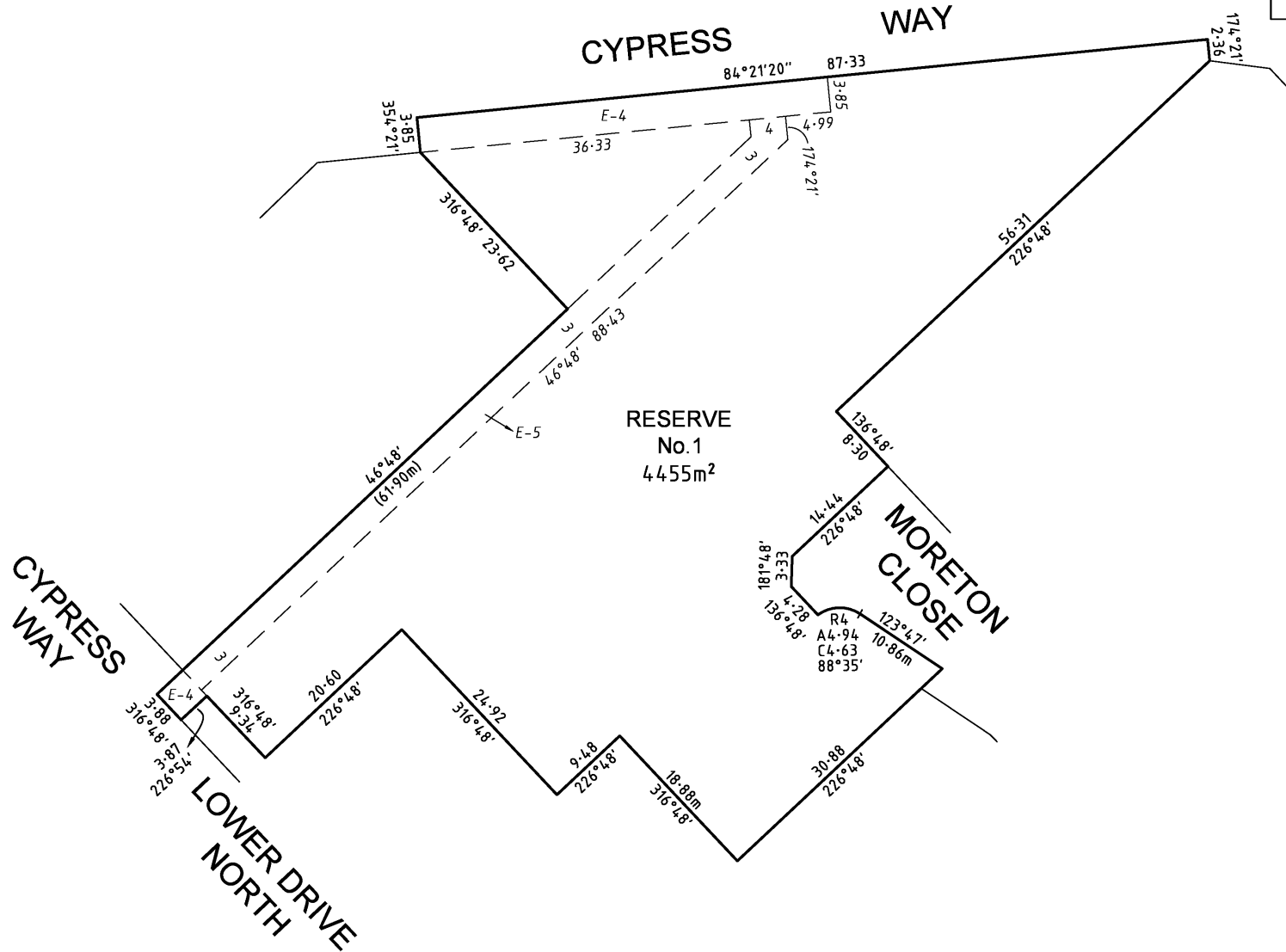
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06/08/2014 VERSION 3

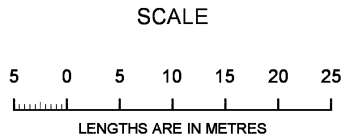
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BRENT KEVIN O'GRADY

REF **3330-51-06**

06/08/2014 VERSION 3

Sheet **6** of **6** Sheets



Plan of Subdivision PS705522P
Concurrent Certification and Statement of Compliance
(Form 3)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S055223C
Plan Number: PS705522P
Responsible Authority Name: Boroondara City Council
Responsible Authority Permit Ref. No.: TBC
Responsible Authority Certification Ref. No.: SubCer14/00237
Surveyor's Plan Version: 3

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has been made and the requirement has been satisfied at Certification

Digitally signed by Council Delegate: Roxanne Kavanagh
Organisation: Boroondara City Council
Date: 03/05/2016