

# *Kew Residential Development Project*

*Cnr Main Drive & Princess Street  
Kew, VIC, 3101*



**State PLG Report – PLG No. 20**

**October 2008**

PREPARED BY : DEVELOPMENT & PROJECTS DIVISION



**WALKER CORPORATION PTY LIMITED**  
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## 1.0 Introduction

### 1.1 Resolutions from previous State PLG Meetings

The status of resolutions from State PLG No. 19 is provided in **Addendum A1**.

### 1.2 Proposed Resolutions

Proposed resolutions for PLG 20 are set out below:

- **Resolution 01**  
That the minutes of PLG 19 are accepted as being a true record of the meeting.
- **Resolution 02**  
That in order to correct PLG meeting numbering that the next PLG number be corrected to PLG 23.
- **Resolution 03**  
That the Authorities & Approvals Report be noted.
- **Resolution 04**  
That the Programme Report be noted.
- **Resolution 05**  
That the Development & Construction Report be noted.
- **Resolution 06**  
That the Sales & Marketing Report be noted.
- **Resolution 07**  
That the Financial Summary Report be noted.
- **Resolution 08**  
That the General Business Report be noted.

### 1.3 Previous PLG Meeting Minutes

The previous meeting minutes (PLG No. 19 – 24 September 2008) are included in **Addendum A2**.

### 1.4 Action arising from Previous PLG Meeting

Refer to the previous PLG Meeting minutes.

### 1.5 Project Team

PLG Attendees

- Tania Orr - MPV
- Teresa Rados – MPV
- David Gallant - WC
- David Jones - WC
- Brad Evans – WC
- Peter Paritsi – WC

## 1.6 Staff and Resources

Since the last PLG the following positions have been filled:

- Nil

The following positions for Stage 2 (and beyond) remain to be filled:

- Design Manager
- Contract Administrator
- Site Engineer

## 2.0 Authorities & Approvals

### 2.1 Overall Project

There are no submissions required at this point in terms of the overall site Planning Approval.

### 2.2 Stage 1 – Subdivision

#### Statement of Compliance

A Statement of Compliance for Stage 1 was issued on 31 March 2008 following the delivery to Council by Walker of Insurance Bonds for the following:

Bond No. 1 - Outstanding Works Bond 1 - \$621,110

Bond No. 2 - Outstanding Works Bond 2 - \$452,240

Bond No. 3 - Maintenance Bond - \$255,610

Return of Bond No.1 is triggered by the completion and acceptance by COB of Redgum Park, streetscape works and civil works defect rectification. COB have advised that they are satisfied with Redgum Park and civil works status but that they do not consider that the streetscapes have undergone the required inspections to allow them to issue "Practical Completion". This is in the process of being arranged by WC.

### 2.3 Stage 1 – Removal of Native Vegetation Application

A Planning Permit was issued for the removal of native vegetation associated with Stage 1. Part of this permit requires that vegetation offset be provided on the site. This offset has yet to be provided however a planting list is included in the Vegetation Offset Plan. WC is currently arranging for pricing and design layout of the required planting.

### 2.4 Stage 1 – Permit for the Temporary Sales Office

A Planning Permit was issued on 8 August 2006 for the construction and use of a temporary sales and information centre on Main Drive. The Planning Permit expires in August 2009. At this point it is envisaged that an extension of this permit will be applied for and this application will be prepared closer to the time of expiration of the original.

WC has also identified that the Heritage Permit associated with the Information Studio expired on 6/10/08. An application for extension was submitted which has been approved by HV (refer to **Addendum B1**).

## 2.5 Stage 2 - Subdivision

### Planning Application for Stage 2 Subdivision

A Planning Permit application was lodged with DPCD for subdivision of Land and Removal of Vegetation relating to Stage 2 Works on 28/11/07 (based on 36 houses, 2KRS homes and 1 Park Residence (4 apartments). Approval was issued 11/4/08.

An amendment was lodged 2/7/08 with DPCD and 11/7/08 with COB as a result of the application made to Heritage Victoria for Stage 2 approval where, in response, HV requested that the Main Drive trees be provided within a public tree reserve. The amendment also seeks approval for a total of 36 lots due to the amalgamation of lots where the KRS houses had been initially shown.

COB has given their approval for the amendment (refer **Addendum B2** for a copy of their response), however MPV have instructed DPCD not to approve the amendment application until there is resolution on the replacement of the four Stage 1 "temporary" KRS houses. This issue was discussed with MPV in the PLG of 24 September 2008 with the resolution that WC would consider various options for the future placement of KRS houses and provide response outlining the locations and feasibility results of the options.

### Building Envelopes

A condition of the Planning Permit for Stage 2 requires the preparation of detailed building envelopes for all Lots. WC has completed draft text for the BEP document and will prepare generic building envelopes (rather than the detailed envelopes prepared in Stage 1) upon resolution of the subdivision layout and the establishment of final house types for each Lot.

### Other Stage 2 Approvals

#### **Relocation of Scar Tree**

Meetings have been held with all key stakeholders with a view to approval of the relocation of the Scar Tree that is currently located within the Stage 2 area. A location (refer **Addendum B3**) was agreed, however given that the location is within a root protection zone of a protected tree, an alternate support detail is to be developed. Andrew Long and Associates are managing the interface with the Wurundjeri and Aboriginal Affairs Victoria on behalf of WC and they have confirmed that there is no objection to the relocation of the tree into the site work sheds as an interim measure. Relocation is expected to occur by the end of October 2008.

Further applications required for Stage 2 include:

- *Construction of dwellings on lots between 300 and 500sqm*

Preparation of the Planning Assessment Report has commenced and can be finalised upon formal Walker Corporation sign off of dwelling designs.

- *Construction of two or more dwellings on a Lot;*

Once the design is finalised the report will be commenced and lodged with DPCD for approval.

- *Use of a display home (temporary)*

Application not yet progressed. Upon approval of the apartment building application will be lodged.



## 2.6 Heritage Victoria Approvals

### Heritage Permit P9639

Heritage Permit P9639 was issued 9 September 2005, providing approval for:

- Demolition of three heritage buildings (B2 – cottage, B4 – cottage, B5 – Unit 9)
- Relocation of three memorials (F1 – Fire memorial, F2 – Long term resident's memorial, F3 – Resident's sculpture).
- Removal of vegetation;
- Approval of site layout;
- Development of Stages 1 and 2 for residential development including community houses.
- Photographic Survey of Building (B5) & Monuments within the Stage 2 Area (photographic record taken and approved by Heritage Victoria on 30/7/08).
- Photographic Survey of the remainder of the site area.

HV confirmed in a letter dated 8 September 2008 that approval for the demolition of Building B5 is granted, subject to the approval of the Stage 2 Heritage Approval which was subsequently granted on 19 September 2008.

Heritage Victoria must also approve a proposal to store or relocate the memorials. WC proposed and received agreement from KRS and the Kew Parent's Association in a meeting on 17/6/08 to temporarily store and relocate the memorials. Current status of the planning of the memorial relocations is as set out below:

- F1 – The Fire Memorial: relocation is complete.
- F2 – The Long Term Resident's Memorial Plaque is to be boxed and stored on site. HV confirmed their agreement to WC's methodology for treatment of the memorial in their letter dated 19 September 2008.
- F3 – The Resident's Sculpture is to be dismantled and sections retained for potential future use in another art form. HV confirmed their agreement to WC's methodology for treatment of the memorial in their letter dated 19 September 2008.

### Stage 2 Heritage Application

An application to HV for approval of all Stage 2 works under the *Heritage Act 1995* was lodged 7/7/08. HV issued the Heritage Permit for Stage 2 on 19 September 2008 (refer **Addendum 4** for copy).

## 2.7 Masterplan Review

A review of the overall site masterplan was undertaken in terms of:

- Urban Design
- Public Open Space
- Road Layouts
- Lot sizes, orientation, layouts & density

- Product types
- Recreation centre integration/access

Connor Holmes' masterplan Concept 6 (refer **Addendum B5**) has been accepted at the 14/7/08 WC internal PCG as the preferred way forward. The layout provides the flexibility for various widths of Lots for future variations in product mix. A detailed feasibility and development analysis is being run on the overall concept.

## 2.8 Balance of Site Planning Review

WC is undertaking a detailed site planning review to determine the methodology for applying for a staged subdivision permit for the balance of site.

### 3.0 Programme

#### 3.1 Project Development Programme

The current proposed Project Development Programme is provided in **Addendum C1**.

This will be revised once the results of the review of Stage 2 and the review of the overall masterplan are completed and future direction is agreed.

#### 3.2 Construction Programme

A copy of the Stage 1D,E,F Construction Programme (with status line) is provided in **Addendum C2**.

#### 3.3 Milestone Dates

Actual and forecast milestone dates are provided below:

<b>RECORD DATES</b>	
Development Agreement executed	27 October 06
Plan of Subdivision certification received	14 February 07
Stage 1 Civil and infrastructure works commenced – Walker On Site	21 March 07
Stage 1 Housing construction commenced	01 May 07
Completion of Stage 1a, 1b & 1c KRS	31 March 08 & 10 April 08
First Purchaser Home Settlement (Stage 1C – Lot 16)	9 May 08

<b>PROGRAMME DATES</b>	
Forecast Stage 2 remediation/demolition commence	November 2008
Forecast Stage 2 Civil and infrastructure works commence	December 2008
Forecast Stage 2 Housing Construction commence	February 2009
Forecast Heritage Core remediation/demolition commence	To be determined
Forecast Heritage Core Construction commence	To be determined
Forecast Stage 2 Complete	March 2010
Forecast Heritage Core Complete	To be determined

## 4.0 Development and Construction Report

### 4.1 Design Status

#### Stage 1

House Designs for Stages 1D,E,F

- All amended designs are complete and issued.

Landscape Designs for 1D,E,F

- All designs are complete and have relevant approvals.

#### Stage 2

House Designs – Architectural:

House designs for Stage 2 are under review. Existing designs are being assessed for opportunity to reduce areas and rationalize the finishes materials and inclusions. WC is utilizing internal resources to undertake these reviews.

House Designs – Structural:

Discussions are ongoing with the civil and structural engineer in regards to finding the most cost effective options for the house construction including the best option for treating the existing topography. A review of the effects of flattening the sites and building stock houses (as opposed to building on slopes) is being undertaken.

Civil & Infrastructure:

A review is being undertaken of the civil and infrastructure design of Stage 2 with assessments of working with the existing slopes, flattened sites and a combination of the two. The results of these studies will be presented to MPV once complete.

#### Stage 3 (Heritage Core)



WC worked through various drafts of the Heritage Core/Recreation Centre buildings business case with MPV and issued a final submission on 17 October 2008.

*→ more work needed*

### 4.2 Construction Status

#### Stage 1

Following is a summary of key construction points for Stage 1:

#### **1A,B,C:**

- Defects and requests from KRS are ongoing and being actioned. DHS are producing a weekly updated defects list showing the status on each item. WC is working with DHS on a weekly inspection schedule to provide accurate updates on the lists. Urgent items are dealt with directly between DHS and Walker Corporation. Out-of-hours urgent calls are dealt with through DHS maintenance division.

- Defect rectification continues on all Purchaser homes.
- The retention basin is scheduled to be re-sown in Spring due to the inability of the grass specified by Council to grow in Winter. It will remain fenced off until the grass has grown. MPV and DHS are aware of this and have agreed with this course of action. WC is currently reviewing this situation to determine measures necessary to rectify the soil base which appears to have been contaminated by construction run-off. WC is arranging for the stormwater drains to be cleaned out and protected against future infiltration. The soil base will be tested to determine what repair works are required to correct the operation of the basin with a view to being able to carry out the grassing of basin. Works are scheduled to start early November 2008. WC is also arranging for a quotation to install permanent fencing along the Park Avenue and Princess Street perimeter of the basin to provide a better appearance to the site.
- A street maintenance contract is in the process of being drawn up for the care of all the landscaping. Works on site are occurring however further review of scope and pricing is required as current pricing is well in excess of the budget. Details will be discussed with MPV.
- COB has inspected the civil works and has advised verbally that they are satisfied and that minor defects can be treated as maintenance works. WC is following up to achieve practical completion from COB for the streetscape works so that the initial Bond can be released.

#### **1D,E,F:**

- The Stage 1D,E,F construction programme is provided in **Addendum C2** which indicates the status of progress of the Lots currently under construction.
- The Activity Progress Report is provided in **Addendum D1**.
- Road surfacing is due to start 24/10/08 in stage 1D. Streetscape hard landscape is due to be completed by 30/10/08 in stage 1D. Soft landscaping is due to start 25/10/08 stage 1D.
- Civil and streetscaping completion works for Stage 1E is scheduled to commence on 25/11/08.
- Civil and streetscaping completion works for Stage 1E is scheduled to commence on 10/01/09.

#### **Defects and Design Amendments in Stage 1ABC**

Following requests from some of the Stage 1ABC purchasers for final resolution of defects, WC has arranged for a higher level of Contract Control attendance on site (CC has stationed a person in KDC's site offices) to deal with the defects. Purchasers appear to be satisfied by current progress.

Some purchasers continue to express concern in regards to design amendments that occurred in Stage 1. The basis of WC response to questions raised in relation to these amendment by purchasers is provided in **Addendum D2**.

## Stage 2

No construction works have commenced. The following activities have occurred in preparation:

- Phytophthora Cinnamomi Testing - University of Melbourne were engaged to carry out testing in Stage 2 for the presence of phytophthora cinnamomi ("die-back") which is a Permit Condition that came about due to the presence of the fungi on one tree on KRS land in the past. Testing was carried out on 12/6/08. The report has been issued and has confirmed that PC is no longer present.
- Archival photography – Heritage photographer (David Wixted) was engaged to take archival photographs of the Stage 2 existing buildings. Works are complete and Heritage Victoria has approved the Stage 2 and remainder of site archival record submissions.
- Noel Arnold & Associates have carried out internal audits on the buildings that are to be demolished in Stage 2 and a report has been provided.
- Golders have carried out further in-ground testing in Stage 2. This has indicated that the extent of historical fill in Stage 2 is less than was previously understood (the original 2005 report indicates a potential area of contaminated fill covering a major portion of the south-east part of the Kew site). Hot spots have also been identified. Further testing is required under building footprints following demolition. A report has been provided.
- The Fire Memorial relocation works have been completed.

## Site Photographs

Refer to **Addendum D3** for recent site photos.

### 4.3 Development Issues

#### Extension of Time Request

- MPV has been advised of KDC's Extension of Time position. The EOT's remain the subject of resolution between MPV and Walker Corporation. The EOT's are set out below:

Description	Completion Dates	Delay (working days)	Status of Claim
Contract Completion Date for Stage 1 (1a, 1b & 1c)	30 November 2007	0 days	N/A
Forecast Completion Date for Stage 1 (1a, 1b & 1c)	31 March 2008	N/A	N/A
EOT claimed for Delay in obtaining Certification of the Stage 1 Plan of Subdivision – clause B14.10 (b). 10/11/06 – 14/2/07 (96 days)	5 March 2008	96 days (calendar days)	Under discussion. No position yet reached by MPV
Inclement weather delays as a Force Majeure event – clause A24.1	11 June 2008	55 days (working days)	Under discussion. No position yet reached by MPV
EOT claimed for Delay in engineering approval (6 days for approval and 6 days for mobilisation)	27 June 2008	12 days (working days)	Under discussion. No position yet reached by MPV
EOT claimed for Citipower delay in power connections to KRS homes	5 July 2008	9 days (calendar days)	Under discussion. No position yet reached by MPV

#### KRS Houses in Stage 2

Further to discussions at PLG No. 19, WC has prepared draft analysis of various KRS house options. These will be submitted to MPV for further discussion.

#### Recreation Centre

WC submitted a letter to MPV dated 16/10/08 presenting the results of the results in tabular format to MPV for ease of communication with DHS.

#### Full Site Demolition & Remediation

WC is currently investigating the potential to undertake full demolition and remediation of the site. Pricing is being sourced and numbers will be firmed up to allow for detailed discussions with MPV.

## 5.0 Sales and Marketing

### 5.1 Sales

All Stage 1 properties have been sold and Contracts exchanged (refer **Addendum E1** for Sales Report).

### 5.2 Settlements

All Settlements in Stage 1ABC are complete.

A schedule of Stage 1DEF settlements is provided in **Addendum E2**. The first settlements are scheduled to take place on 30 October 2008.

### 5.3 Marketing

Marketing collateral for Stage 2 will be developed. This will include:

- Direct mail booklet (similar to Stage 1 booklet)
- Floor plans
- Elevations
- Adjustment to the main site model
- Strategic media placements

### 5.4 Media and PR

Following discussions between WC and Louisa McPhee (MPV Communications Manager) it was agreed that the current focus of marketing of Stage 1 should be to achieve positive profiling through putting efforts into winning awards. A submission has been made for the PIA awards (unsuccessful) and UDIA awards.



## 6.0 Financial Summary

### 6.1 Feasibility Model & Costs

Following the presentation to MPV of a revised Feasibility Model on 9/4/08 (updated 24/4/08), a meeting was held with MPV on 11/7/08 where the updated feasibility and a report outlining the changes from the original DA feasibility were discussed. The outcome of this meeting was that MPV required a further detailed report on the justification for increased costs. This culminated in a report issued to MPV on 1/8/08. MPV raised questions on the report which were responded to in a further report on 26/9/08. Further questions from MPV were responded to in a report issued on 17/10/08.

**Addendum F1** consists of the Stage 1 & overall Project Feasibility Summaries. There are no major cost movements since last month's cost report.

### 6.2 Project Valuation

MPV have advised that the updated valuation figure is \$82M, however MPV is challenging this as they consider it should be higher. The WC Settlement Model has been updated to reflect the \$82M figure, however this will not be used until the State confirms that the new valuation figure has been agreed with the VG.

MPV expect to provide a final valuation prior to the 1DEF settlements, however it was agreed with MPV at PLG 18 that the valuation figure of \$70m should be used in the preparation of the Statutory Declarations for the 1DEF settlements until further notice.

### 6.3 GST and Land Payments

WC has adjusted the Land Payment Schedule and this will be issued to MPV ahead of the anniversary of the Operative Date (27/10/08) ~~once the valuation figure is agreed.~~

### 6.4 Project Audit

WC has confirmed agreement with MPV recommendation to use PWC to carry out project audits. The 2007 and 2008 audit is complete.

*Handwritten notes:*  
11 Land Payment Schedule  
Masterplan + staging  
Schedule

## 7.0 General Business

### 7.1 OH&S Issues

The independent inspector (John Fysh) is continuing to undertake audits of the Stage 1DEF construction works. Actions are attended to as required. The current state of OH&S on site is very good.

### 7.2 Industrial Relations

There are no current issue to report.

### 7.3 Alleged Tree Damage

A conclusion to the charges laid by Heritage Victoria in relation to the alleged tree damage in early 2007 was reached in court on 19/6/08. WC has prepared a Tree Maintenance Plan to comply with the conditions of the Terms of Settlement and this was submitted to Heritage Victoria for review on 15/8/08. HV responded on 25 September 2008, requesting amendments to the Tree Maintenance Plan (refer **Addendum G1**). These changes will be made and the plan re-issued for approval. A record of costs expended against the plan is being maintained.

### 7.4 Awards Entry

WC has entered the Stage 1 section of the project into the Social & Community Based Planning category of the PIA Vic 2008 Awards for Planning Excellence and the Special Purpose Living category of the UDIA 2008 Awards for Excellence. The PIA awards ceremony was held 17 October 2008 – unfortunately the project did not win an award. The UDIA judging panel site tour occurred on 17 October 2008 which went very well.

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## **Addendum A – Procedural**

### **1. Status of Resolutions from State PLG Meetings**



## STATE PLG 19 – 24 SEPTEMBER 2008 STATUS OF RESOLUTIONS

Section	Description	Result
1.0	<b>Resolution No. 01</b> That the minutes of PLG #18 are accepted as being a true record of the meeting.	Agreed
2.0	<b>Resolution No. 02</b> That the Authorities and Approvals Report be noted.	Agreed
3.0	<b>Resolution No. 03</b> That the Programme Report be noted.	Agreed
4.0	<b>Resolution No. 04</b> That the Development and Construction Report be noted.	Agreed
5.0	<b>Resolution No. 05</b> That the Sales & Marketing Report be noted.	Agreed
6.0	<b>Resolution No. 06</b> That the Financial Summary Report be noted.	Agreed
7.0	<b>Resolution No. 07</b> That the General Business Report be noted.	Agreed

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## Addendum A – Procedural

### 2. PLG Meeting Minutes (to be provided by MPV)

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## **Addendum B – Authorities and Approvals**

### **1. HV approval of Info Studio Permit Extension**



## Department of Planning and Community Development

Level 7  
8 Nicholson street  
East Melbourne Victoria 3002  
Telephone: 9637-9475  
Facsimile: 9637-9503  
[www.heritage.vic.gov.au](http://www.heritage.vic.gov.au)

File: PL-HE/03/0291 [1- 9]  
Refs: VHR2073, P10367

20 October 2008

Rachael Hayes, Senior Planner – Approvals  
Walker Corporation  
670 Flinders Street  
The Goods Shed No 2  
Docklands, Melbourne Vic 3008

Dear Ms Hayes

**Re: Development of Stage I – Request for an extension of time under condition 6  
for installation of temporary sales office, Kew Cottages site, Kew – Heritage  
Permit P10367**

I refer to your letter and attachment dated 29 September 2008 in relation to the above matter.

Heritage Permit P10367 was issued on with condition 6, which states:

### **6. Temporary Sales Office**

Unless otherwise agreed in writing with the Executive Director, the sales office shall be removed from the site within 2 years of the date of its installation, and the site remediated to the satisfaction of the Executive Director.

The reasoning behind this condition was to allow for a review of any impacts of the temporary building on the adjacent heritage registered trees which form part of the Avenue to Main Drive.

I note that you are seeking an extension of time under condition 6, to 8 August 2009, which would bring the timing of the Heritage permit in line with the Planning Permit for the structure, which also requires its removal.

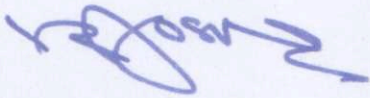
Attached to your letter is a brief assessment by Galbraith & Associates, Tree Consultants & Contractors that states the temporary sales office is having no adverse impact on any trees.




In the light of this assessment, I advise I am agreeable to granting an extension of time under condition 6 to allow the sales office to remain in place until 8 August 2009, following which time it will need to be relocated and/or removed from the site

If you wish to discuss this matter, do not hesitate to contact Ray Osborne, Director, Operations on 9637 9495 or [ray.osborne@dpcd.vic.gov.au](mailto:ray.osborne@dpcd.vic.gov.au)

Yours sincerely



 Ray Tonkin  
Executive Director  
HERITAGE VICTORIA

**Copy**

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Kew, Vic 3101

Lorenz Pereira/DSE/VICGOV1@VICGOV1  
Fiona [Beard@boroondara.vic.gov.au](mailto:Beard@boroondara.vic.gov.au)

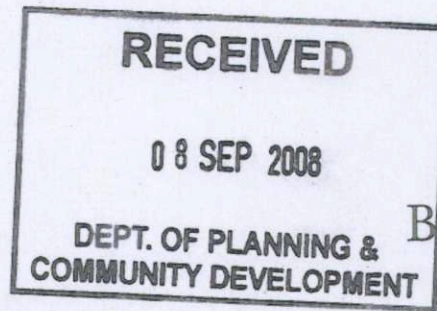
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## **Addendum B – Authorities and Approvals**

### **2. COB Response to Stage 2 Planning Amendment**

4 September 2008

Lorenz Pereira  
State Planning Services  
Department of Planning and Community  
Development  
GPO Box 2392  
Melbourne 3001



Dear Mr. Pereira,

**RE: Planning Permit No. 20070638  
Kew Residential Services Site Development – 115 Princess Street, Kew  
Proposed Amendments to Endorsed Plans**

I refer to your letter dated 26 August 2008 in relation to the above and to the amended plans forwarded to Johann Rajaratnam, Manager Strategic Planning, on 10 July 2008.

The following comments are provided in relation to the proposed changes to the endorsed plans as indicated on the plans submitted to Council with the issue date 01.07.2008.

- There is no objection to the four trees proposed for removal, identified as trees 64, 334, 337 and 771 within Appendix E of the report provided by Walker Corporation, as their removal does not require planning approval pursuant to Clause 52.17 *Native Vegetation* or Clause 42.02 *Vegetation Protection Overlay Schedule 2* of the Boroondara Planning Scheme as specified in the report.
- The changes proposed to Lots 81 and 82 and the amalgamation of lots to create larger Lots 91 and 105 are considered to be acceptable.
- Removal of one lot along Main Drive and provision of one additional lot along Linnaker Place is considered to be acceptable.
- Zero lot lines are now proposed to Lots 83, 84 and 100. Although internal to the overall site, consideration needs to be given as to whether the proposed building envelopes will present an appropriate built form to Linnaker Place and whether a setback from the street alignment should be provided similar to other building envelopes along Linnaker Place.
- As advised verbally by Ray Osborne of Heritage Victoria, the developer will be requested to enter into a Section 173 Agreement to ensure that any necessary approvals are gained from Heritage Victoria for any works to the trees located in Reserve No. 3 which are adjacent to Lots 83 to 90. Subject to the Section 173 Agreement being entered into, Council does not object to the revised location of the south boundary of Lots 83 to 90 and the creation of Reserve No. 3 abutting the south boundary of these lots.

BOROONDARA OFFICE  
8 Inglesby Road Camberwell Victoria 3124 Telephone 9278 4444 Facsimile 9278 4466  
TTY 9278 4848

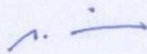
POSTAL ADDRESS  
Private Bag 1 Camberwell Victoria 3124

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

It is also my understanding that Tree 72, two Moreton Bay Fig trees and one Algerian Oak tree are proposed to be removed. Separate planning permission will be required for removal of these trees and any other trees which are also referred to in Clause 42.02 *Vegetation Protection Overlay Schedule 2* of the Boroondara Planning Scheme. Further advice from Council's Arborist regarding whether it is appropriate that these trees are removed will be provided as part of this process.

Should you have any queries in relation to the above please contact me on 9278 4830. Alternatively, I may be contacted by email at [simon.mitchell@boroondara.vic.gov.au](mailto:simon.mitchell@boroondara.vic.gov.au).

Yours sincerely



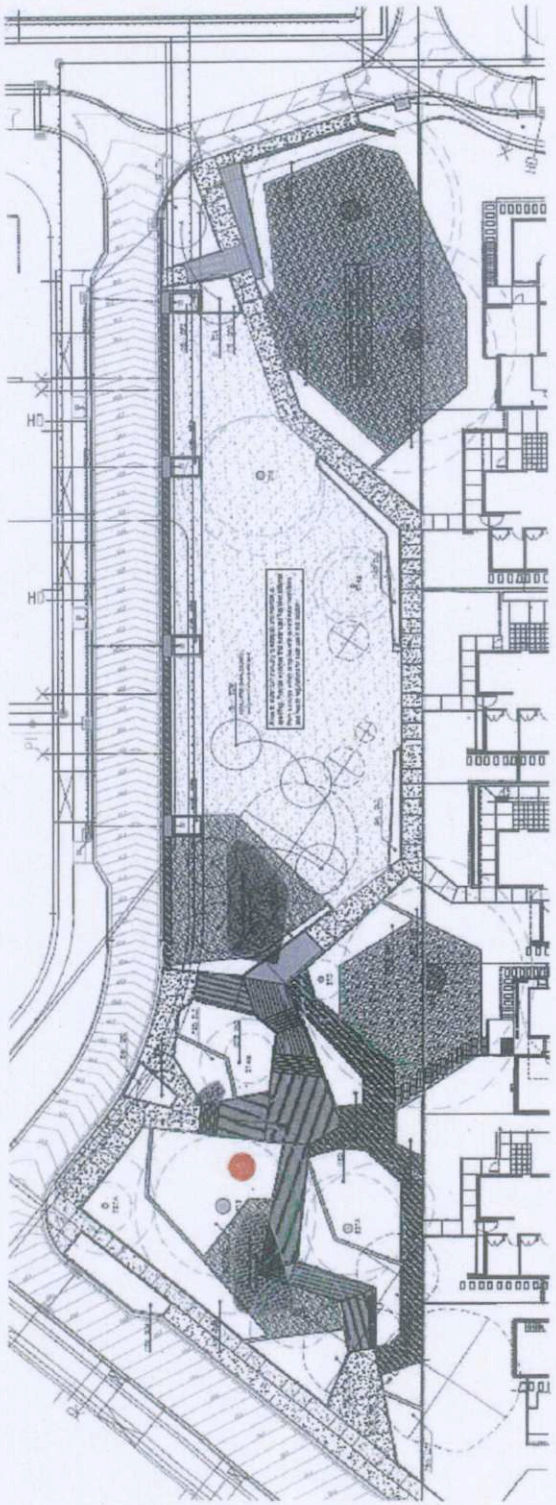
Simon Mitchell  
**MANAGER STATUTORY PLANNING**



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## Addendum B – Authorities and Approvals

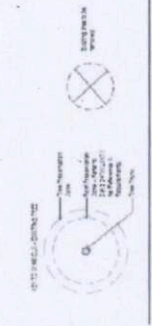
### 3. Scar Tree Location



**Scar Tree - Locality Plan**

● Denotes Location of Scar Tree  
 To be setback 100mm from the existing structure and cited under supervision of a qualified arborist; given the subject location is within the Tree Protection Zone

PROPOSED WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL GOVERNMENT'S PLANNING AND DEVELOPMENT REGULATIONS AND THE LOCAL GOVERNMENT'S PLANNING AND DEVELOPMENT BY-LAW. THE LOCAL GOVERNMENT'S PLANNING AND DEVELOPMENT REGULATIONS AND THE LOCAL GOVERNMENT'S PLANNING AND DEVELOPMENT BY-LAW ARE THE APPLICABLE LEGISLATION FOR THIS PROJECT. THE LOCAL GOVERNMENT'S PLANNING AND DEVELOPMENT REGULATIONS AND THE LOCAL GOVERNMENT'S PLANNING AND DEVELOPMENT BY-LAW ARE THE APPLICABLE LEGISLATION FOR THIS PROJECT.



Item	Quantity	Unit	Total
Area	1.2	m <sup>2</sup>	1.2
Volume	1.2	m <sup>3</sup>	1.2
Weight	1.2	kg	1.2
Cost	1.2	\$	1.2
Notes			

WALKER CORPORATION  
 MAIN DRIVE KEW

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## Addendum B – Authorities and Approvals

### 4. HV Stage 2 Permit



**Department of Planning  
and Community Development**

File Nos. HER/2001/001389  
Permit Nos. P13278

19 September 2008

Ms Rachael Hayes  
Kew Development Corporation Pty Ltd  
670 Flinders Street  
Docklands VIC 3008

Dear Ms Hayes,

**RE: FORMER KEW COTTAGES (KEW RESIDENTIAL SERVICES), PRINCESS STREET  
KEW, VICTORIAN HERITAGE REGISTER NUMBER H2073, PERMIT P13278**

Attached is a permit for the above place. Please read the conditions imposed on this permit carefully.

The removal of Oak Tree 292 is not approved. As discussed on site, this matter should be dealt with in the context of the required Landscape Plan for Main Drive and Lower Avenue, which addresses the issue of reinstatement and re-enforcement of the avenue plantings.

In relation to condition 3, Elm Trees reference numbers 67 and 72 may be removed as these do not form part of the formal planted avenue on the north side of Main Drive and are not heritage registered trees. Their removal will enable the redesign of the proposed building envelope for Lot 83 to avoid impacting on tree 68. You may need to check with the City of Boroondara if there is any requirement under a VPO in relation to these trees.


In relation to condition 8, it is considered the existing s.173 agreement in relation to the properties abutting to the south of Main Drive, [a copy of which was attached to your letter of 22 August 2008], could serve as a model for the required section 173 Agreement.

An appeal to the Heritage Council against any of the conditions must be lodged within 60 days of this permit. Appeal Forms can be obtained from the offices of Heritage Victoria (Level 7, 8 Nicholson Street East Melbourne 3002) or by phoning (03) 9637 9475.

Notice of appeal should be addressed to the Chairperson, Heritage Council, Level 7, 8 Nicholson Street East Melbourne 3002. If you have any queries about lodging an appeal please contact Renae Jarman, Hearings Officer, on 9637 9285.

Please contact Janet Sullivan Permits Co-ordinator Heritage Victoria on (03) 9637 9474 or write to Level 7, 8 Nicholson Street East Melbourne 3002 about any other queries.

Yours sincerely

  
**Ray Tonkin  
EXECUTIVE DIRECTOR  
HERITAGE VICTORIA**

Cc Statutory Planner, City of Boroondara and Lorenz Pereira, DPCD

Level 7  
8 Nicholson Street  
East Melbourne Vic 3002  
Telephone: 9637-9475  
Facsimile: 9637-9503  
www.heritage.vic.gov.au





PERMIT

HERITAGE ACT 1995

PERMIT NO: P13278

OWNER/S: State of Victoria  
ADDRESS: Major Projects Victoria  
Level 8, 121 Exhibition Street  
Melbourne VIC 3000



HERITAGE REGISTER NO: H2073  
REGISTRATION CATEGORY: Heritage Place  
NAME OF PLACE: FORMER KEW COTTAGES (KEW RESIDENTIAL SERVICES)  
LOCATION: PRINCESS STREET KEW

FILE NO: HER/2001/001389

Pursuant to Section 74 of the Heritage Act (1995) and in respect to the above-mentioned place / object, the Executive Director, Heritage Victoria hereby grants a PERMIT, subject to conditions as prescribed hereunder to carry out the following:

*Subdivision and removal of six (6) heritage registered trees as set out on submitted drawings 04-6099-010-sk008 1/7/2008, 04-6099-00102-1000 T1 9/10/2007 and untitled plan showing proposed lots and reserves submitted with the application and drawings Kew Stage 2\_Drawing MGA DATUM 24/06/08 and Plan of Subdivision Plan Number PS 603974 U, Sheets 1 to 5 version 4*

CONDITIONS:

1. This permit shall expire if the permitted works have not commenced within one (1) year of the date of issue of this permit, or are not completed within three (3) years of the date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria.
2. The removal of the English Oak reference number 292 is **not approved**.  
**Reason:** *The English Oak is not dead or dangerous, and is part of the oak Avenue along Lower Drive*
3. The proposed building envelope to lot 83 shall be redesigned to reduce its impact on heritage registered tree 68, with details of the redesign submitted to the Executive Director for approval in writing.  
**Reason:** *The current building envelope is too close to tree 68 and construction within this zone has the potential to adversely impact on this tree.*

Further details

4. Unless otherwise agreed in writing with the Executive Director, works, [other than the demolition of the non-heritage registered buildings and B5], shall not take place until the following additional drawings and details have been submitted and approved in writing.
  - i. Full engineering drawings for all excavation and/or filling across the site, showing existing and proposed final contours and retaining wall(s).
  - ii. Full construction details for the new roads, including the junction of the new road off Main Drive
  - iii. Full design/layout details for the buildings on lots 76, 77, 79, 80, 82, 83, 84, 85, 86, 87, 88, 89, 90, 96, 96, 106 to 113 inclusive, including any vehicular and or pedestrian access points.

**Reason:** *To enable a more detailed assessment of the potential impacts of any proposed engineering and/or construction within the vicinity of the heritage registered trees.*

## Tree Protection

5. Unless otherwise agreed in writing by the Executive Director, prior to the commencement of any works within Stage 2, including the demolition of the non-heritage registered buildings and building B5, a **Tree Protection Plan** at a scale of 1:500 or less, showing tree protection zones for all trees included in the Victorian Heritage Register, and the proposed protection fencing, shall be submitted and approved in writing by the Executive Director. The location of the protection fencing on the plan shall be fully dimensioned either in relation to the back edge of the kerb to Main Drive for the trees in the proposed reserves 1 and 3 north of the Drive, and/or from the trunk of the tree/s themselves. Unless otherwise agreed in writing with the Executive Director, the tree fencing shall be located outside the canopies all trees, and appropriately signed. The endorsed **Tree Protection Plan** shall form part of this permit.

**Reason:** To provide for the accurate installation and monitoring of the tree protection fencing prior to and during the process of the demolition of the buildings on the site, the re-engineering of the site, construction of the new roads, buildings and services, to ensure maximum protection for the trees.

## Arboricultural Management Plan

6. Unless otherwise agreed in writing by the Executive Director, prior to the commencement of any works within Stage 2, an **Arboricultural Management Plan** prepared by an arborist is to be submitted for approval in writing by the Executive Director. The plan must include:

- a full management plan for the dealing with *Phytophthora cinnamomi*
- the steps necessary to protect trees during the construction of the development including the procedures to be adopted for working within any root protection zones
- Tree Management Plan for all heritage registered trees documenting works to be undertaken during and 2 years post construction; including dead wooding, mulching, watering, disease and pest control, and weed control
- Full details on the protection and management of Heritage Trees No 330 (*Cupressus macrocarpa*) and No 68 (*Pinus radiata*) 301, 302 (*Quercus robur*), and 53, 61 (*Quercus canariensis*)

An endorsed copy of the **Arboricultural Management Plan** shall form part of this permit.

**Reason:** To ensure retained heritage registered trees, trees subject to a Vegetation Protection Order, and other retained trees are protected during the construction phase of the development.

## Landscape Plan

7. A Landscape Management Plan document for Stages 2, incorporating
- all the significant trees on the site and all other retained trees,
  - details of the propose demarcation of the boundaries between reserves 1 and 3 and the adjacent residential properties,
  - full details of the proposed landscape treatment of the Main Drive and Lower Drive including proposals for re-instatement plantings along Main Drive and Lower Drive,
  - full landscape details of the intersection of Lower Drive and Main Drive,
  - the planting of a replacement Bishops Pine tree
  - any proposed fencing treatment

is to be prepared and submitted for the approval of the Executive Director **before** the new development on the site commences. It should include clear recommendations for future management and maintenance of the significant trees within the Public Reserve, Highway Verges and Private Gardens (Tree Management Program). An endorsed copy of the **Landscape Management Plan** shall form part of this permit.

**Reason:** To ensure and that the proposed landscape treatment of the public open space, re-instatement of trees, and fencing is appropriate and sympathetic to the existing landscape, and to ensure the existing trees and proposed landscaping for the site is maintained into the future.

**Section 173 Agreement**

8. Prior to the lodgement of the certified plan of subdivision with the Office of Titles, the owner of the land must enter into an agreement with the responsible authority, pursuant to section 173 of the *Planning and Environment Act 1987*. This agreement must be registered by the responsible authority, pursuant to section 181 of the *Planning and Environment Act 1987*, on the certificate of title of lots 76, 77, 83, 84, 85, 86, 87, 88, 89, 90. The cost of the preparation and registration of this agreement must be met by the owner of the land. This agreement must provide for the recognition and protection of the heritage registered trees in Reserves No 1 and No 3 abutting and overhanging adjacent residential lots. It should ensure any works undertaken to, or development in the vicinity of, the trees overhanging lots 76, 77, 83, 84, 85, 86, 87, 88, 89, 90, does not adversely impact on the long term health of the trees.  
**Reason:** *To ensure the long term protection of the heritage registered trees within the reserves, which form and integral part of the heritage registered Main Drive Avenue.*
9. A copy of the new titles, with confirmation of registration of the Covenant, is required to be provided to the Executive Director within 28 days of registration of the Plan of Subdivision.  
**Reason:** *To ensure future owners of properties adjoining the public reserve are aware of the heritage register status of the trees within the public reserve abutting and overhanging their properties, and the legal implications in relation to works to these trees.*
10. Prior to lodgement of the certified plan of subdivision with the Office of Titles the owner shall provide a copy of the certified plan of subdivision to the Executive Director for endorsement. Once endorsed the certified plan becomes part of this permit.
11. The development approved by this permit is to be carried out generally in accordance with the endorsed drawings, unless otherwise agreed in writing by the Executive Director, Heritage Victoria.

**NOTE THAT PERMISSION HAS BEEN GIVEN FOR INSPECTIONS OF THE PLACE OR OBJECT TO BE UNDERTAKEN DURING THE CARRYING OUT OF WORKS, AND WITHIN SIX (6) MONTHS OF NOTIFICATION OF THEIR COMPLETION.**

**TAKE NOTICE THAT ANY NATURAL PERSON WHO CARRIES OUT WORKS OR ACTIVITIES NOT IN ACCORDANCE WITH THE PERMIT OR CONDITIONS IS GUILTY OF AN OFFENCE AND LIABLE TO A PENALTY OF UP TO 2,400 PENALTY UNITS (\$272,208) OR 5 YEARS IMPRISONMENT OR BOTH, OR IN THE CASE OF A BODY CORPORATE 4800 PENALTY UNITS (\$544,416).**

**THE ATTENTION OF THE OWNER AND/OR APPLICANT IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS.**

Copies to: Statutory Planner, City of Boroondara

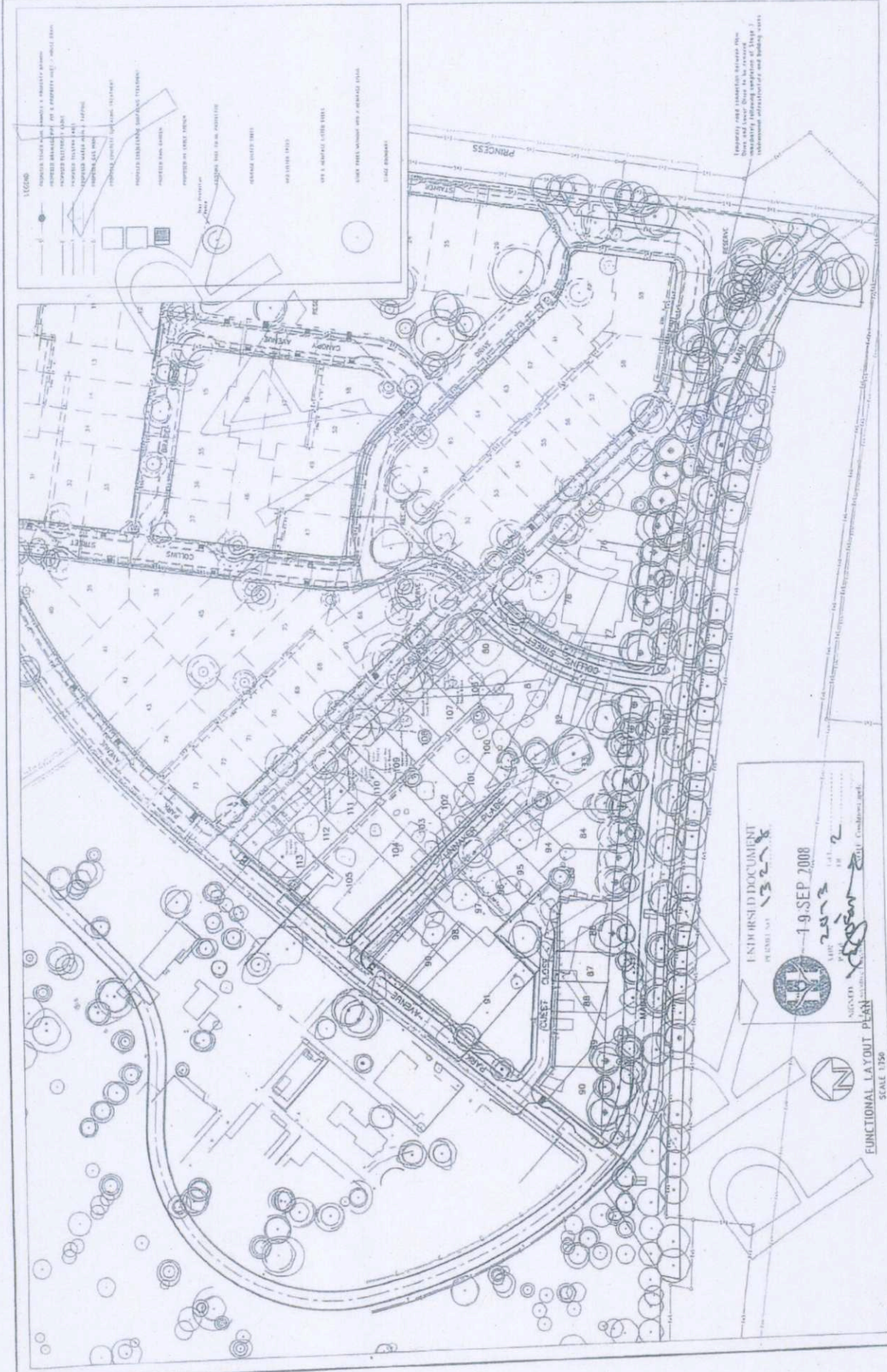
Planning, DPCD

HERITAGE VICTORIA

LEVEL 7, 8 NICHOLSON STREET, EAST MELBOURNE 3002

Signed ..... Executive Director

Date 19/9/00



SCALE 1:750  
 DATUM A.H.D.  
 DRAWING NO. 98-01-02/FL  
 SHEET 1 OF 1

**Kew Cottages - Stage 2**  
 WALKER CORPORATION PTY LTD  
 BOROONDARA CITY COUNCIL  
 FUNCTIONAL LAYOUT PLAN

CREATED: [ ]  
 APPROVED: [ ]  
 DATE: [ ]  
 VELWAY 43 103

PROPOSED BY:  
 TGM Group Pty. Ltd.  
 Level 10, 312  
 Collins Street  
 Melbourne, VIC 3000  
 Telephone: 03 9388 8991  
 Facsimile: 03 9388 8994  
 Email: info@tgmgroup.com.au  
 Web: www.tgmgroup.com.au



LEGEND  
 PROPOSED ROAD & RT  
 EXISTING ROAD & RT  
 PROPOSED DRIVEWAY  
 EXISTING DRIVEWAY  
 PROPOSED SIDEWALK  
 EXISTING SIDEWALK  
 PROPOSED KERB & CHANNEL  
 EXISTING KERB & CHANNEL  
 PROPOSED SEWER LAR  
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 PROPOSED WATER MAIN  
 EXISTING WATER MAIN  
 PROPOSED GAS MAIN  
 EXISTING GAS MAIN  
 PROPOSED TELECOM CABLE  
 EXISTING TELECOM CABLE  
 PROPOSED RAILWAY  
 EXISTING RAILWAY  
 PROPOSED STREETS LIGHT  
 EXISTING STREETS LIGHT

UNIVERSITY DOCUMENT  
 PROJECT NO. 13218  
 DATE: 19 SEP 2008  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 APPROVED BY: [ ]

REV	DATE	DESCRIPTION
A	19/09/08	ISSUE FOR PERMIT
B	19/09/08	ISSUE FOR PERMIT
C	19/09/08	ISSUE FOR PERMIT

CAD DRAWING: REVISION: [ ]  
 REF DATE: [ ]  
 REVISION: [ ]

**LEGEND**

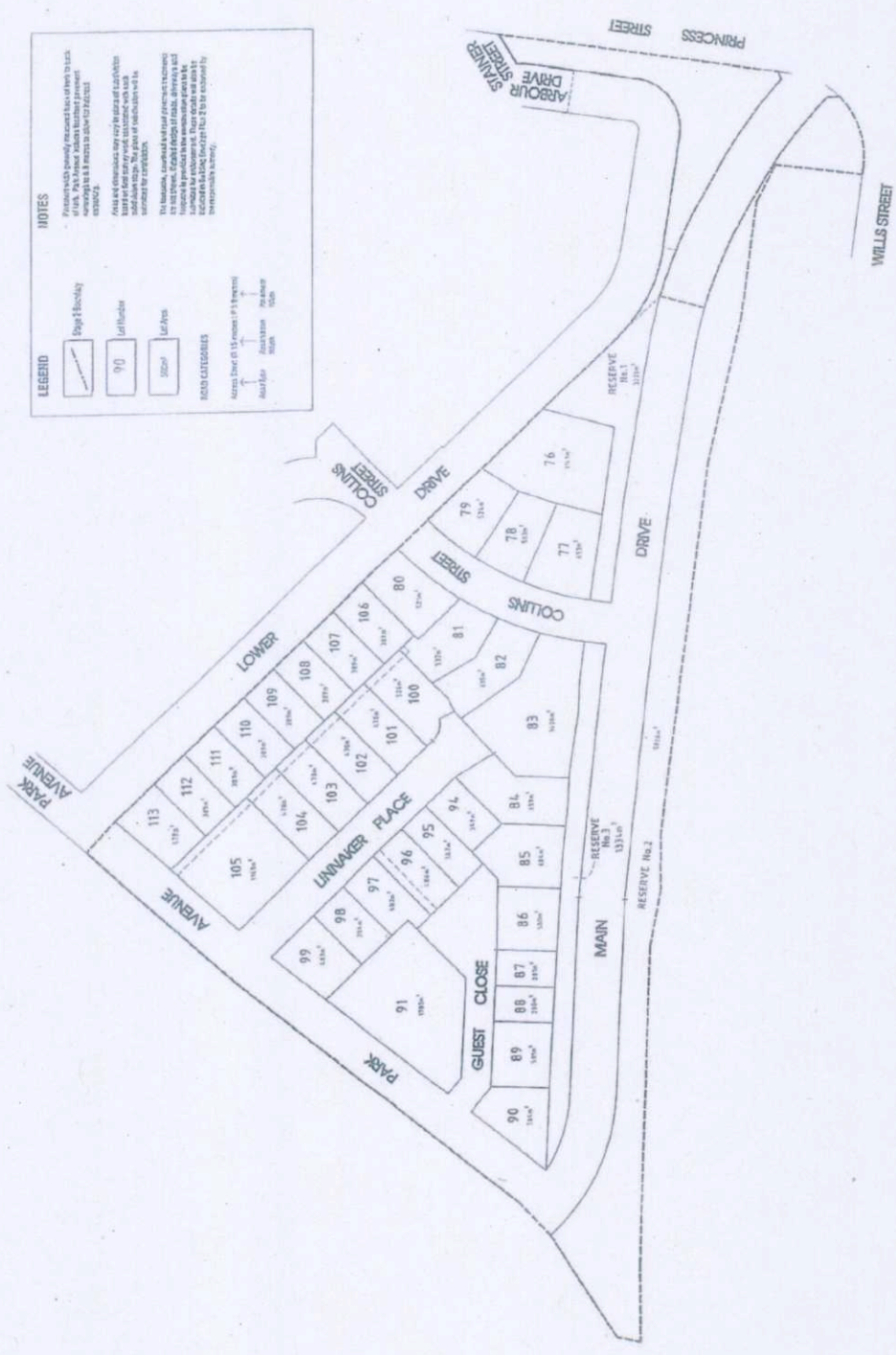
- Right Easement
- 90°
- 120°
- 150°

**ROAD CATEGORIES**

- Major Road (15m or 18m)
- Minor Road (12m)
- Footpath
- Reserve
- Boundary

**NOTES**

- 1. This plan shows the proposed subdivision of the land into lots and easements and is subject to the approval of the Council.
- 2. Areas of easements may vary by reason of the location of the easement and the location of the easement.
- 3. The location, location and use of easements is shown on this plan. Easements are shown in red and are subject to the provisions of the relevant legislation.
- 4. The location, location and use of easements is shown on this plan. Easements are shown in red and are subject to the provisions of the relevant legislation.
- 5. The location, location and use of easements is shown on this plan. Easements are shown in red and are subject to the provisions of the relevant legislation.



ENGINEERING DOCUMENT  
 19 SEP 2008  
 13228  
  
 19 SEP 2008  
 2013  
 2  
 MONTY P. ...  
 121 ...

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## Addendum B – Authorities and Approvals

### 5. Connor Holmes “Concept 6” Plan

# KEW COTTAGES SITE DEVELOPMENT STAGES 3 - 7

## CONCEPT 6 Allotment Mix

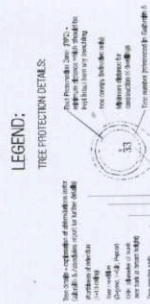
Prepared for Walker Corporation  
September 2008

NE of Central Park  
Dwelling Lots

20m+	6	Apartments	
18m	1		
15m	13		
12m	6	180m <sup>2</sup>	104
10m	40		
<b>Sub total</b>	<b>126</b>	<b>Sub total</b>	<b>249</b>

SE of Central Park  
Dwelling Lots

17m	1		
13m	32		
<b>Sub total</b>	<b>33</b>		



**NOTES:**

- The protection boundaries must be used for collection with any other protection works, 20 May 2008, see, Information No. 10000000.
- The TPZ must be treated as a construction exclusion zone. It is a zone within which no construction work is allowed to take place. The TPZ must be treated as a construction exclusion zone. It is a zone within which no construction work is allowed to take place. The TPZ must be treated as a construction exclusion zone. It is a zone within which no construction work is allowed to take place.
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Code	Description	Code	Description
01	10/20/08	01	10/20/08
02	15/02/07	02	15/02/07
03	21/02/07	03	21/02/07
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48	15/02/07	48	15/02/07
49	15/02/07	49	15/02/07
50	15/02/07	50	15/02/07

**Walker Corporation**  
KEW COTTAGES

**Tree Protection Plan**

Scale: 1:1000

Site: Kew Cottages, Kew, Victoria 3142

Project No: WKC/08/0001

Client: Walker Corporation

Prepared by: [Name]

Check by: [Name]

Drawn by: [Name]

LSM11

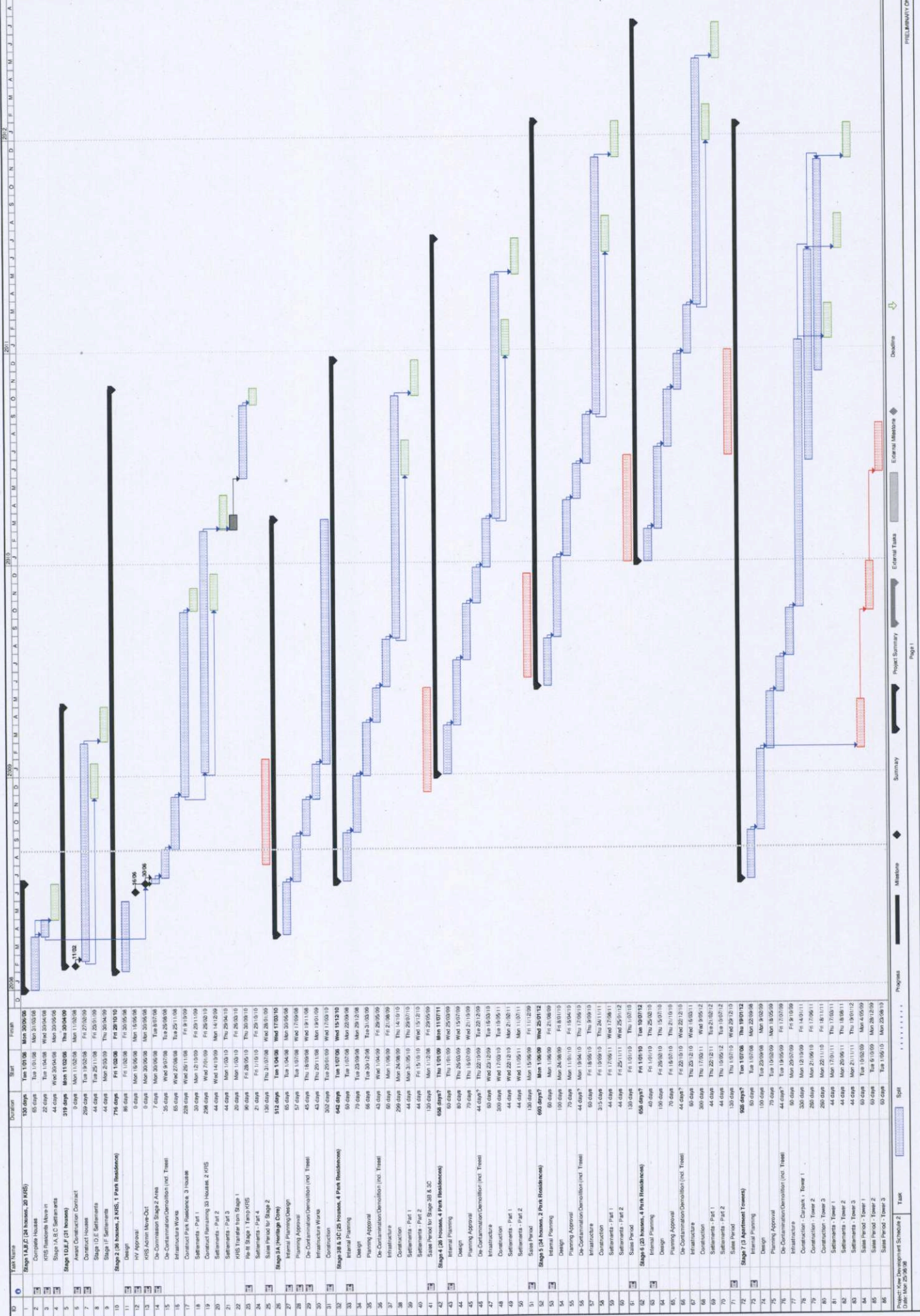
GE

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## Addendum C – Programmes

### 1. Project Development Programme





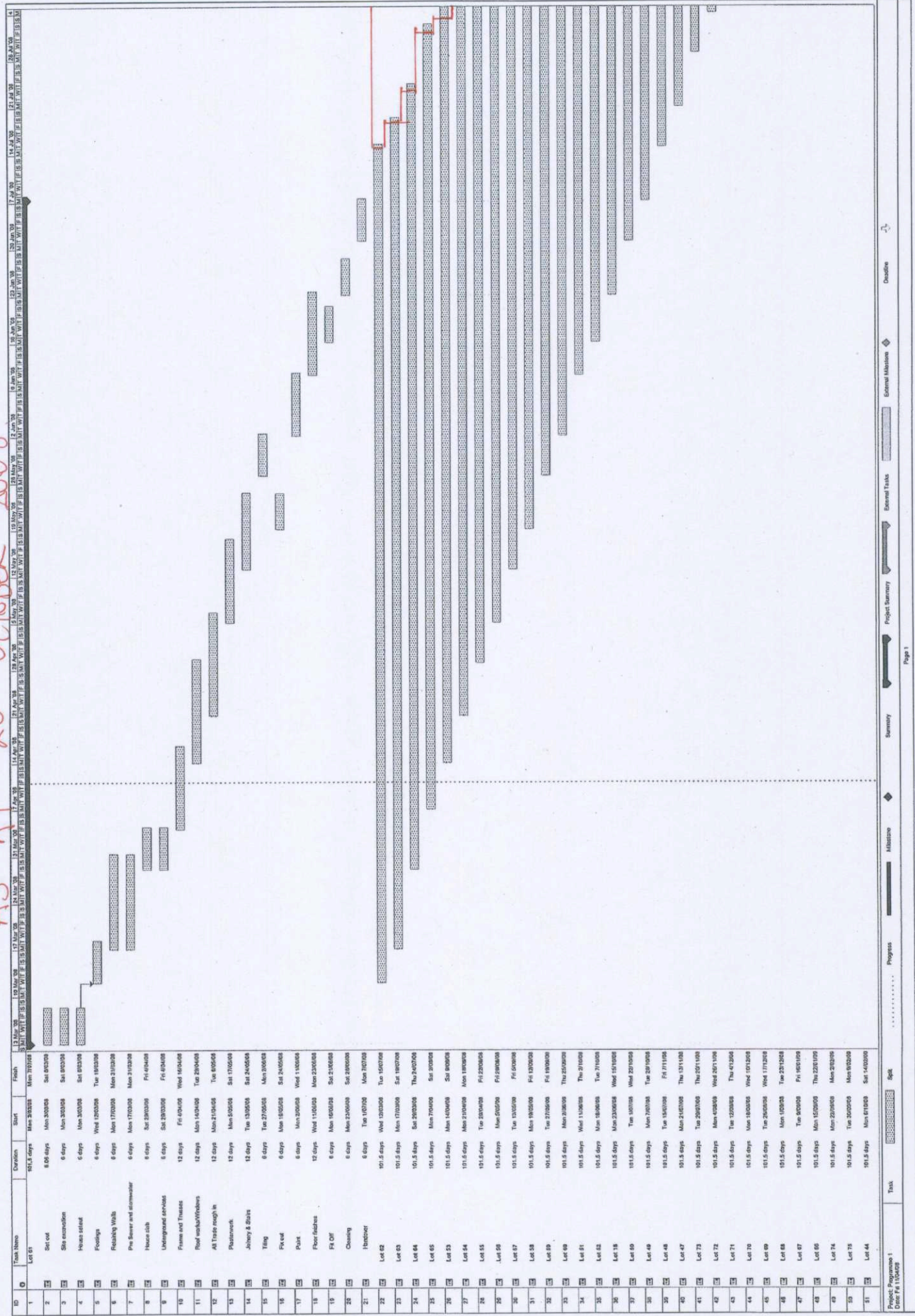
ID	Task Name	Duration	Start	Finish
1	Stage 1 (A,C,F) 24 Houses, 20 KHS	130 days	Tue 01/06	Mon 30/06/16
2	Corridor House	85 days	Tue 01/06	Mon 31/03/16
3	KHS Facade Move In	25 days	Tue 01/06	Wed 30/04/16
4	Stage 1 A,C,F Settlements	44 days	Wed 30/04/16	Mon 30/05/16
5	Stage 10A,F (21 houses)	319 days	Mon 11/02/16	Thu 30/04/16
6	Arise Construction Contract	9 days	Mon 11/02/16	Mon 11/02/16
7	Construction House	289 days	Tue 19/02/16	Fri 27/02/16
8	Stage 1 D,E Settlements	44 days	Tue 29/11/16	Fri 25/01/16
9	Stage 1 F Settlements	44 days	Mon 20/03/16	Thu 30/04/16
10	Design	716 days	Fri 10/03/16	Fri 29/10/16
11	HY Approval	8 days	Mon 15/06/16	Mon 15/06/16
12	KHS Active Move-Out	3 days	Mon 30/06/16	Mon 30/06/16
13	De-Commission Stage 2 Area	7 days	Mon 30/06/16	Mon 30/06/16
14	De-Commission Demolition (incl. Truss)	35 days	Wed 07/07/16	Tue 05/07/16
15	Infrastructure Works	85 days	Wed 27/06/16	Tue 25/11/16
16	Construction Park Residence 3 House	238 days	Wed 29/11/16	Fri 01/07/16
17	Settlements - Part 1	30 days	Mon 12/10/16	Fri 29/11/16
18	Construction Remaining 30 Houses, 2 KHS	298 days	Wed 14/10/16	Mon 14/12/16
19	Settlements - Part 2	44 days	Mon 10/01/16	Thu 25/04/16
20	KHS Transfer from Stage 1	20 days	Mon 10/01/16	Fri 26/02/16
21	Settlements - Part 3	90 days	Fri 26/02/16	Fri 26/02/16
22	Hi-R Stage 1 Temp KHS	21 days	Fri 11/01/16	Fri 25/01/16
23	Settlements - Part 4	130 days	Thu 31/07/16	Wed 30/11/16
24	Stage Period for Stage 2	512 days	Tue 10/06/16	Wed 10/02/16
25	Internal Planning	85 days	Tue 10/06/16	Mon 30/06/16
26	Design	79 days	Tue 10/06/16	Wed 17/06/16
27	Planning Approval	45 days	Thu 03/06/16	Wed 19/11/16
28	De-Commission Demolition (incl. Truss)	43 days	Thu 20/11/16	Mon 19/01/16
29	Infrastructure Works	302 days	Tue 20/10/16	Wed 11/04/16
30	Construction	642 days	Tue 10/06/16	Wed 15/12/16
31	Internal Planning	90 days	Fri 03/06/16	Wed 30/11/16
32	Design	79 days	Tue 20/12/16	Tue 30/06/16
33	Planning Approval	44 days	Wed 17/02/16	Tue 15/05/16
34	De-Commission Demolition (incl. Truss)	309 days	Wed 17/02/16	Tue 15/05/16
35	Infrastructure	44 days	Wed 11/05/16	Mon 21/02/16
36	Settlements - Part 1	44 days	Wed 11/05/16	Mon 21/02/16
37	Settlements - Part 2	130 days	Mon 15/05/16	Fri 11/12/16
38	Stage Period	693 days	Mon 15/05/16	Wed 25/01/16
39	Internal Planning	69 days	Mon 15/05/16	Fri 21/08/16
40	Design	100 days	Mon 24/08/16	Fri 01/11/16
41	Planning Approval	70 days	Mon 11/01/16	Fri 15/04/16
42	De-Commission Demolition (incl. Truss)	44 days	Mon 19/04/16	Thu 17/06/16
43	Infrastructure	69 days	Fri 18/05/16	Thu 09/01/16
44	Construction	315 days	Fri 10/09/16	Thu 24/11/16
45	Settlements - Part 1	44 days	Fri 17/06/16	Wed 17/06/16
46	Settlements - Part 2	44 days	Fri 25/11/16	Wed 25/01/16
47	Stage Period	130 days	Fri 10/10/16	Thu 10/07/16
48	Internal Planning	688 days	Fri 10/10/16	Tue 10/07/16
49	Design	100 days	Fri 29/02/16	Thu 15/07/16
50	Planning Approval	70 days	Fri 19/07/16	Thu 21/10/16
51	De-Commission Demolition (incl. Truss)	44 days	Fri 22/10/16	Wed 22/12/16
52	Infrastructure	69 days	Wed 23/12/16	Tue 15/05/16
53	Construction	309 days	Wed 17/02/16	Tue 15/05/16
54	Settlements - Part 1	44 days	Wed 17/02/16	Tue 15/05/16
55	Settlements - Part 2	44 days	Wed 11/05/16	Mon 21/02/16
56	Stage Period	693 days	Mon 15/05/16	Fri 11/12/16
57	Internal Planning	69 days	Mon 15/05/16	Fri 21/08/16
58	Design	100 days	Mon 24/08/16	Fri 01/11/16
59	Planning Approval	70 days	Mon 11/01/16	Fri 15/04/16
60	De-Commission Demolition (incl. Truss)	44 days	Mon 19/04/16	Thu 17/06/16
61	Infrastructure	69 days	Fri 18/05/16	Thu 09/01/16
62	Construction	315 days	Fri 10/09/16	Thu 24/11/16
63	Settlements - Part 1	44 days	Fri 17/06/16	Wed 17/06/16
64	Settlements - Part 2	44 days	Fri 25/11/16	Wed 25/01/16
65	Stage Period	130 days	Fri 10/10/16	Thu 10/07/16
66	Internal Planning	688 days	Fri 10/10/16	Tue 10/07/16
67	Design	100 days	Fri 29/02/16	Thu 15/07/16
68	Planning Approval	70 days	Fri 19/07/16	Thu 21/10/16
69	De-Commission Demolition (incl. Truss)	44 days	Fri 22/10/16	Wed 22/12/16
70	Infrastructure	69 days	Wed 23/12/16	Tue 15/05/16
71	Construction	309 days	Wed 17/02/16	Tue 15/05/16
72	Settlements - Part 1	44 days	Wed 17/02/16	Tue 15/05/16
73	Settlements - Part 2	44 days	Wed 11/05/16	Mon 21/02/16
74	Stage Period	130 days	Mon 15/05/16	Fri 11/12/16
75	Internal Planning	69 days	Mon 15/05/16	Fri 21/08/16
76	Design	100 days	Mon 24/08/16	Fri 01/11/16
77	Planning Approval	70 days	Mon 11/01/16	Fri 15/04/16
78	De-Commission Demolition (incl. Truss)	44 days	Mon 19/04/16	Thu 17/06/16
79	Infrastructure	69 days	Fri 18/05/16	Thu 09/01/16
80	Construction - Corridor - Tower 1	300 days	Mon 25/10/16	Fri 01/07/16
81	Construction - Tower 2	250 days	Mon 25/10/16	Fri 17/06/16
82	Construction - Tower 3	250 days	Mon 25/10/16	Fri 17/06/16
83	Settlements - Tower 1	44 days	Mon 20/06/16	Thu 18/11/16
84	Settlements - Tower 2	44 days	Mon 20/06/16	Thu 18/11/16
85	Settlements - Tower 3	44 days	Mon 20/06/16	Thu 18/11/16
86	Stage Period - Tower 1	60 days	Mon 21/11/16	Thu 19/01/16
87	Stage Period - Tower 2	60 days	Mon 21/11/16	Thu 19/01/16
88	Stage Period - Tower 3	60 days	Mon 21/11/16	Thu 19/01/16
89	Settlements - Tower 1	44 days	Mon 20/06/16	Thu 18/11/16
90	Settlements - Tower 2	44 days	Mon 20/06/16	Thu 18/11/16
91	Settlements - Tower 3	44 days	Mon 20/06/16	Thu 18/11/16
92	Stage Period - Tower 1	60 days	Mon 21/11/16	Thu 19/01/16
93	Stage Period - Tower 2	60 days	Mon 21/11/16	Thu 19/01/16
94	Stage Period - Tower 3	60 days	Mon 21/11/16	Thu 19/01/16

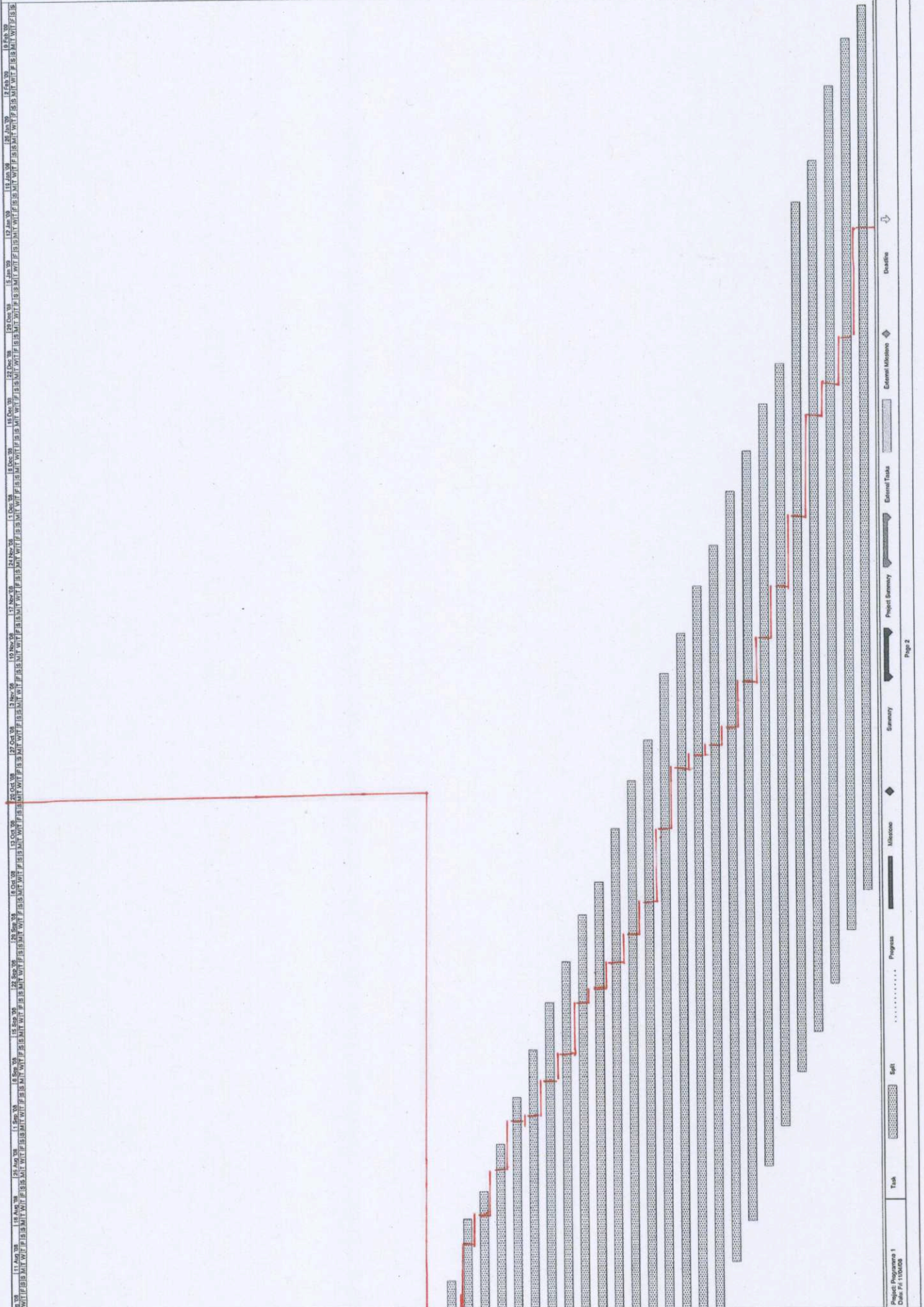
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## Addendum C – Programmes

### 2. Construction Programme (Stage 1D,E,F)

AS AT 20th OCTOBER 2008





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# **Addendum D – Development and Construction Report**

## **1. Stage 1DEF Activity Progress Report**



Progress Report- as of 20th October 2008

Lot No.	Inground	Conc. Slab	Framing	Lock Up	Fix out	Fit off
18						
44						
47						
48						
49						
50						
51						
52						
53						DEFECTS
54						DEFECTS
55						DEFECTS
56						DEFECTS
57						
58						
59						
60						
61						DEFECTS
62						DEFECTS
63						DEFECTS
64						DEFECTS
65						DEFECTS
66						
67						
68						
69						
70						
71						
72						
73						
74						
75						

- Inground includes retaining walls, timber sleepers, masonry, inground drainage, detail benching and surveying.
- Conc. Slab includes form, reinforc. and pour.
- Framing- wall, roof, windows.
- Lock Up- Ext. skin, windows, doors, roofing.
- Fix out - all services, pre internal linings.
- Fix off - plasterboard, tiling, flooring, painting, fit off.

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# Addendum D – Development and Construction Report

## 2. Stage 1 Design Amendments Spreadsheet

*Marketing  
Drawing  
Compliance*

**DESIGN AMENDMENTS FOR STAGES 1A, B & C**

ITEM	CHANGE	IMPACT ON DWELLING APPEARANCE	COMPLIANT WITH SALES CONTRACT?	JUSTIFICATION
1	Zinc cladding removed from soffit of eaves lining to Lot 8.	MINIMAL	YES	A
2	Changed carpet from 60 oz to 48 oz	NO	YES	A
3	Reduced shower screen heights from full to three-quarter.	NO	YES	A
4	Added doors to showers (previously just a doorway formed by two screens)	NO	YES	A
5	Installed recessed head pelmets only in situations where window height equaled ceiling height.	NO	YES	A,B
6	Sales contracts called up "tilt panel lift doors" for garages but a "tilt door" and a "panel lift door" are distinctly different products. Panel lift doors installed.	NO	YES	A,B
7	Glass external balustrade (frameless) design did not meet BCA, so top rail added.	NO	YES	A
8	Glass internal balustrade (frameless) design did not meet BCA, so top rail added.	NO	YES	A
9	Sales contracts called up "solid timber / floating floor". Engineered timber floor used throughout.	NO	YES	A,B
10	No mirrors to bathrooms specified in sales contracts but rather "ceramic tiles - 300x600mm, skirting, bathroom and ensuite". Full height mirrors added to various walls of bathrooms/ensuites.	NO	YES	A
11	Planter boxes indicated on marketing drawings not installed because as significant structural members and drainage would have been required which could have compromised deck space and flexibility.	NO	YES	A,C
12	Replace upper storey rendered masonry cladding with rendered foam sheeting panels	NO	YES	A
13	Deleted irrigation to landscaping. Irrigation originally designed to establish plants, however drought-resistant plants used.	NO	YES	A,B
14	Bluestone to front porch changed to exposed aggregate.	MINIMAL	YES	A
15	Driveway changed from exposed aggregate to coloured concrete.	NO	YES	A,B
16	Single external gas point provided (this issue has only been raised so far by purchasers with houses that have two distinct/disconnected external living areas such as the A-type houses).	NO	YES	A,B
17	Steel pergola in courtyard deleted.	MINIMAL	YES	A



**JUSTIFICATION OF AMENDEMENTS - LEGEND:**

Key	Reference	Item
A	Contract of Sale Clause 6.2	Via this clause the... "Purchaser agrees that the Building Plans and Specifications may be varied by the Builder from time to time in any manner the Builder (acting reasonably) considers necessary".
B	Indicative Specification and Inclusion Schedule	The preamble to the schedule reads... "This schedule lists the range of materials, appliances, general finishes, fixtures and fittings for housing in Stage 1. Their use, extent and location will vary from lot to lot throughout the stage as indicated on marketing drawings and as specified in the selected colour scheme".
C	Indicative Architect's Impression and Floor Plan	The elevation sketch and floor plans provided in the Contract of Sale are clearly labelled "artist's impressions and are indicative only..".

*Contractual issues with purchasers.  
(Richard Romano list)*



**DESIGN AMENDMENTS FOR STAGES 1D,E AND F**

ITEM	CHANGE	IMPACT ON DWELLING APPEARANCE	COMPLIANT WITH SALES CONTRACT?	JUSTIFICATION
1	Reduced structural steel by 95% in the homes and replaced with timber beams. This reduced the tonnage from 26t in some instances to 2 tonne.	NO	YES	A
2	Reduced window height from 2.7m to 2.4m	MINIMAL	YES	A
3	Reduced window width by bringing in returns to enable structural piers for roof support and decrease the widow head span.	MINIMAL	YES	A
4	Reconfigure window mullion set outs	NO	YES	A
5	Reconfigured roof falls behind parapets to reduce large simply supported spans	NO	YES	A
6	Introduced columns under cantilevering balconies and rooms only when able to position in landscaping and not in driveways	MINIMAL	YES	A
7	Removed screw piles and bored piers in approx 80% of the designed locations by altering the landscaping	NO	YES	A
8	Reduced the landscaping by replacing plants with lawn in places and decreasing amount of plants in group plantings	MINIMAL	YES	A
9	Removed architectural steel and replaced with value engineered alternative maintaining the same look	NO	YES	A
10	Replaced retaining walls with screening where not acting as a retaining wall	NO	YES	A
11	Reduced height of retaining walls on the boundary to level of ground in lieu of 2m above ground and install fence on the wall.	NO	YES	A
12	Replace upper storey rendered masonry cladding with rendered foam sheeting panels	NO	YES	A
13	Changed carpet from 60 oz to 48 oz	NO	YES	A
14	Reduced shower screen heights from full to three-quarter.	NO	YES	A
15	Added doors to showers (previously just a doorway formed by two screens)	NO	YES	A
16	Installed recessed head pelmets only in situations where window height equaled ceiling height.	NO	YES	A,B
17	Sales contracts called up "lilt panel lift doors" for garages but a "lilt door" and a "panel lift door" are distinctly different products. Panel lift doors installed.	NO	YES	A,B
18	Glass external balustrade (frameless) design did not meet BCA, so top rail added.	NO	YES	A
19	Glass internal balustrade (frameless) design did not meet BCA, so top rail added.	NO	YES	A
20	Sales contracts called up "solid timber / floating floor". Engineered timber floor used throughout.	NO	YES	A,B
21	No mirrors to bathrooms specified in sales contracts but rather "ceramic tiles - 300x600mm, skirting, bathroom and ensuite". Full height mirrors added to various walls of bathrooms/ensuites.	NO	YES	A
22	Planter boxes indicated on marketing drawings not installed because as significant structural members and drainage would have been required which could have compromised deck space and flexibility.	NO	YES	A,C
23	Replace upper storey rendered masonry cladding with rendered foam sheeting panels	NO	YES	A
24	Deleted irrigation to landscaping. Irrigation originally designed to establish plants, however drought-resistant plants used.	NO	YES	A,B
25	Driveway changed from exposed aggregate to coloured concrete.	NO	YES	A,B
26	Single external gas point provided (this issue has only been raised so far by purchasers with houses that have two distinct/disconnected external living areas such as the A-type houses).	NO	YES	A,B
27	Steel pergola in courtyard deleted.	MINIMAL	YES	A

**JUSTIFICATION OF AMENDMENTS - LEGEND:**

Key	Reference	Item
A	Contract of Sale Clause 6.2	Via this clause the... "Purchaser agrees that the Building Plans and Specifications may be varied by the Builder from time to time in any manner the Builder (acting reasonably) considers necessary".
B	Indicative Specification and Inclusion Schedule	The preamble to the schedule reads... "This schedule lists the range of materials, appliances, general finishes, fixtures and fittings for housing in Stage 1. Their use, extent and location will vary from lot to lot throughout the stage as indicated on marketing drawings and as specified in the selected colour scheme".
C	Indicative Architect's Impression and Floor Plan	The elevation sketch and floor plans provided in the Contract of Sale are clearly labelled "artist's impressions and are indicative only..".

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# Addendum D – Development and Construction Report

## 3. Progress Photographs

**Stage 1 DEF Progress Pictures**  
22-October-2008



**Stage 1 DEF Progress Pictures**  
**22-October-2008**



**Stage 1 DEF Progress Pictures**  
**22-October-2008**



**Stage 1 DEF Progress Pictures**  
**22-October-2008**



**Stage 1 DEF Progress Pictures**  
**22-October-2008**



**Stage 1 DEF Progress Pictures**  
22-October-2008





**Stage 1 DEF Progress Pictures**  
**22-October-2008**



**Stage 1 DEF Progress Pictures**  
**22-October-2008**



## **Addendum E – Sales and Marketing**

### **1. Stage 1 Sales Report**

Kew

STAGE: 1

LOT NO	STREET NUMBER	STREET NAME	HOUSE TYPE	BLG AREA	LAND AREA	PURCHASE PRICE	SALES STATUS	SALES REPORT
				m <sup>2</sup>	m <sup>2</sup>		pick from list	pick from list
						Sale Price	Sales status	Sales
3	12	Botanic Drive	Custom 14	366	566	1,250,000	Deposit	Exchanged - Full Deposit
8	2	Botanic Drive	Custom 4	295	713	1,300,000	Deposit	Exchanged - Full Deposit
10	5	Botanic Drive	C5	220	546	1,075,000	Deposit	Exchanged - Full Deposit
12	1	Botanic Drive	Custom 15	298	601	1,500,000	Deposit	Exchanged - Full Deposit
13	6	Brazier Grove	A2	357	695	1,500,000	Deposit	Exchanged - Full Deposit
14	4	Brazier Grove	A2a	357	652	1,575,000	Deposit	Exchanged - Full Deposit
16	4	Canopy Avenue	C5	220	568	1,175,000	Deposit	Exchanged - Full Deposit
18	10	Arbour Drive	A3	334	630	1,625,000	Deposit	Exchanged - Full Deposit
19	7	Brazier Grove	B2	274	579	1,350,000	Deposit	Exchanged - Full Deposit
20	9	Brazier Grove	Custom 8	295	453	1,175,000	Deposit	Exchanged - Full Deposit
24	5	Stainer Street	C2	254	587	1,300,000	Deposit	Exchanged - Full Deposit
26	1	Stainer Street	Custom 10	378	990	1,750,000	Deposit	Exchanged - Full Deposit
27	1	Park Avenue	B1a	283	434	1,300,000	Deposit	Exchanged - Full Deposit
28	3	Park Avenue	B1	282	437	1,300,000	Deposit	Exchanged - Full Deposit
29	5	Park Avenue	B1a	283	419	1,325,000	Deposit	Exchanged - Full Deposit
30	7	Park Avenue	Custom 13	256	496	1,300,000	Deposit	Exchanged - Full Deposit
32	4	Collins Street	C5	220	490	1,075,000	Deposit	Exchanged - Full Deposit
34	2	Brazier Grove	A2	357	594	1,475,000	Deposit	Exchanged - Full Deposit
35	5	Brazier Grove	B	285	375	1,250,000	Deposit	Exchanged - Full Deposit
36	3	Brazier Grove	B	285	368	1,250,000	Deposit	Exchanged - Full Deposit
37	1	Brazier Grove	B2	274	443	1,400,000	Deposit	Exchanged - Full Deposit
38	3	Collins Street	Custom 5	259	518	1,400,000	Deposit	Exchanged - Full Deposit
39	1	Collins Street	Custom 7	250	672	1,350,000	Deposit	Exchanged - Full Deposit
40	9	Park Avenue	Custom 6	284	774	1,425,000	Deposit	Exchanged - Full Deposit
42	13	Park Avenue	C5	220	527	1,075,000	Deposit	Exchanged - Full Deposit
44	7	Collins Street	Ee	307	759	1,450,000	Deposit	Exchanged - Full Deposit
47	2	Arbour Drive	A3	334	555	1,500,000	Deposit	Exchanged - Full Deposit
48	4	Arbour Drive	A2	357	488	1,450,000	Deposit	Exchanged - Full Deposit
49	6	Arbour Drive	A2a	357	489	1,450,000	Deposit	Exchanged - Full Deposit
50	8	Arbour Drive	Custom 11	296	491	1,400,000	Deposit	Exchanged - Full Deposit
51	1	Arbour Drive	B3	281	562	1,450,000	Deposit	Exchanged - Full Deposit
52	16	Lower Drive	Custom 12	297	726	1,650,000	Deposit	Exchanged - Full Deposit
53	14	Lower Drive	E	289	515	1,450,000	Deposit	Exchanged - Full Deposit
54	12	Lower Drive	Ea	289	500	1,500,000	Deposit	Exchanged - Full Deposit
55	10	Lower Drive	E	289	496	1,500,000	Deposit	Exchanged - Full Deposit
56	8	Lower Drive	Ea	289	502	1,450,000	Deposit	Exchanged - Full Deposit
57	6	Lower Drive	E	289	501	1,525,000	Deposit	Exchanged - Full Deposit
58	4	Lower Drive	Custom 2	302	779	1,675,000	Deposit	Exchanged - Full Deposit
59	2	Lower Drive	Custom 3	289	859	1,750,000	Deposit	Exchanged - Full Deposit
60	13	Arbour Drive	Custom 1	240	651	1,525,000	Deposit	Exchanged - Full Deposit
61	11	Arbour Drive	B4	297	446	1,425,000	Deposit	Exchanged - Full Deposit
62	9	Arbour Drive	B1a	283	396	1,450,000	Deposit	Exchanged - Full Deposit
63	7	Arbour Drive	B1	282	407	1,400,000	Deposit	Exchanged - Full Deposit
64	5	Arbour Drive	B1a	283	396	1,475,000	Deposit	Exchanged - Full Deposit
65	3	Arbour Drive	B	285	409	1,575,000	Deposit	Exchanged - Full Deposit
66	20	Lower Drive	Custom 9	287	543	1,525,000	Deposit	Exchanged - Full Deposit
67	22	Lower Drive	Custom 16	313	443	1,475,000	Deposit	Exchanged - Full Deposit
68	24	Lower Drive	A2	357	443	1,575,000	Deposit	Exchanged - Full Deposit
69	26	Lower Drive	A2c	325	443	1,575,000	Deposit	Exchanged - Full Deposit
70	28	Lower Drive	A2b	357	638	1,650,000	Deposit	Exchanged - Full Deposit
71	30	Lower Drive	A2c	325	638	1,650,000	Deposit	Exchanged - Full Deposit
72	32	Lower Drive	A2	357	443	1,525,000	Deposit	Exchanged - Full Deposit
73	34	Lower Drive	A3	334	529	1,600,000	Deposit	Exchanged - Full Deposit
74	17	Park Avenue	Ec	286	446	1,375,000	Deposit	Exchanged - Full Deposit
75	9	Collins Street	Ed	307	590	1,400,000	Deposit	Exchanged - Full Deposit

TOTAL LOTS 55

16,371 30,210 \$78,900,000

Average Price \$1,434,545

Sales Status Summary

Status	Lot Count	Sales Value
Exchanged - Full Deposit	55	78,900,000
Total	55	78,900,000

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## Addendum E – Sales and Marketing

### 2. Stage 1 DEF Settlement Report

**KEW STAGE 1 DEF SETTLEMENT STATUS - at 17/10/08**

Stage	Property Details		Settlement Correspondence		Pre-Settlement Inspections		Completion Certification			Call for Settlement (by ABL) Yes/No	Anticipated Settlement Date (2008=settled)	Settlement Funds Rec'd (Incl. GST)	Interest rec'd on cash deposits (Incl. GST)
	Lot No	Property Address	Initial Advice	Inspection/Settlement Advice	Anticipated	Actual	Receipt of Title	Receipt of Certificate of Occupancy - Anticipated	Receipt of Certificate of Occupancy - Actual				
1D	51	1 Arbour Drive, Kew	14/07/08	13/10/08	3/11/2008		11/04/2008	24/10/2008			12/11/2008		
1D	52	16 Lower Drive, Kew	14/07/08	13/10/08	10/11/2008		11/04/2008	31/10/2008			25/11/2008		n/a
1D	53	14 Lower Drive, Kew	14/07/08	13/10/08	30/10/2008		11/04/2008	21/10/2008			13/11/2008		n/a
1D	54	12 Lower Drive, Kew	14/07/08	13/10/08	3/11/2008		11/04/2008	21/10/2008			12/11/2008		n/a
1D	55	10 Lower Drive, Kew	14/07/08	13/10/08	3/11/2008		11/04/2008	21/10/2008			5/12/2008		n/a
1D	56	8 Lower Drive, Kew	14/07/08	13/10/08	7/10/2008	7/10/2008	11/04/2008	21/10/2008			12/11/2008		n/a
1D	57	6 Lower Drive, Kew	14/07/08	13/10/08	3/11/2008		11/04/2008	21/10/2008			12/11/2008		n/a
1D	58	4 Lower Drive, Kew	14/07/08	13/10/08	3/11/2008		11/04/2008	24/10/2008			18/11/2008		n/a
1D	59	2 Lower Drive, Kew	14/07/08	13/10/08	3/11/2008		11/04/2008	24/10/2008			18/11/2008		n/a
1D	60	13 Arbour Drive, Kew	14/07/08	13/10/08	28/10/2008		11/04/2008	24/10/2008			18/11/2008		n/a
1D	61	11 Arbour Drive, Kew	14/07/08	13/10/08	3/10/2008	3/10/2008	11/04/2008	25/09/2008	25/09/2008	Yes	30/10/2008		n/a
1D	62	9 Arbour Drive, Kew	14/07/08	13/10/08	7/11/2008		11/04/2008	25/09/2008	25/09/2008		14/11/2008		n/a
1D	63	7 Arbour Drive, Kew	14/07/08	13/10/08	3/10/2008	3/10/2008	11/04/2008	25/09/2008	25/09/2008	Yes	30/10/2008		n/a
1D	64	5 Arbour Drive, Kew	14/07/08	13/10/08	3/10/2008	3/10/2008	11/04/2008	25/09/2008	25/09/2008	Yes	30/10/2008		n/a
1D	65	3 Arbour Drive, Kew	14/07/08	13/10/08	3/10/2008	3/10/2008	11/04/2008	25/09/2008	25/09/2008	Yes	30/10/2008		n/a
1E	18	10 Arbour Drive, Kew	14/07/08	13/10/08	4/12/2008		11/04/2008	25/11/2008			12/12/2008		n/a
1E	47	2 Arbour Drive, Kew	14/07/08	13/10/08	4/12/2008		11/04/2008	25/11/2008			12/12/2008		n/a
1E	48	4 Arbour Drive, Kew	14/07/08	13/10/08	4/12/2008		11/04/2008	25/11/2008			12/12/2008		n/a
1E	49	6 Arbour Drive, Kew	14/07/08	13/10/08	5/12/2008		11/04/2008	25/11/2008			12/12/2008		n/a
1E	50	8 Arbour Drive, Kew	14/07/08	13/10/08	5/12/2008		11/04/2008	25/11/2008			12/12/2008		n/a
1F	44	7 Collins Street, Kew	14/07/08		27/01/2009		11/04/2008	14/01/2009			2/02/2009		n/a
1F	66	20 Lower Drive, Kew	14/07/08		27/01/2009		11/04/2008	14/01/2009			2/02/2009		n/a
1F	67	22 Lower Drive, Kew	14/07/08		27/01/2009		11/04/2008	14/01/2009			2/02/2009		n/a
1F	68	24 Lower Drive, Kew	14/07/08		27/01/2009		11/04/2008	14/01/2009			2/02/2009		n/a
1F	69	26 Lower Drive, Kew	14/07/08		28/01/2009		11/04/2008	14/01/2009			3/02/2009		n/a
1F	70	28 Lower Drive, Kew	14/07/08		28/01/2009		11/04/2008	15/01/2009			3/02/2009		n/a
1F	71	30 Lower Drive, Kew	14/07/08		28/01/2009		11/04/2008	15/01/2009			3/02/2009		n/a
1F	72	32 Lower Drive, Kew	14/07/08		28/01/2009		11/04/2008	15/01/2009			3/02/2009		n/a
1F	73	34 Lower Drive, Kew	14/07/08		29/01/2009		11/04/2008	16/01/2009			4/02/2009		n/a
1F	74	17 Park Avenue, Kew	14/07/08		29/01/2009		11/04/2008	16/01/2009			4/02/2009		n/a
1F	75	9 Collins Street, Kew	14/07/08		29/01/2009		11/04/2008	16/01/2009			4/02/2009		n/a
											\$0.00	\$0.00	

## Addendum F – Financial Summary

### 1. Cost Reports

**KEW**  
Feasibility Summary

**Stage 1**

Date Prepared	Original DA Scope	Current Feasibility (24/4/08 Model)	Forecast Final Cost		
			Period (Sept, 08)	Current Period (Oct,08)	Movement
<b>Yield</b>					
Houses	59	55	55	55	0
KRS Dwellings (permanent)	16	20	20	20	0
<b>Total Yield</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>0</b>
<b>GROSS REVENUE</b>	<b>67,427</b>	<b>95,809</b>	<b>89,809</b>	<b>89,809</b>	<b>0</b>
Guaranteed land payment	(7,198)	(7,198)	(6,710)	(6,710)	0
Bonus guaranteed land payment	0	(623)	(623)	(623)	0
GST	(5,385)	(6,973)	(5,682)	(5,682)	0
<b>NET REVENUE</b>	<b>54,844</b>	<b>81,015</b>	<b>76,794</b>	<b>76,794</b>	<b>0</b>
<b>GENERAL SCHEME ALLOCATION</b>	3,372	3,336	3,336	3,336	0
<b>DEVELOPMENT COSTS</b>					
<b>CONSTRUCTION</b>					
Civil Works	4,934	8,736	10,110	10,110	0
Landscaping	2,576	1,970	3,210	3,210	0
Building Costs	28,087	62,162	66,652	66,652	0
<b>CONSULTANTS</b>	2,700	4,256	4,370	4,370	0
<b>STATUTORY</b>	176	805	522	522	0
<b>PRELIMINARIES</b>	975	2,619	2,444	2,444	0
<b>MARKETING &amp; SALES</b>	1,603	1,767	1,598	1,598	0
<b>CONTINGENCY</b>	1,068	0	0	0	0
<b>FINANCE</b>	2,293	1,101	7,078	7,078	0
<b>OVERHEAD @ 2%</b>	910	1,713	1,917	1,917	0
<b>TOTAL DEVELOPMENT COSTS</b>	<b>48,694</b>	<b>88,465</b>	<b>101,236</b>	<b>101,236</b>	<b>0</b>
<b>PROFIT</b>	<b>6,150</b>	<b>-7,450</b>	<b>-24,442</b>	<b>-24,442</b>	<b>0</b>
<b>RETURN ON COST</b>	<b>12.6%</b>	<b>-8.4%</b>	<b>-24.1%</b>	<b>-24.1%</b>	<b>0.0%</b>



**KEW**  
Feasibility Summary

**Overall Project**

Date Prepared	Original DA Scope	Current Feasibility (24/4/08 Model)	Forecast Final Cost		
			Period (Sept, 08)	Current Period (Oct,08)	Movement
<b>Yield</b>					
Houses	201	201	201	201	0
Apartments	159	159	159	159	0
KRS Dwellings	20	20	20	20	0
<b>Total Yield</b>	<b>380</b>	<b>380</b>	<b>380</b>	<b>380</b>	<b>0</b>
<b>GROSS REVENUE</b>	<b>379,037</b>	<b>534,629</b>	<b>534,629</b>	<b>534,629</b>	<b>0</b>
Guaranteed land payment	(43,920)	(43,920)	(43,920)	(43,920)	0
Bonus guaranteed land payment (estimated)	0	(8,563)	(8,563)	(8,563)	0
GST	(29,912)	(43,065)	(40,954)	(40,954)	0
<b>NET REVENUE</b>	<b>305,205</b>	<b>439,081</b>	<b>441,192</b>	<b>441,192</b>	<b>0</b>
<b>GENERAL SCHEME COSTS</b>	21,109	31,384	31,067	31,067	0
<b>DEVELOPMENT COSTS</b>					
<b>CONSTRUCTION</b>					
Civil Works	16,866	19,638	22,411	22,411	0
Landscaping	8,949	6,521	7,762	7,762	0
Building Costs - Housing	167,751	242,402	246,904	246,904	0
<b>CONSULTANTS</b>	13,416	23,248	23,086	23,086	0
<b>STATUTORY</b>	1,084	3,036	2,918	2,918	0
<b>PRELIMINARIES</b>	5,303	13,414	14,377	14,377	0
<b>MARKETING &amp; SALES</b>	9,461	11,515	10,927	10,927	0
<b>CONTINGENCY</b>	5,807	7,964	5,408	5,408	0
<b>FINANCE</b>	15,077	18,922	27,031	27,031	0
<b>OVERHEAD @ 2%</b>	4,995	7,024	7,660	7,660	0
<b>TOTAL DEVELOPMENT COSTS</b>	<b>269,818</b>	<b>385,068</b>	<b>399,550</b>	<b>399,550</b>	<b>0</b>
<b>PROFIT</b>	<b>35,387</b>	<b>54,013</b>	<b>41,642</b>	<b>41,642</b>	<b>0</b>
<b>RETURN ON COST</b>	<b>13.1%</b>	<b>14.0%</b>	<b>10.4%</b>	<b>10.4%</b>	<b>0.0%</b>

## **Addendum G – General Business**

### **1. HV Response to Tree Maintenance Plan Proposal**



Department of Planning  
and Community Development

File: PL-HE/03/0291 and PL-HE/03/0152

25 September 2008

Mr Brad Evans  
Principal Planner – Approvals  
Walker Corporation Pty Ltd  
670 Flinders Street  
The Goods Shed  
Docklands VIC 3008

Level 7  
8 Nicholson Street  
East Melbourne Vic 3002  
Telephone: 9637-9475  
Facsimile: 9637-9503  
[www.heritage.vic.gov.au](http://www.heritage.vic.gov.au)

Dear Mr Evans

**Re: Matter between Heritage Victoria and Kew Development Corporation Pty Ltd  
(Walker Corporation) – Submission of Documentation in accordance with Magistrates  
Court Terms of Settlement – Tree Maintenance Program**

I refer to your letter and attachments dated 15 August 2008 submitted in respect to the above matter.

I advise that the Tree Maintenance Plan [Program] prepared by Galbraith & Associates has been reviewed and the following comments are provided.

**Management Plan**

- All the Heritage Registered Trees on the site should be subject to the Tree Maintenance Program not just selected trees.
- There appears to be an over emphasis on irrigation. While it is important it is only one part of a tree management program.
- It is noted the Tree Management Plan makes reference to weed control and mulching, but it should also include soil works, such as decompaction to increase water infiltration and improved growing conditions, and fertilizer. Also proactive control of elm leaf beetle.

**Inspection Regime**

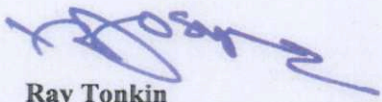
- Depending on the weather the inspections may need to occur more than twice a year

**Costs**

- Items 1 & 3 appear to be the same?
- Suggest an itemised budget be provided

If you wish to discuss this matter, do not hesitate to contact Ray Osborne, Director, Operations on 9637 9495 or [ray.osborne@dpcd.vic.gov.au](mailto:ray.osborne@dpcd.vic.gov.au)

Yours sincerely

  
Ray Tonkin  
Executive Director  
HERITAGE VICTORIA