



**Department of Planning
and Community Development**

Level 4
55 Collins Street
Melbourne Victoria 3000
GPO Box 2392 Melbourne 3001
Telephone: 8644-8800
Facsimile: 8644-8811
www.heritage.vic.gov.au

Our Ref: File/s: PL-HE/03/0291 [1-14] [Part 9 & 10 closed] H2073-JM
Permit Application No: P15474

Boroondara City Council	
Action Officer:	
Copies to:	
15 FEB 2010	
Des No:	Loose <input type="checkbox"/>
File No:	On file <input type="checkbox"/>

11 February 2010

The Statutory Planner
Boroondara City Council
Private Bag 1
CAMBERWELL VIC 3124

Dear Sir/Madam,

PERMIT APPLICATION FOR FORMER KEW COTTAGES (KEW RESIDENTIAL SERVICES), PRINCESS STREET KEW

As required under Section 71 of the Heritage Act 1995, I enclose a copy of an application for alteration to the above mentioned registered place.

As part of my consideration of this application, I am also prepared to take into account any local heritage issues which you may identify. Advice should include whether the registered place is within or adjoining a locally significant place which is the subject of a Heritage Overlay control and whether there is any adverse effect. Is there a statement in the Municipal Strategic Statement or a local policy that relates to this area? Should Heritage Victoria be aware of any other heritage issue that affects this place?

If comments are not received at this office within 14 days I will assume that you have no objection to the application.

If you would like to forward your comments by email please send to Joyce MacLennan at heritage.permits@dpcd.vic.gov.au. Our postal address is PO Box 2392 Melbourne, Vic 3001.

If you require additional time to comment, please contact Ray Osborne on (03) 8644 8939.

Yours sincerely

Jim Gard'ner

Jim Gard'ner
Executive Director
HERITAGE VICTORIA
encl

Any personal information about you or a third party in your correspondence will be collected, held, managed, used, disclosed or transferred in accordance with the provisions of the Information Privacy Act 2000 (Vic) and applicable laws. Enquiries about access to information about you held by the Department should be directed to the Privacy Officer, Department of Planning and Community Development, PO Box 2392, Melbourne, VIC 3001.

Notwithstanding the above, please note that information provided to enable the administration of the Heritage Act 1995 may be disclosed to persons with an interest in the heritage place or object particularly, and information provided as part of a permit application may be made available on-line where the application has been publicly advertised under section 68 of the Heritage Act 1995



Received 11/2/10



Heritage VICTORIA

Heritage Act 1995

APPLICATION FOR PERMIT TO CARRY OUT WORKS OR ACTIVITIES TO A HERITAGE PLACE OR OBJECT

(Pursuant to Section 67 of the Heritage Act 1995)

This Application Form is a legal document. This Application Form MUST be completed and read in conjunction with the associated document "Instructions for Completing an 'Application for a Permit To Carry out Works or Activities to a Heritage Place or Object'. By completing this Application Form all signatories are taken to have read the associated document and understood the manner in which the information in this Application Form may be used in the future.

ALL SECTIONS MUST BE COMPLETED. Incomplete applications will be returned to the Applicant and result in delay. It is the Applicant's responsibility to ensure that the full and correct information is provided. Applications made on behalf of business names or unincorporated associations will not be accepted nor will applications made by third parties on behalf of an Owner or Occupier.

PART A - THE HERITAGE PLACE OR OBJECT

1. Address: 115 Princess Street, Kew VIC 3101
2. Land Title Details: Lot A on PS 544837G.
(A current copy of the Title, i.e. dated within 30 days of the date this application is lodged) MUST accompany this application)
3. Victorian Heritage Register Number: H2073
4. Local Government Authority: City of Boroondara.
5. Is a cultural heritage management plan (CHMP) required for the proposed works under the Aboriginal Heritage Act 2006? (See the instructions document for guidance on determining whether a CHMP is required) NO YES
(If YES, please enclose a copy of the approved CHMP with this application)

PART B - APPLICANT DETAILS

(The Applicant MUST be the Owner and/or the legal Occupier of the Heritage Place)

1. Nature of Tenure of Applicant:
Owner & Occupier Occupier Only *(the Owner MUST complete Part E)*
2. Is the Heritage Place Government Owned?
NO YES *(a Government Authorised Person MUST complete Part E)*
3. Full Name of Applicant *(Include ACN if Company)*
Kew Development Corporation
Contact Person Brad Evans Phone: 9261 8300
4. Address for Correspondence: 32 Pine Court, Kew VIC 3101
5. Email *(If available)*: brad.evans@walkerexp.com.au

PART C - CONTACT PERSON

(Complete this Part Only If Different From Applicant)

Company/Business Name: Phone:

Contact Person: Email:

Address:

PART D - DESCRIPTION & REASON FOR PROPOSED WORKS

(please include a brief description, even if you are attaching further information)

Development of 12 dwellings, Use of a cafe in Building B6, Consulting rooms in Building B1, Place of Assembly (community centre) in B3, restoration works & a new building to be used as an indoor recreation facility

(Three copies of supporting documentation fully detailing the proposed works and one X3 or X4 copy of any plan MUST accompany this Application - please refer to the attached Checklist for required level of documentation)

Do the works involve works to Common Property? YES NO

(If YES, written consent of the Chair of the Body Corporate must be obtained and included with this application)

Estimated Cost of Works \$ 9.5 million

(Verification of estimated cost may be required prior to the issue of any permit. Please refer to the associated brochure "Permit Application Fees for Works to a Registered Place or Object" for the applicable Application Fee)

Has the Application Fee Been Lodged?

PART E - OWNER DECLARATION

I am the Owner of the Heritage Place described in this Permit Application. I hereby consent for the Applicant to carry out the works or activities specified in the Application.

1. Owners Name (Include ACN if Company): Secretary to the Department of Innovation, Industry & Regional Development
Note - The Owner MUST be the same as shown on the Current Certificate of Title (i.e. dated within 30 days of the date this application is lodged) required by Part A

2. Signature: [Signature] Date: 9/2/10

3. Address: Level 8, 121 Exhibition Street, Melbourne

4 and 5 must be completed where the Heritage Place is owned by a Company or the Government. Only a Company Director may sign this form where the land is owned by a Company.

4. I Am Authorised To Sign as Owner of The Land:

5. Name of Signatory and Position: Sean Swenney, Executive Director, Major Projects Victoria

PART F - APPLICANT DECLARATION

I am the Applicant. I declare that the information supplied in this Application is accurate and correct. I authorise officers appointed by the Executive Director or any member of the Heritage Council to inspect the Heritage Place to assess this Application, and to carry out any further inspections required during the time the approved works are being undertaken or within 6 months of notification of their completion. I undertake that the works/activities will be carried out in conformity with permits granted by the Executive Director and understand that it is a criminal offence to undertake works to the Heritage Place not in accordance with a Permit.

1. Signature: [Signature] Date: _____

2 and 3 below must be completed where the Permit Applicant is a Company or the Government. Only a Company Director may sign this form where the Application is on behalf of a Company)

2. I Am Authorised To Sign as the Permit Applicant:

3. Name of Signatory and Position: Brad Evans, Manager Planning

Please send your completed form to Heritage Victoria Level 4, 55 Collins Street Melbourne 3000

OFFICE USE ONLY			
Date Received	11/2/10	Copies Sent	LAG 11.2.10
Date Expires	1/4/10	Fee received	Yes/No 81760/-
		Log On	11.2.10
		Payment Method	cheque

P15474

dtc 14/2/09

Information Privacy Act 2000
Heritage Victoria is committed to protecting information provided in accordance with the principles of the Information Privacy Act 2000. Information contained in your Permit Application and associated correspondence may be stored and used by Heritage Victoria for the purposes of assessing your Permit Application in accordance with the Heritage Act. This information may be disclosed to other relevant government agencies or other stakeholders such as the Heritage Council and persons with a real and substantial interest in the Heritage Place or Object or if required by law. If you wish to access information held by Heritage Victoria please contact Heritage Victoria on (03) 8644 8800 or at Level 4, 55 Collins Street, Melbourne 3000.

TOWN PLANNING APPLICATION

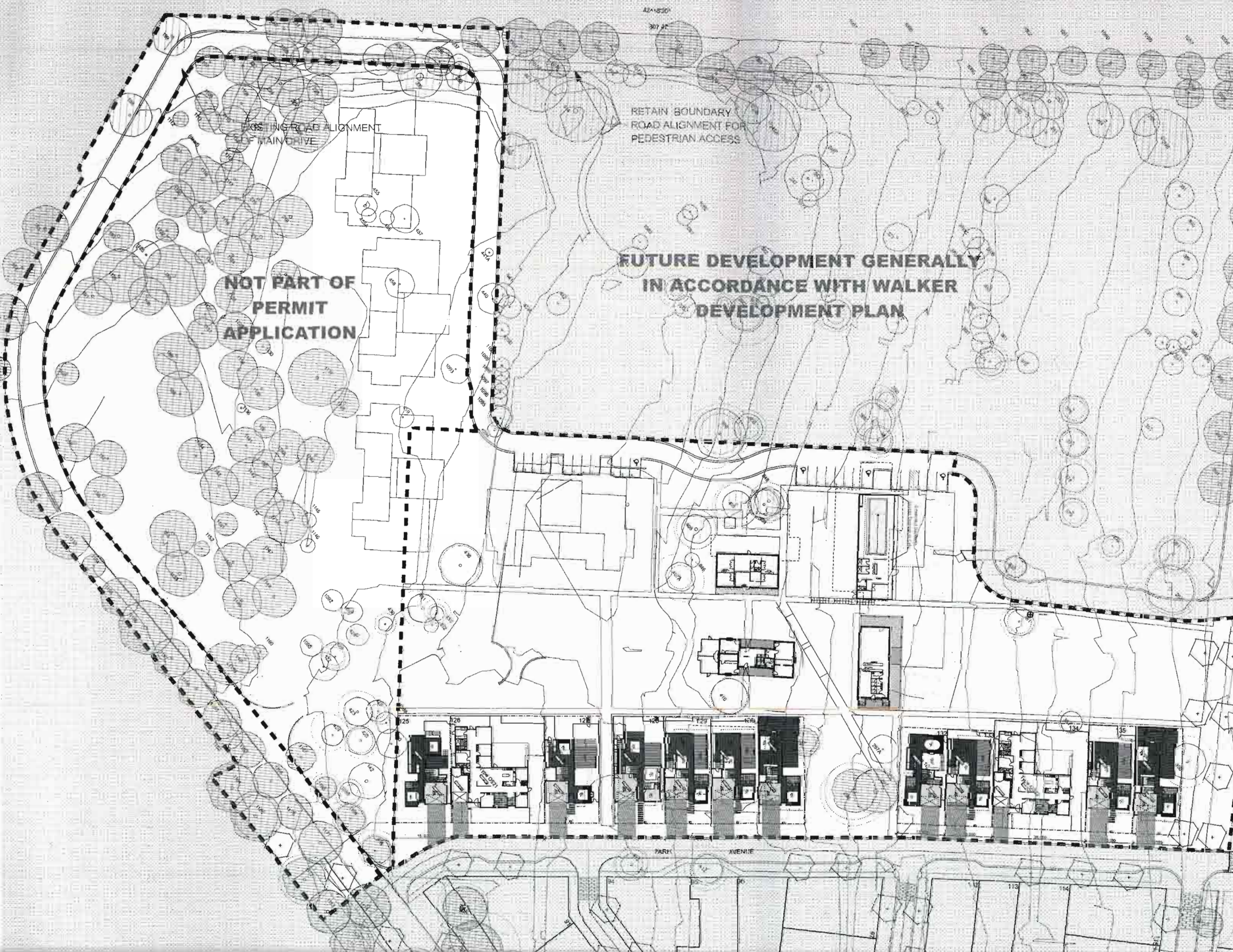
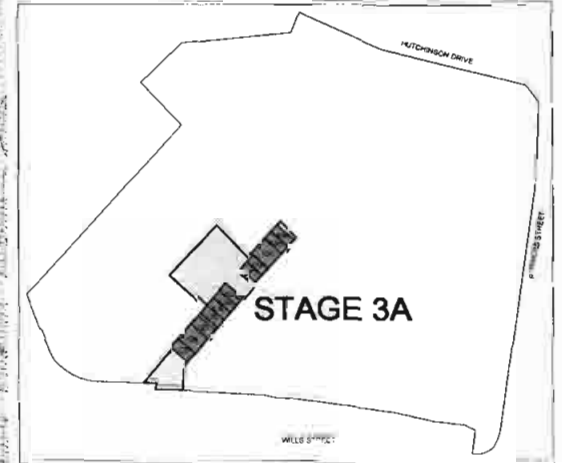
KEW STAGE 3A HOUSING + HERITAGE CORE

KEW COTTAGES
MELBOURNE
VICTORIA

DRAWING REGISTER

DRAWING	TITLE	SCALE	REVISION
AR03A.20.01	Superlot Stage 3A Cover Sheet		3
AR03A.21.01	Superlot Stage 3A Design Response	1:500@A1	3
AR03A.21.02	Superlot Stage 3A Site Plan	1:200@A0	3
AR03A.21.03	Superlot Stage 3A Ground Level Plan	1:200@A0	3
AR03A.21.04	Superlot Stage 3A Upper Level Plan	1:200@A0	3
AR03A.21.05	Superlot Stage 3A Tree Protection Plan	1:500@A1	3
AR03A.22.01	Superlot Stage 3A Street Scapes + Sections	1:200@A0	3
AR03A.23.01	Superlot Stage 3A Shadow Diagrams 9.00am	1:200@A0	3
AR03A.23.02	Superlot Stage 3A Shadow Diagrams 12.00pm	1:200@A0	3
AR03A.23.03	Superlot Stage 3A Shadow Diagrams 3.00pm	1:200@A0	3
AR03A.125.24.01	Lot 125 - Type H Plans + Elevations	1:100@A1	3
AR03A.126.24.01	Lot 126 - OS21 Plans + Elevations	1:100@A1	3
AR03A.127.24.01	Lot 127 - Type GJ1 Plans + Elevations	1:100@A1	3
AR03A.128.24.01	Lot 128 - Type GJ2 Plans + Elevations	1:100@A1	3
AR03A.129.24.01	Lot 129 - Type GK Plans + Elevations	1:100@A1	3
AR03A.130.24.01	Lot 130 - Type GK Plans + Elevations	1:100@A1	3
AR03A.131.24.01	Lot 131 - Type GL Plans + Elevations	1:100@A1	3
AR03A.132.24.01	Lot 132 - Custom 10 Plans + Elevations	1:100@A1	3
AR03A.133.24.01	Lot 133 - Type GK Plans + Elevations	1:100@A1	3
AR03A.134.24.01	Lot 134 - OS22 Plans + Elevations	1:100@A1	3
AR03A.135.24.01	Lot 135 - Type GK Plans + Elevations	1:100@A1	3
AR03A.136.24.01	Lot 136 - Type GL Plans + Elevations	1:100@A1	3
ARHER.BB1.24.01	Heritage Core (Health + Well Being Centre) Plans + Elevations	1:100@A1	3
ARHER.BB3.24.01	Heritage Core (Community Centre) Plans + Elevations	1:100@A1	3
ARHER.BB6.24.01	Heritage Core (Cafe) Plans + Elevations	1:100@A1	3
ARHER.BA1.24.01	Heritage Core (Recreation Centre) Plans + Elevations	1:100@A1	3

NOTES
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 Permeability - Final Detail will be provided on Future Landscape Plan, however a minimum of 20% of the site will be impervious.
 House Floor Levels indicate Maximum Height.



FUTURE DEVELOPMENT GENERALLY IN ACCORDANCE WITH WALKER DEVELOPMENT PLAN

NOT PART OF PERMIT APPLICATION

THE DESIGN RESPONSE (stage 3A)

- 1 Stage 3A is bounded by Park Avenue on the south with park reserve space and a Lifestyle Centre to the north. Stage 3A consists of twelve residential lots, ten being less than 500m² in area. A range of dwelling types are proposed for these lots (as detailed in the plans prepared by dko Architecture Pty Ltd).
- 2 The proposed dwellings on lots under 500m² are two storeys in height. The height of the proposed dwellings responds to the character of the surrounding neighbourhood that consists of one to five storey developments.
- 3 The contemporary design of the dwellings responds to the site context and site fall. Simple clean lines allow a more seamless connection between the various housing designs and variety of dwelling levels. Low maintenance, modern materials are used.
- 4 Lots 125, 126, 127, 128, 129, 132, 133, 134, 135, 136 are located on a slope down towards the northern part of the site. Pedestrian and vehicle access is at ground level, with living areas and secluded open space also located at ground level. Living areas and secluded open space are all orientated to have a northern aspect. With the slope of the land each adjacent site is higher than the neighbour to increase the northern light aspect.
- 5 Lots 130, 131 are located on an existing benched site. Pedestrian and vehicle access is at ground level with living areas and secluded open space located at first level. Living areas and secluded open space are all orientated to have a northern aspect. With the slope of the land each adjacent site is higher than the neighbour to increase the northern light aspect.
- 6 Lots are orientated to maximise solar access and open space.
- 7 The development enhances the natural environment, by retaining vegetation identified under the vegetation protection overlay. Existing street tree planting will be enhanced with additional planting along proposed streets.
- 8 The proposed dwellings are setback sufficiently from boundaries to allow for good solar access to neighbouring secluded private open space and habitable room windows.
- 9 The design has incorporated measures to ensure that secluded open space and habitable room windows are protected from unreasonable overlooking / loss of privacy.
- 10 The proposed development has been designed in a manner that provides generous areas of secluded open space with access to northern light. All secluded open space is accessible from living areas within dwellings and is expected to provide amenity for the needs of future residents.
- 11 Facade treatments use a variety of materials and finishes creating architectural interest in the streetscape. Natural materials, such as stained timber, contrast with rendered walls and glass balustrades to create visual interest.
- 12 All dwellings will be constructed to a six star energy rating, including a rainwater tank.

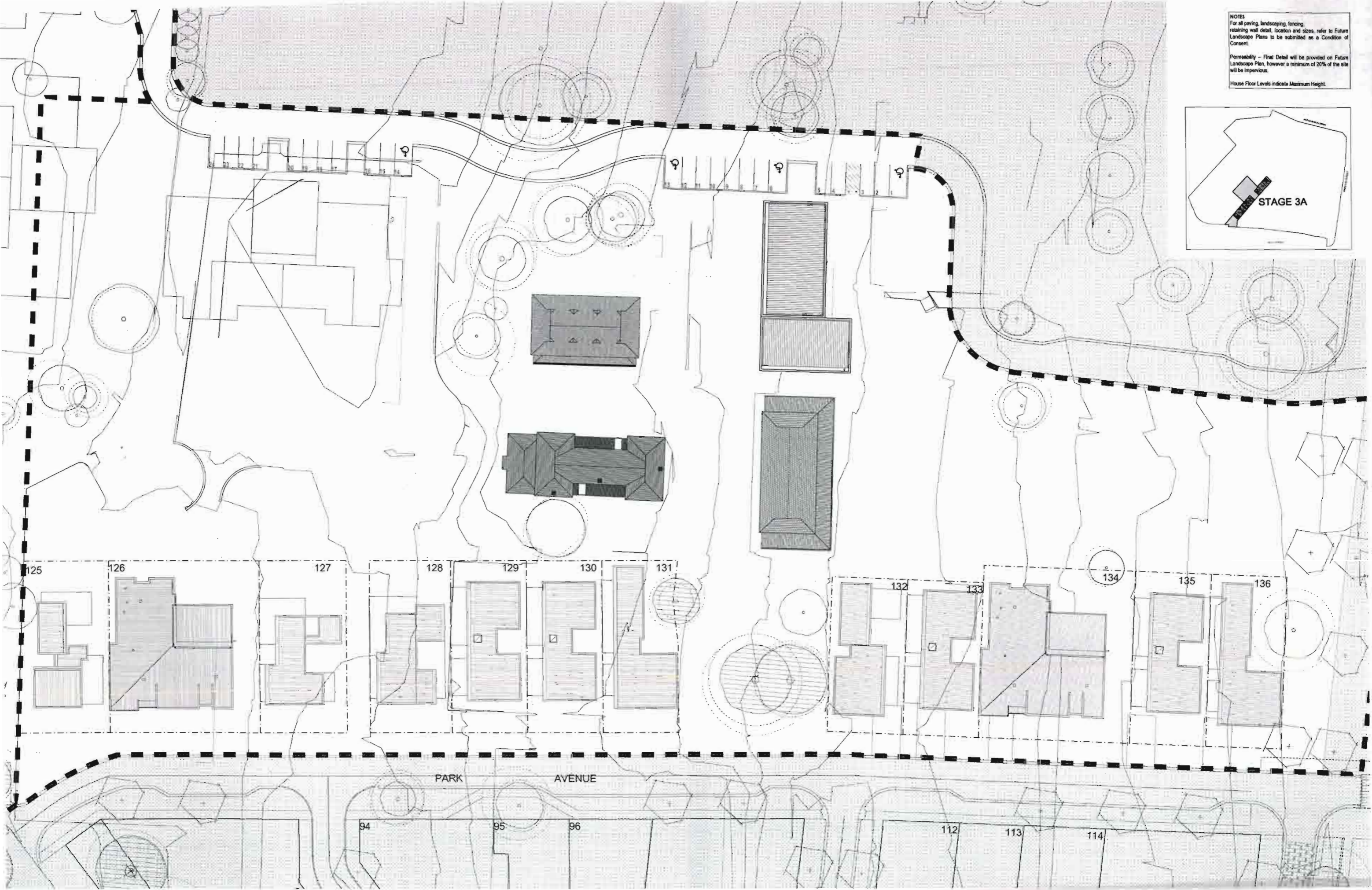
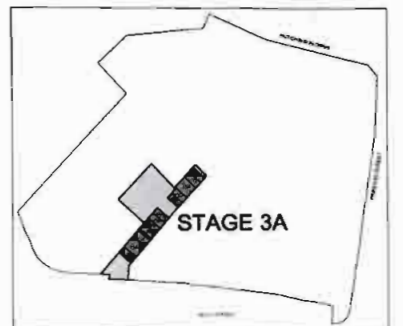
dko
 dko Architecture Pty Ltd
 Level 2, 358 Collins Street
 Melbourne, Victoria, 3000, AUS
 T +61 3 9670 3088 / F +61 3 9670 3054
 www.dko.com.au / info@dko.com.au
 ABN 61 623 95451

Rev	Description	By	Date	Client/Owner
1	Town/Preparation	NR	16/07/2019	Webcor Corporation

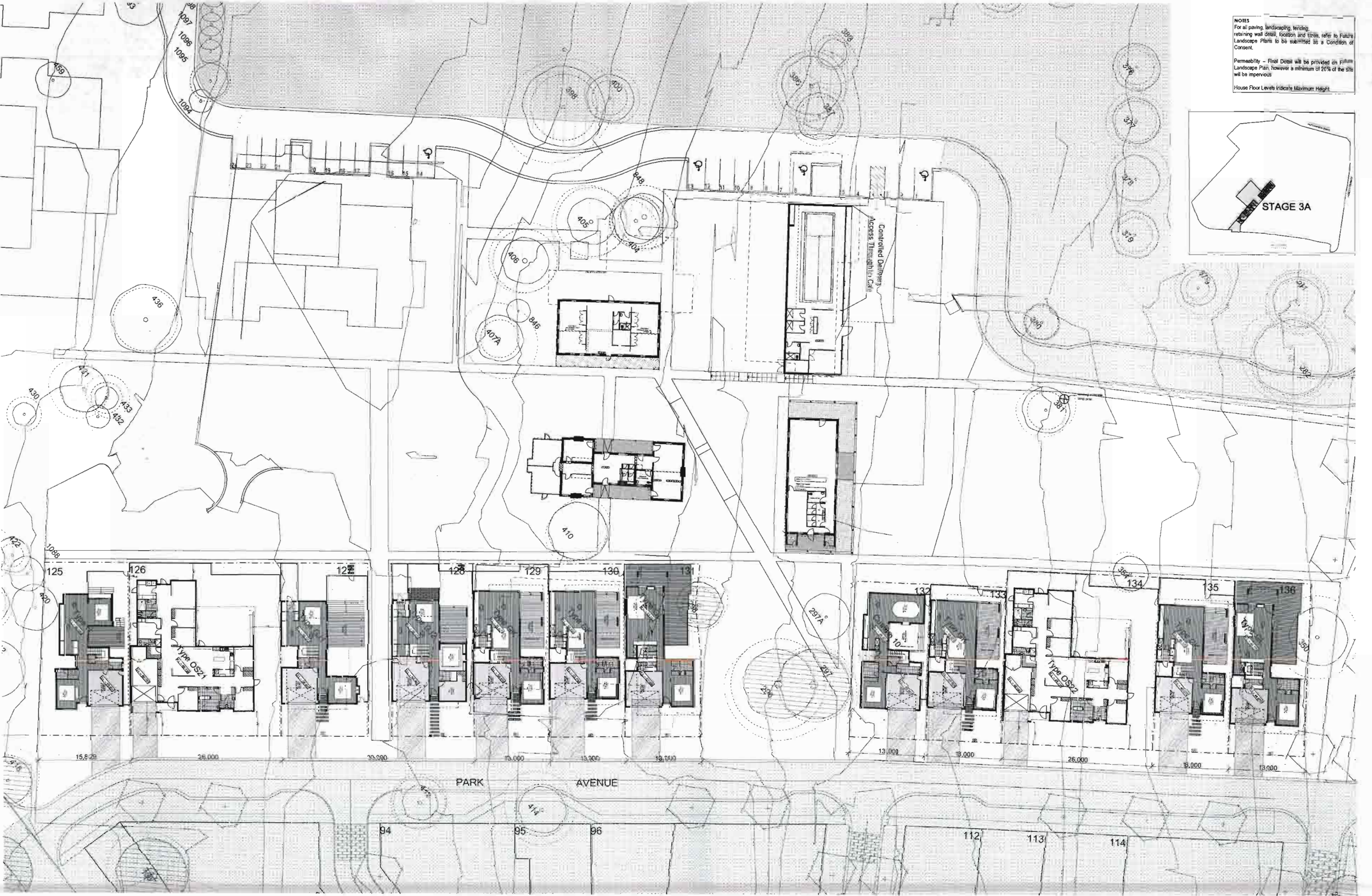
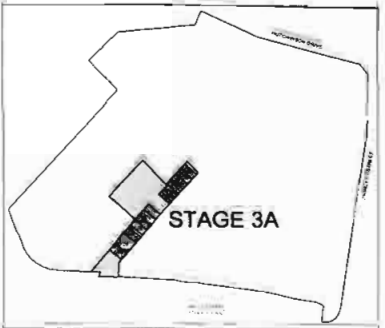
Project: **NEW STAGE 3A HOUSING**
 Location: **NEW MELBOURNE VIC, 3084**
 Drawing Number: **00010409**

Stage 3A Town Planning
Design Response
 TOWN PLANNING
 SCALE: 1:500 @ A1
 Drawing Number: **AR03A.21.01**

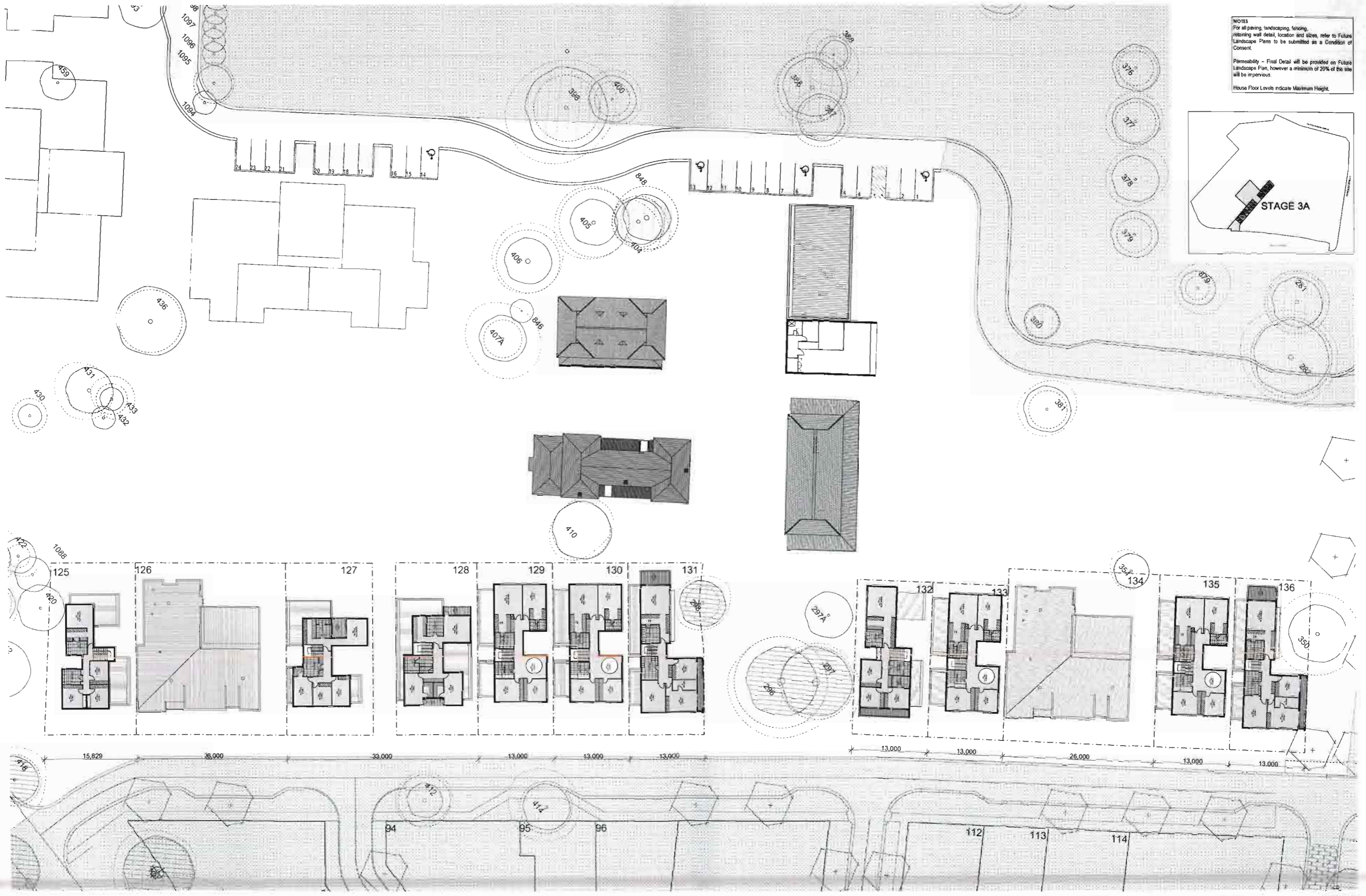
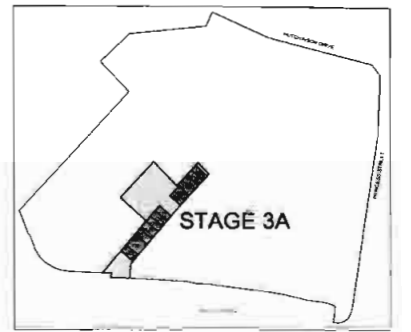
NOTES
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 Permeability - Final Detail will be provided on Future Landscape Plan, however a minimum of 20% of the site will be impervious.
 House Floor Levels indicate Maximum Height.



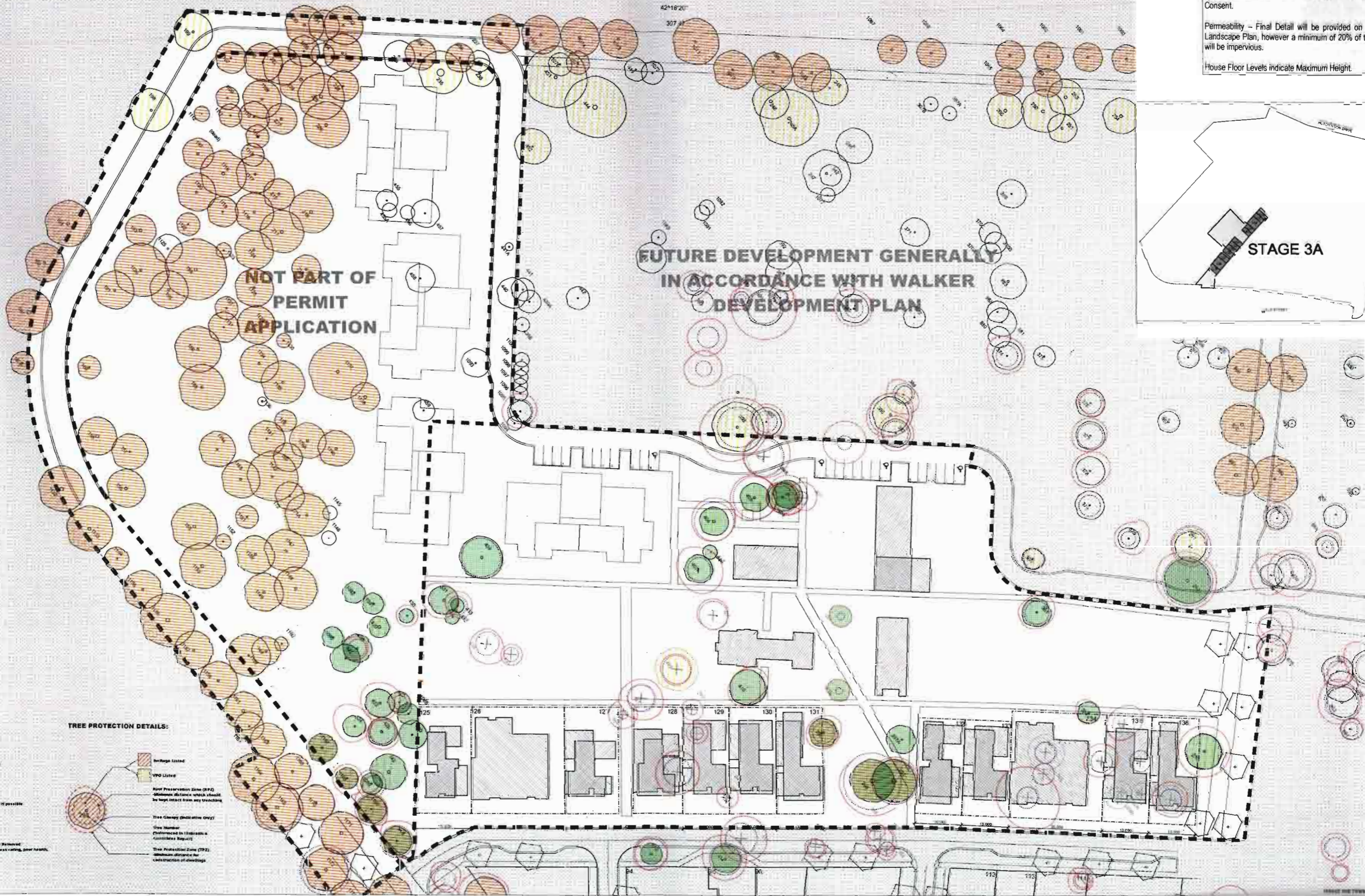
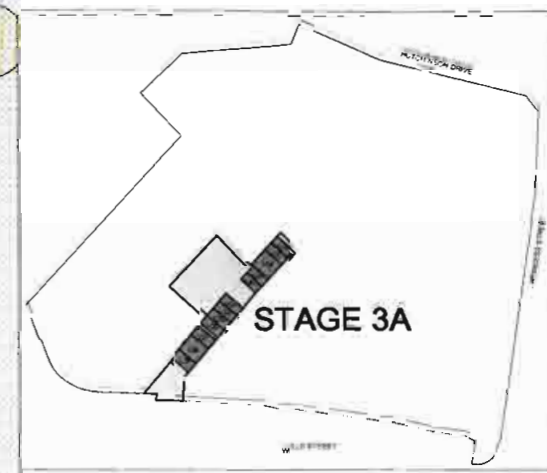
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 House Floor Levels indicate Maximum Height.



- LEGEND:**
- Tree to be Retained
 - Tree to be Replaced if possible (for Discussion)
 - Potential Tree to be Retained (Tree of low workability rating, poor health, low value)

- TREE PROTECTION DETAILS:**
- Heritage Listed
 - VPO Listed
 - Root Preservation Zone (RPZ) Minimum distance which should be kept intact from any trenching
 - Tree Clearance (obstruction only)
 - Tree Number (Checked in Heritage & Councils Report)
 - Tree Protection Zone (TPZ) Minimum distance for construction of buildings

dko Architecture Pty Ltd
 Level 3, 301 Commercial Street
 Melbourne, VIC 3000, Australia
 Tel: +61 3 9614 3000 / Fax: +61 3 9614 3001
 www.dko.com.au / info@dko.com.au

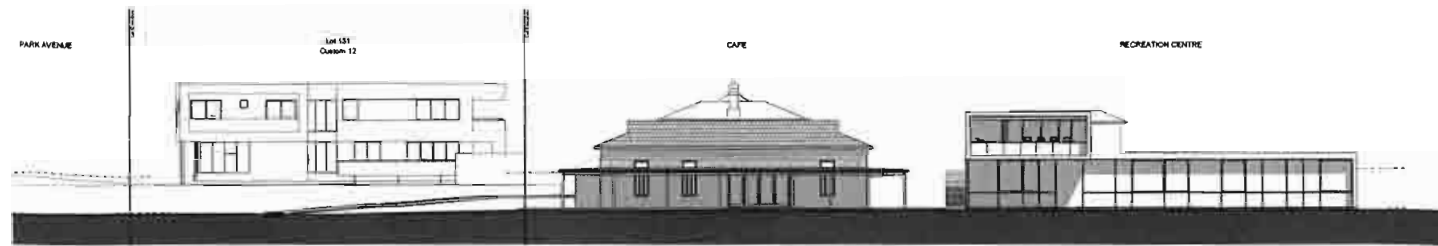
No.	Description	By	Date	Authorised
1	Issue for Approval	DKO	10/05/2011	DKO

Project: NEWSTAR 3A HOUSING
 KERRY MELBOURNE
 VIC 3004

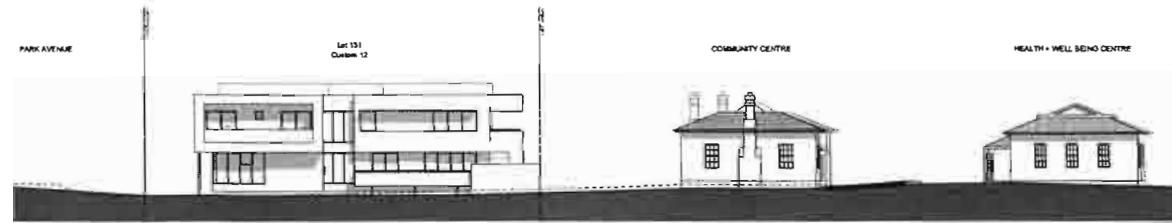
Report Number: 00010409

Stage 3A Tree Protection Plan
 TOWN PLANNING
 00010409

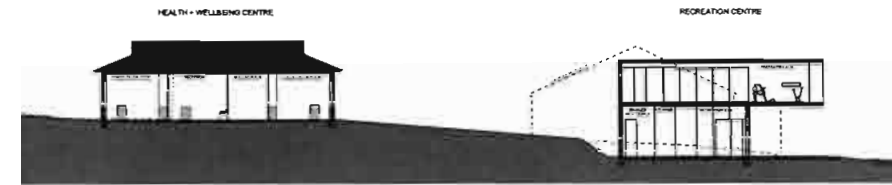
AR03A.21.05



SITE ELEVATION CAFE / RECREATION CENTRE 1:200



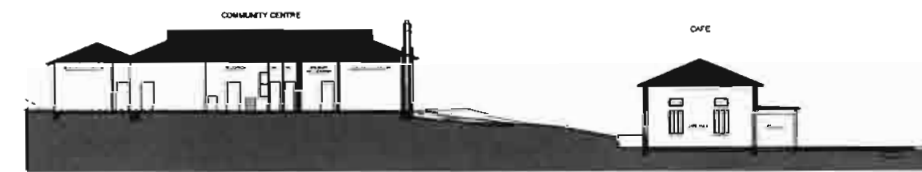
SITE ELEVATION CAFE / RECREATION CENTRE 1:200



SITE SECTION HEALTH + WELL BEING CENTRE / RECREATION CENTRE 1:200

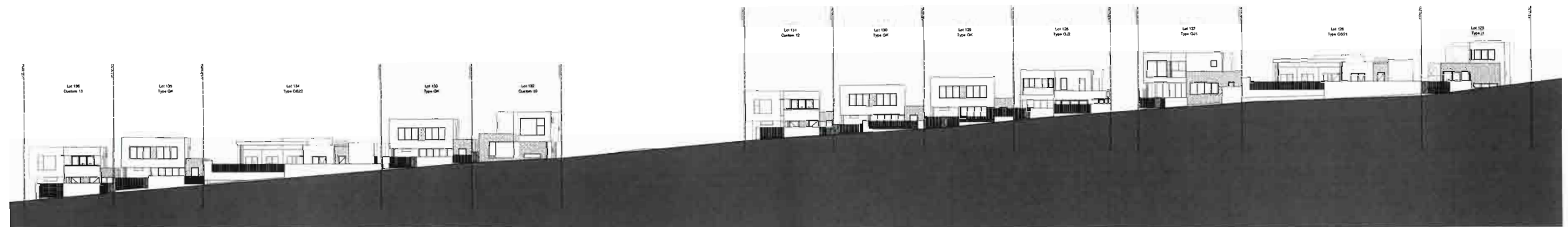
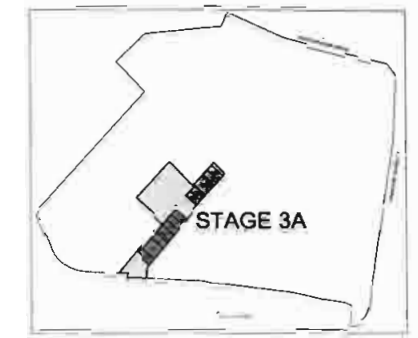


SITE ELEVATION RECREATION / CAFE / LOT 132 CENTRE 1:200

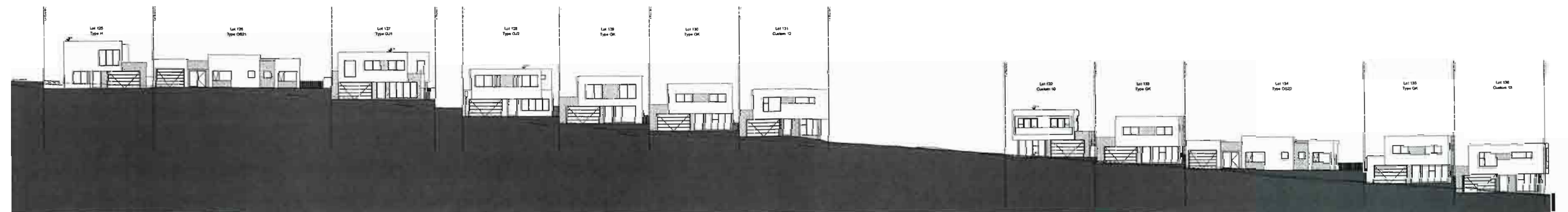


SITE SECTION COMMUNITY CENTRE / CAFE 1:200

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 House Floor Levels Indicate Maximum Height.

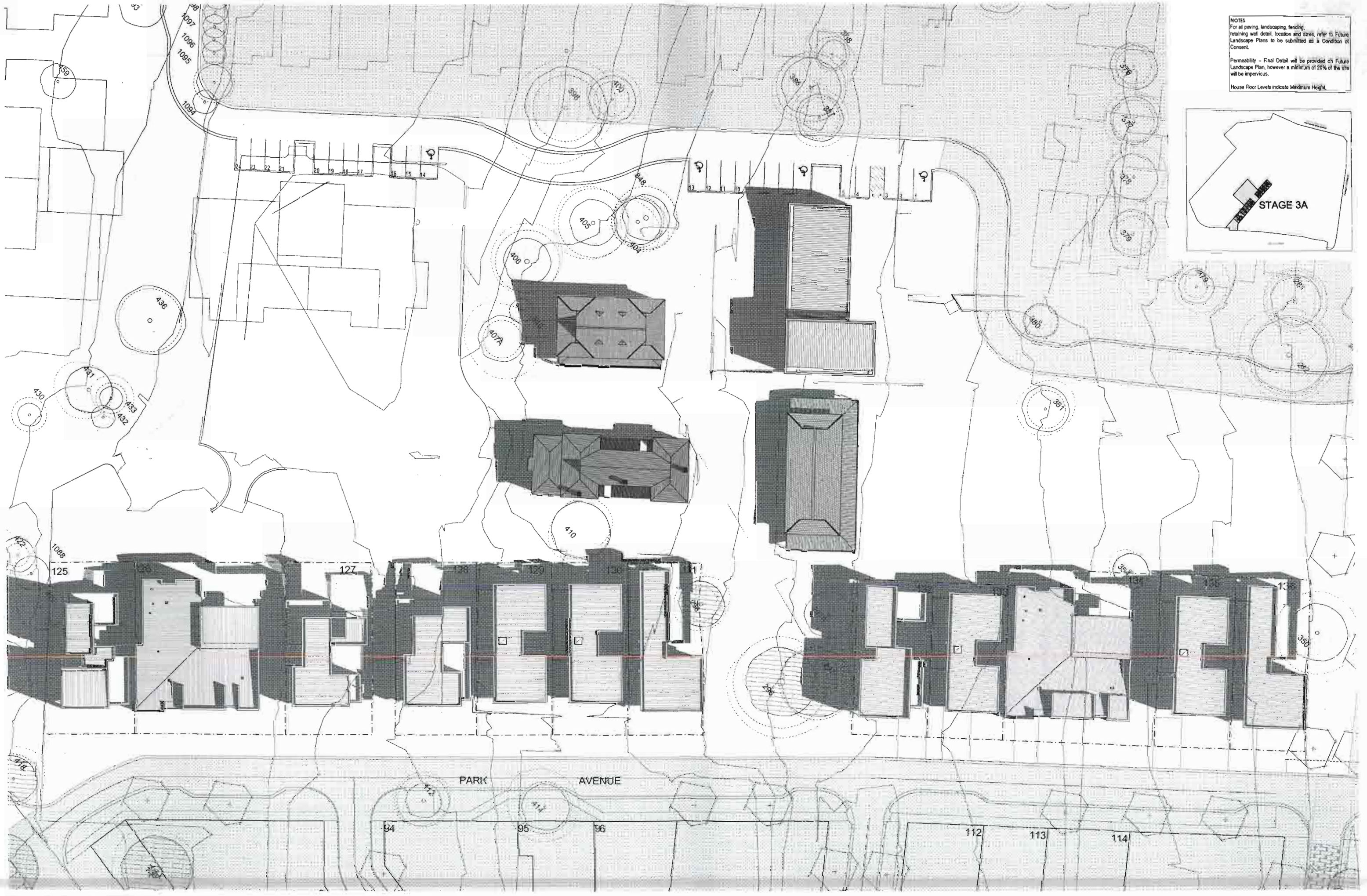
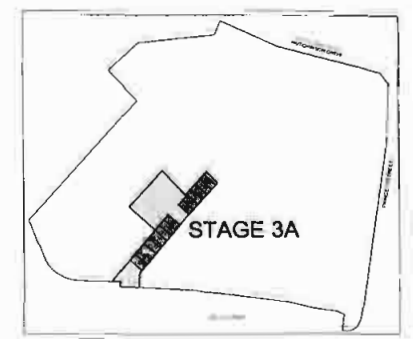


SITE SECTION - PARKLAND ELEVATIONS LOTS 125-136 1:200

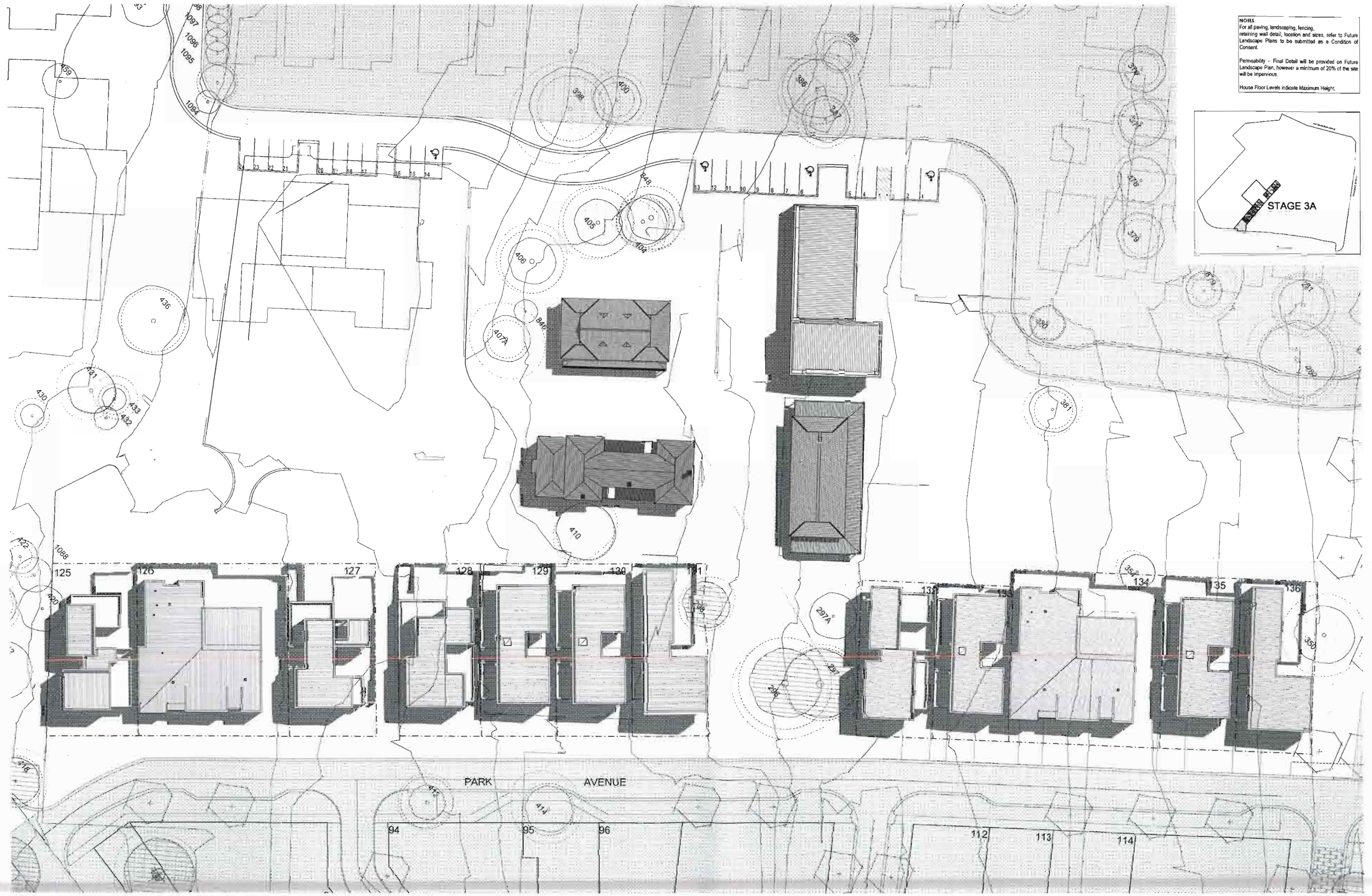
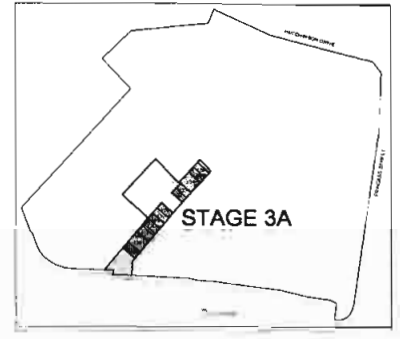


SITE SECTION - PARK AVENUE LOTS 125-136 1:200

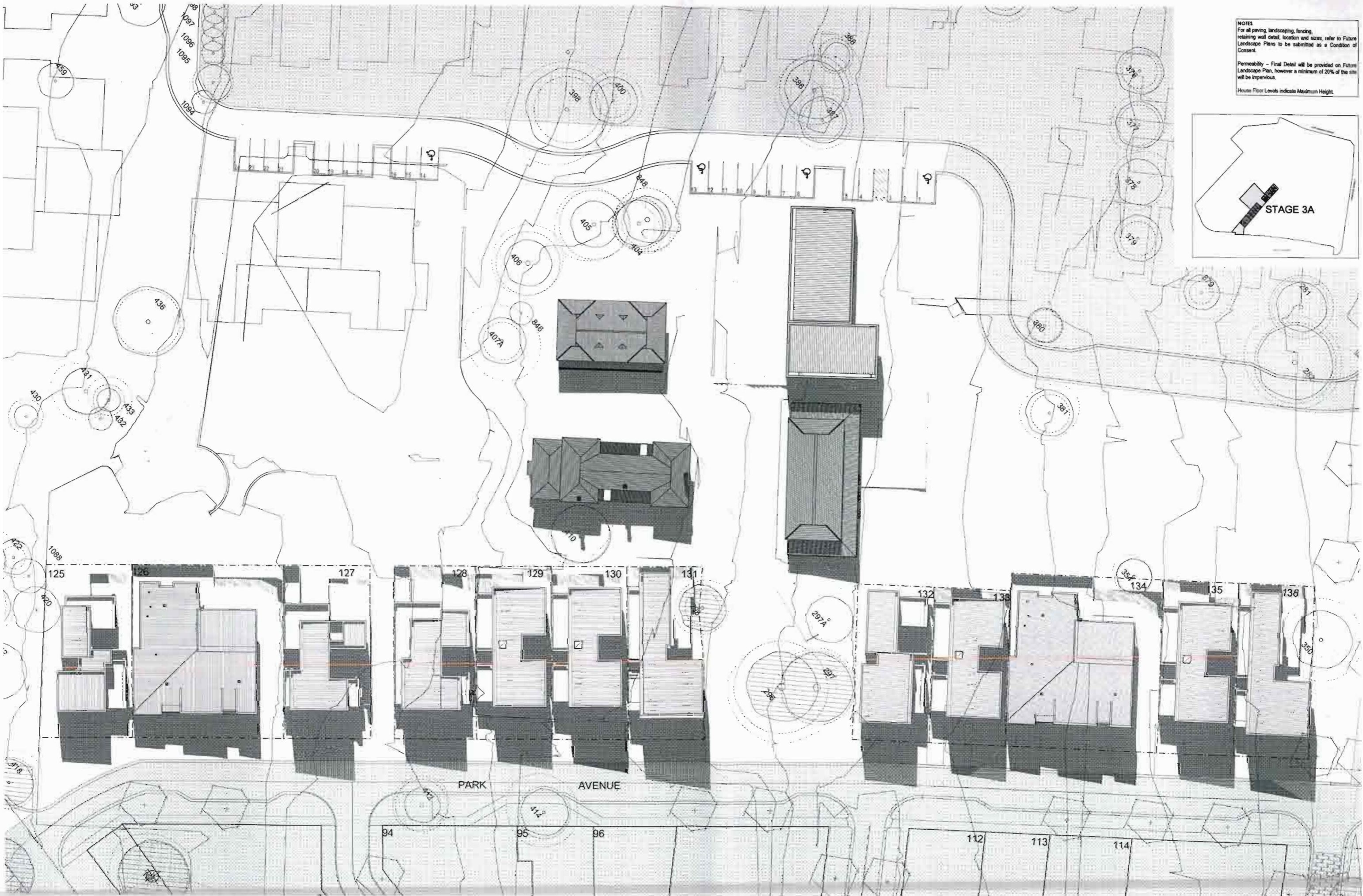
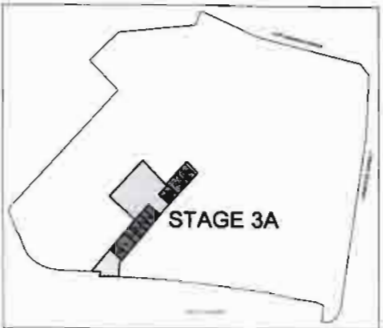
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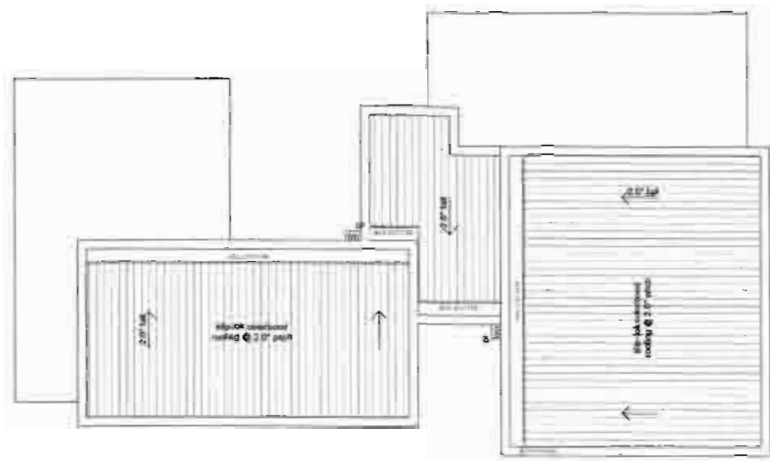


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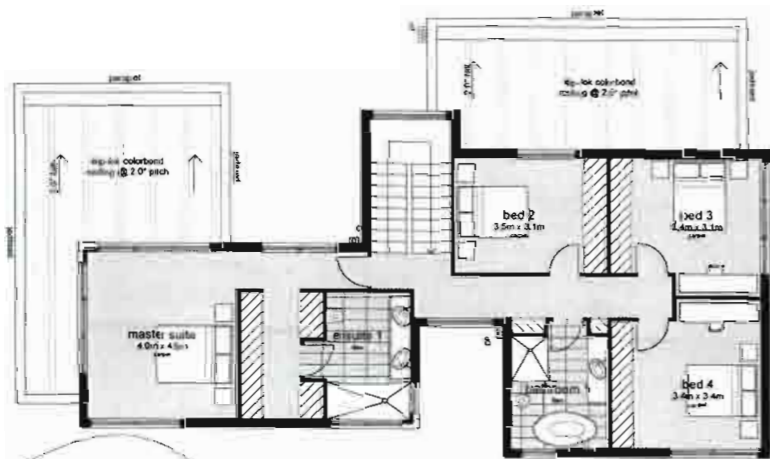




LOT 125 ROOF PLAN 1:100



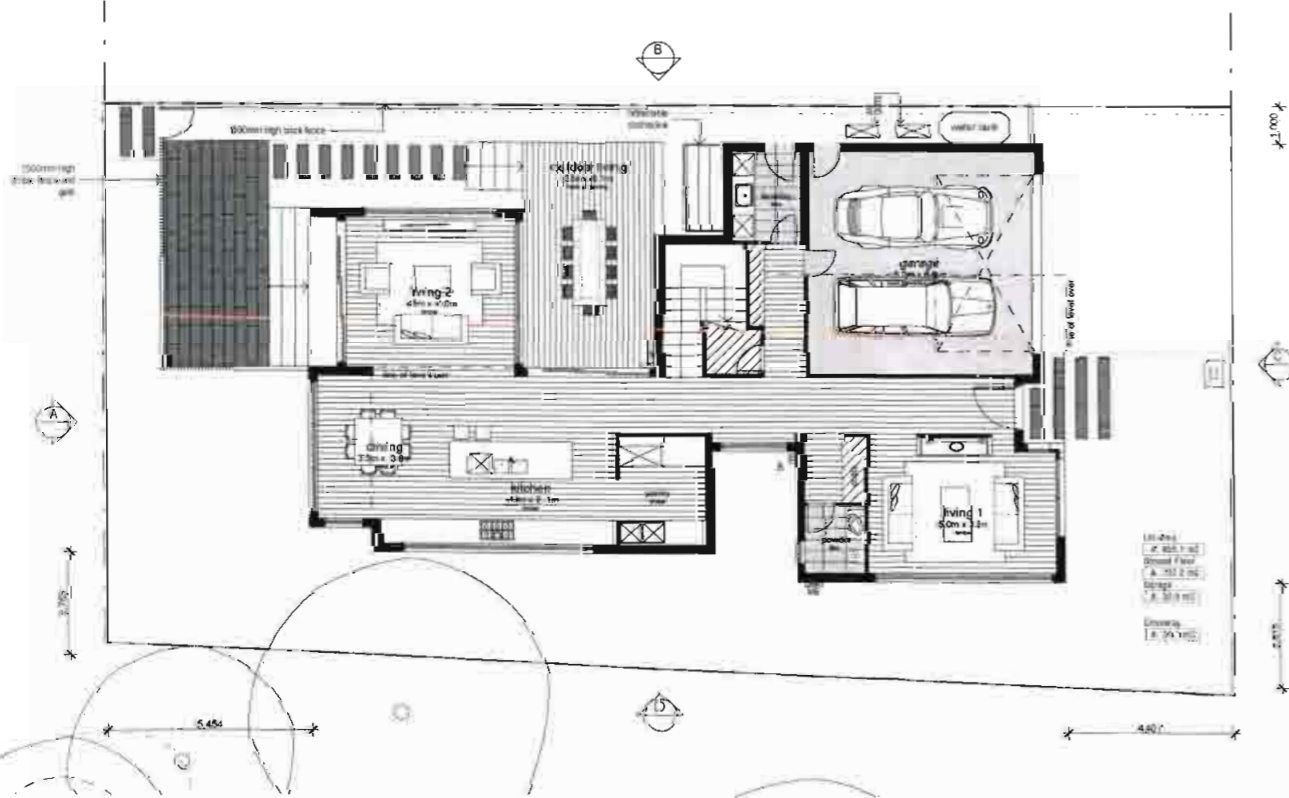
LOT 125 ELEVATION A 1:100



LOT 125 UPPER FLOOR PLAN 1:100



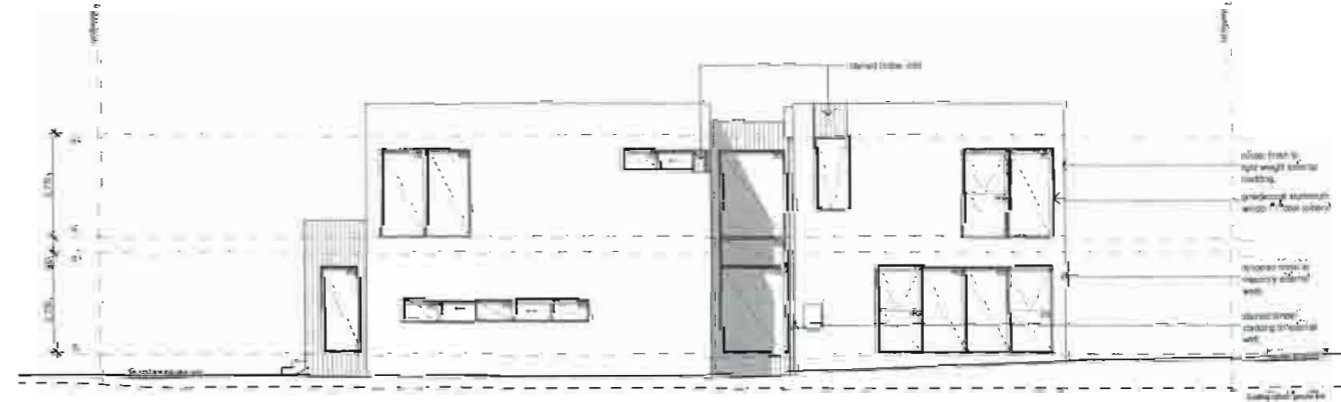
LOT 125 ELEVATION B 1:100



LOT 125 LOWER FLOOR PLAN 1:100



LOT 125 ELEVATION C 1:100



LOT 125 ELEVATION D 1:100

LEGEND

- CL Ceiling Level
- DP Downpipe
- FG Fixed Glass
- FL Floor Level
- FP Fire Place
- FR Freezer
- GFL Garage Floor Level
- HWS Hot Water Service
- MB Meter Box
- OG Obscure Glazing
- REF Refrigerator
- SD Sliding Door
- SPR Spreader
- WM Washing Machine

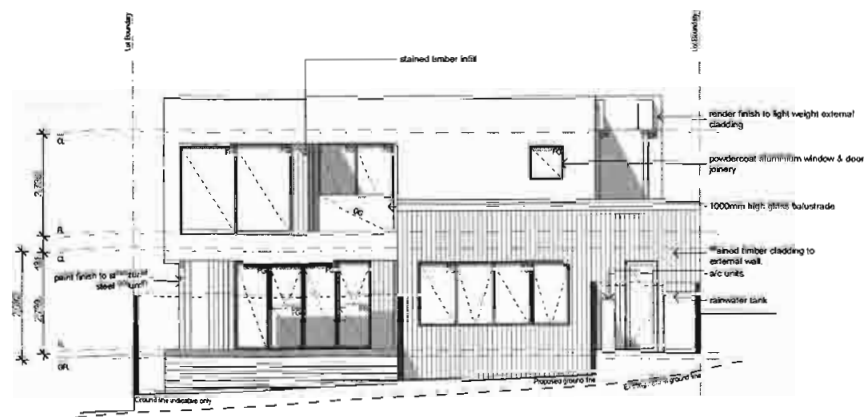
dco Architecture Pty Ltd
 Level 11, 958 Lonsdale Street
 Melbourne, Victoria, 3000, AUSTRALIA
 Tel: (03) 9670 3000 / Fax: (03) 9670 3054
 www.dco.com.au / info@dco.com.au

Rev	Description	By	Date
1	As Issued		

KIEW STAGE 3A HOUSING
LOT 125 (Type H)
TOWN PLANNING
 00010409
AR03A.125.24.01



LOT 127 ROOF PLAN 1:100



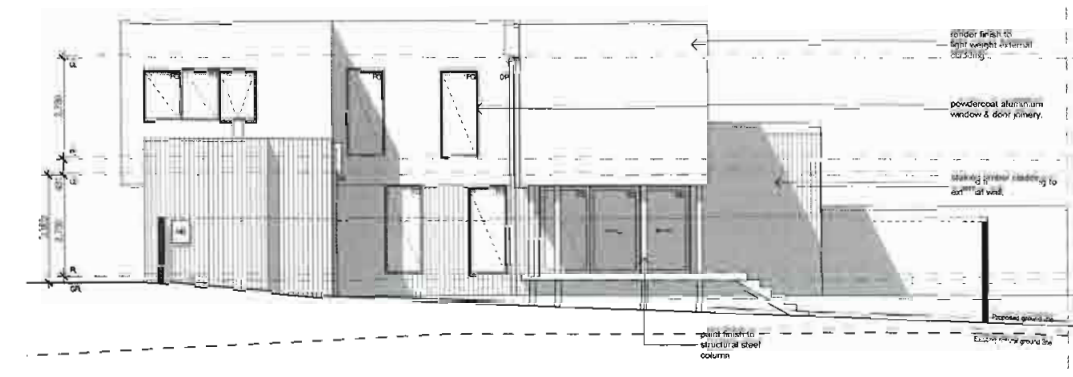
LOT 127 ELEVATION A 1:100

LEGEND

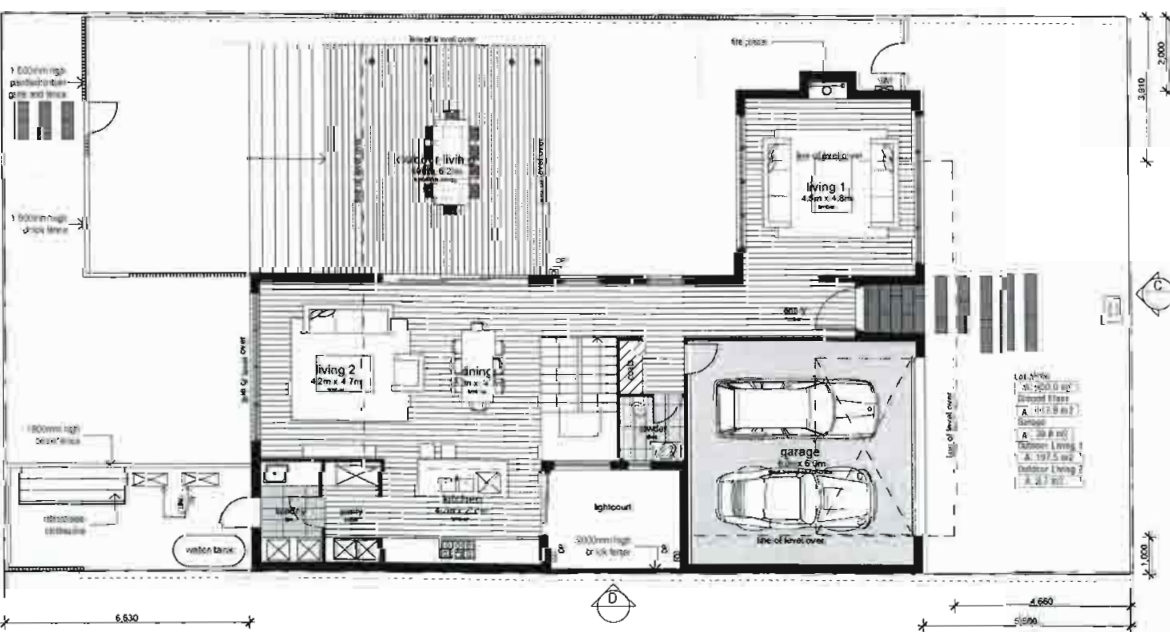
- CL Ceiling Level
- DP Downpipe
- FG Fixed Glass
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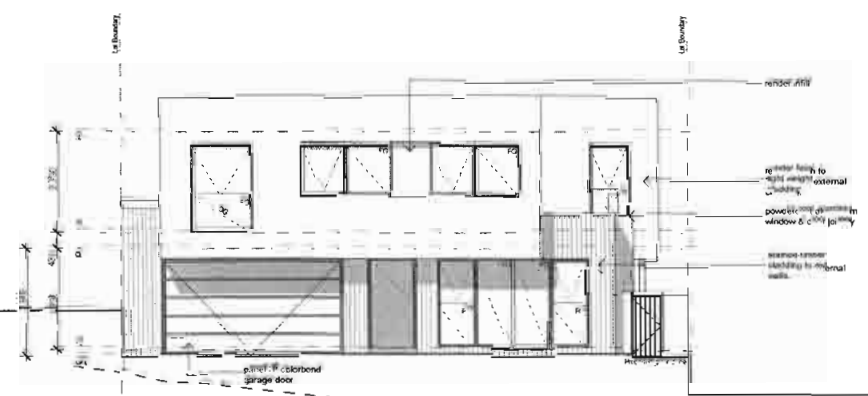
LOT 127 UPPER FLOOR PLAN 1:100



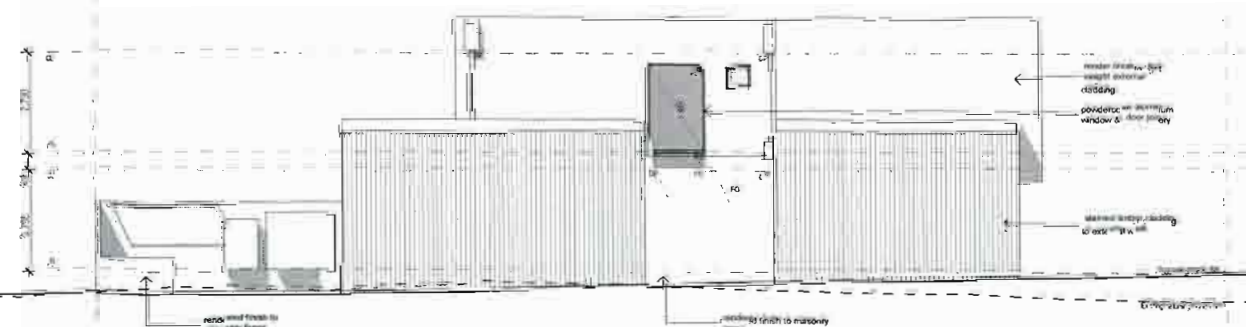
LOT 127 ELEVATION B 1:100



LOT 127 LOWER FLOOR PLAN 1:100



LOT 127 ELEVATION C 1:100



LOT 127 ELEVATION D 1:100



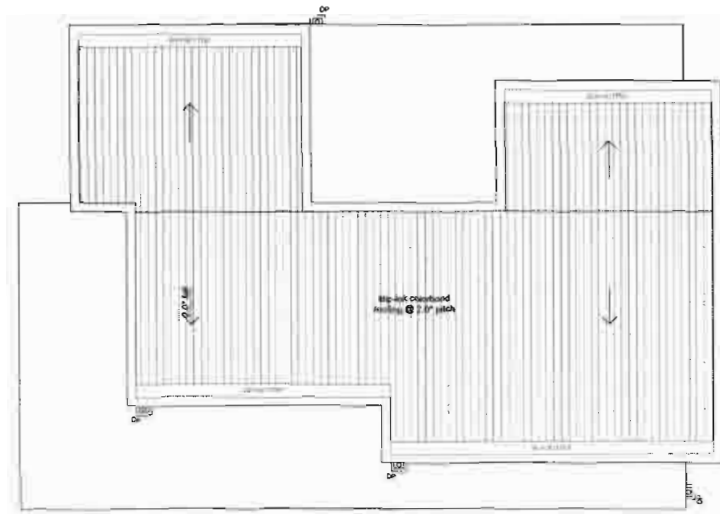
dco architecture Pty Ltd
 Level 2, 358 Condale Street
 Melbourne, Victoria 3000
 T +61 3 9 679 3054 F +61 3 9 679 3054
 www.dco.com.au / info@dco.com.au
 ADR03A.127.24.02

Rev	Description	By	Date	Client Details
1	Task Planning Issue	NE	10/07/2024	Webber Corporation

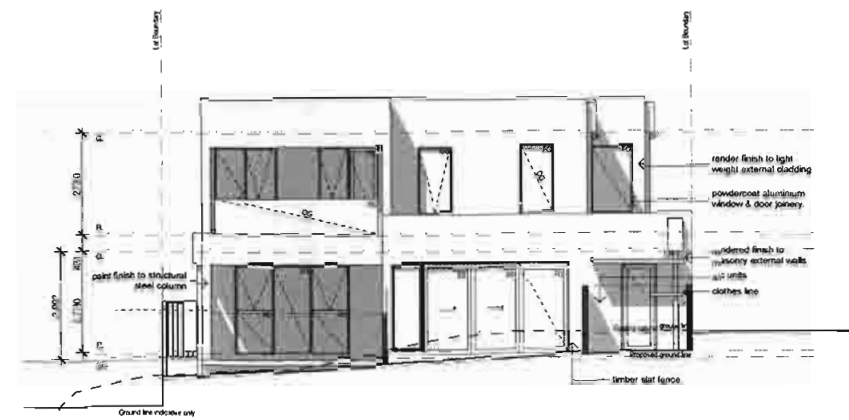
113 STABLE 3A HOUSING
 NEW MELBOURNE VIC 3084
 00010409

3A Town Planning
 Lot 127 (Type G1a)
 TOWN PLANS
 00010409

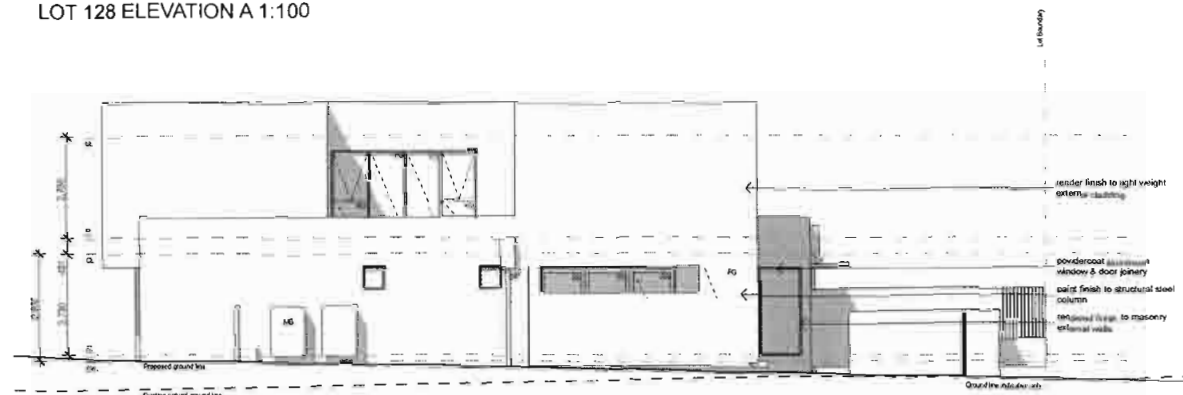
AR03A.127.24.02



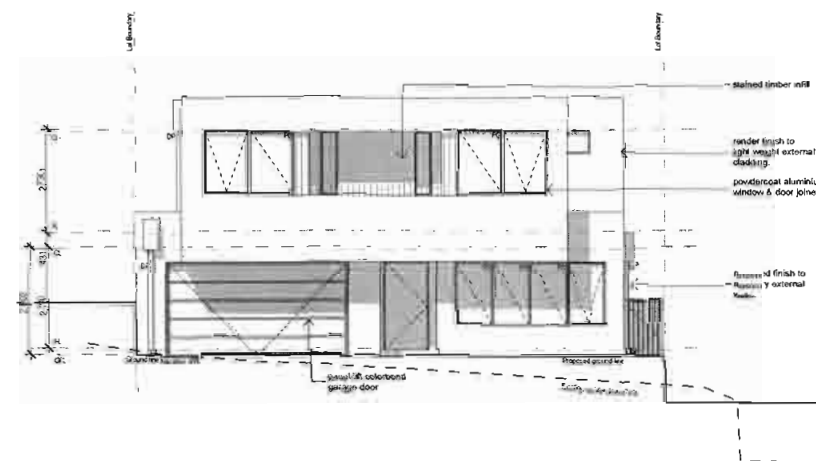
LOT 128 ROOF PLAN 1:100



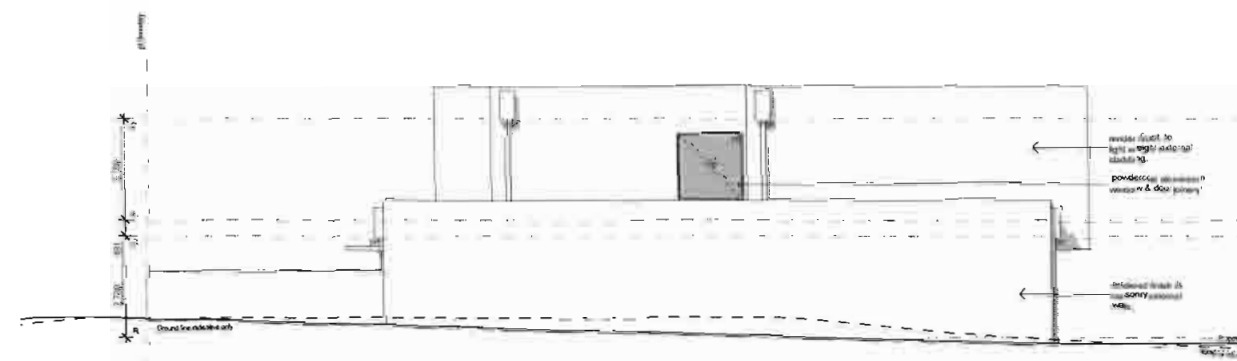
LOT 128 ELEVATION A 1:100



LOT 128 ELEVATION B 1:100

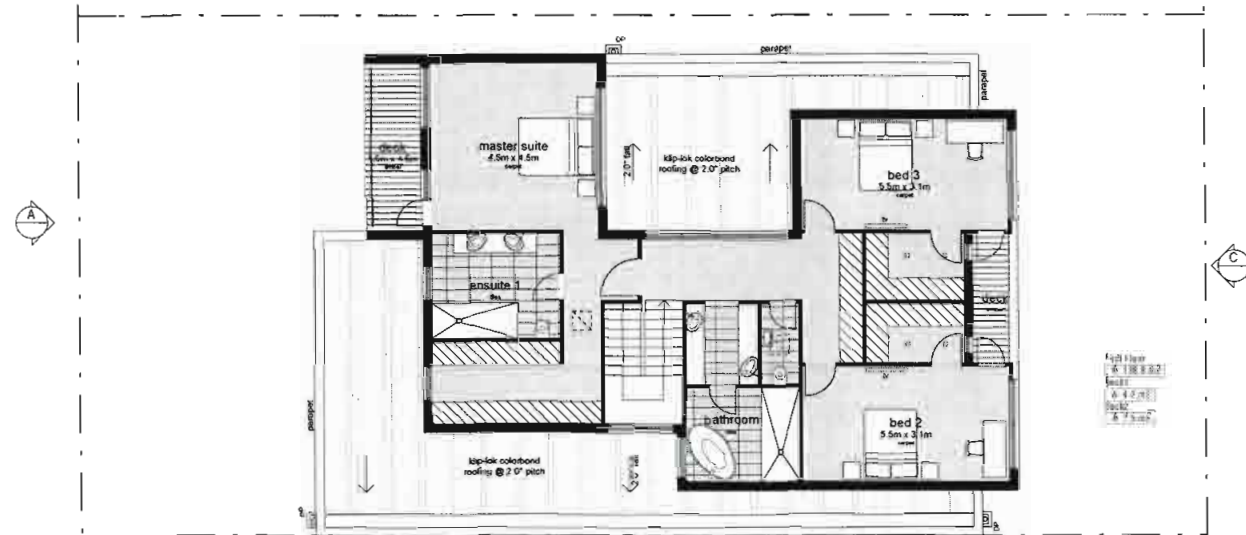


LOT 128 ELEVATION C 1:100



LOT 128 ELEVATION D 1:100

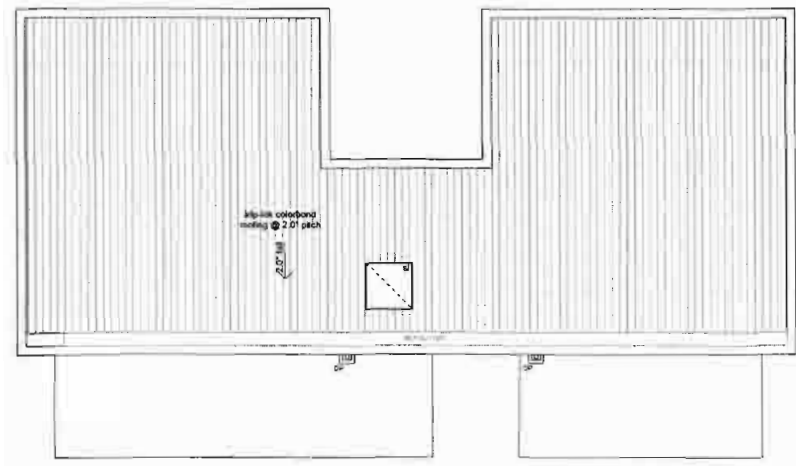
LEGEND	
CL	Ceiling Level
DP	Downpipe
FG	Fixed Glass
FL	Floor Level
FP	Fire Place
FR	Freezer
GFL	Garage Floor Level
HWS	Hot Water Service
MB	Meter Box
OG	Obscure Glazing
REF	Refrigerator
SD	Sliding Door
SPR	Spreader
WM	Washing Machine



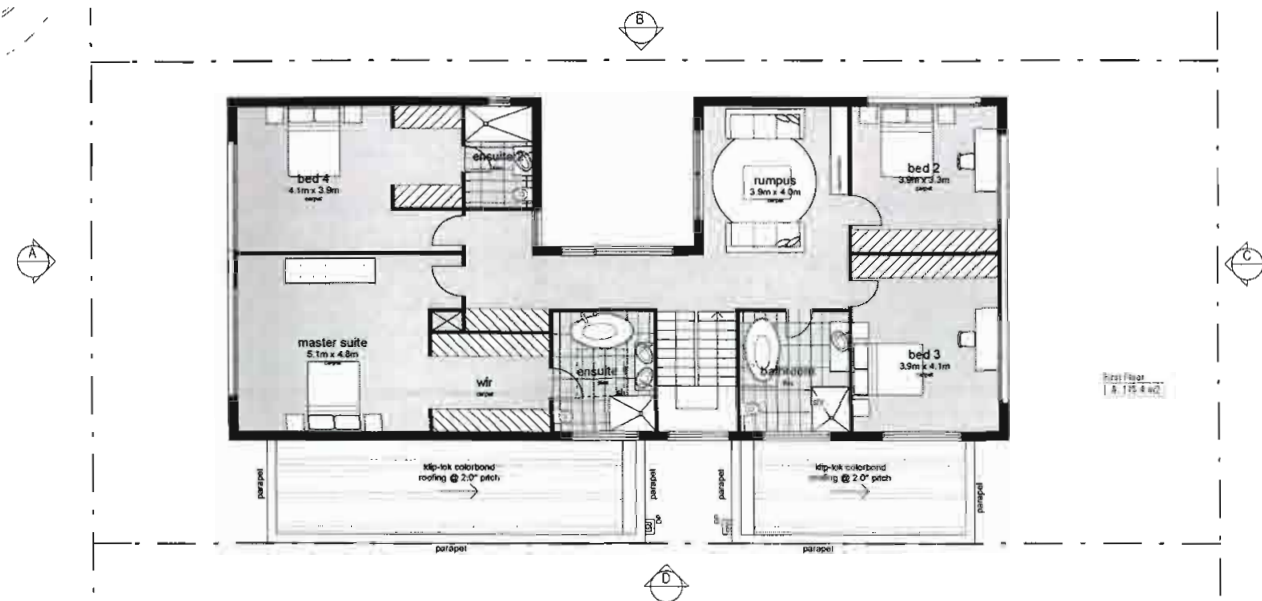
LOT 128 UPPER FLOOR PLAN 1:100



LOT 128 LOWER FLOOR PLAN 1:100



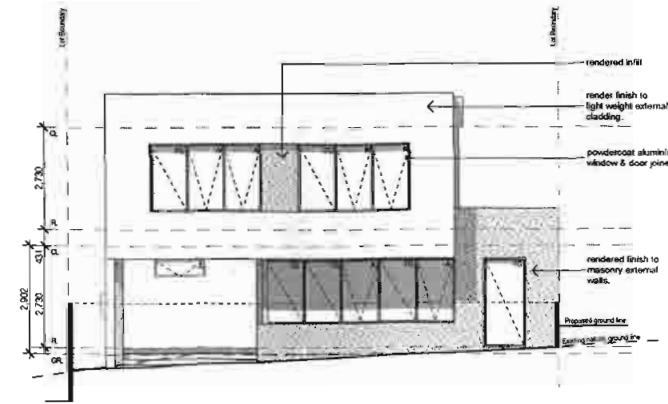
LOT 129 ROOF PLAN 1:100



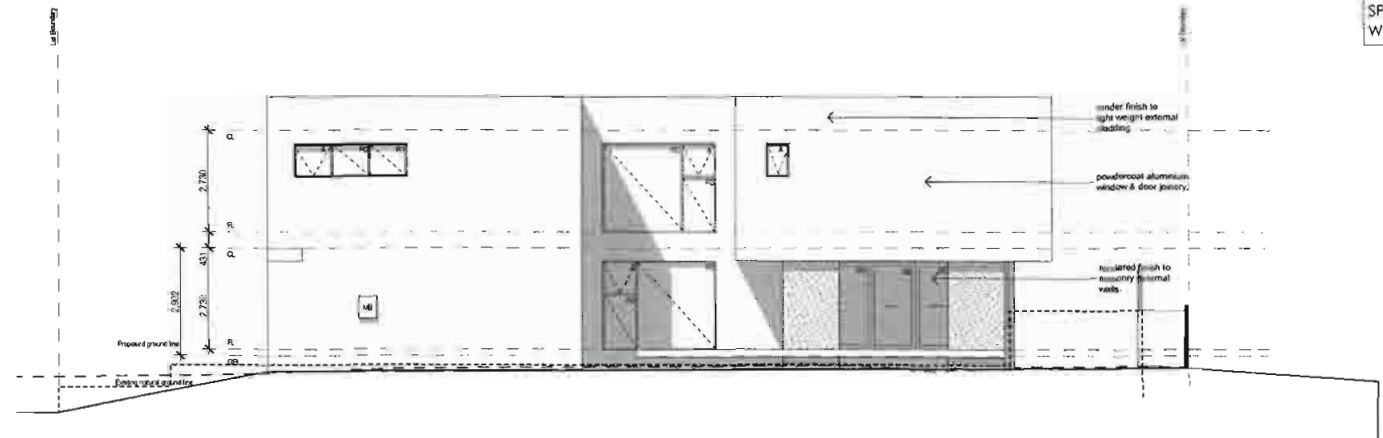
LOT 129 UPPER FLOOR PLAN 1:100



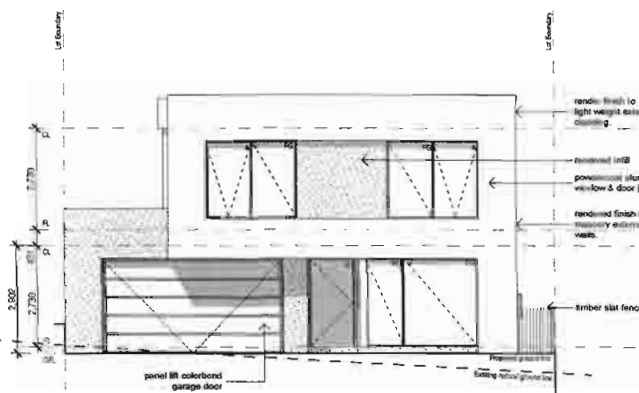
LOT 129 LOWER FLOOR PLAN 1:100



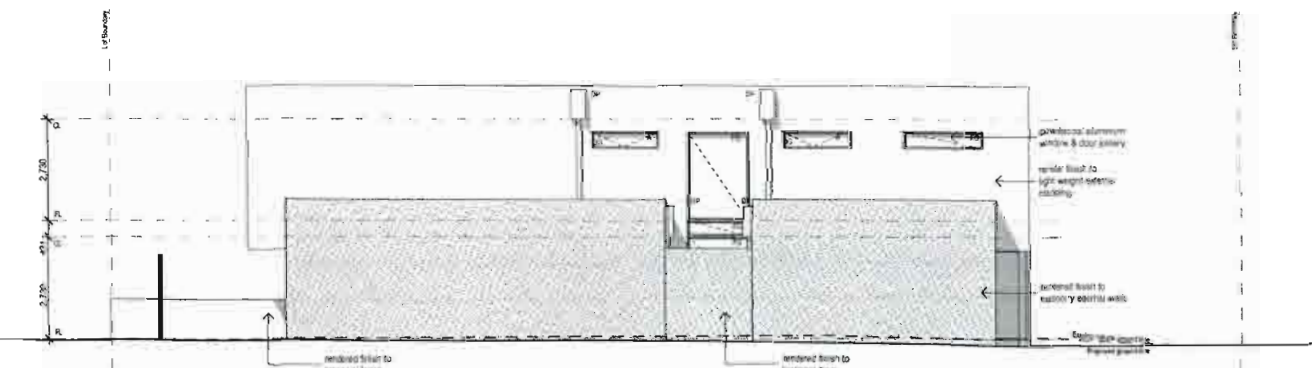
LOT 129 ELEVATION A 1:100



LOT 129 ELEVATION B 1:100

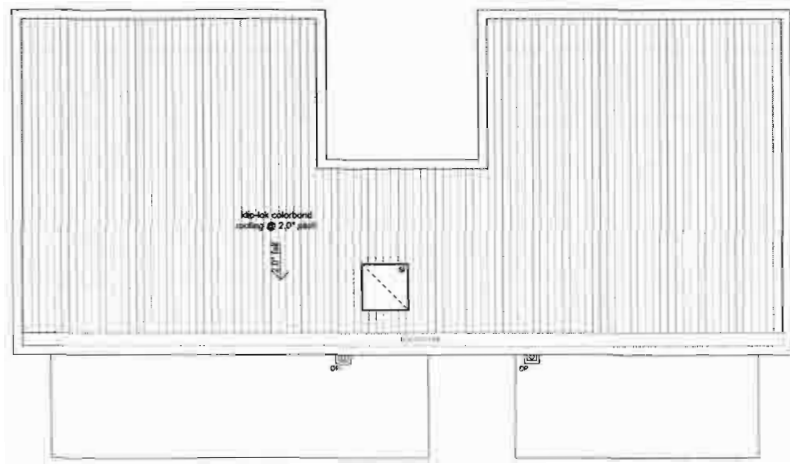


LOT 129 ELEVATION C 1:100



LOT 129 ELEVATION D 1:100

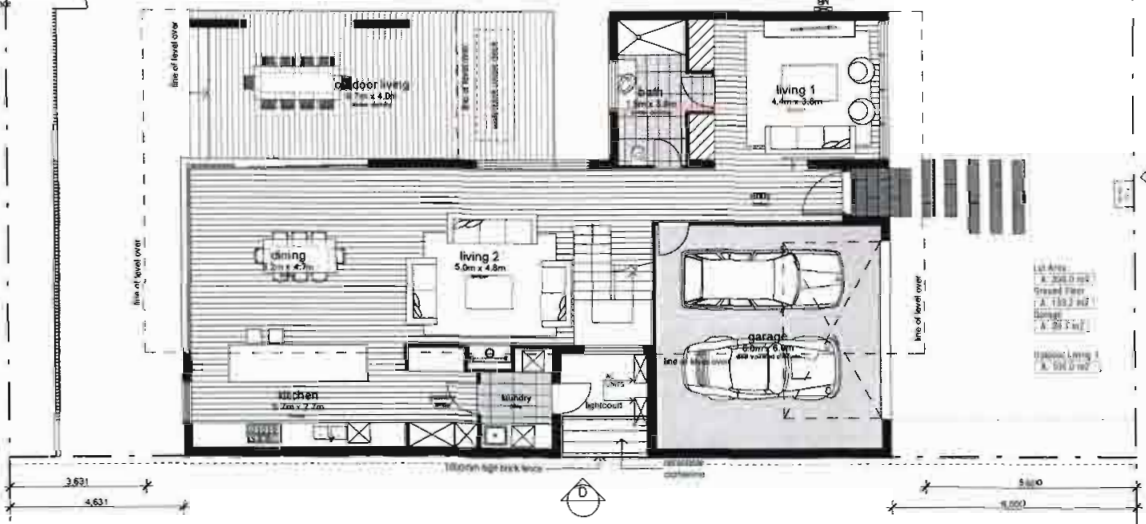
LEGEND	
CL	Ceiling Level
DP	Downpipe
FG	Fixed Glass
FL	Floor Level
FP	Fire Place
FR	Freezer
GFL	Garage Floor Level
HWS	Hot Water Service
MB	Meter Box
OG	Obscure Glazing
REF	Refrigerator
SD	Sliding Door
SPR	Spreader
WM	Washing Machine



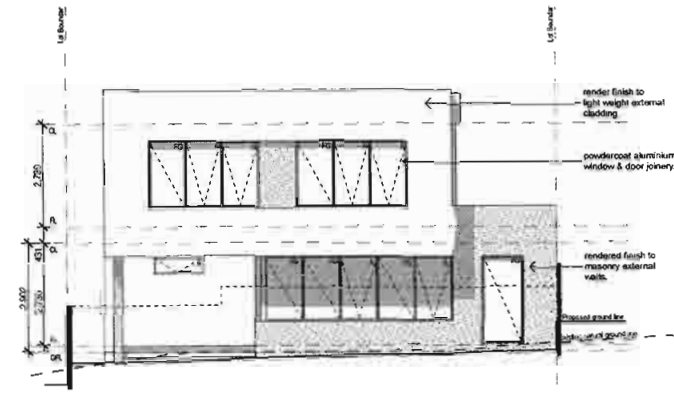
LOT 130 ROOF FLOOR PLAN 1:100



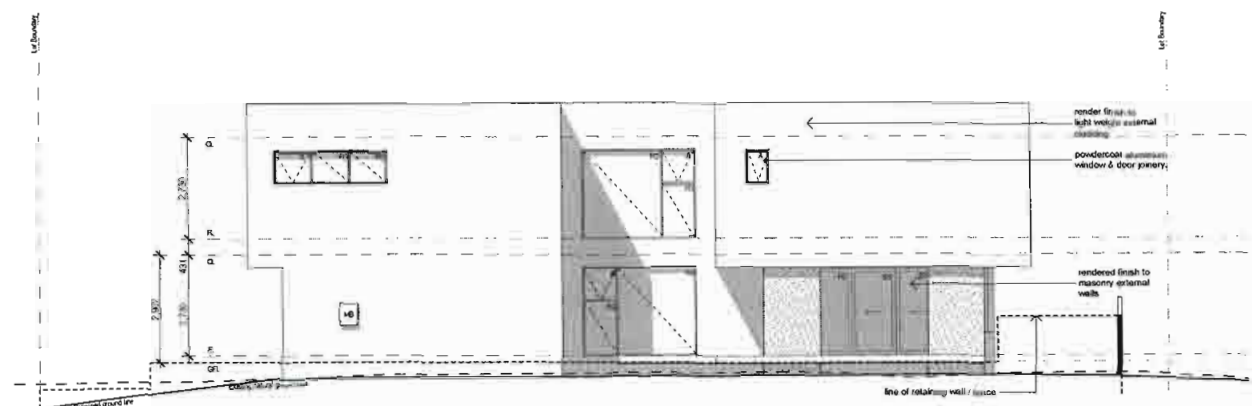
LOT 130 UPPER FLOOR PLAN 1:100



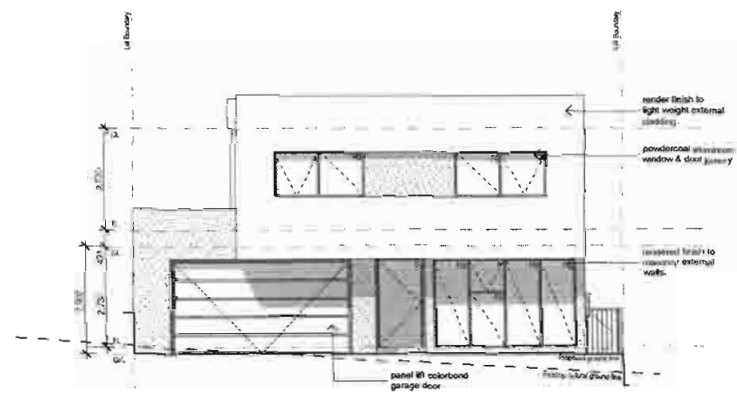
LOT 130 LOWER FLOOR PLAN 1:100



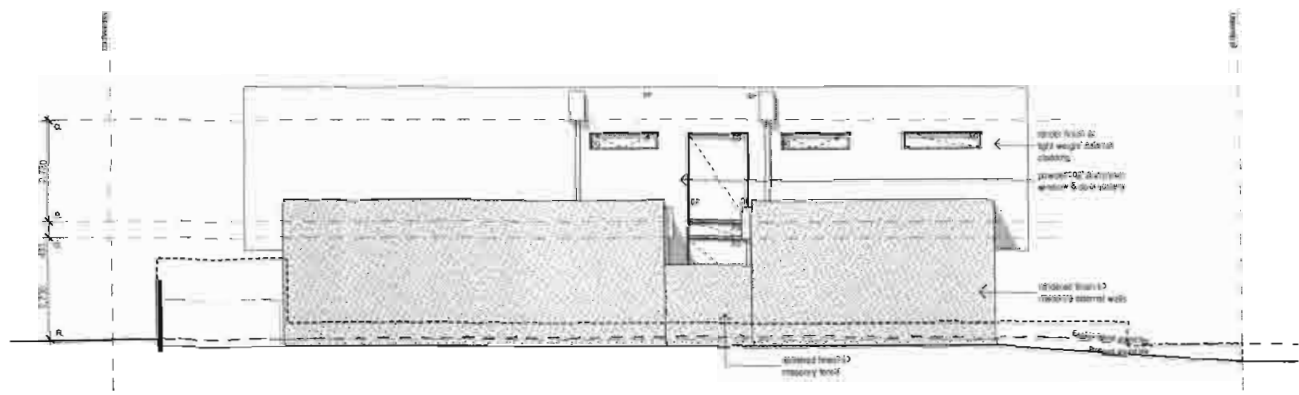
LOT 130 ELEVATION A 1:100



LOT 130 ELEVATION B 1:100



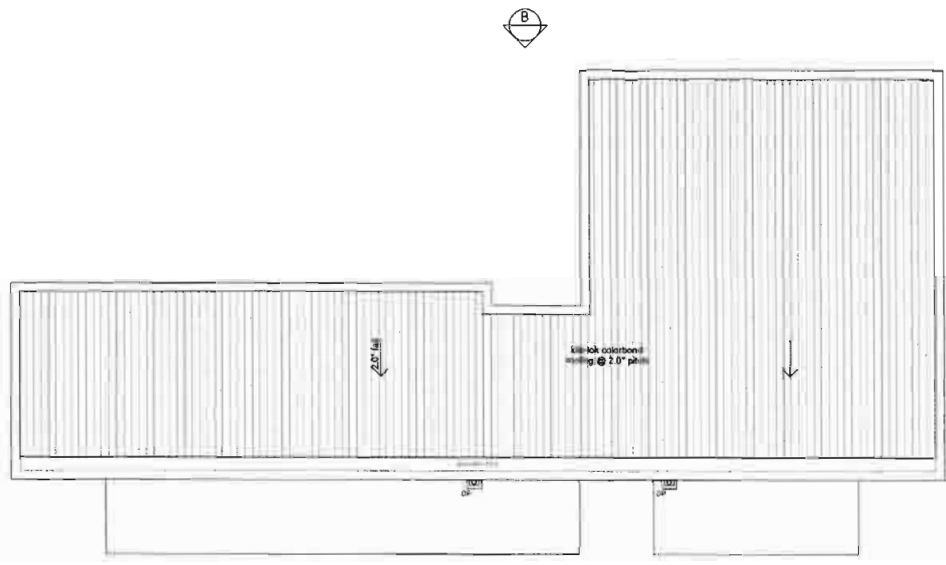
LOT 130 ELEVATION C 1:100



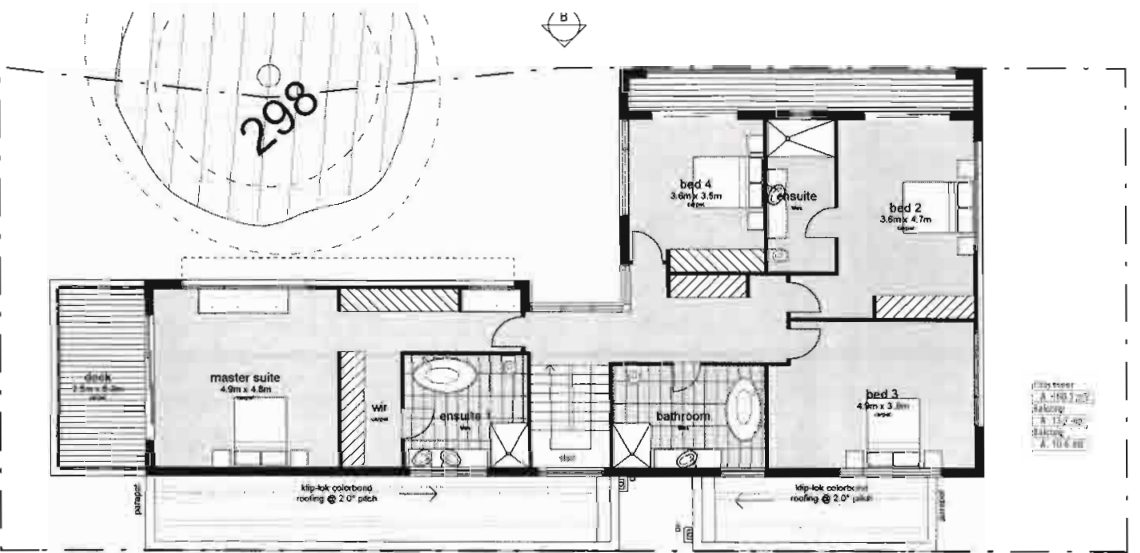
LOT 130 ELEVATION D 1:100

LEGEND

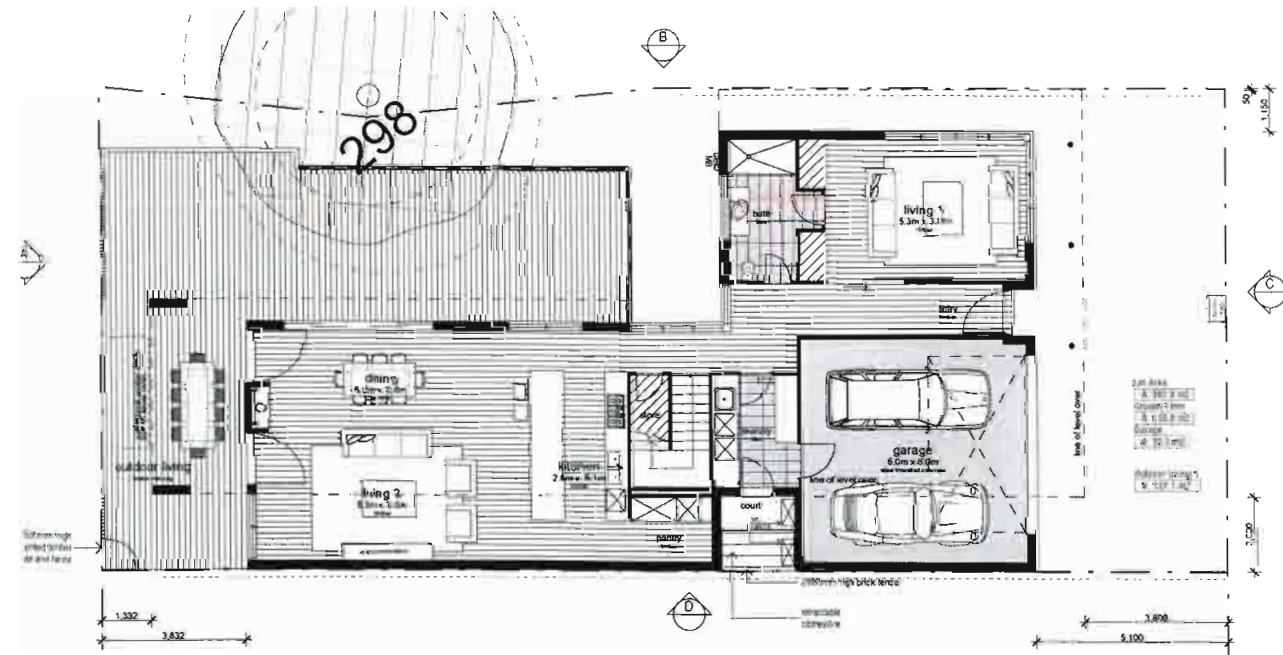
- CL Ceiling Level
- DP Downpipe
- FG Fixed Glass
- FL Floor Level
- FP Fire Place
- FR Freezer
- GFL Garage Floor Level
- HWS Hot Water Service
- MB Meter Box
- OG Obscure Glazing
- REF Refrigerator
- SD Sliding Door
- SPR Spreader
- WM Washing Machine



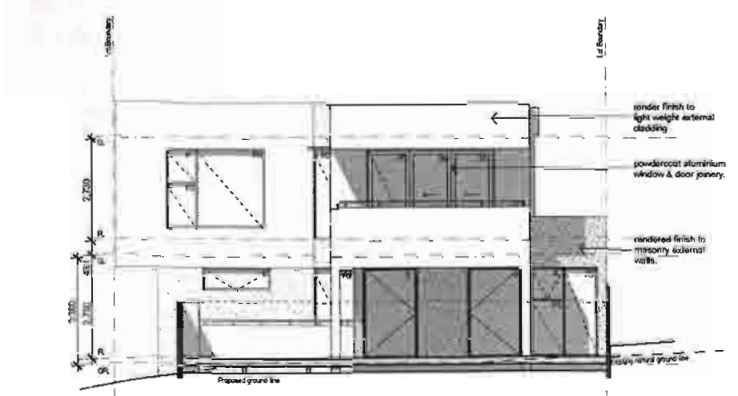
LOT 131 ROOF FLOOR PLAN 1:100



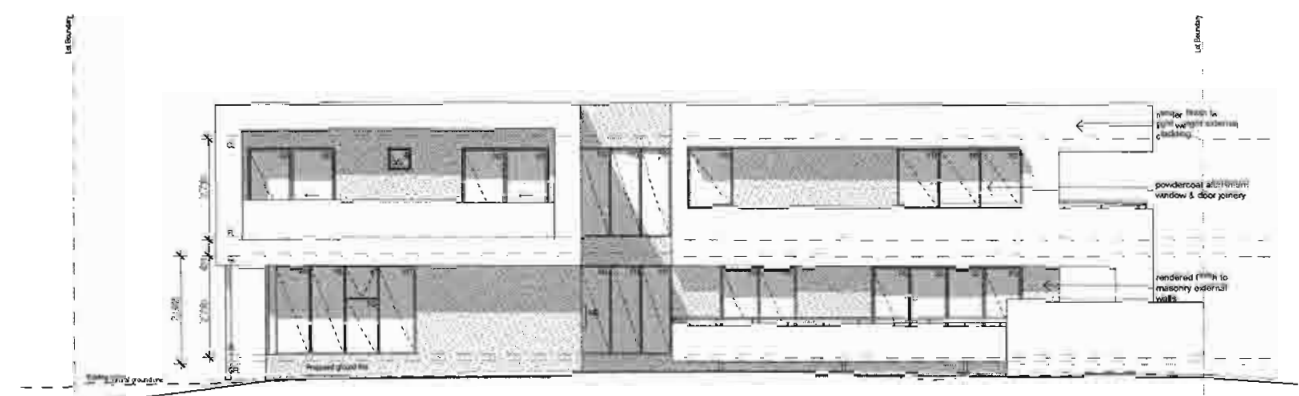
LOT 131 UPPER FLOOR PLAN 1:100



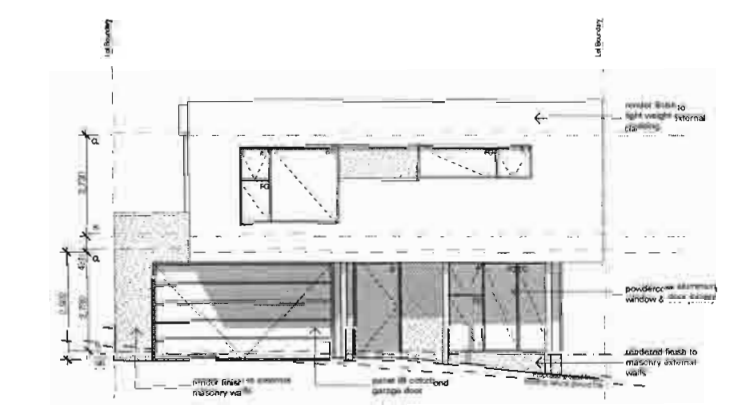
LOT 131 LOWER FLOOR PLAN 1:100



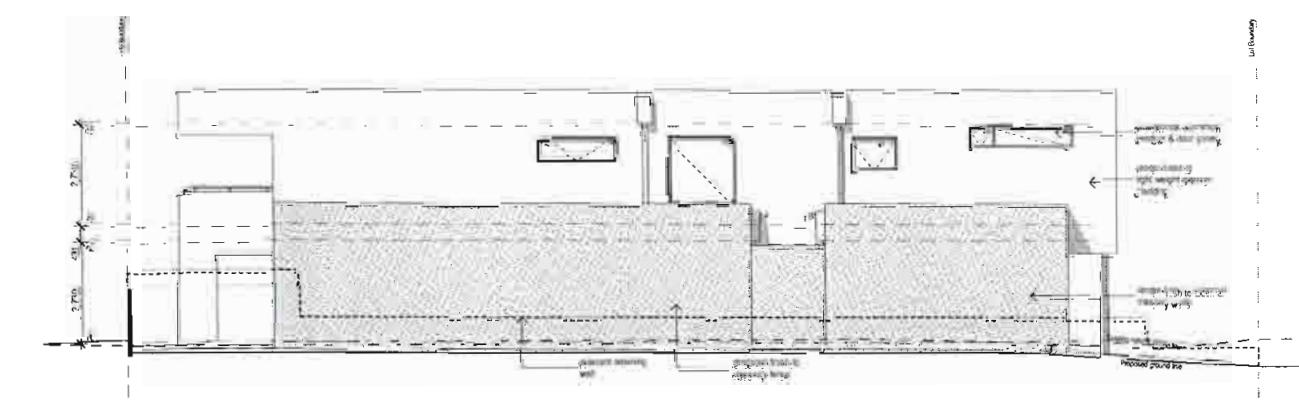
LOT 131 ELEVATION A 1:100



LOT 131 ELEVATION B 1:100



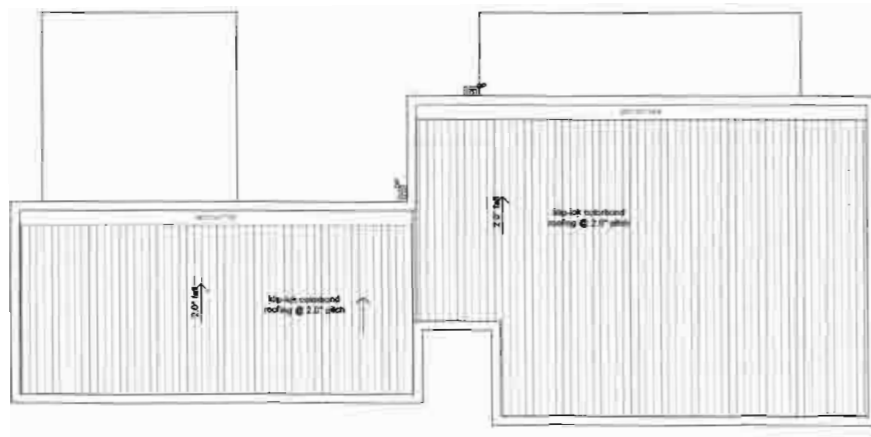
LOT 131 ELEVATION C 1:100



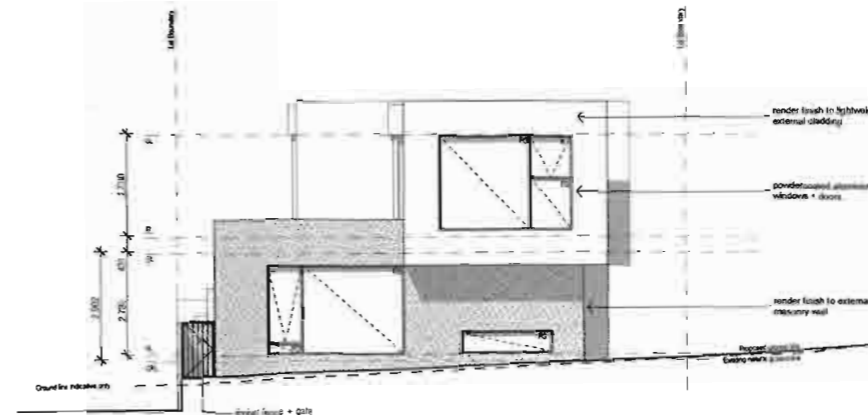
LOT 131 ELEVATION D 1:100

LEGEND

- CL Ceiling Level
- DP Downpipe
- FG Fixed Glass
- FL Floor Level
- FP Fire Place
- FR Freezer
- GFL Garage Floor Level
- HWS Hot Water Service
- MB Meter Box
- OG Obscure Glazing
- REF Refrigerator
- SD Sliding Door
- SPR Spreader
- WM Washing Machine



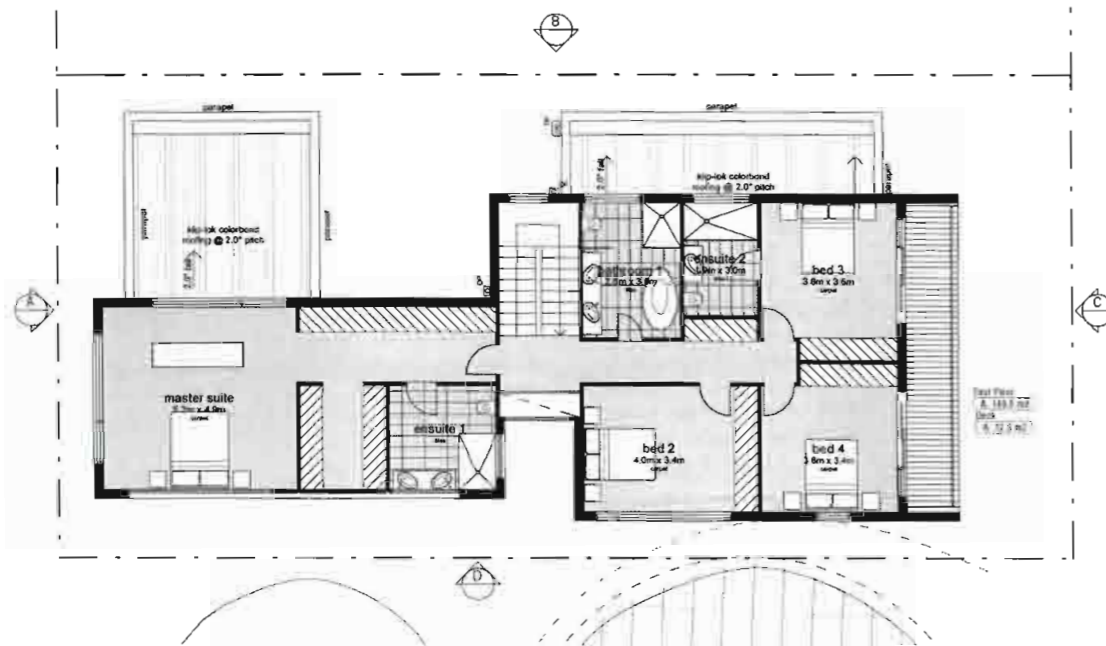
LOT 132 ROOF PLAN 1:100



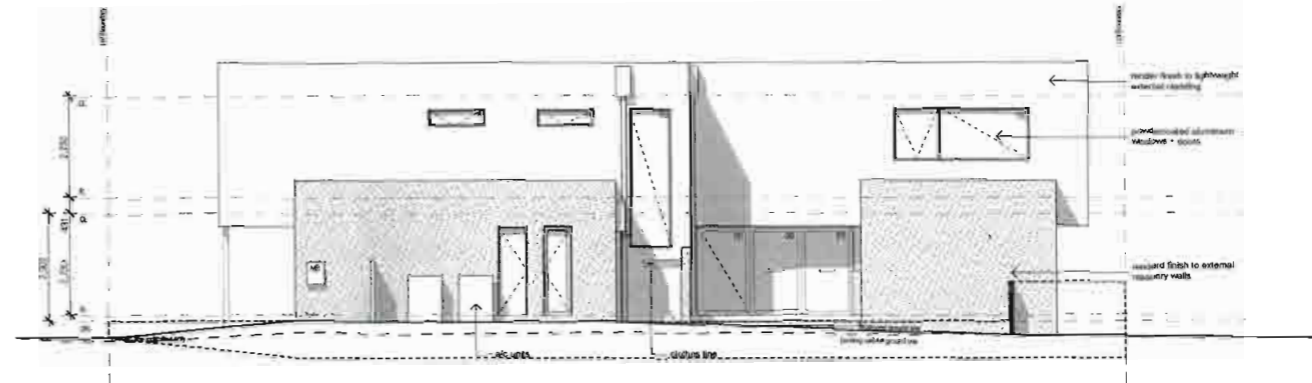
LOT 132 ELEVATION A 1:100

LEGEND

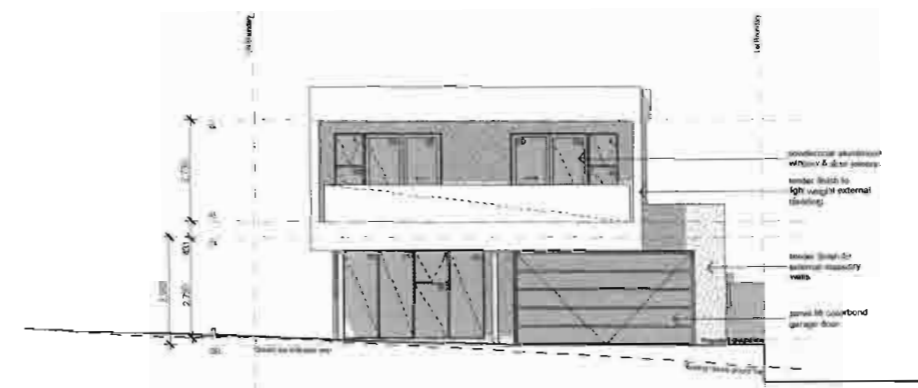
CL	Ceiling Level
DP	Downpipe
FG	Fixed Glass
FL	Floor Level
FP	Fire Place
FR	Freezer
GFL	Garage Floor Level
HWS	Hot Water Service
MB	Meter Box
OG	Obscure Glazing
REF	Refrigerator
SD	Sliding Door
SPR	Spreader
WM	Washing Machine



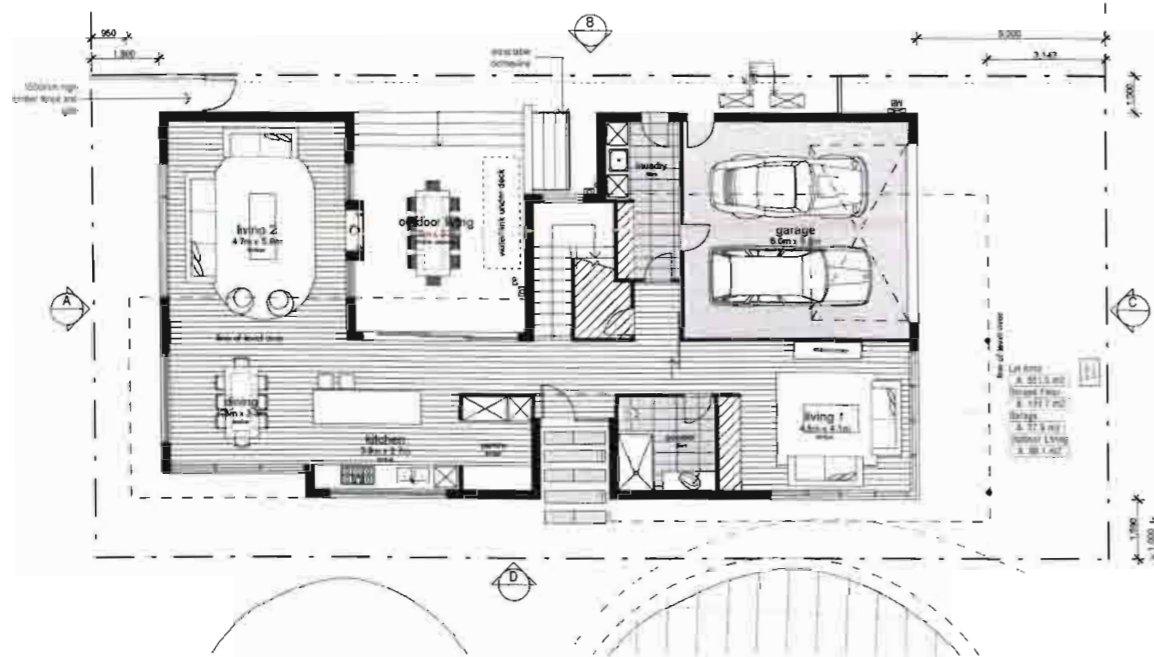
LOT 132 UPPER FLOOR PLAN 1:100



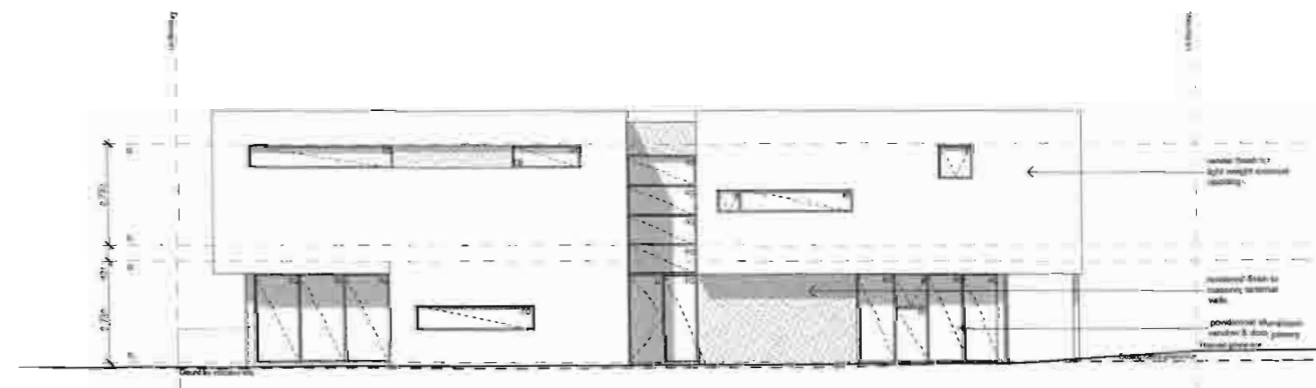
LOT 132 ELEVATION B 1:100



LOT 132 ELEVATION C 1:100



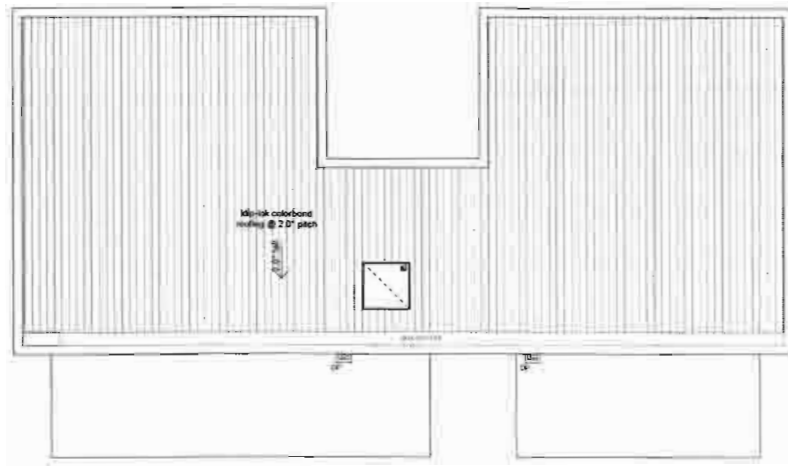
LOT 132 LOWER FLOOR PLAN 1:100



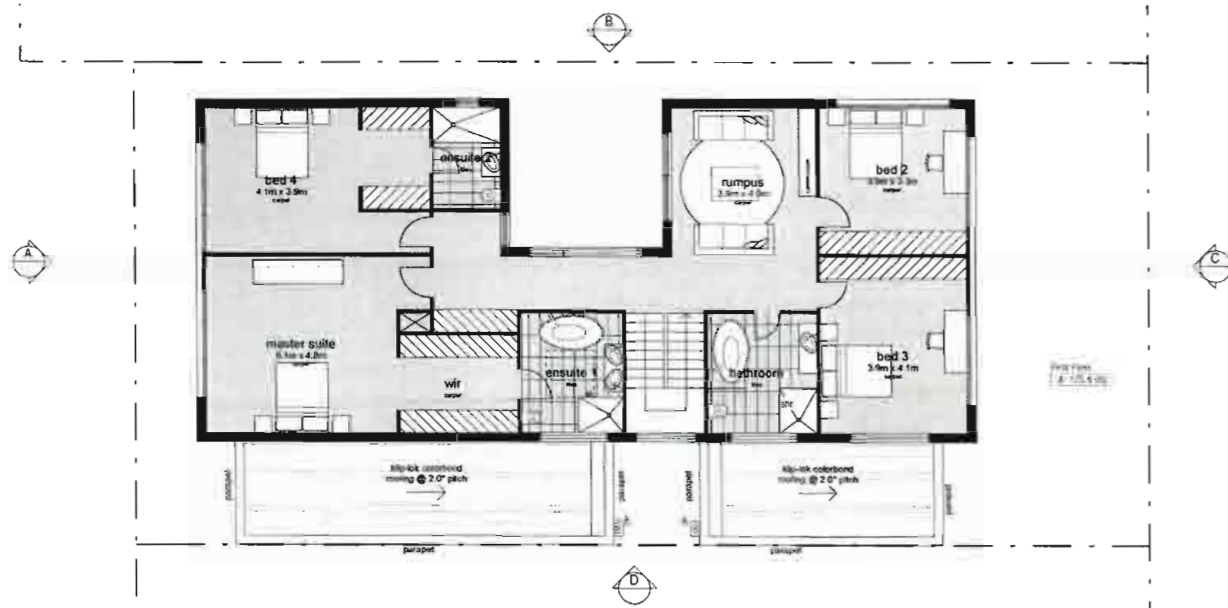
LOT 132 ELEVATION D 1:100



DKO Architecture Pty Ltd
 10/100 Springvale Rd
 Springvale, VIC 3171
 T: +61 3 9670 3088 / F: +61 3 9670 3054
 www.dko.com.au / info@dko.com.au



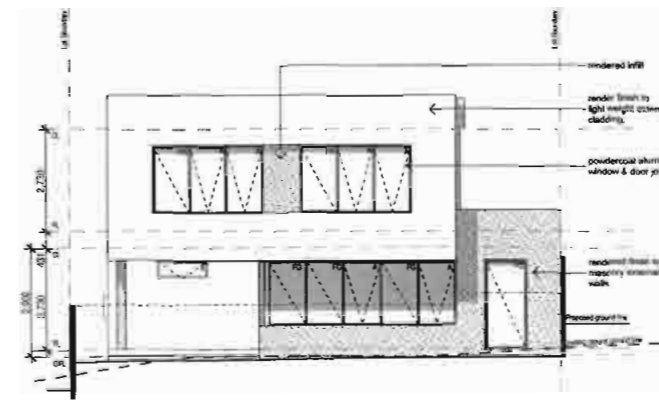
LOT 133 ROOF PLAN 1:100



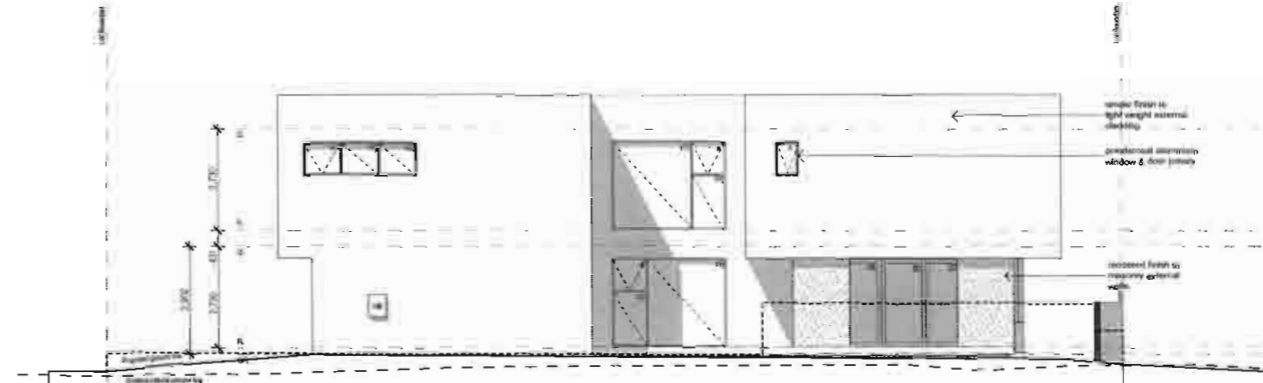
LOT 133 UPPER FLOOR PLAN 1:100



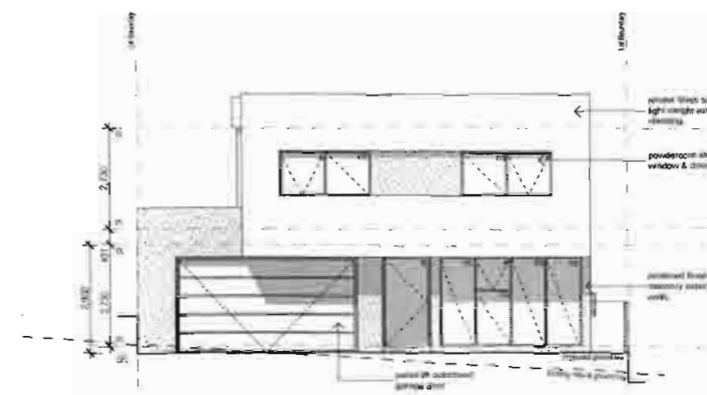
LOT 133 LOWER FLOOR PLAN 1:100



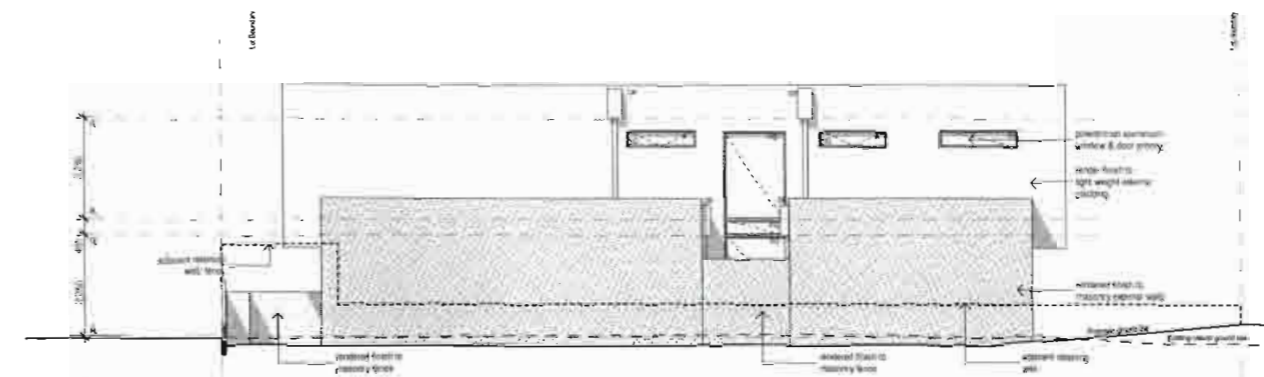
LOT 133 ELEVATION A 1:100



LOT 133 ELEVATION B 1:100

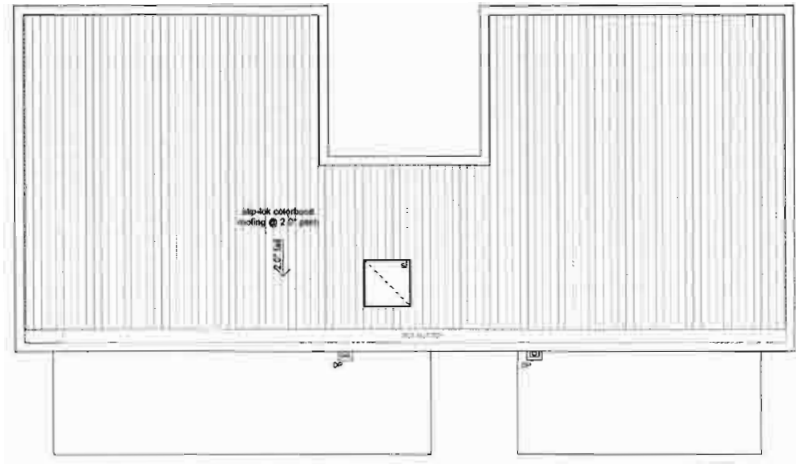


LOT 133 ELEVATION C 1:100

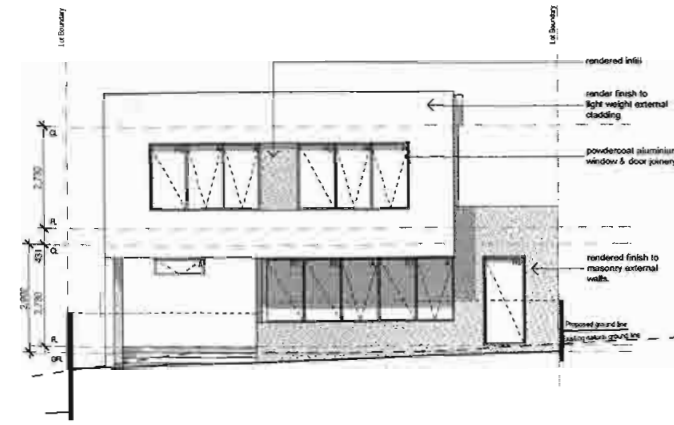


LOT 133 ELEVATION D 1:100

LEGEND	
CL	Ceiling Level
DP	Downpipe
FG	Fixed Glass
FL	Floor Level
FP	Fire Place
FR	Freezer
GFL	Garage Floor Level
HWS	Hot Water Service
MB	Meter Box
OG	Obscure Glazing
REF	Refrigerator
SD	Sliding Door
SPR	Spreader
WM	Washing Machine



LOT 135 ROOF PLAN 1:100

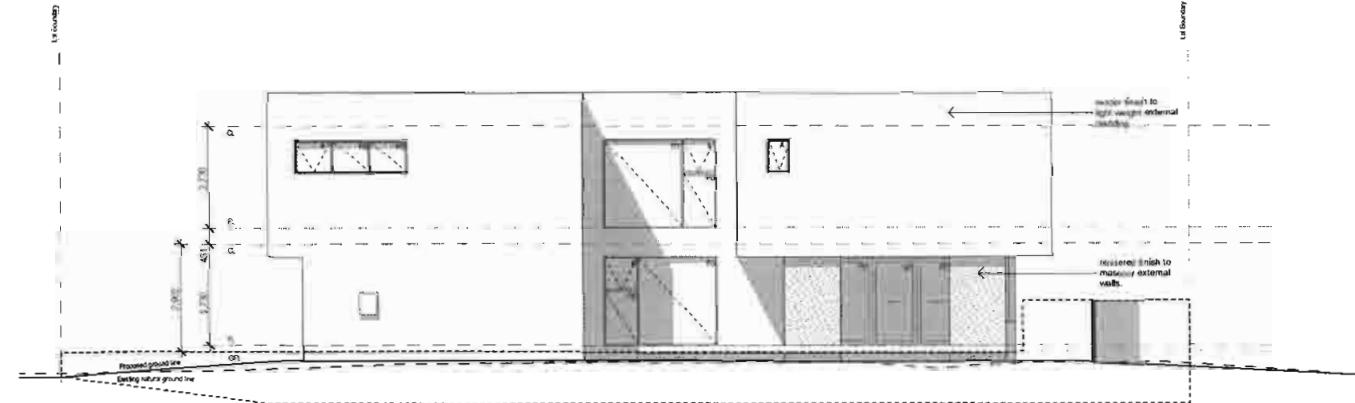


LOT 135 ELEVATION A 1:100

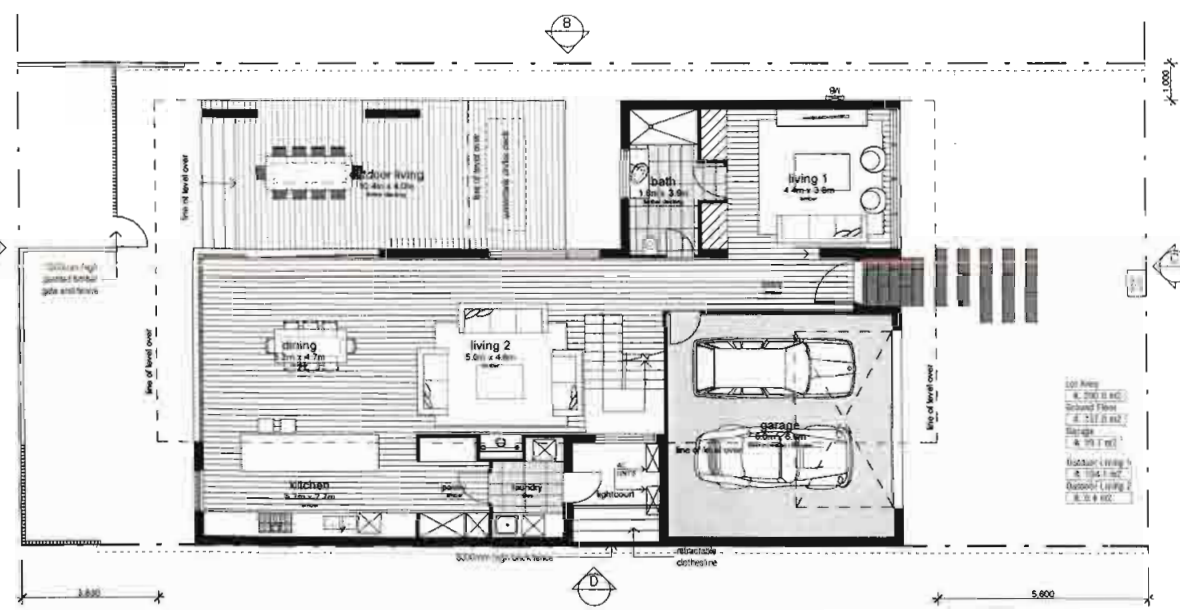
LEGEND	
CL	Ceiling Level
DP	Downpipe
FG	Fixed Glass
FL	Floor Level
FP	Fire Place
FR	Freezer
GFL	Garage Floor Level
HWS	Hot Water Service
MB	Meter Box
OG	Obscure Glazing
REF	Refrigerator
SD	Sliding Door
SPR	Spreader
WM	Washing Machine



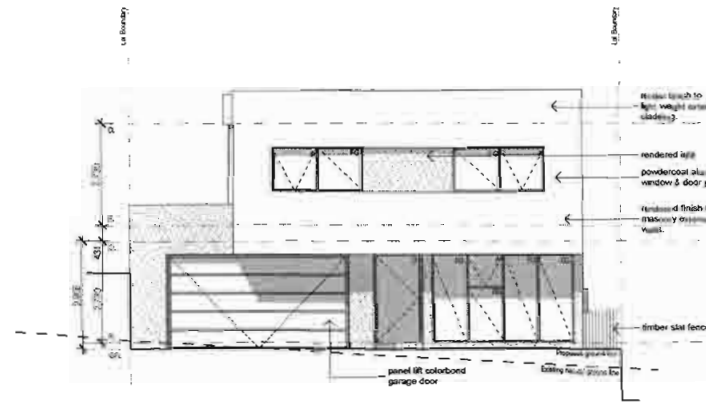
LOT 135 UPPER FLOOR PLAN 1:100



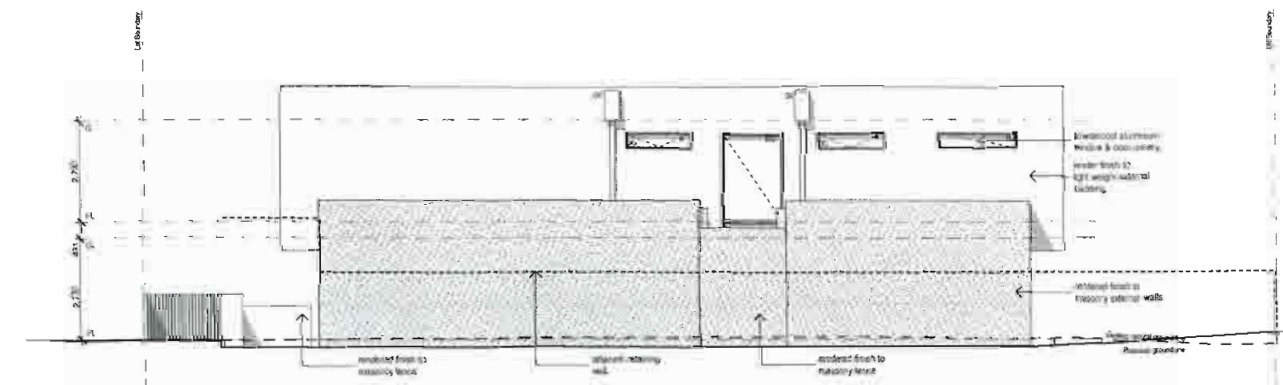
LOT 135 ELEVATION B 1:100



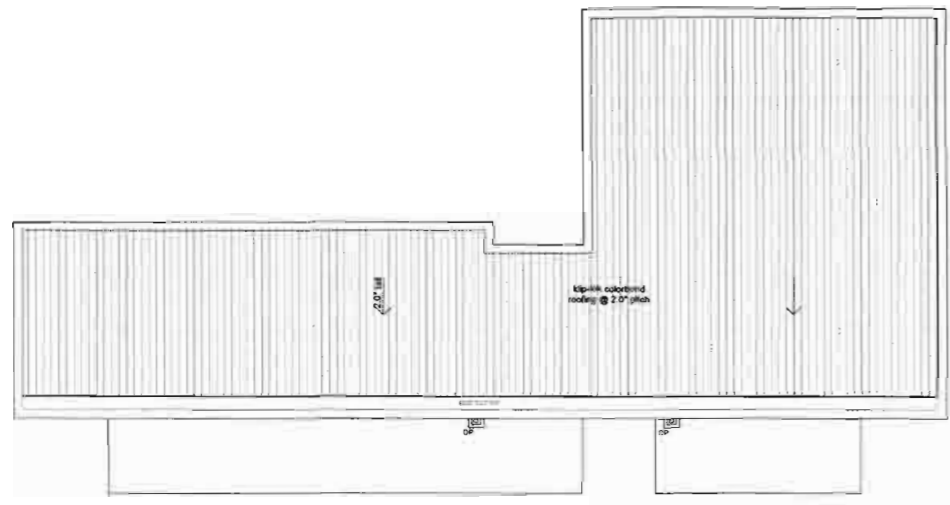
LOT 135 LOWER FLOOR PLAN 1:100



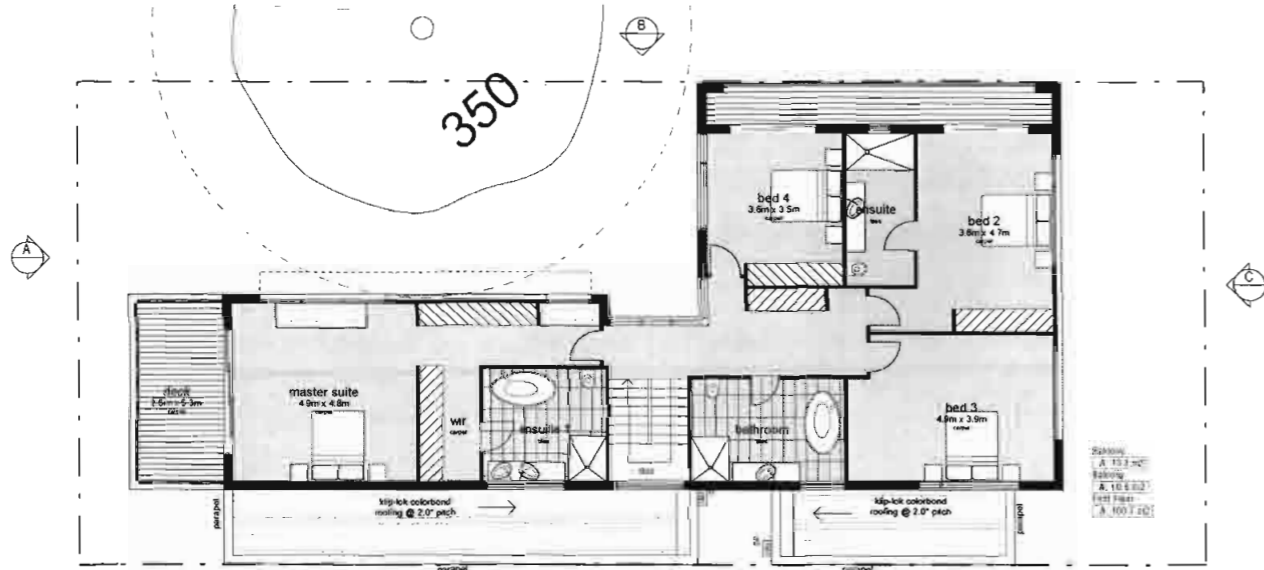
LOT 135 ELEVATION C 1:100



LOT 135 ELEVATION D 1:100



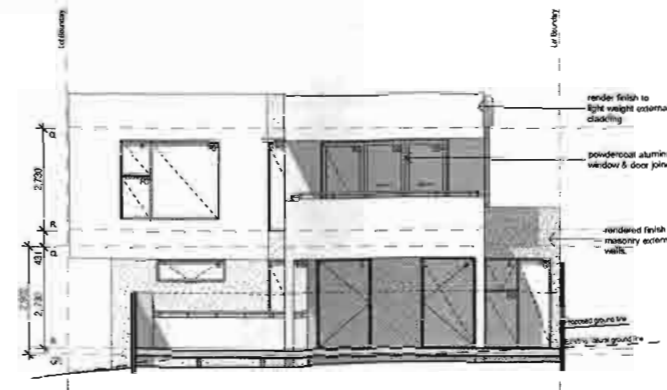
LOT 136 ROOF PLAN 1:100



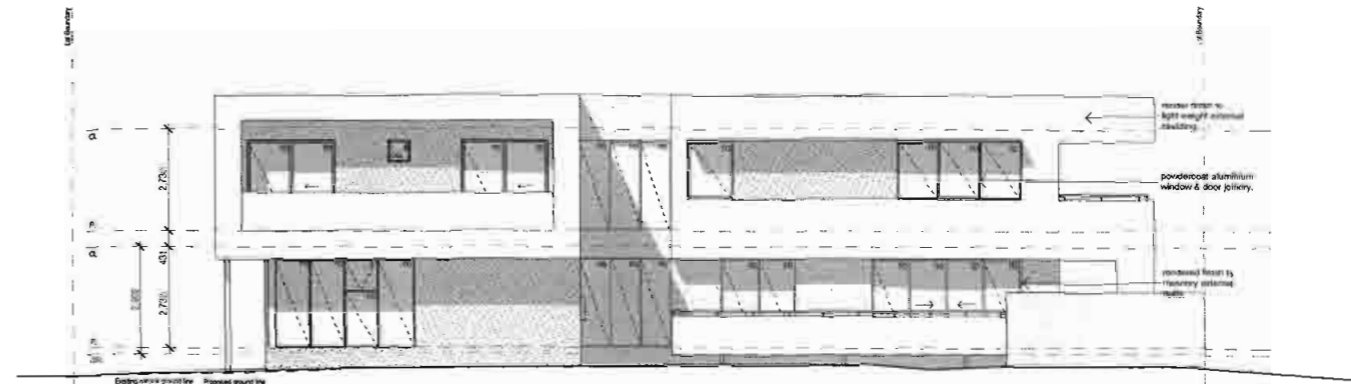
LOT 136 UPPER FLOOR PLAN 1:100



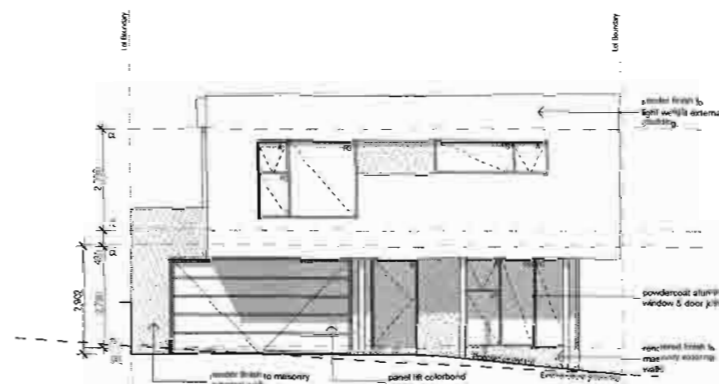
LOT 136 LOWER FLOOR PLAN 1:100



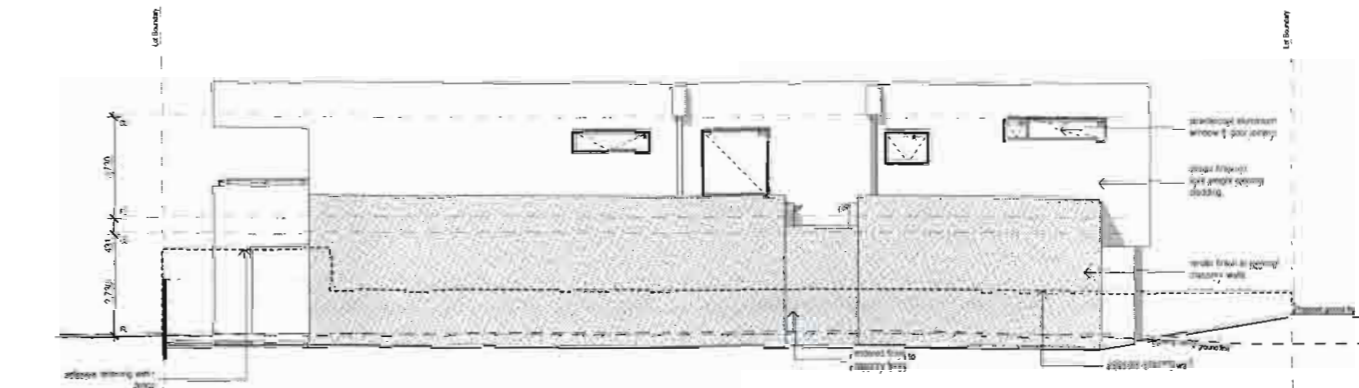
LOT 136 ELEVATION A 1:100



LOT 136 ELEVATION B 1:100



LOT 136 ELEVATION C 1:100



LOT 136 ELEVATION D 1:100

LEGEND

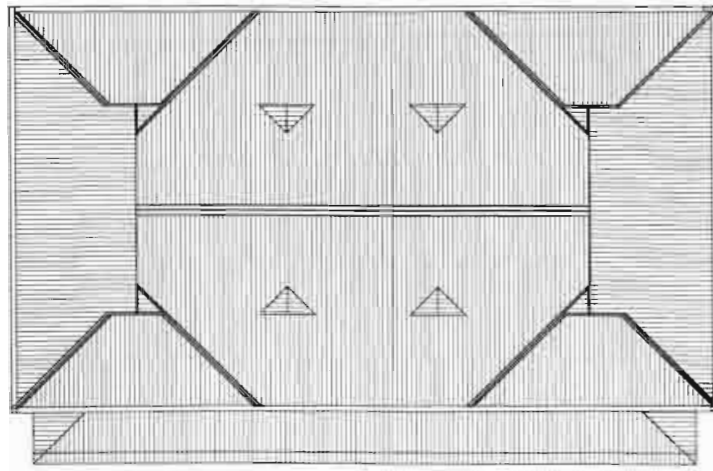
- CL Ceiling Level
- DP Downpipe
- FG Fixed Glass
- FL Floor Level
- FP Fire Place
- FR Freezer
- GFL Garage Floor Level
- HWS Hot Water Service
- MB Meter Box
- OG Obscure Glazing
- REF Refrigerator
- SD Sliding Door
- SPR Spreader
- WM Washing Machine



dco Architecture Pty Ltd
 10/100 Collins Street
 Melbourne, VIC 3000, AUS
 T: +61 3 9600 3054
 F: +61 3 9600 3054
 www.dco.com.au / info@dco.com.au
 ABL 44 437 8155

680 Architecture (Victim) Pty Ltd
 Level 2, 208 Lansdale Street
 Melbourne, VIC 3000, AUS
 T: +61 3 9600 3054
 F: +61 3 9600 3054
 www.680.com.au / info@680.com.au
 ABL 44 437 8155

Rev	Description	By	Date	Client Name	Project Name	Drawing Title	Scale	Drawn By	Checked By
1	Final Presentation	ME	10/10/2020	Walter Corporation	NEW STAGE 3A HOUSING NEW MELBOURNE VIC, 3184	Stage 3A Town Planning Lot 136 (Type G1) TOWN PLANNING 1:100 (A1)		00010409	

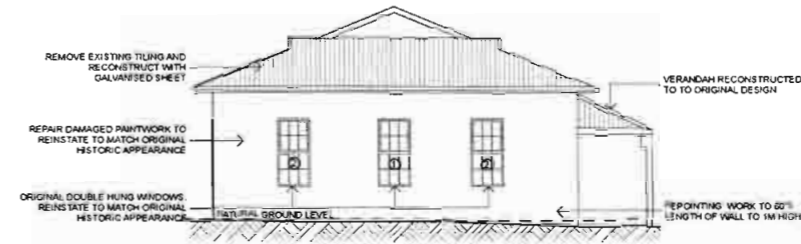


HEALTH + WELLBEING CENTRE ROOF PLAN 1:100

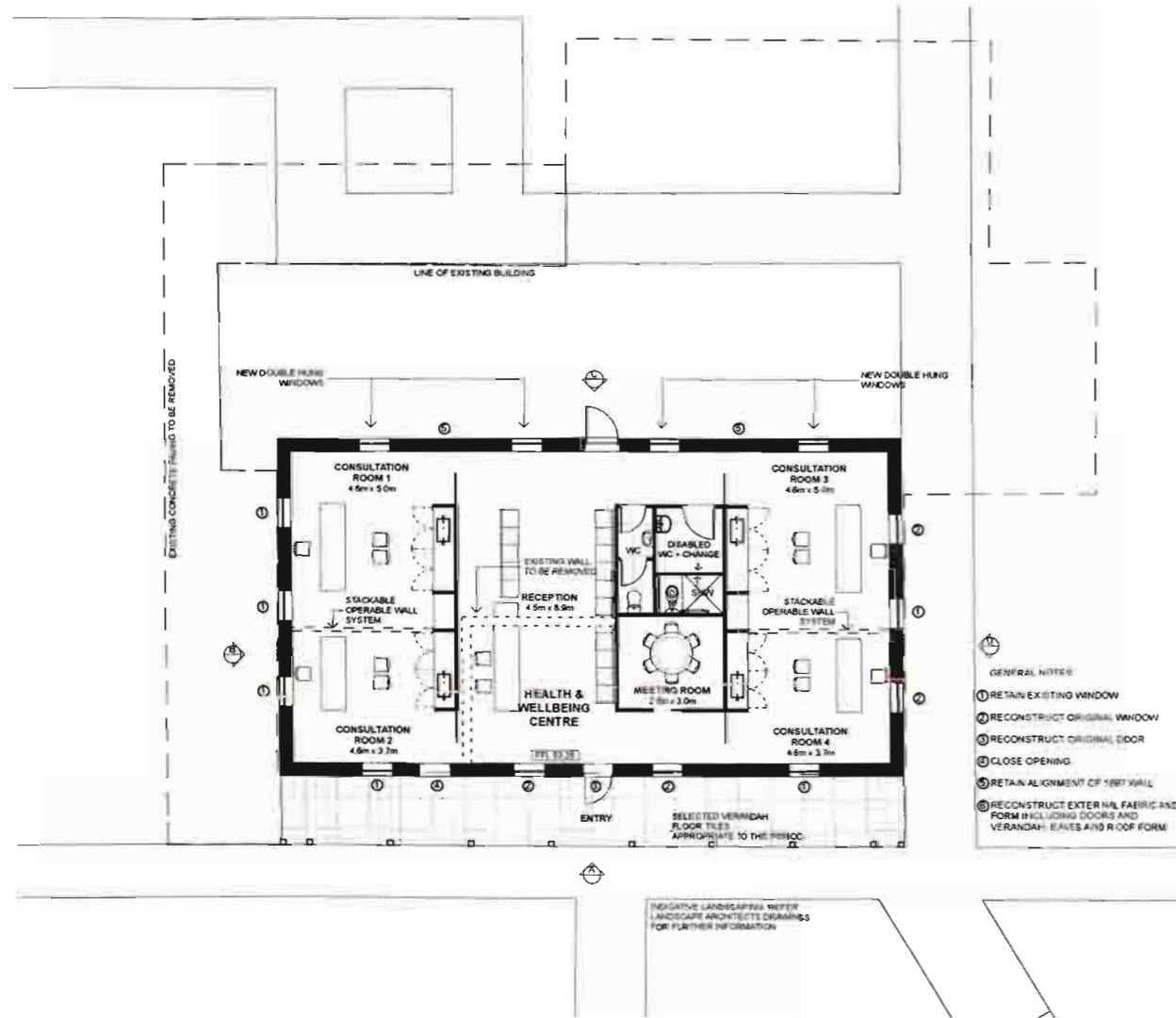


HEALTH + WELLBEING CENTRE ELEVATION A 1:100

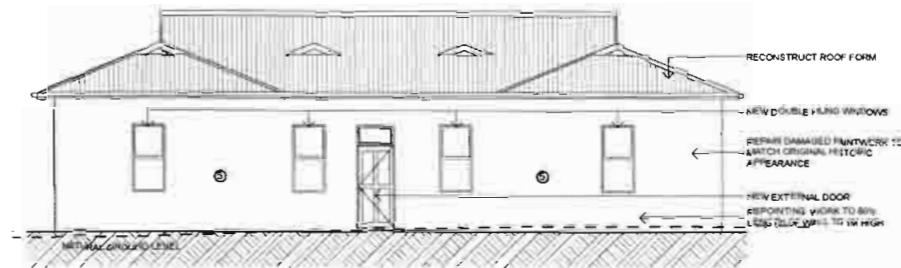
LEGEND	
CL	Ceiling Level
DP	Downpipe
FG	Fixed Glass
FL	Floor Level
FP	Fire Place
FR	Freezer
GFL	Garage Floor Level
HWS	Hot Water Service
MB	Meter Box
OG	Obscure Glazing
REF	Refrigerator
SD	Sliding Door
SPR	Spreader
WM	Washing Machine



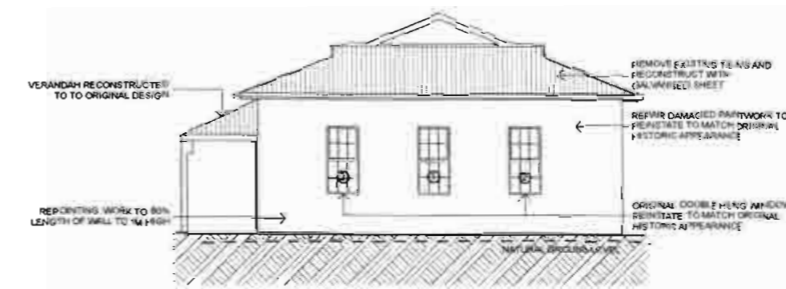
HEALTH + WELLBEING CENTRE ELEVATION B 1:100



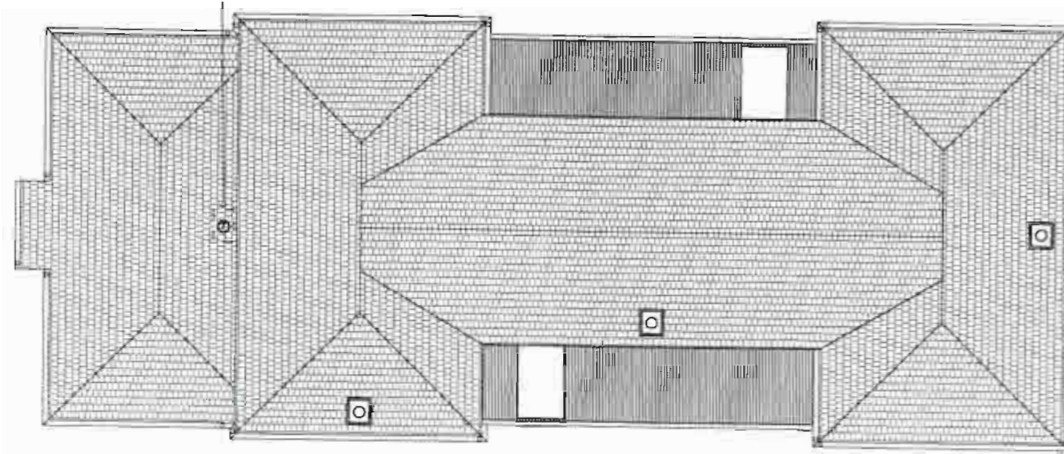
HEALTH + WELLBEING CENTRE LOWER FLOOR PLAN 1:100



HEALTH + WELLBEING CENTRE ELEVATION C 1:100



HEALTH + WELLBEING CENTRE ELEVATION D 1:100



COMMUNITY CENTRE ROOF PLAN 1:100



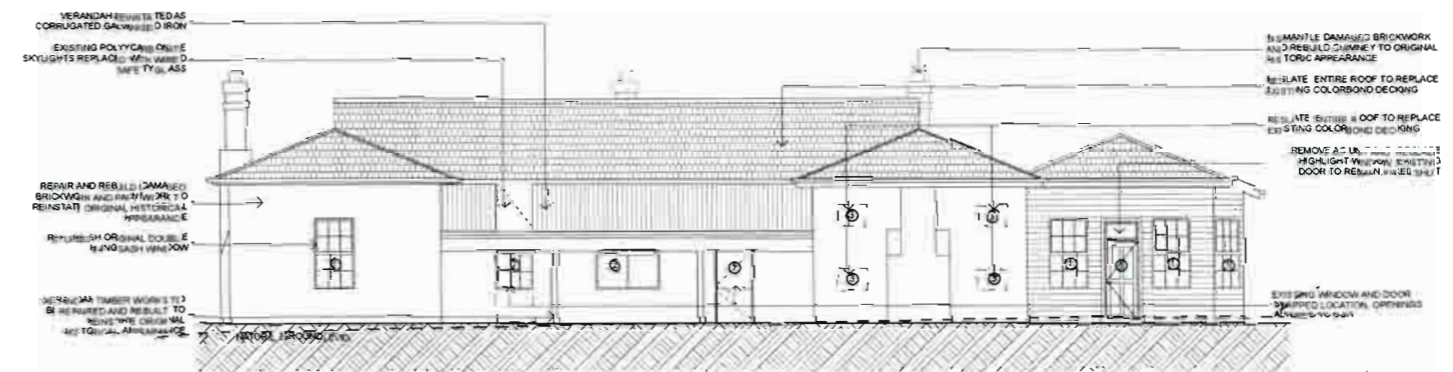
COMMUNITY CENTRE ELEVATION A 1:100

LEGEND

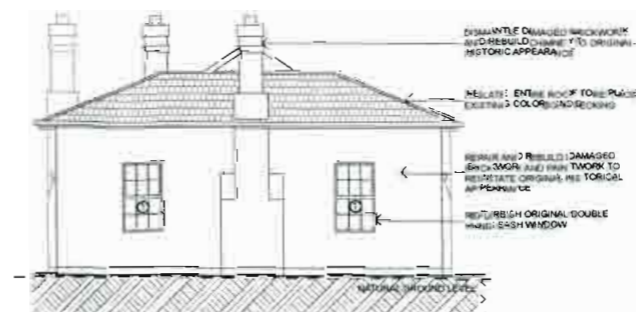
CL	Ceiling Level
DP	Downpipe
FG	Fixed Glass
FL	Floor Level
FP	Fire Place
FR	Freezer
GFL	Garage Floor Level
HWS	Hot Water Service
MB	Meter Box
OG	Obscure Glazing
REF	Refrigerator
SD	Sliding Door
SPR	Spreader
WM	Washing Machine



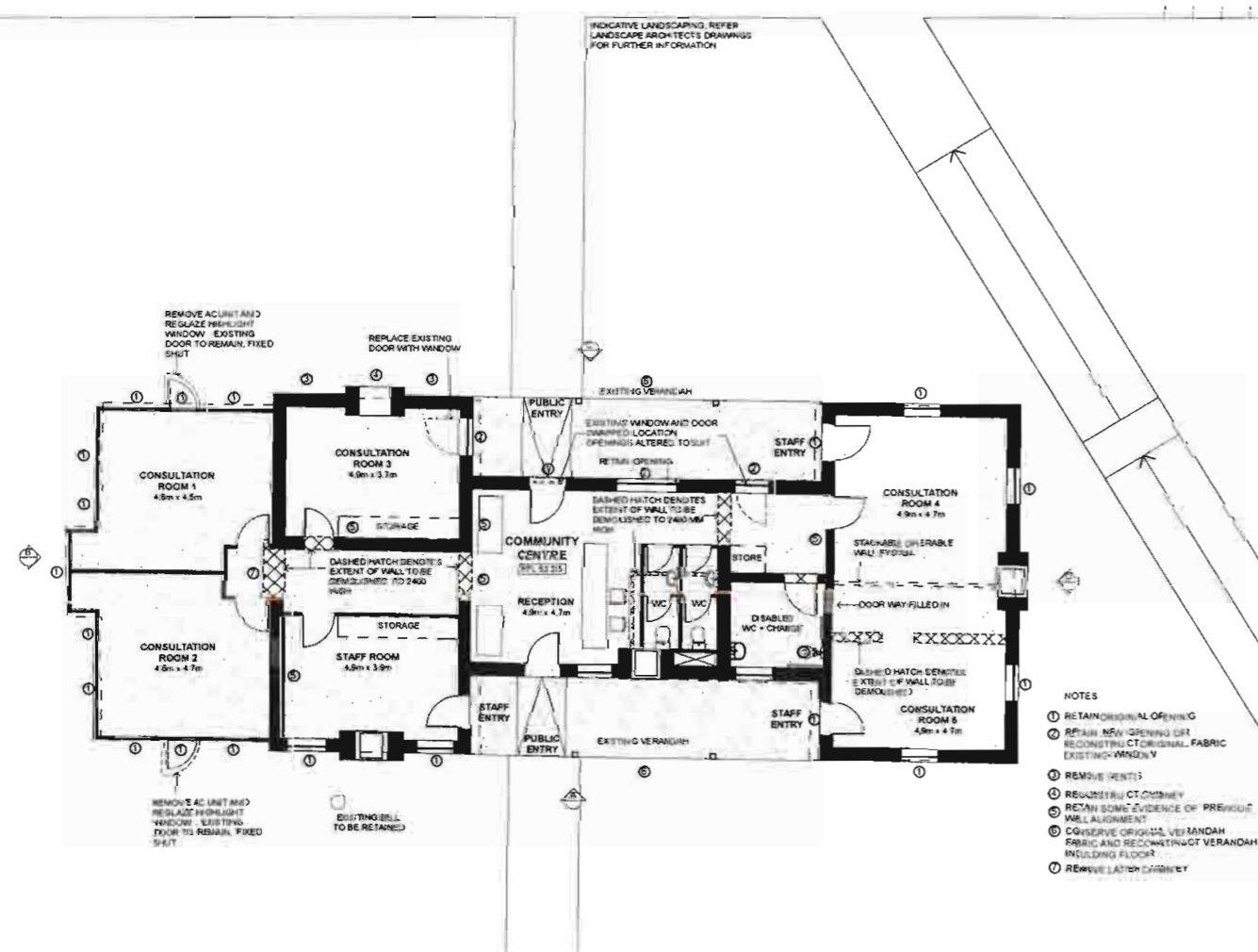
COMMUNITY CENTRE ELEVATION B 1:100



COMMUNITY CENTRE ELEVATION C 1:100

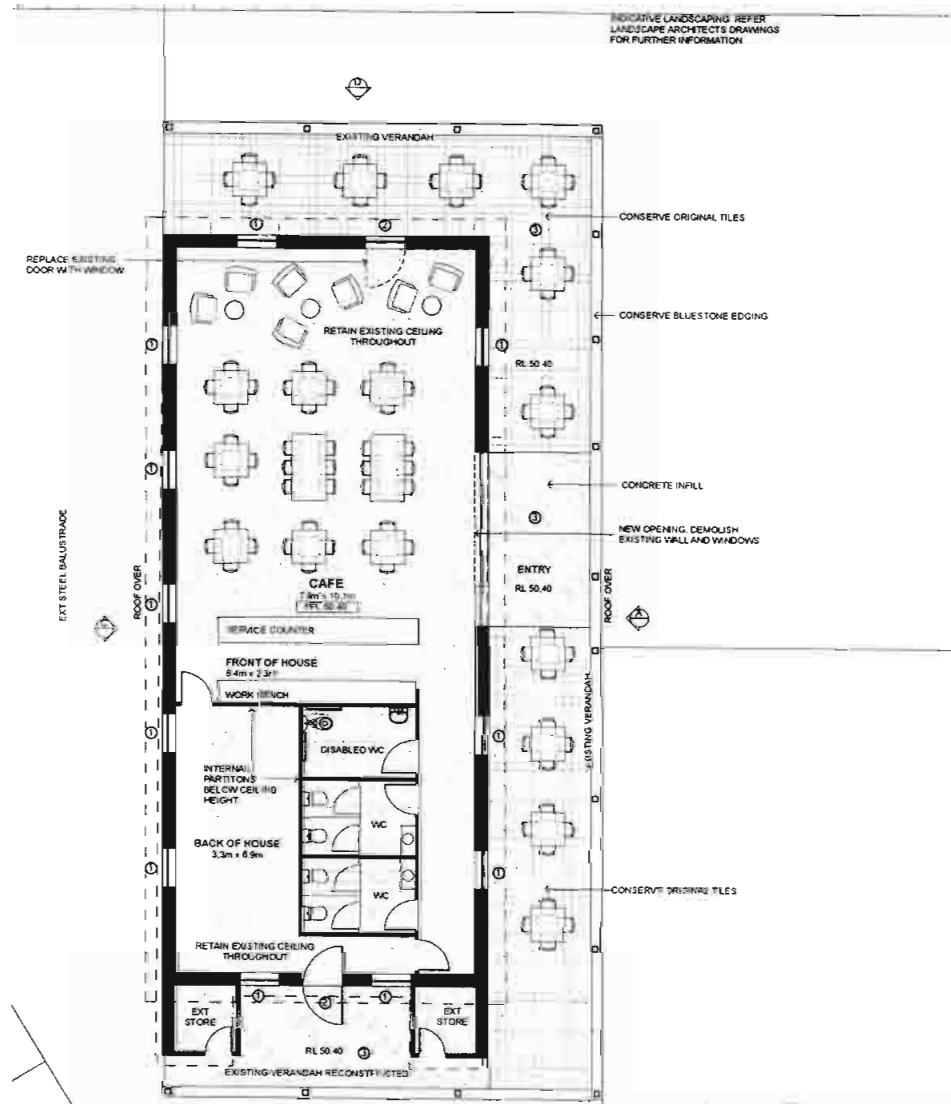


COMMUNITY CENTRE ELEVATION D 1:100

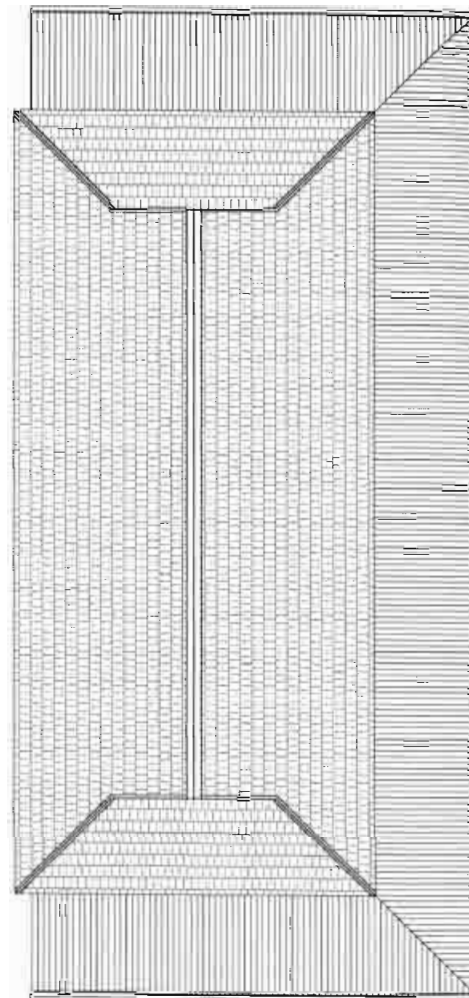


COMMUNITY CENTRE LOWER FLOOR PLAN 1:100

- NOTES**
- RETAIN ORIGINAL OPENING
 - REPAIR NEW OPENING OR RECONSTRUCT ORIGINAL FABRIC EXISTING MINOR
 - REMOVE SENTS
 - REMOVE CT CHIMNEY
 - RETAIN SOME EVIDENCE OF PREVIOUS WALL ALIGNMENT
 - CONSERVE ORIGINAL VERANDAH FABRIC AND RECONSTRUCT VERANDAH INCLUDING FLOOR
 - REMOVE LATER CHIMNEY

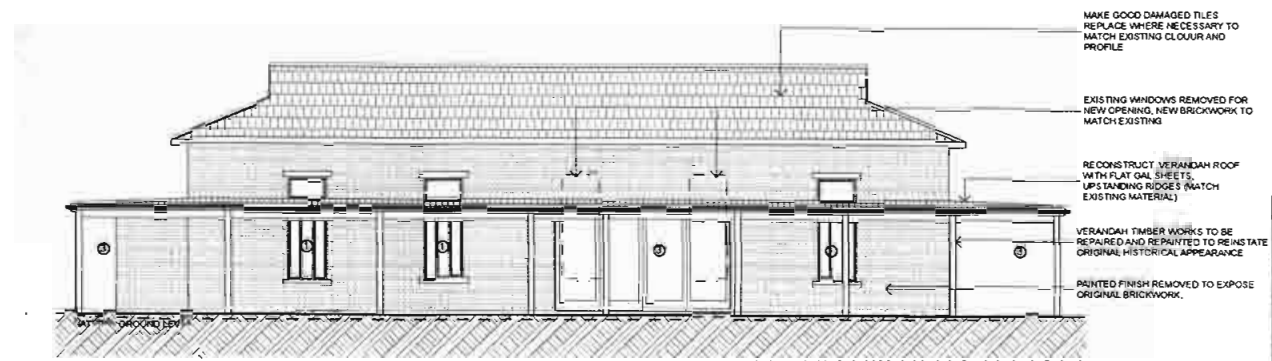


CAFE LOWER FLOOR PLAN 1:100



CAFE ROOF PLAN 1:100

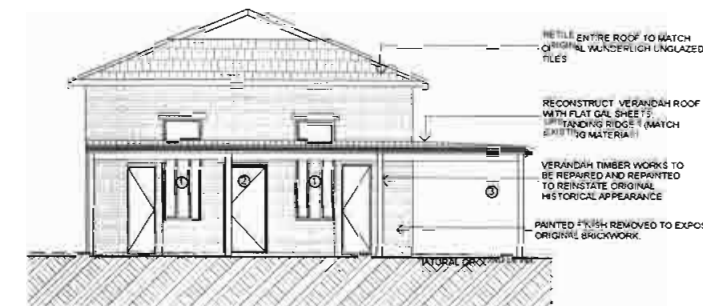
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 - 2 REPAIR NEW OPENING OR RECONSTRUCT ORIGINAL FABRIC EXISTING WINDOW
 - 3 CONSERVE ORIGINAL VERANDAH FABRIC AND RECONSTRUCT VERANDAH INCLUDING FLOOR



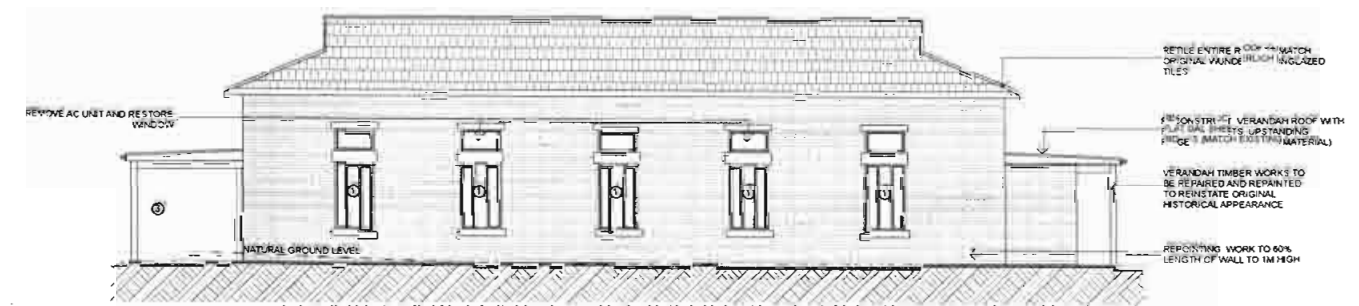
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LEGEND

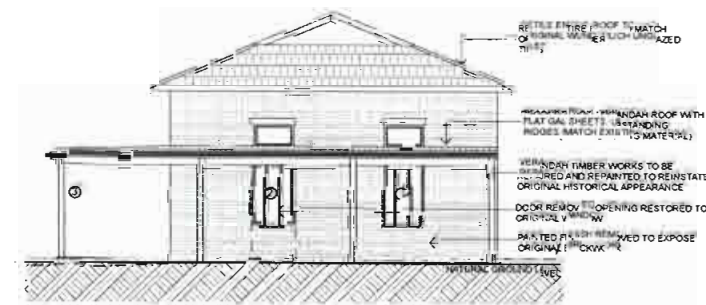
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DP	Downpipe
FG	Fixed Glass
FL	Floor Level
FP	Fire Place
FR	Freezer
GFL	Garage Floor Level
HWS	Hot Water Service
M8	Meter Box
OG	Obscure Glazing
REF	Refrigerator
SD	Sliding Door
SPR	Spreader
WM	Washing Machine



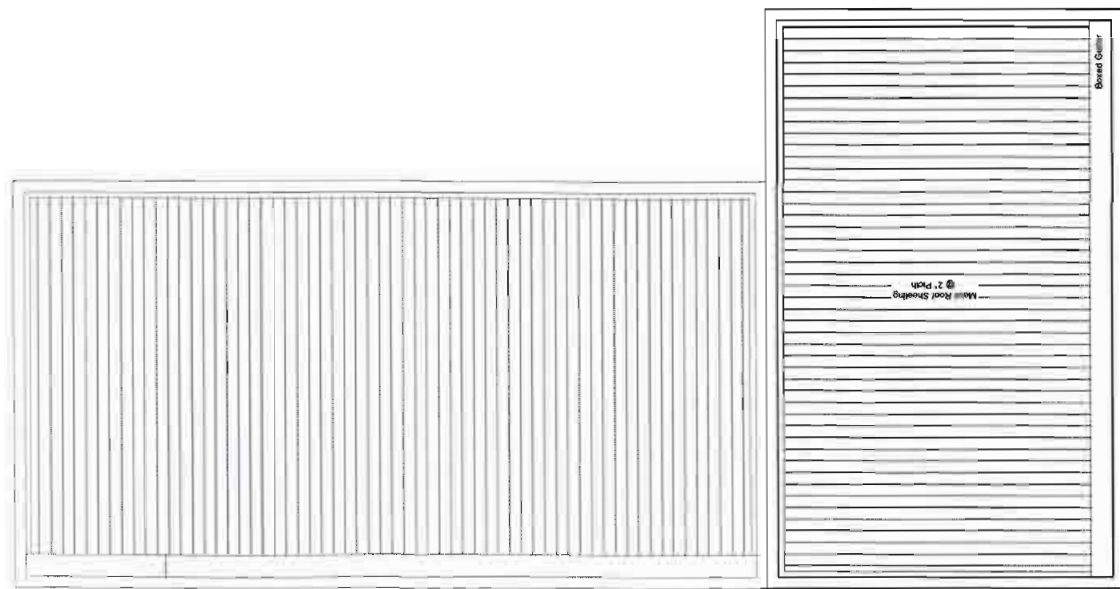
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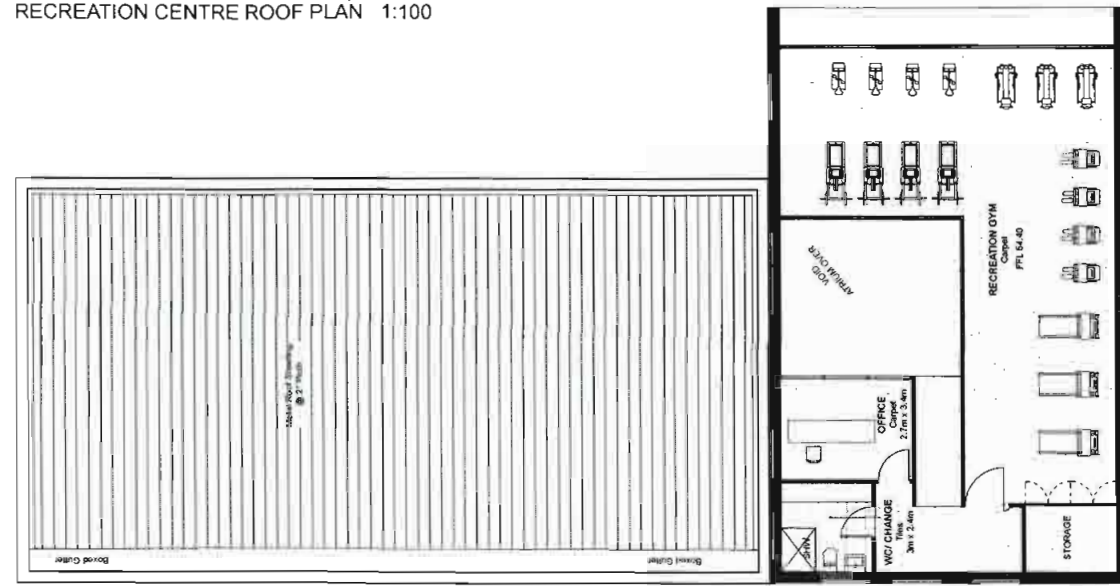
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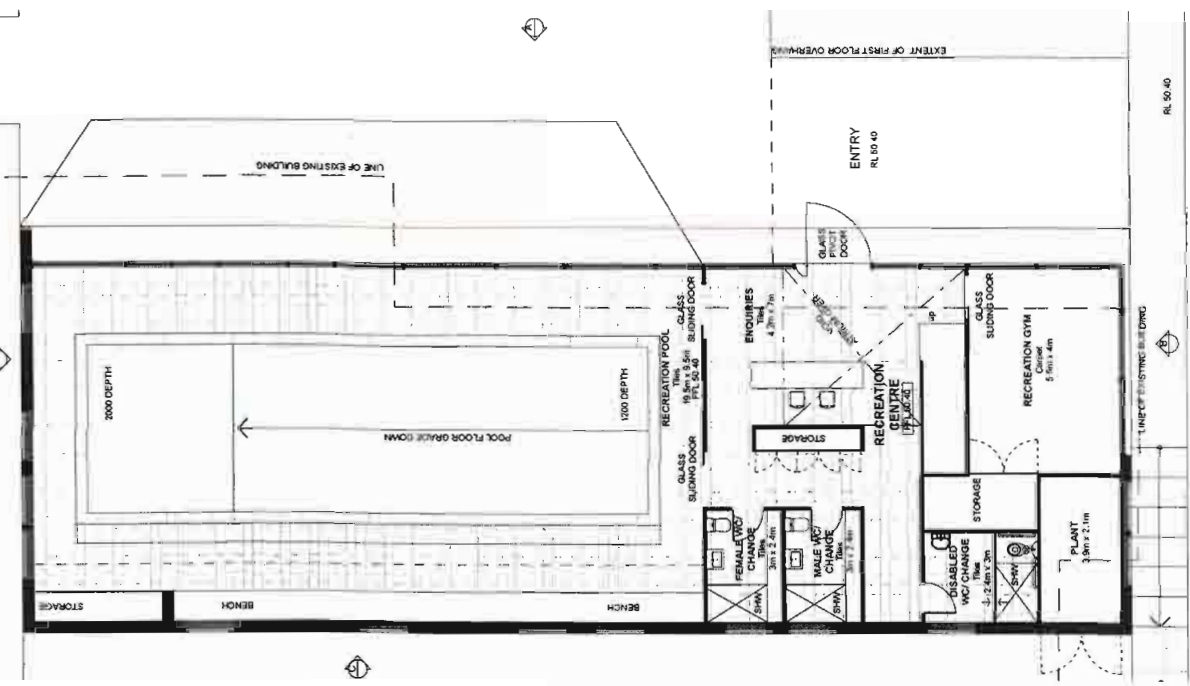
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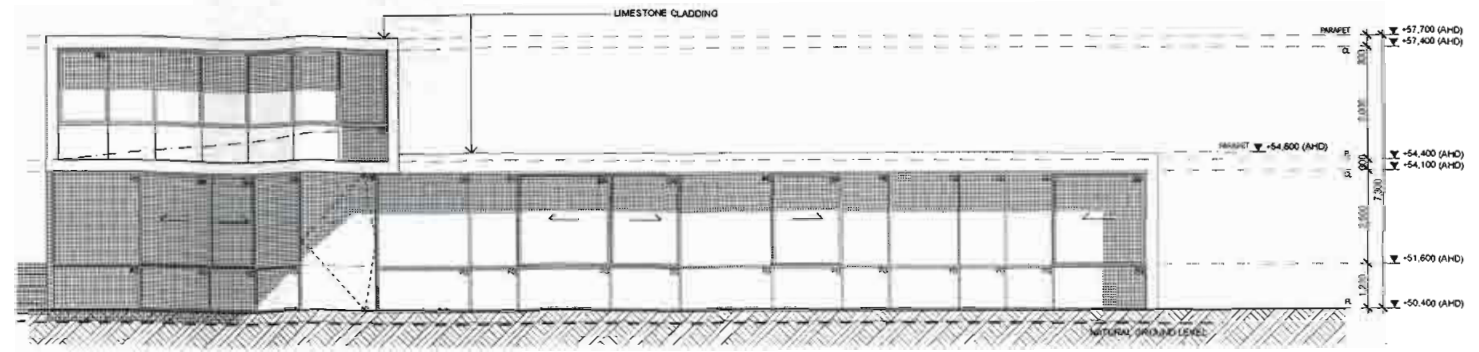
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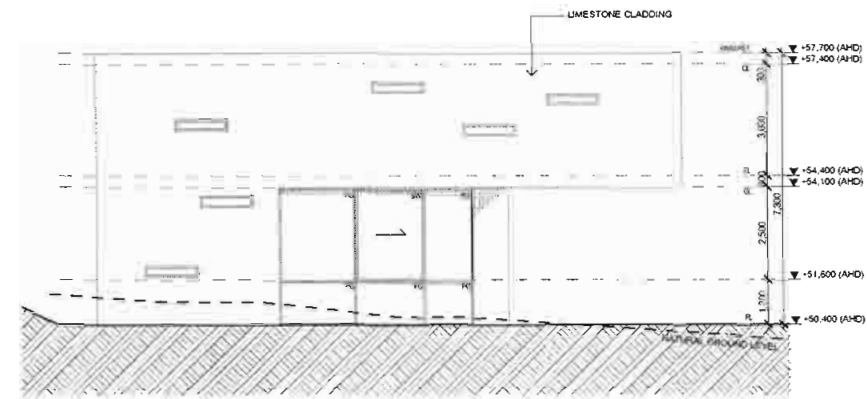
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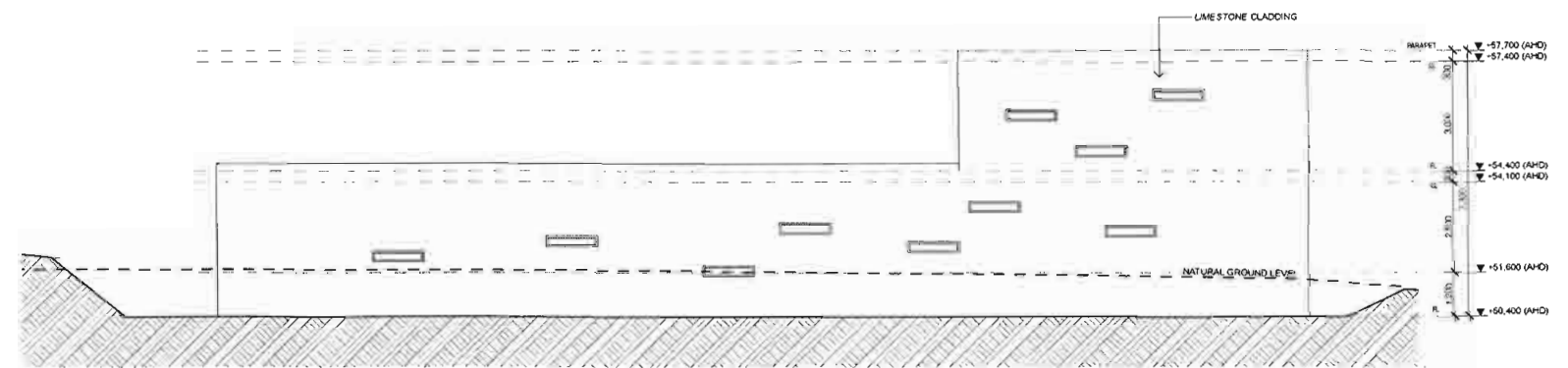
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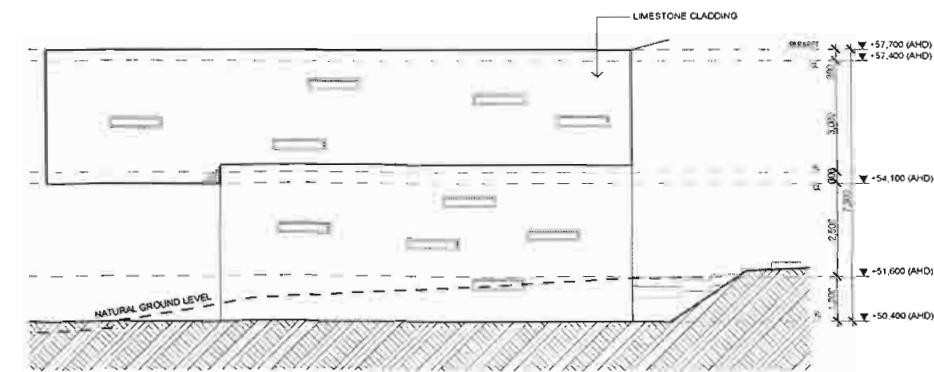
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COMMUNITY CENTRE ELEVATION B 1:100



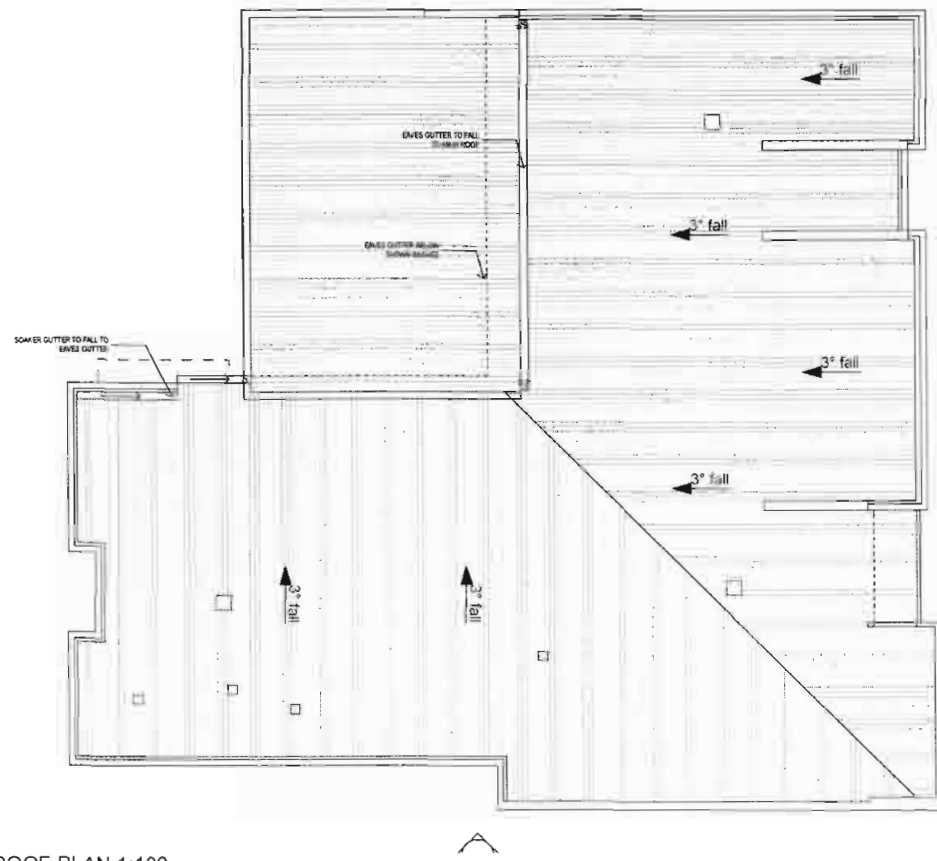
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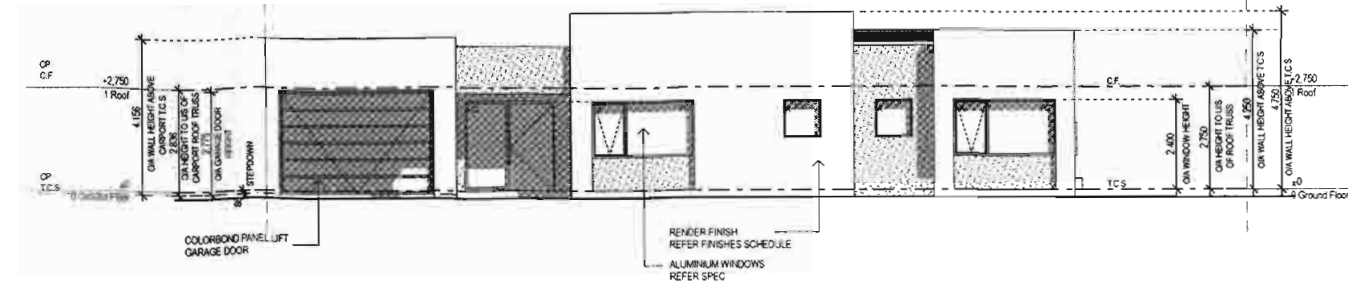
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LEGEND

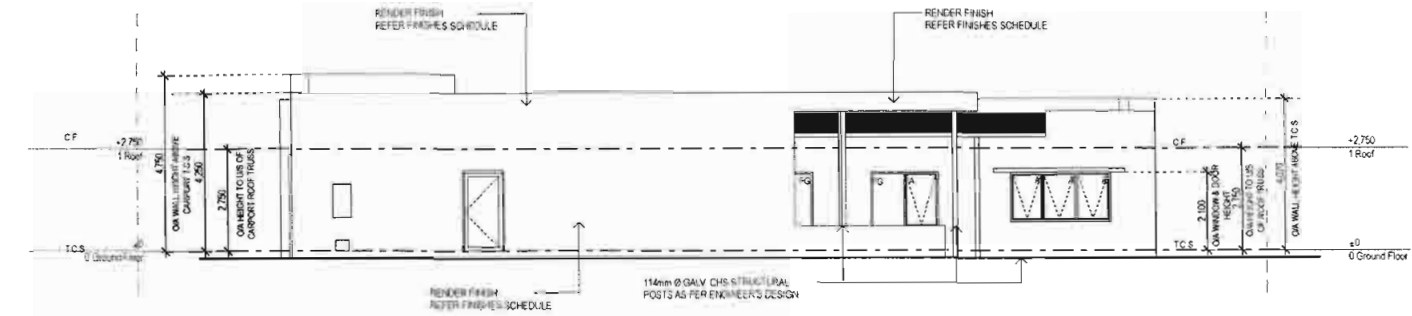
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- FL Floor Level
- FP Fire Place
- FR Freezer
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- OG Obscure Glazing
- REF Refrigerator
- SD Sliding Door
- SPR Spreader
- WM Washing Machine



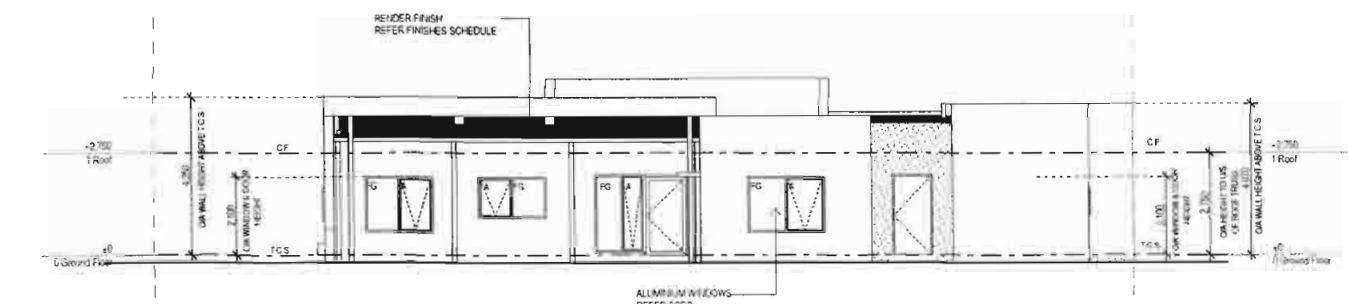
LOT 126 ROOF PLAN 1:100



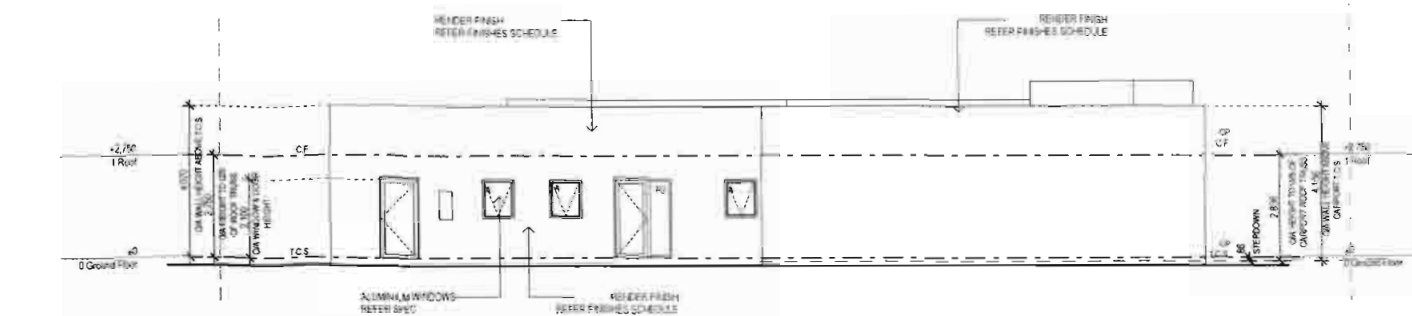
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LOT 126 ELEVATION B 1:100



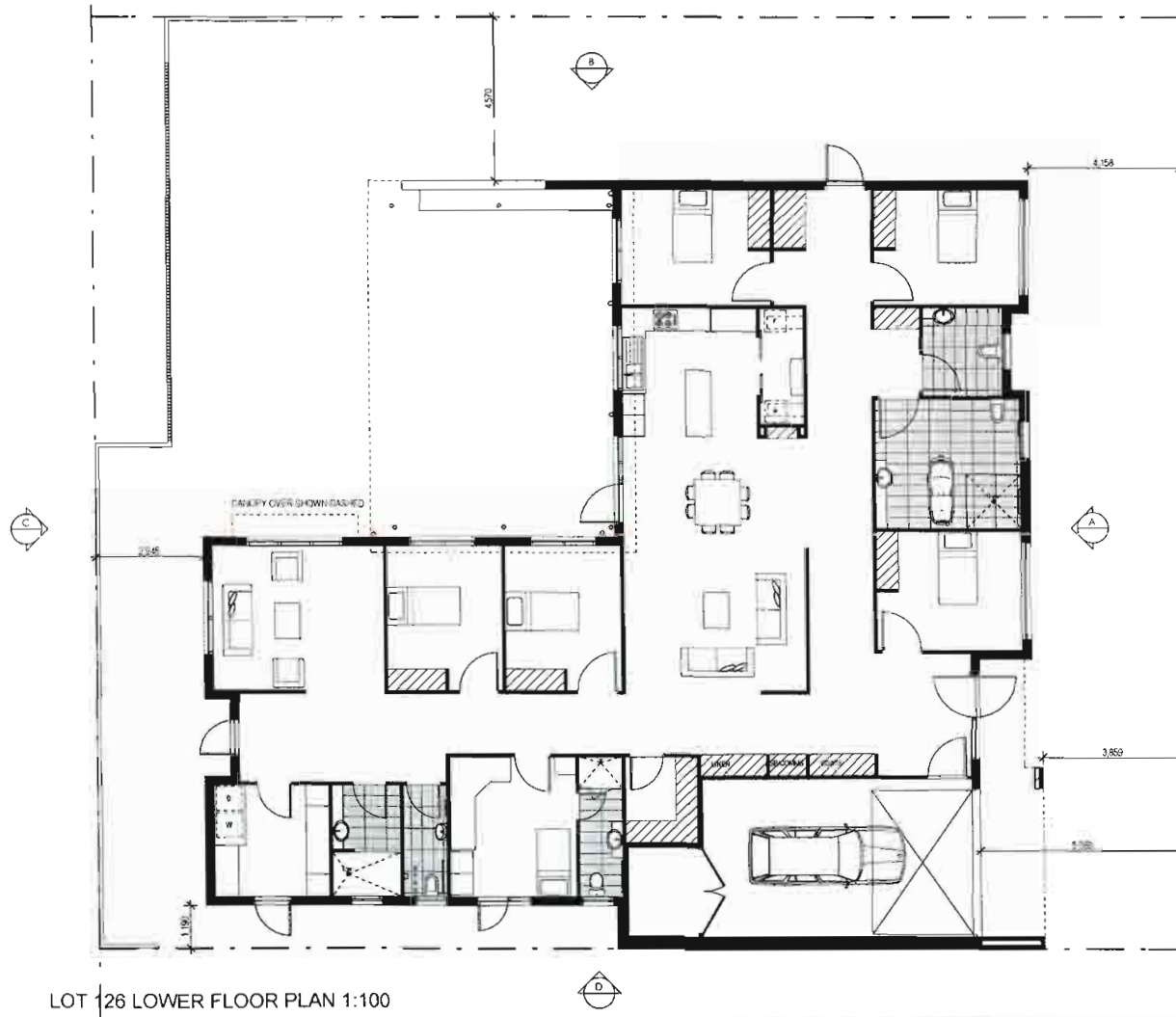
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LOT 126 ELEVATION D 1:100

LEGEND

- CL Ceiling Level
- DP Downpipe
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- FL Floor Level
- FP Fire Place
- FR Freezer
- GFL Garage Floor Level
- HWS Hot Water Service
- MB Meter Box
- OG Obscure Glazing
- REF Refrigerator
- SD Sliding Door
- SPR Spreader
- WM Washing Machine



LOT 126 LOWER FLOOR PLAN 1:100

dco Architecture Pty Ltd
 Level 2, 368 Lonsdale Street
 Melbourne, Victoria, 3000, AUS
 T +61 3 9670 3088 / F +61 3 9670 3054
 www.dco.com.au / info@dco.com.au
 ABRN 61 413 283 838

ISSUED FOR TOWN PLANNING

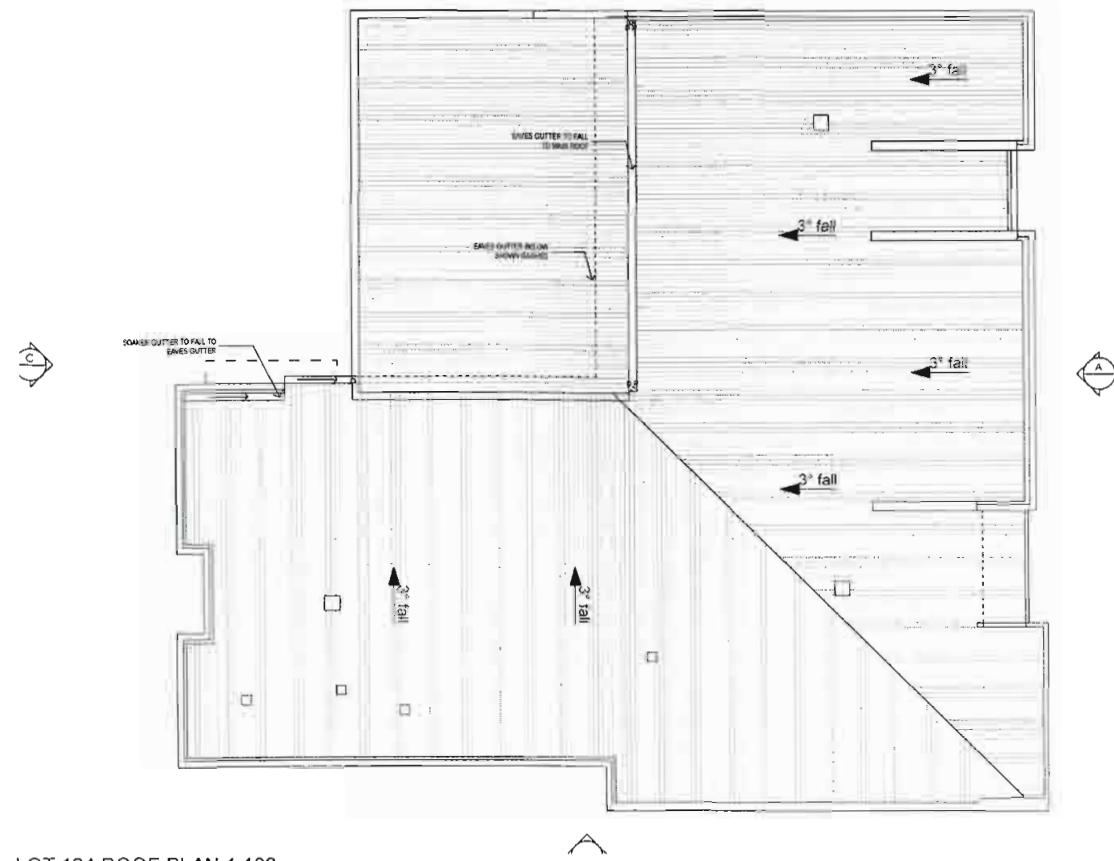
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1	Town Planning Index	NR	10/02/2010	Wilder Corporation

PROJECT: NEW STAGE 3A HOUSING
 NEW MELBOURNE VIC 3084

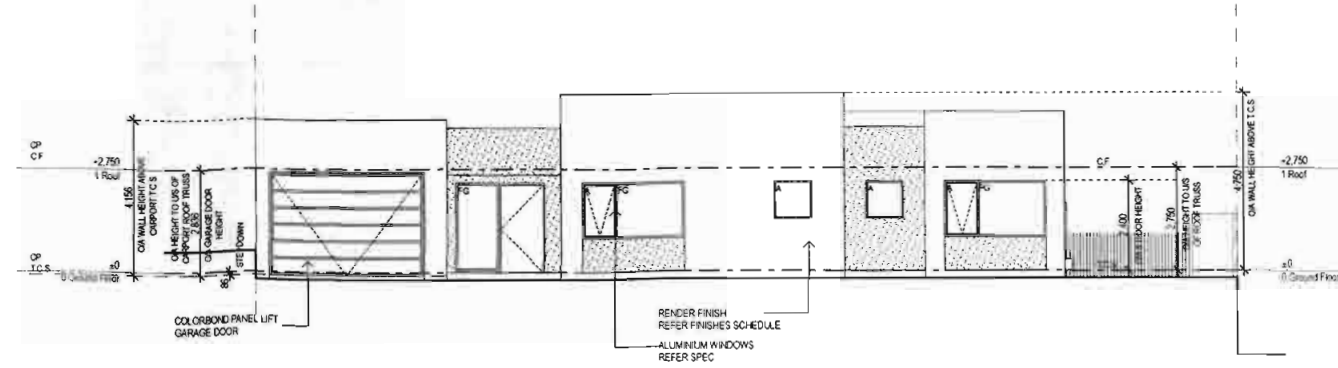
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 TOWN PLANNING
 Scale: 1:100 @ A1

Drawn: KM, Checked: JG
 Drawing Number: 00020409

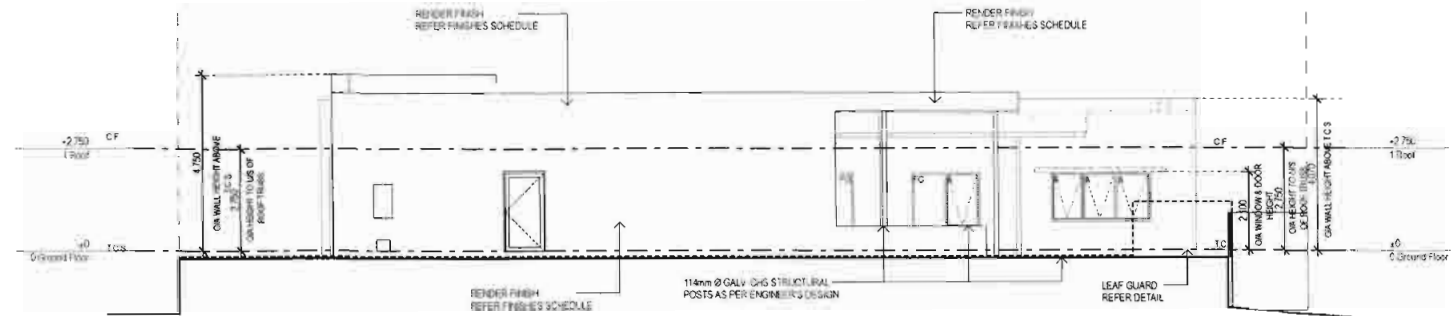
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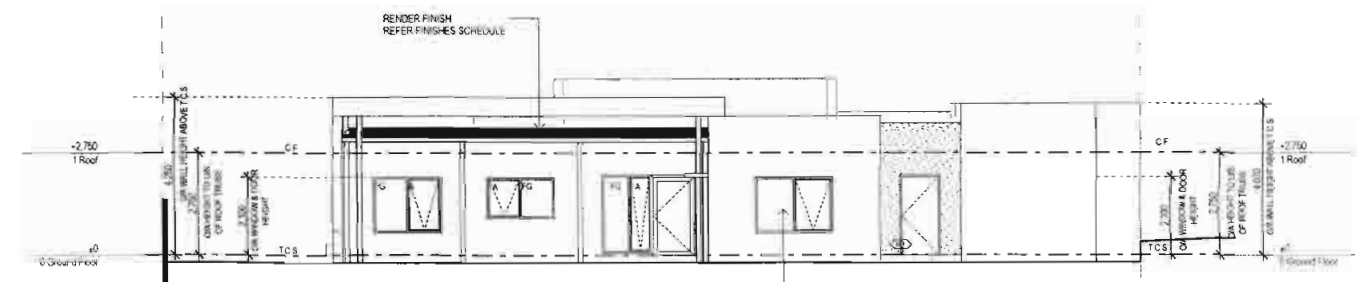
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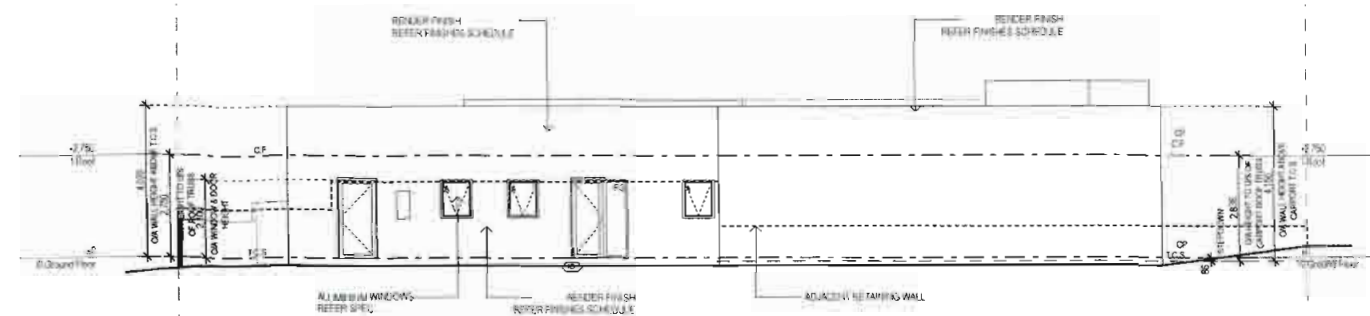
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LOT 134 ELEVATION B 1:100



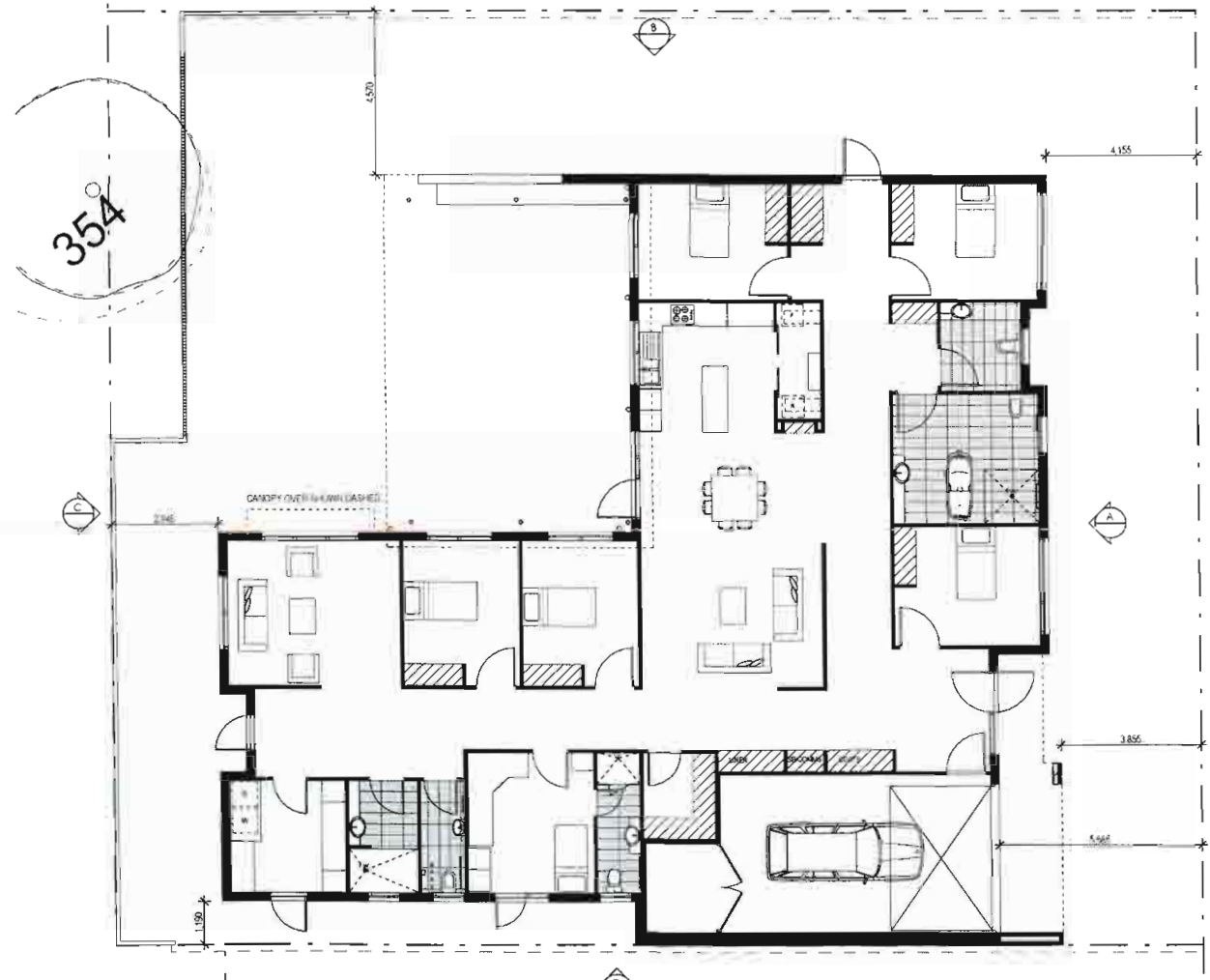
LOT 134 ELEVATION C 1:100



LOT 134 ELEVATION D 1:100

LEGEND

- CL Ceiling Level
- DP Downpipe
- FG Fixed Glass
- FL Floor Level
- FP Fire Place
- FR Freezer
- GFL Garage Floor Level
- HWS Hot Water Service
- MB Meter Box
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- SD Sliding Door
- SPR Spreader
- WM Washing Machine



LOT 134 LOWER FLOOR PLAN 1:100

dko Architecture Pty Ltd
 Level 2, 358 Lonsdale Street
 Melbourne, Victoria, 3000, AUS
 T +61 3 9670 3088 / F +61 3 9670 3054
 www.dko.com.au / info@dko.com.au
 ABN: 61 412 251 836

Rev	Description	By	Date	Client	Project	Sheet
1	Issue for planning	AK	15/02/2019	Walter Corporation	KEW STARE 3A HOUSING NEW MELBOURNE VIC, 3184	Lot 134 (0522) TOWN PLANNING Scale: 1:100 @ A1

Project Number: 00010409
 Drawing Number: AR03A.134.04.16
 Scale: 1:100 @ A1



9 February 2010

32 Pine Court
Kew, Vic 3101
Australia

Telephone: + 61 3 9261 8300
Direct Line: + 61 3 9261 8303
Facsimile: + 61 3 9261 8377
www.walkercorp.com.au

Ms Fiona Beard
Coordinator Statutory Planning
City of Boroondara
Private Bag 1
Camberwell, Vic 3124

Dear Fiona,

**Re: Main Drive Kew – Stage 3A
Construction of Twelve Dwellings on one lot**

We are pleased to advise that the formal documentation for the twelve dwellings proposed in Stage 3A is now complete and we attach a full copy of this application for your perusal. A separate application has also been lodged with Heritage Victoria.

We welcome any comments you may have regarding this application within 10 business days.

Please contact me on 9261 8300 if you wish to discuss this matter further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brad Evans', written over a white background.

Brad Evans
Manager Planning
Walker Corporation Pty Limited

CC. Mr Lorenz Pereira – DPCD
Mr Ray Osborne – Heritage Victoria



9 February 2010

Mr. Lorenz Pereira
Senior Urban Planner
Department of Planning & Community Development
Level 9, 8 Nicholson Street
EAST MELBOURNE, VIC 3002

32 Pine Court
Kew, Vic 3101
Australia

Telephone: + 61 3 9261 8300
Direct Line: + 61 3 9261 8303
Facsimile: + 61 3 9261 8377
www.walkercorp.com.au

Dear Lorenz,

Re: Main Drive Kew – Submission of Planning Permit Application for Construction of 12 Dwellings on one allotment – Stage 3A

Walker Corporation proposes the construction of twelve dwellings to front Park Avenue. As the lots are yet to be formally subdivided a permit is sought for the construction of twelve dwellings on one lot under Clause 32.01-4 of the Residential 1 Zone.

The new homes offer a varied home design which will sit in harmony with those already existing and ultimately within the wider development.

The dwellings incorporate highly advanced architectural techniques designed specifically for the context. The contemporary design responds to the emerging character of the former Kew Cottages Site, whilst also providing excellent amenity for the future occupants of the dwellings.

We propose to seek *planning approval* for the dwellings in advance of subdivision to avoid the need to constantly vary lot boundaries and building envelopes.

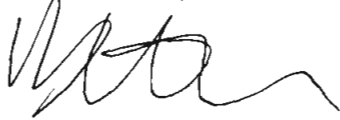
In order to consider the proposal the following documents are provided;

- Cover Letter;
- Application Form for Planning Permit;
- Statutory application fee of \$791
- A copy of the plans including floor plans, elevations and shadow diagrams;
- Planning Assessment Report; and
- Certificate of Title.

Although the Minister for Planning is the Responsible Authority for the site the application and plans have been forwarded separately to the Boroondara Council for comment. This application is therefore submitted to the Minister for Planning (through the Department of Planning and Community Development (DPCD) as the Responsible Authority.

Should you wish to discuss the proposal further please do not hesitate to contact myself on 9261 8300.

Yours sincerely



Brad Evans
Manager Planning – Approvals Division
Walker Corporation Pty Limited

CC. Ms Fiona Beard – Boroondara City Council
Mr Ray Osborne – Heritage Victoria

PLANNING ASSESSMENT REPORT

**THE CONSTRUCTION OF 12 DWELLINGS
ON ONE LOT (STAGE 3A)**

AT

MAIN DRIVE, KEW



Table of Contents

TABLE OF CONTENTS	2
1.0 INTRODUCTION	4
2.0 THE SITE	5
2.1 THE APPROVAL PROCESS	7
2.2 PREVIOUS APPROVALS	7
3.0 THE PROPOSAL	8
4.0 SITE ATTRIBUTES AND CONSTRAINTS	9
5.0 PLANNING CONTROLS	10
5.1 ZONING	10
5.2 OVERLAYS	11
5.3 STATE PLANNING POLICY FRAMEWORK (SPPF)	13
5.4 LOCAL PLANNING POLICY FRAMEWORK (LPPF) (MUNICIPAL STRATEGIC STATEMENT)	15
5.5 PARTICULAR PROVISIONS	17
5.6 GENERAL PROVISIONS	19
6.0 RESPONSE TO CLAUSE 54 OF THE BOROONDARA PLANNING SCHEME	20
7.0 CONCLUSION	25

Prepared for

The Department of Planning & Community Development

Prepared by

Walker Corporation Pty Ltd
VICTORIA
32 Pine Court
Kew VIC 3101
Tel: (03) 9261 8300
Fax: (03) 9261 8377

Head office:
Level 50 Governor Phillip Tower
1 Farrer Place
Sydney New South Wales 2000
Tel: (02) 8273 9600
Fax: (02) 9252 7400
www.walkercorp.com.au



Walker

1.0 INTRODUCTION

This submission has been prepared by the Walker Corporation Pty Ltd in support of a planning application to develop Stage 3A of the Main Drive, Kew development with twelve (12) dwellings.

This application to the Department of Planning and Community Development represents the culmination of an extensive background process, involving the preparation of a development plan and subsequent subdivision which created the lots (stages) that are now the subject of this application.

This resulting application proposes twelve architecturally designed dwellings integrated with north facing open parkland providing an excellent level of amenity for their future occupants. The dwelling footprints and orientation have been individually designed to respond to the natural undulating slope of the land, the north – south orientation of the land along with the sites abuttal with open parkland.

These features contribute to highly advanced dwellings featuring energy efficient layouts that capitalise on an excellent northerly aspect, creating quality views to the parkland, good access to natural sunlight and quality living spaces.

2.0 The Site

The subject site is located within the inner suburb of Kew located approximately 6 kilometres from the Melbourne CBD (see Figure 1). The site has excellent access from the Eastern Freeway via the Chandler Road exit. The site is then on the western side of Princess Street.

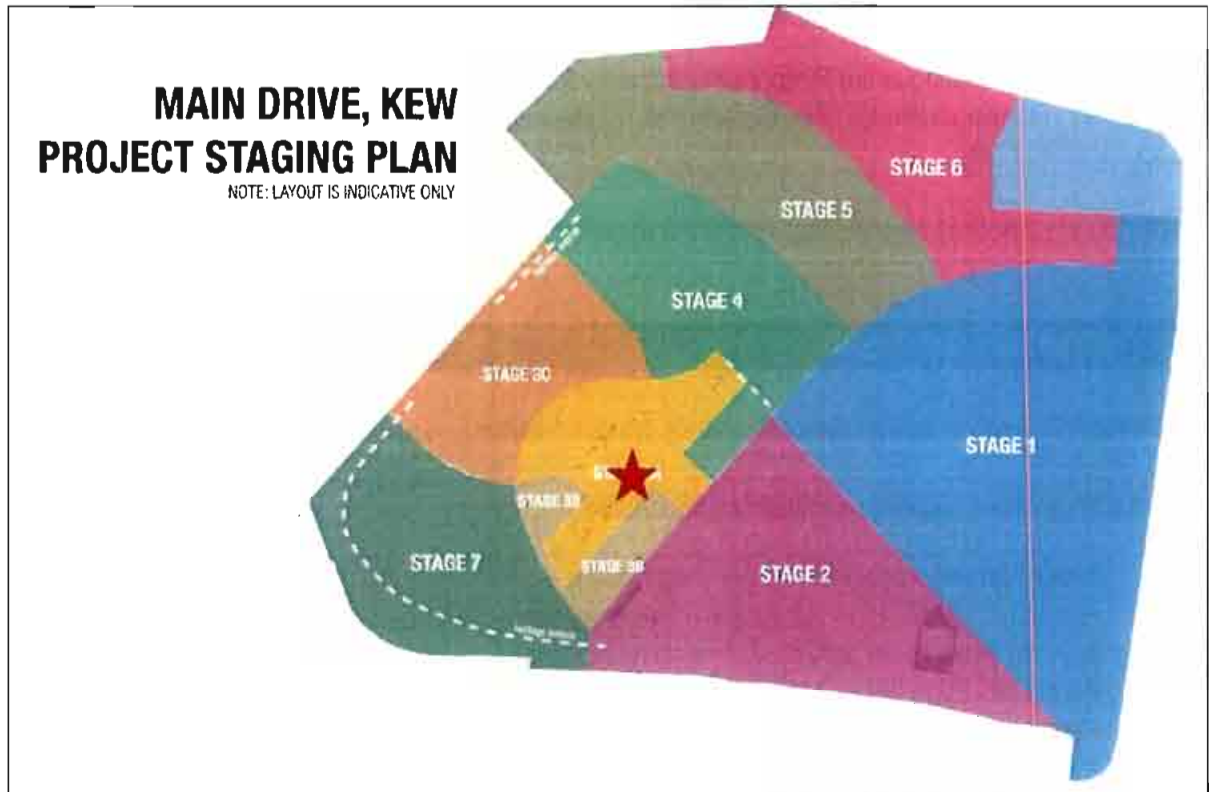
The land was formerly home to the Kew Residential Services (KRS). As part of the re-development of the site, there are 20 community homes integrated within the development. The community homes house 100 former Kew Residential Services residents.



Figure 1- Site Locality Plan

Denotes subject site 

The larger site known as Main Drive, Kew has been broken into several land parcels which form components of the greater staged development. The larger development site is subject to an approved Development Plan and subsequent addendums which have been approved by the Minister for Planning. This approval requires the land to be developed in a manner generally in accordance with the approved plan. An indicative staging plan is provided at **Figure 2** on the following page.



2- Indicative Staging Plan – Whole of Site

Figure

2.1 The Approval Process

The Minister for Planning is the Responsible Authority for the site. This application is therefore submitted to the Minister for Planning (through the Department of Planning and Community Development (DPCD)) as the Responsible Authority.

Given the sites heritage significance, separate approval is also required from Heritage Victoria.

2.2 Previous Approvals

A summary of existing approvals for the site is provided below;

Department of Planning and Community Development

- Walker Development Plan – Kew – Approved;
- Permit No: 20060415 - Approved – The development and use of land in Stage 1 for development of the Kew Residential Services site for a (temporary) Sales and Information Centre’;
- Permit No: 20060395 - Approved – The subdivision of land;
- Permit No: 20060364 - Approved – The removal of native vegetation;
- Permit No: 20060465 - Approved – The erection and display of one temporary Advertising Sign;
- Permit No: 20060396 - Approved – Construction of dwellings on lots less than 500 square metres;
- Permit No.2007/0638 - Approved – Subdivision of land removal of vegetation; and
- Permit No.20091038 – Approved – Construction of Dwellings on lots less than 500 square metres (Stage 2A);
- Permit No.20092855 – Approved – Construction of nineteen dwellings on one lot (stage 2C);
- Permit No.20092984 – Approved - Construction of twenty dwellings on one lot (Stage 2BD);
- Amendment to Planning Permit No.20070638A – To allow a staged subdivision.

Heritage Victoria

- Permit No: P10367 - Approved development and landscaping works;
- Permit No: P9639 - Approved - Demolition of three heritage registered places, known as B2, B4 and B5, relocation of three memorials, removal of specified vegetation, and approval of the layout for the site;
- Permit No: P12688 - Approved Northern Park Landscape works, Shelter and feature wall at Bio-retention Basin No. 3; and
- Permit No. P13872 – Approved - 49 lot subdivision of stage 2 of the Kew Cottages Site

3.0 THE PROPOSAL

A planning permit is required for the construction of twelve dwellings on one allotment / title (stage 3A). Though it is intended to subdivide the land surrounding each dwelling at a future date, the title at present represents one parcel of land. The particular details of the application to develop twelve dwellings is listed as follows:

The Construction of Twelve Dwellings

The residential component of Stage 3A represents a long rectangular parcel of land located between Park Avenue to the south and open parkland associated with the community buildings to the north. The residential parcel of land has a north-south orientation and a generous frontage to Park Avenue.

All properties present a direct frontage to Park Avenue.

The dwellings are contemporary in style and designed by dko architects. The architectural philosophy is to create contemporary dwellings with minimalist detail set amongst an undulating and verdant landscape. The dwellings are designed to "float" with the topography of the land and incorporate the extensive use of cantilevered forms that contribute to the sense of undulation.

The dwellings themselves incorporate a series of rectangular forms that mould together at different angles and levels to create a design that sharply contrasts with the natural surrounds. The use of clean lines and forms created through the use of render is complimented by metal panels, differently proportioned windows and indented balconies. The predominantly white facades are punctuated by the occasional use of grey tones. All dwellings are designed to take full advantage of views, the northern orientation of the land and natural breezes.

The twelve dwellings propose a variety of layouts dependent on factors such as the slope of the land, the presence of vegetation, the prominence of the allotment and its orientation.

The typical footprint of dwellings comprises the following:

- Formal entrance;
- Formal lounge area;
- Bedroom with BIR and ensuite;
- Kitchen and meals area; and
- Ground level amenities.

The first floor typically comprises:

- Three to four bedrooms (main with ensuite and walk in robe);
- Central amenities.

The ground floor living areas open onto well proportioned courtyards representing an extension of the internal living spaces. Dwellings are also allocated a double garage with internal access to the living areas.

4.0 SITE ATTRIBUTES AND CONSTRAINTS

The site presents a number of attributes and constraints that have influenced the design techniques of the individual dwellings and their siting. The attributes and constraints are listed as follows.

The broader site presents the following attributes:

- The north-south orientation of the site affords quality northern orientation to main living spaces and courtyards promoting energy efficiency;
- The presence of the open parkland and heritage core to the north (rear) of the site provides dwellings with excellent views;
- The general absence of vegetation allows for consistent setbacks and dwelling widths; and
- The existing architecture, height and form of dwellings within the development supports the dwelling types and form of architecture proposed.

The site presents the following constraints that have required consideration in the design process:

- The spacing between lots 127 and 128 is provided to ensure a linkage is provided to Guest Close and to ensure a break in building form;
- The Walker Development Plan – Kew has highly influenced the design as has the retention to the heritage listed buildings.

5.0 Planning Controls

5.1 Zoning

The site is located within a Residential 1 Zone. Figure 4 shows the extent of the Residential 1 Zone as it applies to the site and surrounds.

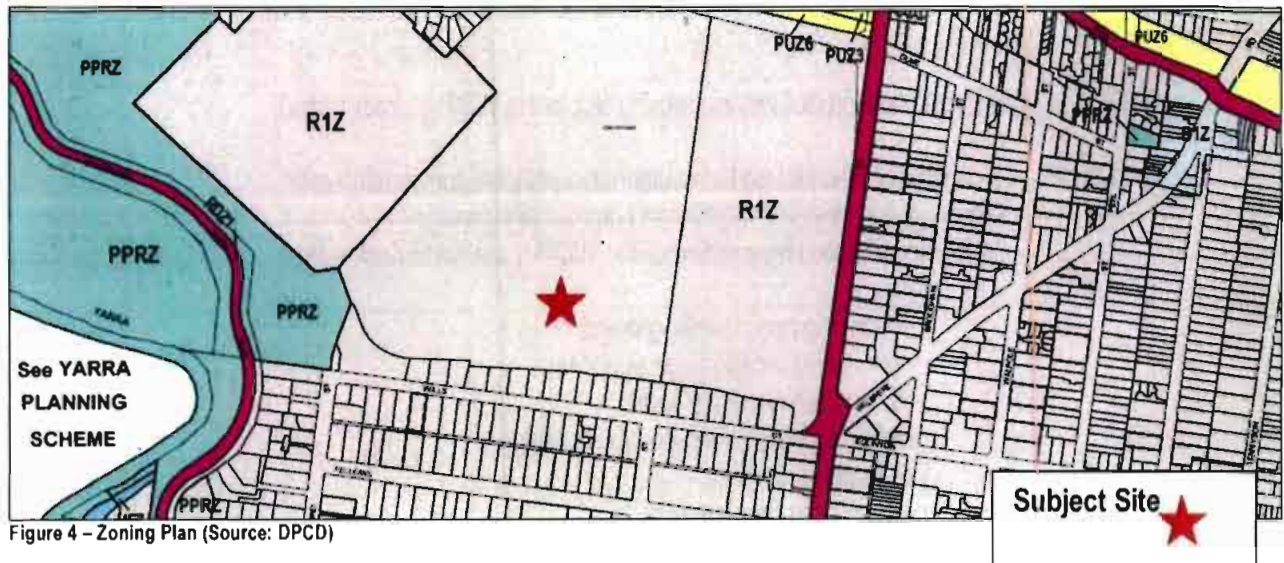


Figure 4 – Zoning Plan (Source: DPCD)

Pursuant to Clause 32.01, the purpose of the Residential 1 Zone is:

- *"To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.*
- *To encourage residential development that respects the neighbourhood character.*
- *In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs".*

Pursuant to clause 32.01-4 a permit is required to:

- Construct two or more dwellings on a lot.

While it is this clause that represents the trigger for this planning application being made, the application has been accompanied by an assessment against clause 54 which provides a more appropriate consideration of each dwelling given they will be soon sited on separate land titles. As an example, a clause 55 assessment would require dedicated visitor parking for every five dwellings which is clearly inappropriate in the context of a residential subdivision.

5.2 Overlays

Development Plan Overlay – Schedule 3 (DPO3)

Schedule 3 to the Development Plan Overlay (DPO3) relates the Kew Residential Services Development Plan (WDP-K). The WDP-K has been prepared in accordance with Development Plan Overlay 3 (DPO3). The WDP-K was endorsed by the Minister for Planning in accordance with clause 61.01 of the Scheme on 9 March 2006.

The WDP-K includes the following (for further details refer to the WDP-K) information.

- A context of the site and its relationship with the surrounding area.
- Existing conditions of the site and surrounding area.
- A full and detailed description of the WDP-K plan and design response, including the following:
 - subdivision and dwelling design;
 - community facilities and services;
 - roads, traffic and transport;
 - significant vegetation and landscaping;
 - heritage features;
 - sustainable development;
 - engineering services.

The WDP-K also provides a broad direction in which the proposed development of the site will be implemented, including the development approvals process.

The construction of dwellings within the Stage 3A is consistent with the approved Walker Development Plan – Kew Map which identifies the land for conventional density residential development.

Heritage Overlay -- Schedule 485

The site is affected by a Heritage Overlay, Schedule HO485 (*former Kew Cottages (Kew Residential Services)*). Of specific interest are the buildings located centrally on site and referred to as the 'heritage core'.

The construction of dwellings within the Heritage Overlay does not require planning approval. Clause 43.0102 of the scheme states that a permit is not required 'to develop a heritage place which is included on the Victorian Heritage register'.

Vegetation Protection Overlay - Schedule 2

A number of trees within the site are included in VPO2. These are generally defined as follows.

- The avenue plantings along Lower Drive comprising a mix of Algerian oaks and English oaks;
- The avenue plantings along Main Drive comprising a mix of Algerian oaks, English elms, Moreton Bay figs and Bhutan cypress; and
- River Red-gums.

The vegetation protection objectives outlined in VPO2 include.

- To recognise the contribution that the significant trees make to the landscape quality of the Kew Residential Services site.
- To conserve trees of historical, visual, landscape or botanical significance.
- To protect significant trees during construction and after the redevelopment of the Kew Residential Services site.
- To plan the redevelopment of the site in a way that is compatible with the retention and continued health of the significant trees.

A planning permit is required to remove, destroy or lop vegetation included in VPO2. This application does not seek approval to remove any trees.

5.3 State Planning Policy Framework (SPPF)

12.01 - A more compact city

"Locate a substantial proportion of new housing in or close to activity centres and other strategic redevelopment sites that offer good access to services and transport by;

- *Increasing the proportion of housing to be developed within the established urban area, particularly at activity centres and other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.*
- *Encouraging higher density housing development on sites that are well located in relation to activity centres and public transport.*
- *Ensuring housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.*
- *Support opportunities for a wide range of income groups to choose housing in well serviced locations."*

The site is very well serviced with respect to public infrastructure, with public transport, shops and significant areas of public open space located within walking distance of the site. The site represents a key strategic site and the density proposed reflects its significant size and convenient location.

The dwelling designs provide flexible floor plans that may be used by a variety of households.

12.05 - A great place to be

"To create urban environments that are of better quality, safer and more functional, provide more open space and an easily recognisable sense of place and cultural identity."

The site provides active, safe and functional public spaces and legible street networks as demonstrated by the approval of subdivision for stage 2.

The proposed dwellings are consistent in terms of design with those already constructed within the development site. The homes will therefore assist in creating this high quality urban environment which is set within a generous and leafy open space network, creating a great place to live.

12.07- A greener city

"To minimise impacts on the environment to create a sustainable path for future growth and development"

The proposed dwellings include environmental features which will contribute to the sustainable future growth of the site. These include;

- A minimum 5-star energy rating;
- Energy Efficient appliances;
- AAA water rated toilet facilities;
- North facing private open space where possible; and
- North facing living areas where possible.

15.09 - Conservation of native flora and fauna

"To assist the protection and conservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals and control of pest plants and animals.

Responsible authority should ensure that the siting of new buildings and works minimises the removal or fragmentation of native vegetation"

The layout of the lots has been largely influenced by the presence of the heritage core buildings and existing alignment of Park Avenue. This defined development area has resulted in minimal vegetation loss all supported by our project Arborist Rob Galbraith & Associates.

16.01 - Residential development for single dwellings

To encourage:

- Subdivisions in locations with access to physical and community infrastructure and providing a range of lot sizes, a convenient and safe road network, appropriate pedestrian and cycle paths, sufficient useable public open space and low vulnerability to fire.*
- Residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water-sensitive design principles and encourages public transport use.*
- Opportunities for increased residential densities to help consolidate urban areas."*

The proposed application seeks the approval of twelve dwellings, each responsive to differing people and varied needs. The dwellings each have convenient access to public transport facilities (bus on Princess Street) and also within a short walk of the Kew Junction shops.

The dwellings present a varied style to the traditional housing found in Kew. The dwellings propose contemporary footprints comprising large open plan living areas suited to families, couples or single persons. The dwellings offer a lifestyle responsive to today's needs with a variety of dwelling types and larger dwellings sited on compact allotments that allow future occupiers to take advantage of the extensive parklands and river environs that abut each of the lots.

5.4 Local Planning Policy Framework (LPPF) (Municipal Strategic Statement)

The Municipal Strategic Statement (MSS) in the local planning policy framework of the Scheme outlines the objectives for future development and land use planning within the Municipality. The following comments are made in response to the relevant clauses.

21.05 - Urban character

- *To ensure that the City has its own distinctive urban character identity, setting it apart from other areas of Melbourne.*
- *To identify and protect all areas, clusters and individual objects of heritage, cultural, Aboriginal, townscape and landscape significance.*
- *To conserve vegetation which contributes to the character of the City.*

The dwellings are contemporary in style and designed in a manner consistent with those previously approved. This provides for consistency across the site making this an easily identifiable development site appropriate to its size and its wider significance.

21.06 – Environment

- *To significantly enhance our open spaces and areas of value for flora and fauna.*
- *To encourage all new development in the City, both domestic and commercial, to be energy efficient and environmentally clean and sensitive.*
- *To enhance the well being of residential and commercial environments for future generations.*

Main Drive Kew's sustainably designed housing provides comfortable indoor environments while minimising energy consumption and the reliance on artificial systems.

Strategies used to achieve this include;

- Passive solar design to help control sunlight penetration to reduce overheating during summer and help with winter heating;
- Use of dense materials with a high heat storage capacity that allow the absorption of heat through north facing windows in winter and protection by sun shading in summer;
- Appropriate levels of insulation including acoustic, thermal and glazing systems;
- Placement of windows and ventilation to reduce the reliance on air conditioning.

To maximise sustainable design housing, every viable aspect of energy efficiency has been considered.

Reducing energy costs and base greenhouse emissions is a key aim. Natural light and ventilation are harnessed to reduce the reliance on fossil fuels.

Energy efficient homes are oriented to make the most of solar energy and energy efficient appliances installed wherever possible.

21.07 - Residential land use

- *To provide a mix of range of housing types and forms;*
- *To maintain and enhance the City's present degree of residential amenity and high standard of residential development.*

The dwellings vary in layout and size offering variety across the site responding to differing household structures and requirements. Each dwelling includes private open space areas, some in courtyard and deck like form. This allows for good integration between the public and private realms and blends the new development with the older, significant features on site.

22.05 - Heritage Policy

- *To encourage the conservation and enhancement of areas and individual elements of heritage value in the City.*
- *To ensure that any replacement / extension of heritage buildings are respectful to the heritage character of the area.*
- *To minimise disturbance of sites which are known or likely to contain Aboriginal cultural heritage assets.*

Heritage features are discussed in other sections of this report and are subject to separate approval through Heritage Victoria.

The policy is not of direct relevance to this application with an approval issued by Heritage Victoria for the development of the site under Heritage Permit P13872.

22.07 - Neighbourhood Character Policy

To encourage design solutions which enhance and respond positively and creatively to the existing neighbourhood character or residential areas in the City.

A site and context description in accordance with clause 54 is submitted with this application. The proposed dwellings respond to the key site features identified and are designed to enhance the existing neighbourhood character of the broader area.

The assessments of each dwelling against the approved design guidelines demonstrate a high level of compliance with regard to the relevant design standards and objectives. The dwellings are contemporary in design and are an appropriate response to the land and its significance. Each dwelling will provide an attractive living opportunity and award residents a high level of residential amenity, within an attractive landscaped environment.

5.5 Particular Provisions

Clause 52.17 of the Planning Scheme relates to Native Vegetation, and provides the following purpose:

- *To protect and conserve native vegetation to reduce the impact of land and water degradation and provide habitat for plants and animals.*
- *To achieve the following objectives:*
 - *To avoid the removal of native vegetation.*
 - *If the removal of native vegetation cannot be avoided, to minimise the removal of native vegetation through appropriate planning and design.*
 - *To appropriately offset the loss of native vegetation.*
- *To provide for the management and removal of native vegetation in accordance with a property vegetation plan.*
- *To manage vegetation near buildings to reduce the threat to life and property from wildfire.*

Clause 52.17-2 states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. Arborist advice suggested this tree known as tree 345 has been planted. The image below shows the tree in its existing setting.

Clause 52.17-6 Table of exemptions states that a permit is not required for the removal of planted vegetation. Under normal circumstances no planning permit is required to remove planted vegetation; however this exemption does not apply if public funding was provided to assist in planting or managing the native vegetation and the terms of the funding. A permit is therefore sought for its removal.



Figure 5 - Tree 345 a *Eucalyptus Globulus* proposed to be removed

Clause 54 and Clause 55 are also of relevance to this application.

The purpose of clause 54 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

The purpose of clause 55 is identical to that of Clause 54 and as such the purpose of both clauses has been given similar consideration.

5.6 General Provisions

Clause 61.01 – Administration and enforcement of this scheme

Clause 61.01 relating to the administration and enforcement of the Booroondara Planning Scheme is of relevance to this application.

The responsible authority for the administration and enforcement of this scheme is specified in the schedule to this clause.

The person nominated under Section 198(1) (a) of the Act or the responsible authority under Section 198 (1) (b) of the Act, to whom a person may apply for a planning certificate, is specified in the schedule to this clause.

The schedule to this clause states that the responsible authority responsible for administering and enforcing this scheme is The Minister for Planning.

The Minister for Planning is the responsible authority for administering and enforcing the scheme for land known as the Kew Residential Services site and more particularly described as Crown Allotment 59Q and Crown Allotment 59R, Parish of Boroondara, County of Bourke.

Clause 65 – Decision Guidelines

The general decision guidelines at Clause 65 apply to the consideration of all planning applications. Clause 65 states that:

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in Section 60 of the Act.*
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

6.0 Response to Clause 54 of the Boroondara Planning Scheme

The following is an assessment of the proposed development against the objectives of Clause 54 of the Boroondara Planning Scheme.

The assessment demonstrates that the twelve dwellings provide a high standard of amenity for their respective future occupants without impacting unreasonably on the amenity of surrounding dwellings. The development also contributes to the evolving character of this key strategic site and will contribute positively to the housing of Kew.

6.1 Neighbourhood and Site Description and Design Response

The architecture for the proposed dwelling types, the varying floor levels, the siting of dwellings and their orientation has been established following an exhaustive assessment of the land. The assessment has acknowledged factors including the following:

- The slope of the land;
- The need to provide an attractive and suitable interface with the open parkland and significant heritage core to the north;
- The need to protect significant vegetation; and
- The need to provide adequate solar efficiency to each dwelling.

The detailed background work has clearly identified the attributes and constraints of the site and provided the project architects with the ability to create dwelling types that respond specifically to the features of this site. It should be noted that the dwelling types are not generic dwelling types that may be used on any allotment, but rather, dwellings that have been individually designed by the project architect to respond to the particular features of the land.

The architecture, form, siting, setbacks and layouts of the twelve dwellings respond to the features of the site as follows:

- The dwellings take full advantage of the north-south orientation of the land by locating key living spaces and private open space courtyards toward the north;
- The setback of the dwelling on lot 136 appropriately responds to the heritage tree (Tree 350);
- The spacing between lots 127 and 128 responds to both pedestrian access from Guest Close to the heritage core and provides visual relief to the built form of the housing.

6.2 Neighbourhood Character and Infrastructure

The site has a newly created built form character comprising modern architect designed dwellings sited amongst expansive areas of public open space and established vegetation.

The existing housing comprises stark white contemporary dwellings that provide a vivid contrast with the undulating and verdant backdrop. Photographs 1 and 2 below highlight the contemporary architecture proposed which incorporates a series of framed panels that define the various forms of the dwellings. The use of cantilevered forms, angles and setbacks contributes to the articulation and modulation and creates a cutting edge environment that has proven successful.



Figure 6 & 7 – Existing Architectural Forms – Stage 1



The twelve dwellings proposed as part of this application present contemporary architecture that draws on the key elements found in earlier stages, whilst also introducing progressive elements that acknowledge the housing forms of this later stage.

The dwellings are each physically detached from one another creating a sense of visual openness and space that compliments the significant public open space to the rear of the site. Importantly, the side setbacks allow views to the open space to the rear of the site and contribute to the spacious garden feel that is a key feature of the site. Further complementing the side setbacks are the frontage setbacks that allow for the planting of vegetation and the retention of significant vegetation.

The dwellings incorporate a series of frames that highlight the forms of the dwelling and distinguish the living areas, the dwelling entrance and garage from one another and in doing so, add an element of complexity to the façade that contributes to the architectural quality of the dwellings.

The design philosophy is for dwellings to “float” on the undulating topography, with the dwellings presenting varied heights, angles and forms which coupled with the spacing between dwellings as viewed from the street, compliment the open park land that is viewed as a backdrop.

The facades of the dwellings present subtle design variations ensuring the dwelling designs are not replicas of one another. Significantly, the architectural quality of each dwelling combines to create a theme that extends to all dwellings.

The spacing between the dwellings and location of double storey forms to the front and centre of the site provides a quality outlook as viewed from the open parkland and significant heritage core to the rear of the site. The dwellings have an open form as viewed from the rear which is complemented by the presence of the courtyards and side setbacks.

6.3 Site Layout and Building Massing

Setbacks have largely been determined by the location of the heritage core buildings and the exiting alignment of Park Avenue.

In relation to lot 131 its boundary has been defined by the location of tree 298 (*Prunus ilicifolia*) a heritage listed tree which should be retained within the public realm to ensure its long term protection.

The vegetation to the north of lot 131 has necessitated a small reserve that protects the trees and provides for an attractive outlook and connection to the heritage core. The absence of trees facing Park Avenue has allowed for relatively consistent frontage setbacks creating a uniformity that contributes to the ordered architectural form.

The dwelling heights that are limited to two storey forms with essentially flat roofs fall well within the 11 metre maximum building height established by the original development plan for the site. Significantly, the dwelling heights which are typical of double storey dwellings will not penetrate the established tree canopies nor compete with the verdant garden character of the site.

Site coverage levels are very modest when considering the large courtyards, front setbacks, the detached form of the dwellings and the central reserve connecting Park Avenue to the heritage core.

The dwellings are designed to provide a high standard of energy efficiency. As a minimum, the dwellings will each achieve a minimum 5-star energy rating. Importantly, the living areas and courtyards have been designed and sited to achieve access to northern sunlight.

The proximity to public open space represents a key feature of the site. As well as providing large open space courtyards, the dwellings back onto the heritage core and associated open park land and associated infrastructure on offer. The abuttal with the heritage core and open park land affords dwellings views to the rear which accentuates the sense of openness and spaciousness.

Each dwelling will have an individual frontage with a separate and identifiable entrance to ensure a high degree of surveillance, visibility and safety. The strategic use of landscaping will compliment the garden character of the site and each individual dwelling whilst ensuring that no concealed places are created. The landscaping is to be extensive and extend to not only the individual property boundaries, but also the public domain.

The vehicle driveways are designed to satisfy the provisions of Clause 54 of the Boroondara Planning Scheme. Driveways do not dominate the respective frontages. Each dwelling is allocated a double garage with internal dimensions that satisfy the provisions of Clause 54 of the Boroondara Planning Scheme.

Where possible tandem car parking has been proposed to ensure that the overall provision of car parking for the dwellings in most instances exceeds the parking allocation standard outlined at Clause 54 of the Boroondara Planning Scheme

6.4 Amenity Impacts

A number of the dwellings propose a section of wall on boundary. The walls are positioned away from sensitive spaces of adjoining dwellings and ensure a high degree of amenity is maintained. Despite the walls on boundary, each dwelling presents a detached form.

Though in instances the height of walls exceeds the height to setback ratio of Clause 54, the fact all twelve dwellings are designed together means consideration can be placed on window and courtyard location to ensure there is no detriment caused.

The typical siting of double storey walls toward the frontage of the site ensures that the private open space of each of the dwellings and their habitable room windows do not face double storey walls. On this basis, the siting of walls on boundary and their height is responsive to the features of the site, and importantly, the respective siting of all dwellings.

6.5 On-Site Amenity and Facilities

The design technique of having the dwellings sited to follow the slope of the land counteracts the need for excessive cut and retaining walls. This area of the site has a considerable slope from south- north along Park Avenue.

Private open space in the form of courtyards provide generous well proportioned and useable space. The courtyards are well linked to the living spaces of the dwellings, have an excellent northern orientation and in many instances, achieve views over the heritage core and open park land.

In all cases the proportions proposed provide quality and usable space to potential occupants. The quality of the private open space reflects the cutting edge architecture of the dwellings that are designed to provide high amenity and livability for future occupants.

The private open space is complimented by the abuttal of the dwellings with the open park land and heritage core, coupled with the proximity of the site to the Yarra River environs and associated many hectares of public open space. The open space areas will push and pull along the park frontage providing a highly articulated interface where the public and private realm meets assisting each to blend into one another.

6.6 Detailed Design

The dwellings form part of a newly established neighbourhood character comprising contemporary architect designed dwellings set within an undulating and verdant garden landscape. The proposed dwellings draw on the key elements of established housing in earlier stages including the following:

- The dwellings are detached from one another allowing views from Park Avenue toward the open park land and heritage core to the rear;
- The modest height and scale of the dwellings ensures they do not penetrate tree canopies ensuring the trees retain a degree of prominence;
- The facades comprise a series of framed walls;
- The use of clean lines and uncluttered detail also responds to the architecture used on earlier stages;

And

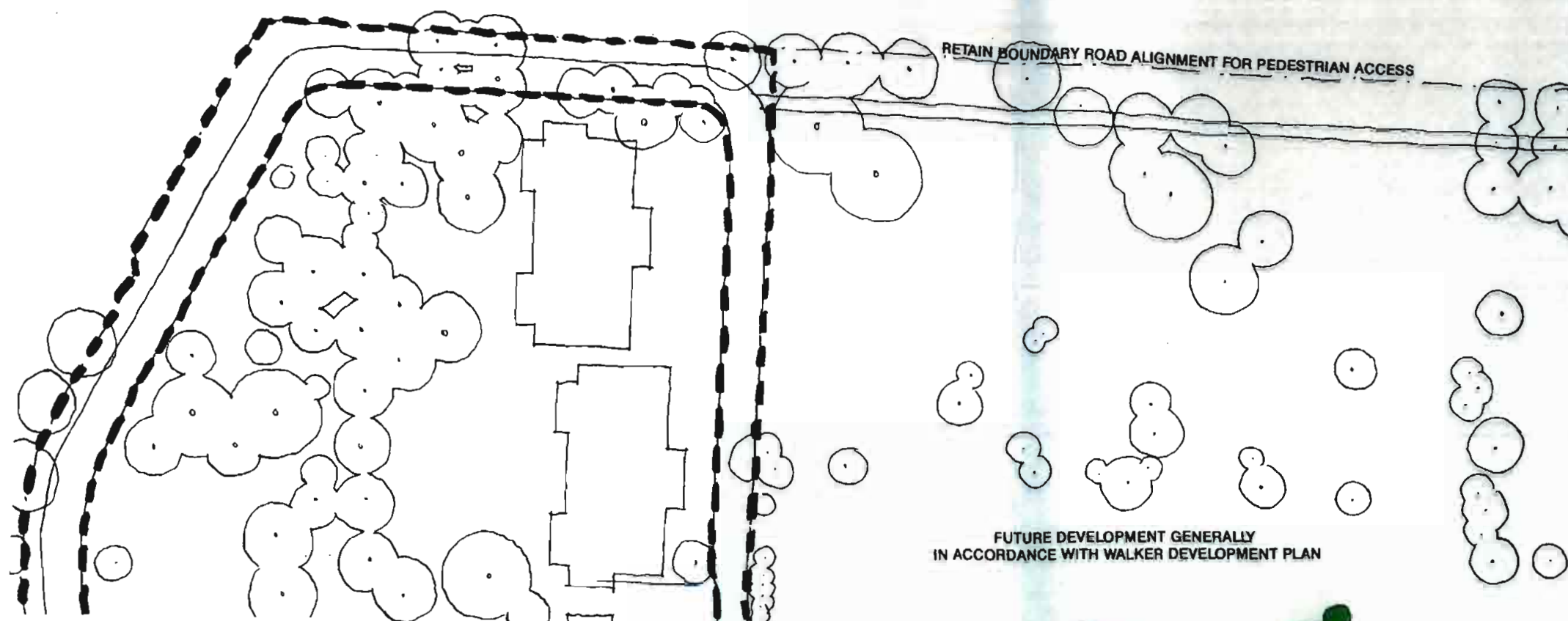
- The use of flat roofs or roofs with minimal fall concealed behind the wall parapet.

7.0 Conclusion

The design and individual siting of the twelve dwellings has been prepared following a detailed analysis of the attributes and constraints of the site. Factors such as resident needs, slope, vegetation, solar orientation and the location of the adjoining heritage buildings have ultimately influenced the design techniques adopted.

The proposed dwellings provide a high level of amenity for future occupants without unreasonably comprising the amenity of adjoining properties. The use of well proportioned courtyards that are accessed from multiple rooms, the locating of double storey forms to the front of the site and the use of adjoining walls on boundary for privacy are design techniques that have contributed to a high standard of living for future occupants.

Considerable thought that has gone into the design of each of the on an individual and collective basis as is evident in the final product that establishes a positive precedent for future dwellings.

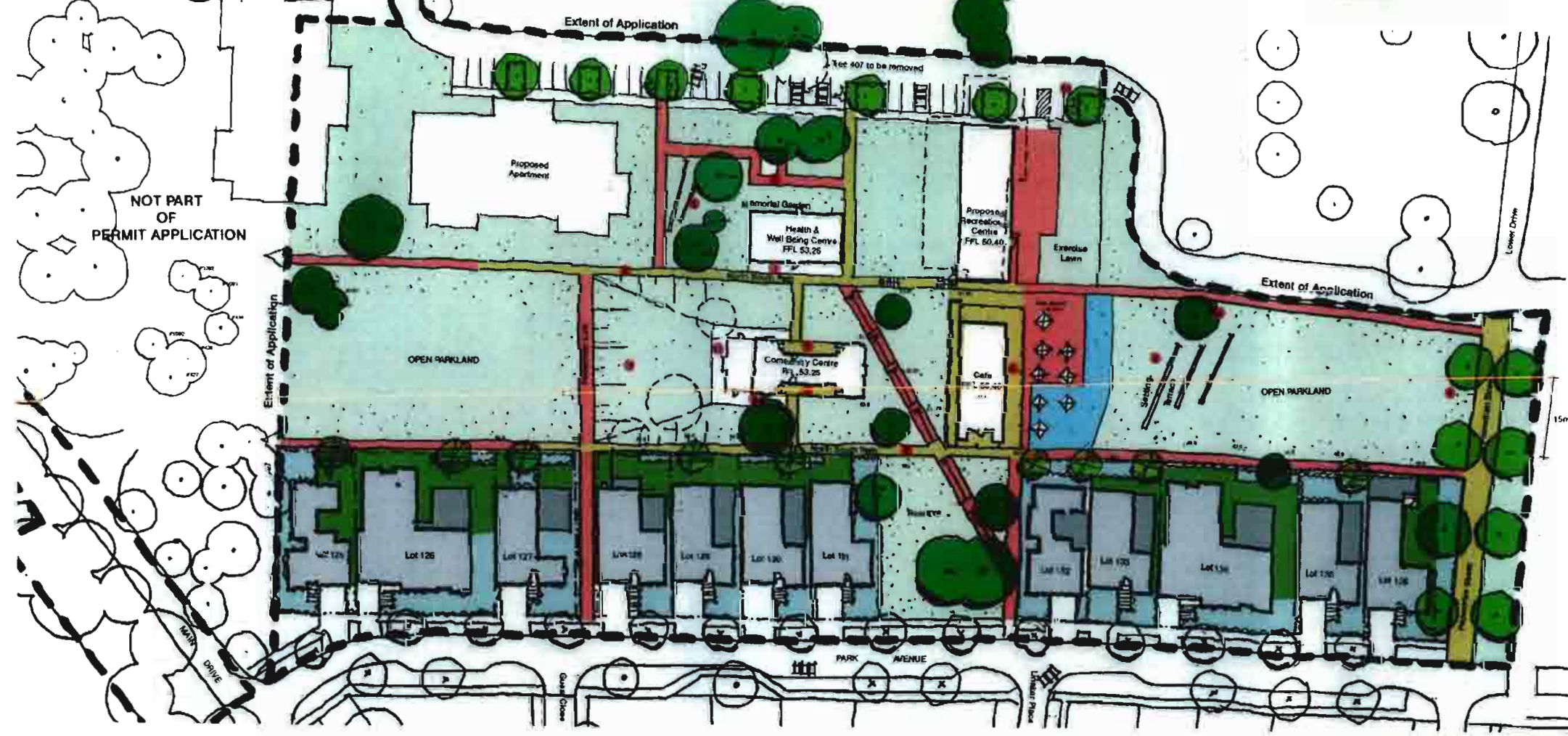


- KEY**
- 1 Restore verandah and paving (Selected tiles with bluestone edging)
 - 2 Proposed north-south pathway to historic alignment
 - 3 Fire memorial to be located in memorial garden
 - 4 Existing tessellated tile and bluestone paving to verandah to be retained (new stair entry to be constructed to approved future detail)
 - 5 Residents sculpture
 - 6 Existing Lamp Post to be retained
 - 7 Existing Lawn Area to be regraded (retaining wall & existing trees to be removed)
 - 8 Existing School Bell to be retained
 - 9 Continuation of Quercus canariensis as per Lower Drive at 15m Centre
 - 10 Low Key Native Tree Planting & Associated Carparking
 - 11 Gravel paving with Ag pipes

NOTE:

1. All restoration works associated with heritage listed buildings are to be carried out in accordance with the Heritage Conservation Plan (July 2008)

- LEGEND**
- Existing Tree to be retained
 - Existing Heritage Tree to be retained
 - Proposed Deciduous Tree to private courtyard
 - Proposed continuation of Lower Drive Street trees (Quercus canariensis)
 - Public Open Space
 - Publicly visible Private Open Space
 - Private Open Space
 - Decking
 - Gravel Area
 - Path reflecting historic alignment (1.5m Width)
 - Proposed path
 - Existing Tree to be removed



DATE: 11/11/2014
 SI JOB: 10000000
 DRAWING: LANDSCAPE PLAN

SCALE: 1:1000

LANDSCAPE CONCEPT PLAN

MAIN DRIVE KEW
 STAGE 3A & HERITAGE CORE MASTER PLAN





9 February 2010

32 Pine Court
Kew, Vic 3101
Australia

Telephone: + 61 3 9261 8300
Direct Line: + 61 3 9261 8303
Facsimile: + 61 3 9261 8377
www.walkercorp.com.au

Ms Fiona Beard
Coordinator Statutory Planning
City of Boroondara
Private Bag 1
Camberwell, Vic 3124

Dear Fiona,

**Re: Main Drive Kew – Stage 3
Heritage Core Application**

We are pleased to advise that the formal documentation for the restoration and re-use of the heritage core buildings in Stage 3 is now complete and we attach a full copy of the Planning Permit application for your perusal. A separate application has also been lodged with Heritage Victoria under the Heritage Act.

We welcome any comments you may have regarding this application within 10 business days.

Please contact me on 9261 8300 if you wish to discuss this matter further.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Brad Evans', written over a light blue rectangular background.

Brad Evans
**Manager Planning
Walker Corporation Pty Limited**

CC. Mr Lorenz Pereira – DPCD
Mr Ray Osborne – Heritage Victoria



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

COPIES

Department of Planning and Community Development (DPCD)

Statutory Approvals - Central City

Planning Enquiries

Phone: 9637 9551

Web: www.dpcd.vic.gov.au/planning

In this form, 'Council', means 'DPCD'

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#).

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

The Land

1 Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 115	St. Name: Princess Street
Suburb/Locality: Kew VIC	Postcode: 3101	

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: A Lodged Plan Title Plan Plan of Subdivision No.: 544837G

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

2 For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:

[How to Complete the Application for Planning Permit Form](#)

THE USE OF THE LAND FOR A FOOD AND DRINK PREMISES (CAFE), AN INDOOR RECREATION FACILITY, A MEDICAL CENTRE AND A PLACE OF ASSEMBLY, A REDUCTION IN THE REQUIRED RATE OF CAR PARKING, BUILDINGS AND WORKS TO HERITAGE LISTED BUILDINGS AND THE REMOVAL TWO HERITAGE LISTED TREES.

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

3 Estimated cost of development for which the permit is required *

Cost \$5,000,000

You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

4 Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing Heritage Buildings & Vacant Land

Provide a plan of the existing conditions. Photos are also helpful.

Title Information

5 Encumbrances on title *

If you need help about the title, read:

[How to Complete the Application for Planning Permit Form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
 No
 Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title:	First Name: Brad	Surname: Evans
Organisation (if applicable): Kew Development Corporation Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here
Unit No.:	St. No.: 32	St. Name: Pine Court
Suburb/Locality: Kew	State: VIC	Postcode: 3101
Contact person's details *		
		Same as applicant (if so, go to 'contact information') <input type="checkbox"/>
Name:		
Title: Mr	First Name: Brad	Surname: Evans
Organisation (if applicable): Walker Corporation Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 32	St. Name: Pine Court
Suburb/Locality: Kew	State: VIC	Postcode: 3101
Contact information		
Business Phone: 9261 8300	Email:	
Mobile Phone:	Fax: 9261 8377	
Name:		
		Same as applicant <input type="checkbox"/>
Title: Ms	First Name:	Surname:
Organisation (if applicable): SECRETARY TO THE DEPARTMENT OF INFRASTRUCTURE of		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 121	St. Name: EXHIBITION STREET
Suburb/Locality: MELBOURNE	State: VIC	Postcode: 3000
Owner's Signature (Optional):	Date:	
	day / month / year	

Declaration

7 This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: _____ Date: _____
day / month / year

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit Form](#)
General information about the planning process is available at <http://www.dpcd.vic.gov.au/planning>

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8 Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'yes', with whom?: Lorenz Pereira


Date: _____ day / month / year

Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land, forming the subject site.

A plan of the existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit check list.

If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Statutory Approvals - Central City

Department of Planning and Community Development
PO Box 500 EAST MELBOURNE VIC 3002
Level 9, 8 Nicholson Street EAST MELBOURNE VIC 3002

Contact information:

Telephone: 9637 9551
Fax: (03) 9637 9659
Email: planning.info@dpcd.vic.gov.au

PLANNING ASSESSMENT REPORT

THE USE OF THE LAND FOR A FOOD AND DRINK PREMISES (CAFE), AN INDOOR RECREATION FACILITY, A MEDICAL CENTRE AND A PLACE OF ASSEMBLY, A REDUCTION IN THE REQUIRED RATE OF CAR PARKING, BUILDINGS AND WORKS TO HERITAGE LISTED BUILDINGS AND THE REMOVAL TWO HERITAGE LISTED TREES.

THE HERITAGE CORE - MAIN DRIVE, KEW

Prepared for:

The Department of Planning & Community Development

Prepared by:

Walker Corporation Pty Ltd
VICTORIA
32 Pine Court
Kew VIC 3101
Tel: (03) 9261 8300
Fax: (03) 9261 8377

Head office
Level 50 Governor Phillip Tower
1 Farrer Place
Sydney New South Wales 2000
Tel: (02) 8273 9600
Fax: (02) 9252 7400
www.walkercorp.com.au



1.0 INTRODUCTION

This submission has been prepared by the Walker Corporation Pty Ltd in support of a planning application to develop the Heritage Core forming part of Stage 3A of the Main Drive, Kew development as envisaged within the approved Walker Development Plan- Kew – December 2005.

Specifically, planning approval is required for the following components of developing the Heritage Core:

- The use of the land for a food and drink premises (café) within Building B6;
- The development of a building to be used as an indoor recreation facility;
- The use of the land for a medical centre within Building B1;
- The use of the land for a place of assembly within Building B3;
- A reduction in the required rate of car parking for the food and drink premises, indoor recreation facility, medical centre and place of assembly;
- Buildings and works to heritage listed buildings (restoration of heritage buildings);
- The removal of one native tree (tree 345 *Eucalyptus globulus*); and
- The removal of two heritage listed trees (trees 407, 409).

This application to the Department of Planning and Community Development represents the culmination of an extensive background process involving the input of an independent heritage advisor, dKO architects, Site Image Landscape Consultants and the City of Boroondara staff.

The restoring of the heritage listed community buildings will ensure their long term survival, and their use for practical community uses will ensure they are maintained, and importantly, that they are able to be used and enjoyed by the local community.

The restoring of the heritage listed community buildings is based on recommendations from HLCD Consulting and ensures the overall structure and heritage integrity of the buildings is not compromised. Importantly all works proposed accord with the recommendations of the approved Conservation Management Plan.

The new recreational centre within the Heritage Core utilises cutting edge architecture incorporating the contemporary clean lines utilised on the residential architecture within Main Drive, Kew. The contemporary forms acknowledge heritage principles in contrasting the original architectural forms of the original heritage listed buildings rather than replicating them.

The proposed community facilities envisaged by this application will significantly improve the amenity and liveability of the residents of Main Drive, Kew and contribute to creating the lifestyle that was envisaged by the Development Plan.

2.0 The Site

The subject site is located within the inner suburb of Kew located approximately 6 kilometres from the Melbourne CBD (see Figure 1). The site has excellent access from the Eastern Freeway via the Chandler Road exit. The site is then on the western side of Princess Street.

The land was formerly home to the Kew Residential Services (KRS). As part of the re-development of the site, there are 20 community homes integrated within the development. The community homes house 100 former Kew Residential Services residents.

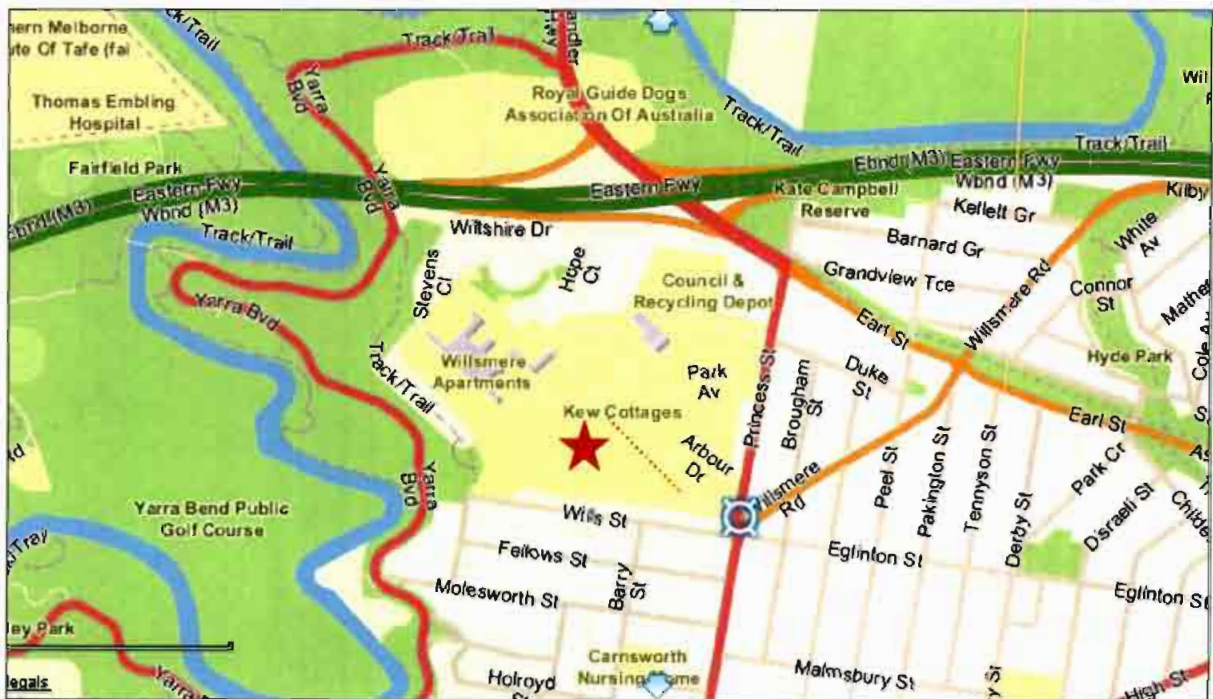
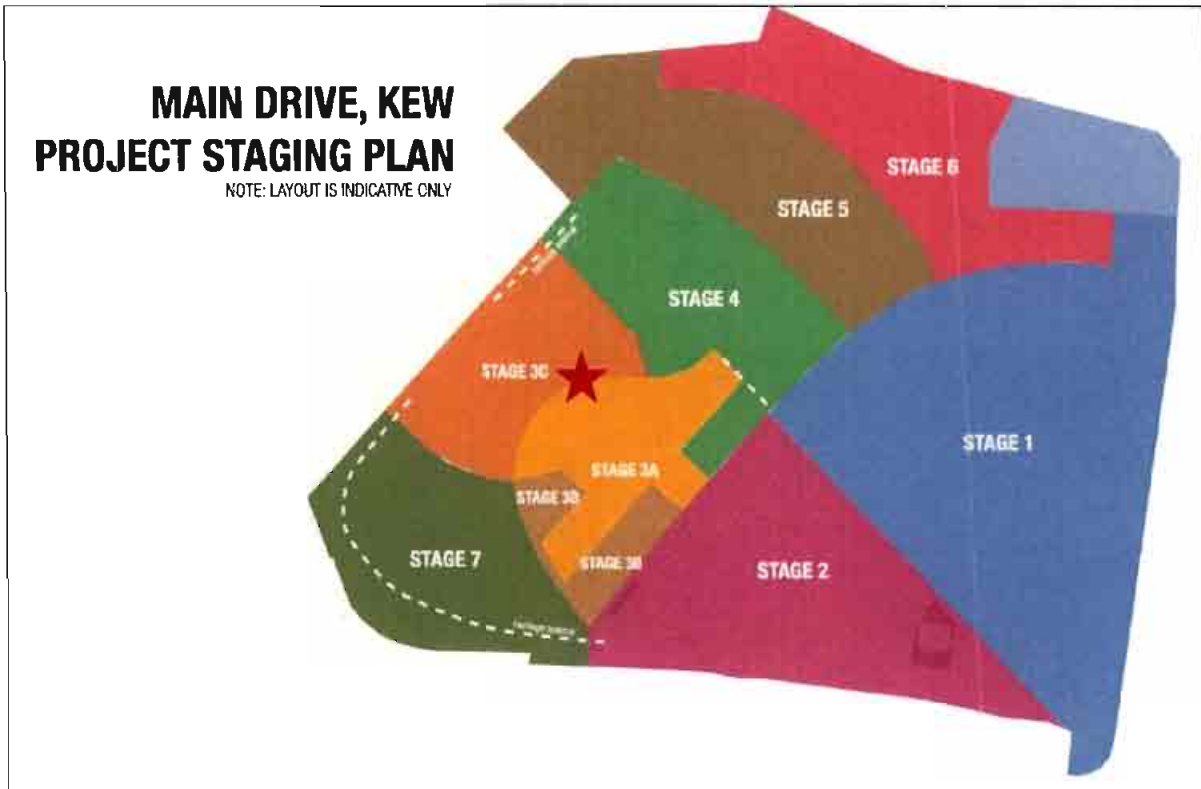


Figure 1- Site Locality Plan

Denotes subject site 

The larger site known as Main Drive, Kew has been broken into several land parcels which form components of the greater staged development. The larger development site is subject to an approved Development Plan and subsequent addendums which have been approved by the Minister for Planning. This approval requires the land to be developed in a manner generally in accordance with the approved plan. An indicative staging plan is provided at **Figure 2** on the following page.



Figure

2- Indicative Staging Plan – Whole of Site

2.1 The Approval Process

The Minister for Planning is the Responsible Authority for the site. This application is therefore submitted to the Minister for Planning (through the Department of Planning and Community Development (DPCD)) as the Responsible Authority.

Given the sites heritage significance, separate approval is also required from Heritage Victoria.

2.2 Previous Approvals

A summary of existing approvals for the site is provided below;

Department of Planning and Community Development

- Walker Development Plan – Kew – Approved;
- Permit No: 20060415 - Approved – The development and use of land in Stage 1 for development of the Kew Residential Services site for a (temporary) Sales and Information Centre’;
- Permit No: 20060395 - Approved – The subdivision of land;
- Permit No: 20060364 - Approved – The removal of native vegetation;
- Permit No: 20060465 - Approved – The erection and display of one temporary Advertising Sign;
- Permit No: 20060396 - Approved – Construction of dwellings on lots less than 500 square metres;
- Permit No.2007/0638 - Approved – Subdivision of land removal of vegetation; and
- Permit No.20091038 – Approved – Construction of Dwellings on lots less than 500 square metres (Stage 2A);
- Permit No.20092855 – Approved – Construction of nineteen dwellings on one lot (stage 2C);
- Permit No.20092984 – Approved - Construction of twenty dwellings on one lot (Stage 2BD);
- Amendment to Planning Permit No.20070638A – To allow a staged subdivision.

Heritage Victoria

- Permit No: P10367 - Approved development and landscaping works;
- Permit No: P9639 - Approved - Demolition of three heritage registered places, known as B2, B4 and B5, relocation of three memorials, removal of specified vegetation, and approval of the layout for the site;
- Permit No: P12688 - Approved Northern Park Landscape works, Shelter and feature wall at Bio-retention Basin No. 3; and
- Permit No. P13872 – Approved - 49 lot subdivision of stage 2 of the Kew Cottages Site.

3.0 THE PROPOSAL

A planning permit is required for the following components of the proposal.

- The use of the land for a food and drink premises (café);
- The use of the land for an indoor recreation facility;
- The use of the land for a medical centre;
- The use of the land for a place of assembly;
- A reduction in the required rate of car parking for the food and drink premises, indoor recreation facility, medical centre and place of assembly;
- Buildings and works to heritage listed buildings;
- The removal of one native tree (tree 345 *Eucalyptus globulus*); and
- The removal of two heritage listed trees (trees 407 & 409).

The various facets of the proposal are outlined in more detail as follows:

The use of the land for a food and drink premises (café) and Buildings and Works to a Heritage Listed Building

Building B6 is to be used as a café. The café proposes 40 seats located within one half of the building and a partial wrap around deck that will provide al-fresco dining. The remaining half of building B6 will provide amenities, storage and service areas.

Buildings and works required to accommodate the café include reconstructing the existing verandah, re-tiling of the roof and repoint work to the side walls as required. The building will retain its original heritage appearance.

The use of the land for an indoor recreation facility

A new recreation centre is proposed within the heritage core. The centre comprises an indoor swimming pool, change rooms, amenities, storage and plant. An internal stair case leads to a first floor gymnasium, office and amenities.

The recreation centre is a purpose built building incorporating the contemporary architectural forms exhibited throughout the site. The building incorporates expansive areas of north facing glass panels on the northern elevation promoting the natural penetration of sunlight. The use of varying positioned windows on the remaining elevations, framed forms and clean lines reflects the contemporary architectural forms exhibited elsewhere on the site.

The use of the land for a medical centre and Buildings and Works to a Heritage Listed Building

Building B1 is to be used as a medical centre. The centre proposes four consultation rooms with central reception and waiting area, amenities and meeting room. It is proposed that four practitioners operate from the premises on an appointment basis only, reducing the demand for car parking. One full time receptionist is proposed to manage appointments and the day to day operation of the centre.

Buildings and works required to accommodate the medical centre including repairs to the roof, the reconstruction of the existing verandah and repoint work to the side walls as required. The building will retain its original heritage appearance.

The use of the land for a place of assembly (community centre) and Buildings and Works to a Heritage Listed Building

Building B3 is to be used as a place of assembly. Specifically, it is intended that the building be a community centre providing space for community groups, workshops and educational and social groups.

The community centre will provide four consultation rooms, a staff room, community centre, reception and amenities. The respective rooms will operate on an appointment basis depending on the courses and workshops being offered.

Buildings and works required to accommodate the place of assembly include dismantling and repairing of an existing chimney, the replacing of skylights, re-building original windows, repairing and painting damaged brickwork, repairing verandah posts and reslate the original roof.

A reduction in the required rate of car parking for the food and drink premises, indoor recreation facility, medical centre and place of assembly.

A reduction in the required rate of car parking is sought. The details of the reduction sought and a justification for this reduction are outlined in the TTM Consulting report accompanying this submission.

The removal of two heritage listed trees (trees 407, 409).

Trees 407 and 409 are located to the west of the community centre building whilst tree 345 is located immediately north of Park Avenue. Tree 409 is proposed for removal at the request of Heritage Victoria who prefer a sense of spaciousness to the foreground of the heritage core.

Tree 407 is required to be removed to facilitate road access. Its removal has been carefully considered and was deemed the most appropriate in light of minimising vegetation loss and considering the sites topography.

4.0 Planning Controls

4.1 Zoning

The site is located within a Residential 1 Zone. Figure 4 shows the extent of the Residential 1 Zone as it applies to the site and surrounds.

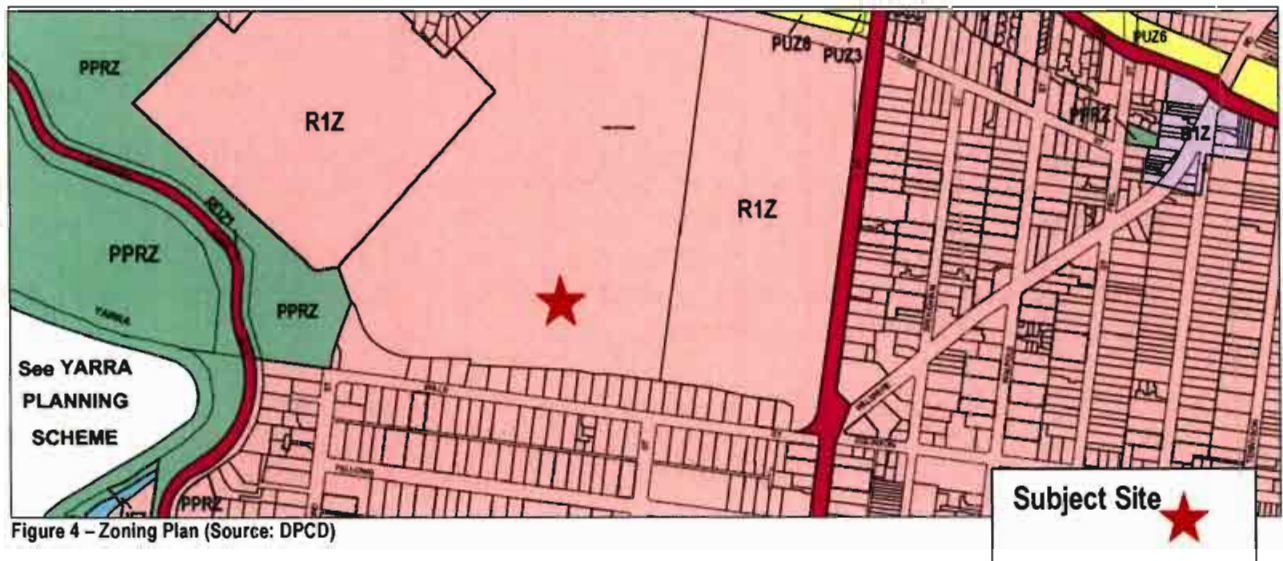


Figure 4 – Zoning Plan (Source: DPCD)

Pursuant to Clause 32.01, the purpose of the Residential 1 Zone is:

- *“To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.*
- *To encourage residential development that respects the neighbourhood character.*
- *In appropriate locations, to allow **educational, recreational, religious, community** and a limited range of **other non-residential uses to serve local community needs**” (our emphasis).*

Pursuant to clause 32.01-3 (land use) and 32.01-6 (buildings and works), a permit is required to:

- Use and develop the land for a food and drink premises (café);
- Use and develop the land for an indoor recreation facility;
- Use and develop the land for a medical centre; and to
- Use and develop the land for a place of assembly.

4.2 Overlays

Development Plan Overlay – Schedule 3 (DPO3)

Schedule 3 to the Development Plan Overlay (DPO3) relates to the Kew Residential Services Development Plan (WDP-K). The WDP-K has been prepared in accordance with Development Plan Overlay 3 (DPO3). The WDP-K was endorsed by the Minister for Planning in accordance with clause 61.01 of the Scheme on 9 March 2006.

The use and development of the Heritage Core as proposed is consistent with the approved development plan.

Heritage Overlay – Schedule 485

The entire site is affected by a Heritage Overlay, Schedule HO485 (*former Kew Cottages (Kew Residential Services)*). Of particular relevance to this application are the buildings located centrally on site and referred to as the 'heritage core'.

Clause 43.01.02 of the scheme states that a permit is not required 'to develop a heritage place which is included on the Victorian Heritage register'.

Vegetation Protection Overlay - Schedule 2

No trees covered by the Vegetation Protection Overlay are proposed for removal.

4.3 State Planning Policy Framework (SPPF)

12.01 - A more compact city

This clause encourages new housing forms in locations that are well supported by infrastructure and community services. The re-development of the heritage core as proposed introduces community facilities and services that enhance the general liveability of residents of the dwellings, reduce their overall reliance on motor vehicles as a mode of transport and provide a quality lifestyle.

12.05 - A great place to be

"To create urban environments that are of better quality, safer and more functional, provide more open space and an easily recognisable sense of place and cultural identity."

The re-development of the heritage core creates an urban environment that offers greater activities and services, promotes walking and social interaction, promotes safety, and promotes social interaction that contributes to a sense of community.

12.07- A greener city

"To minimise impacts on the environment to create a sustainable path for future growth and development"

The services and facilities offered by the re-development of the heritage core will reduce the reliance of residents on their visitors, will encourage walking and social interaction among residents.

15.09 - Conservation of native flora and fauna

"To assist the protection and conservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals and control of pest plants and animals."

Responsible authority should ensure that the siting of new buildings and works minimises the removal or fragmentation of native vegetation"

The removal of vegetation as proposed is the result of extensive discussions with Heritage Victoria who have endorsed the removal of this vegetation. The vegetation removal will open up the landscape creating the sense of openness that reflected the original landscape.

4.4 Local Planning Policy Framework (LPPF) (Municipal Strategic Statement)

The Municipal Strategic Statement (MSS) in the local planning policy framework of the Scheme outlines the objectives for future development and land use planning within the Municipality. The following comments are made in response to the relevant clauses.

21.05 - Urban character

- *To ensure that the City has its own distinctive urban character identity, setting it apart from other areas of Melbourne.*
- *To identify and protect all areas, clusters and individual objects of heritage, cultural, Aboriginal, townscape and landscape significance.*
- *To conserve vegetation which contributes to the character of the City.*

The re-development of the heritage core protects the existing buildings which are dilapidated. Their restoration under the guidance of a qualified heritage advisor, and their on-going use ensures they will be maintained.

The contemporary architecture and construction used in the recreation centre adopts heritage design principles in contrasting with the form of the original architecture rather than replicating it.

22.05 - Heritage Policy

- *To encourage the conservation and enhancement of areas and individual elements of heritage value in the City.*
- *To ensure that any replacement / extension of heritage buildings are respectful to the heritage character of the area.*
- *To minimise disturbance of sites which are known or likely to contain Aboriginal cultural heritage assets.*

The heritage core is to be re-developed under the guidance of an independent and qualified heritage advisor. The input of Heritage Victoria will further ensure the integrity and significance of the original buildings is not compromised.

4.5 Particular Provisions

Clause 52.06 – Car Parking

Clause 52.06 outlines the car parking requirements for various land uses, including those proposed by this application.

Clause 52.06-1 states that *“a permit may be granted to reduce or waive the number of car spaces required by the table”*. In this instance, a permit is sought for the reduction in car parking for the proposed uses. Clause 52.06-1 outlines the need to justify any reduction sought.

TTM traffic consultants have prepared a detailed traffic study justifying the reduction in car parking sought. The traffic study is based on traffic counts in the area, an assessment of car parking demands generated by similar uses in similar locations, and an assessment of the likely users of the proposed services. This traffic report forms part of this application.

Clause 52.07 – Loading and Unloading of Vehicles

Clause 52.07 states that *“no building or works may be constructed for the manufacture, servicing, storage or sale of goods or materials unless:*

- *Space is provided on the land for loading and unloading vehicles as specified in the table below.*
- *The driveway to the loading bay is at least 3.6 metres wide. If a driveway changes direction or intersects another driveway, the internal radius at the change of direction or intersection must be at least 6 metres.*
- *The road that provides access to the loading bay is at least 3.6 metres wide”.*

A loading bay is proposed amongst the car parking bays located on the road to the north of the proposed recreational centre.

Clause 52.17 – Native Vegetation

A permit is required to remove native vegetation on a site over 0.4 hectares in area. Tree 345 (*Eucalyptus globulus*) represents the only tree that requires approval for its removal under this provision.

Arborist Advice suggests this tree was planted, and technically no planning permit would be required for its removal. Although the exemption does not apply if public funding was provided to assist in planting or managing the native vegetation and the terms of the funding did not anticipate removal or harvesting of the vegetation. It is not possible to demonstrate otherwise and accordingly a permit is sought for the removal.

4.6 General Provisions

Clause 65 – Decision Guidelines

The general decision guidelines at Clause 65 apply to the consideration of all planning applications. Clause 65 states that:

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in Section 60 of the Act.*
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

5.0 Response to Key Planning Issues

The following key planning issues have been identified as requiring consideration in the assessment of this application:

- The appropriateness of locating the café, recreation centre, community centre and medical centre in a Residential 1 Zone;
- The appropriateness of the buildings and works;
- The appropriateness of the reduction in car parking; and
- The appropriateness of removing the vegetation.

The proposal responds to these key town planning issues as follows:

The appropriateness of locating the café, recreation centre, community centre and medical centre in a Residential 1 Zone.

The approved development plan envisaged the proposed café, recreation centre, community centre and medical centre within the centre of the site and specifically, within the heritage core. The proposed uses are well positioned next to one another to create a small community precinct within the development.

The community precinct presents numerous benefits to the site. The heritage buildings are restored and occupied by practical uses that will benefit the community. The use of the buildings for a viable use increases the likelihood of them being maintained and for the heritage value of the site being extended to future generations. The use of the buildings for community uses also ensures the buildings are opened up to, and enjoyed by the greater community rather than a private organisation.

Importantly, the community uses have the potential to create an active community, whereby residents walk through the site and interact with one another.

The proposed uses are not awkwardly positioned on the site, but rather, are linked with the other community uses and are centrally positioned within the open parklands which are a feature of the site. The uses overlap with one another, - i.e. community groups using the community centre for a workshop may attend the café etc.

The community precinct is sufficiently setback from the residences to ensure there is no detriment caused.

The Appropriateness of the Building and Works

For the main, the buildings and works proposed to the original heritage buildings are relatively minor and represent replacing deteriorating components of the building with replacement materials. The minor works are to be carried out with the guidance of a qualified heritage advisor to ensure the heritage fabric and value of the buildings is not compromised. Where possible, replacement works are to utilise original materials and shapes to reflect the original fabric.

The recreation centre represents the only new building within the heritage core. This building proposes contemporary cutting edge architecture that replicates the forms used on new housing within Stages 1 and 2. The use of clean lines, simple forms, and an uncluttered colour palette present a visually simple form that is easily read from the key vantage points.

Locating cutting edge contemporary architecture beside original heritage buildings represents the most suitable approach to respecting existing heritage buildings. Endeavouring to reproduce existing heritage buildings is contrary to heritage principles in that it mocks the original forms and compromises their original integrity. The contemporary design presents a stark contrast to the original heritage buildings and highlights the contrast in architectural principles between differing eras.

Adopting design forms used elsewhere on the site also ensures that built forms remain a secondary element to the undulating landscape characterised by heritage listed trees.

The Appropriateness of the reduction in car parking and site access

A full justification for the reduction in car parking sought is provided in the TTM Consulting report accompanying this planning submission.

Further supporting the technical justification provided by TTM Consulting is the fact that the open parkland setting surrounding the heritage core is essential in maintaining the heritage integrity of the buildings and heritage core as a whole. Locating car parking adjacent to these buildings would compromise the heritage core and value of these significant buildings. The importance of the foreground to the heritage buildings and heritage core is evident in the recommendation made by Heritage Victoria to remove heritage listed trees from beside the buildings to create a sense of openness that accentuates the value of the buildings (see next point). Locating car parking adjacent to the buildings would significantly compromise the heritage value of this significant precinct.

The provision of car parking to the north of the heritage core achieves the sensitive balance of protecting the significant value of the heritage core and opening up this space for the public. Bearing in mind that the primary catchment of the community buildings will be residents of Main Drive, Kew who will be able to comfortably walk to the heritage core, the small size of the buildings, coupled with the fact the role of the community buildings overlap with one another, the demand for car parking will be quite modest and well below the car parking stipulations outlined in the Boroondara Planning Scheme which represent maximum car parking rates.

Site access will utilise the existing alignment of Main Drive as shown below, negating any need to further disturb the site in terms of roads, tree removal etc.



The Appropriateness of removing the vegetation.

Trees 407 and 409 are located to the west of the community centre building whilst tree 345 is located immediately north of Park Avenue. Tree 409 is proposed for removal at the request of Heritage Victoria who prefer a sense of spaciousness to the foreground of the heritage core. The tree is not compromised by the proposed buildings and works to the heritage building, nor are they compromised by the new recreation centre, but rather, are to be removed solely at the request of Heritage Victoria.

Tree 407 is sought to be removed to facilitate the development of a road. In the vicinity of this area are a clustering of trees which we sought to retain where possible. The tree is a mature canary island pine which has been marked for removal in order to limit the removal of others in this precinct. Given the presence of similar trees close to the site it was deemed this tree should be removed to both limit tree removal and ensure the road way was a reasonable distance from the heritage buildings.

Images of each tree are provided in the following page.



Tree 407 – Pinus canariensis proposed to be removed



Tree 409 – Acacia implexa proposed to be removed

6.0 Conclusion

The use and development of the heritage core represents a key component of the Main Drive, Kew re-development. The proposed land uses promote an interactive community and lifestyle envisaged by the original Development Plan.

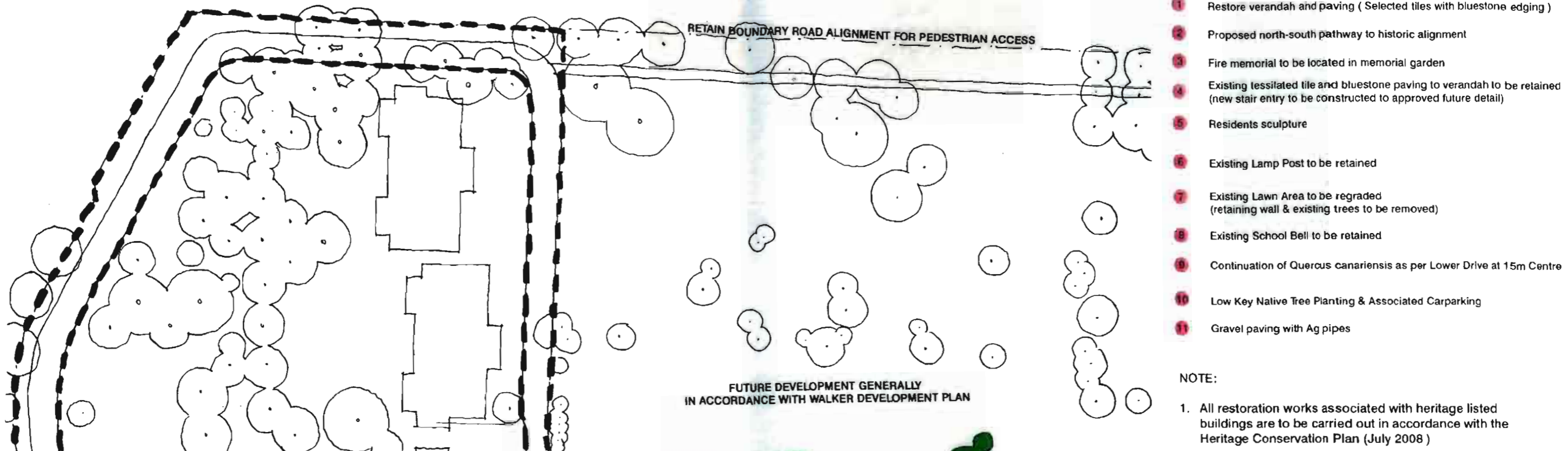
The restoration of the heritage listed community buildings with the assistance of a qualified heritage advisor (HLCD Consulting) ensures their long term survival. Significantly, their use for community related uses ensures the buildings are able to be enjoyed by residents of Main Drive, Kew and the larger community, rather than being used exclusively by a private organization.

The new recreational centre utilises cutting edge architecture incorporating the contemporary clean lines found on the residential architecture within Main Drive, Kew. The contemporary forms acknowledge heritage principles in contrasting the original architectural forms of the original heritage listed buildings rather than replicating them.

The provision of car parking sensitively balances the need to protect the open parkland “feel” of the heritage core with providing adequate parking bearing in mind the heritage core community buildings will be used primarily by residents of Main Drive, Kew.

The removal of vegetation has been minimised and only necessary two trees are proposed for removal by the developer to necessitate the proposal. The third (tree 409) is sought to be removed at the request of Heritage Victoria to reinstate the landscape to its historic setting.

The re-development has been prepared in full consultation with Heritage Victoria, City of Boroondara, Department of Planning & Community Development and HLCD Consulting (Heritage Advisor).



- KEY**
- 1 Restore verandah and paving (Selected tiles with bluestone edging)
 - 2 Proposed north-south pathway to historic alignment
 - 3 Fire memorial to be located in memorial garden
 - 4 Existing tessellated tile and bluestone paving to verandah to be retained (new stair entry to be constructed to approved future detail)
 - 5 Residents sculpture
 - 6 Existing Lamp Post to be retained
 - 7 Existing Lawn Area to be regraded (retaining wall & existing trees to be removed)
 - 8 Existing School Bell to be retained
 - 9 Continuation of Quercus canariensis as per Lower Drive at 15m Centre
 - 10 Low Key Native Tree Planting & Associated Carparking
 - 11 Gravel paving with Ag pipes

NOTE:

1. All restoration works associated with heritage listed buildings are to be carried out in accordance with the Heritage Conservation Plan (July 2008)

- LEGEND**
- Existing Tree to be retained
 - Existing Heritage Tree to be retained
 - Proposed Deciduous Tree to private courtyard
 - Proposed continuation of Lower Drive Street trees (Quercus canariensis)
 - Public Open Space
 - Publicly visible Private Open Space
 - Private Open Space
 - Decking
 - Gravel Area
 - Path reflecting historic alignment (1.5m Width)
 - Proposed path
 - Existing Tree to be removed



TTM Consulting (Vic) Pty Ltd



**KEW RESIDENTIAL SERVICES SITE
STAGE 3A – HERITAGE CORE PRECINCT
TRAFFIC AND PARKING ASSESSMENT REPORT**

Prepared By

**TTM Consulting (Vic) Pty. Ltd.
Suite 301,
2 Wellington Parade,
East Melbourne Vic 3002**

For

**Kew Development Corporation
32 Pine Court,
Kew Vic 3101**

**Enquiries : Damien Hancox
Phone : (03) 9419 0911
Fax : (03) 9415 9456
Email : email@ttmconsulting.com.au**

1. INTRODUCTION AND SCOPE

This report provides a traffic engineering review of the design of the traffic facilities proposed for Stage 3A of the Kew Cottages Site Redevelopment.

Stage 3A covers the heritage core precinct and includes a café and gymnasium.

A town planning permit is necessary for reduction or waiver of the parking requirements of Clause 52.06 of the Yarra Planning Scheme, given that no on-site parking is proposed.

This report sets out the expected parking demands that will occur in association with the proposed use, an assessment of likely impacts of that parking, and an assessment of those impacts in the context of Clause 52.06 of the Planning Scheme.

2. THE STAGE 3 DEVELOPMENT PLAN

The Stage 3 Development Plan prepared by DKO Architecture Pty. Ltd expands on Stage 1 and 2 by increasing the total number of dwellings to the original yield of 520 dwelling units and develops the Heritage Core Precinct.

A reduced scale version of the Development plan is shown below in figure 1.



FIGURE 1 : THE DEVELOPMENT PLAN

3. THE PROPOSAL

The application for the planning permit calls for 40 café seats (300 square metres) and a Gym with a floor of 200 square metres.

The Gym is likely to have upto 2 staff and 20 patrons on-site during peak periods.

4. PARKING CONSIDERATIONS

4.1 Planning Scheme Requirements

Clause 52.06 of the Planning Scheme provides the parking requirements for many different uses. The following table provides a summary of the parking requirements for the proposal.

Use	Planning Scheme Parking Requirement	Inventory	Parking Spaces
Restaurant	0.6 spaces per seat	40 seats	24
Gym (Place Of Assembly)	0.3 spaces to each sqm of net floor area	200 sqm	60
Total			84

Whilst the development plan proposes no on-site parking, 24 angle parking spaces are proposed on the street along the frontage of the site.

Clause 52.06 also allows these requirements to be reduced or waived in consideration of the following decision guidelines :-

- Any relevant parking precinct plan.
- The availability of car parking in the locality.
- The availability of public transport in the locality.
- Any reduction in car parking demand due to the sharing of car spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces.
- Any car parking deficiency or surplus associated with the existing use of the land.
- Any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement.
- Local traffic management.
- Local amenity including pedestrian amenity.
- An empirical assessment of car parking demand.
- Any other relevant consideration.

4.2 Empirical Assessment of Demand Case Study : LaLuna Restaurant, Carlton North

Mode of Travel	No. of Records		
	Friday 18 th August Lunchtime	Friday 18 th August Evening	Saturday 19 th August Evening
Car as Driver	17	11	19
Car as Passenger	10	12	30
Dropped Off	0	2	37
Walk	7	7	11
Tram/Bus	0	0	1
Other	0	0	0
Parking spaces per person	0.50	0.34	0.19
Parking spaces per seat	0.15	0.10	0.17

From this case study we consider that a peak demand rate of 0.2 spaces per seat, or 8 spaces for the subject proposal is an appropriate empirical assessment of demand.

4.3 Gym Facility

4.3.1 Empirical Assessment of Parking Demand

TTM Consulting (Vic) Pty. Ltd. has previously undertaken a mode of travel survey for a Genesis Gym at 18-24 Clyde Road, Berwick. The mode of travel survey was undertaken on Thursday 26th March 2009.

The following table provides a summary of the mode of travel survey :-

Mode of Travel	No.	
Car as driver	747	86%
Car as passenger	70	8%
Walk	45	5%
Drop off	6	1%
Pick up	5	1%
Total	873	100%

The mode of travel survey confirms that the parking demand generated by the use is 0.86 spaces per person present.

4.3.2 Likely Parking Demand

Typically a fitness centre will generate its peak customer demand from 6:30am to 8:30am and 5:00pm to 7:00pm on weekdays.

Staff Parking Demand

Staff parking will be equal to or less than the total number of staff present at any time. At most, the staff parking demand would be equal to the number of staff.

During periods of peak demand there are likely to be 2 staff present on the site thus staff parking demand is likely to be 2 spaces.

Customer Parking Demand

The following assumptions have been made that relate to the typical peak period customer parking demand :-

- Typical number of Gym customers present 20
- Parking demand per customer present 86%
- **Customer peak period parking demand 18 spaces**

Therefore the combined peak period customer and staff parking demand will be in the order of 20 spaces, that is from 6:30am to 8:30am and 5:00pm to 7:00pm weekdays.

4.3.3 Analysis of Parking Demand and Impact

The parking demand will vary significantly throughout the day. The following table provides a summary of the parking demand at various times of the day.

Time	Fitness Centre		Total
	Staff	Customer	
6:00am-7:00am	2	13 (70%)	15
7:00am-8:00am	2	18	20
8:00am-9:00am	2	15 (80%)	17
4:00pm-5:00pm	2	13 (70%)	15
5:00pm-6:00pm	2	18	20
6:00pm-7:00pm	2	15 (80%)	17
7:00pm-8:00pm	2	11 (60%)	13

Based upon the above parking demand summary the peak period parking demand is likely to occur before 8:00am and after 5:00pm.

4.4 Summary Of Parking Impacts

The above analysis confirms that the peak parking demand for both uses is likely to occur at different times of the day.

Peak parking demand for the Gym is likely to occur before 8am and after 5pm and is likely to peak in the order of 20 spaces. Whereas the Café is likely to generate it's peak parking demand around lunchtime with a parking demand of 8 spaces.

The on-street angled parking spaces along the frontage of the site provide 24 spaces which will more than satisfy the parking demand that is likely to be generated by the proposal.

4.5 Summary of Assessment Against Clause 52.06 Decision Guidelines

The following summary of responses to relevant decision guidelines is provided :-

- **Shared Use of Parking**

The peak parking demand for each use will typically occur at different times of the day.

- **An empirical assessment of car parking demand.**

The analysis above presents parking demand rates more typical of the proposed uses.

In summary it is our opinion that Council can comfortably waive the parking requirements of Clause 52.06 in consideration of the provided decision guidelines.

5. TRAFFIC IMPACTS

Given the peak parking demand estimate of around 20 spaces and the likely turnover time of around 1.5 hours, traffic generation will peak at around 30 vehicle movements per hour.

Distributed widely across the local street network this level of additional traffic will have no significant impact on traffic related capacity, safety or amenity.

6. SUMMARY AND CONCLUSION

In response to the decision guidelines for reduction or waiver of the Clause 52.06 parking requirements for the proposal, Council can comfortably allow the permit to waive the parking requirements.

Traffic impacts associated with the proposed use will be insignificant.

TTM Consulting (Vic) Pty. Ltd.



Damien Hancox

**Former Kew Cottages
115 Princess Street, Kew**

**STAGE 3A & HERITAGE CORE
HERITAGE IMPACT STATEMENT**



Prepared for Kew Development Corporation Pty Ltd

by **HLCD Pty Ltd**

ABN 63 083 840 724 email: hlcd@hlcd.com.au

28 Drummond Street Carlton VIC 3053 ph 03 9654 4801 fax 03 9654 4803

FINAL

FEBRUARY 2010

CONTENTS

1.0 INTRODUCTION	2
2.0 EXISTING HERITAGE LISTINGS	3
3.0 STAGE 3A & HERITAGE CORE PROPOSAL	5
4.0 MERITS AND IMPACTS OF THE PROPOSAL	7
4.1 Landscape	7
4.2 Built Fabric and Setting	9
5.0 RECOMMENDATIONS	12
APPENDIX 1 – Stage 3A & Heritage Core Drawing Register	13
APPENDIX 2 – Heritage Trees	15

1.0 INTRODUCTION

This Heritage Impact Statement has been prepared by HLCD Pty Ltd for Kew Development Corporation Pty Ltd (KDC). It addresses the proposed Stage 3A & Heritage Core development of the former Kew Cottages site (Victorian Heritage Register H2073), Princess Street, Kew and forms part of a Heritage Victoria permit application.

Originally an institution known as Kew Cottages and more recently as Kew Residential Services (KRS), the site will provide care to KRS residents in modern, purpose designed community houses within an integrated community. This application is for Stage 3A consisting of 2 KRS dwellings and an additional 10 private houses in residential development similar to Stages 1 and 2 already permitted and nearing completion. The proposal for the Heritage Core includes the restoration and adaptation of three historic buildings, B1, B3 and B6; construction of a new building to house a gymnasium and pool; and removal of two heritage trees (407 and 409). Access to this part of the development is via the continued use of Main Drive, part of Boundary Drive and a new roadway from Boundary Drive. A section of Lower Drive that crosses the green spine of the development is restricted to pedestrian use.

Approval is sought from Heritage Victoria for development of Stage 3A & Heritage Core to the extent shown on the accompanying plans. The application includes subdivision, new development and removal of 2 heritage trees. Some works that are within the area have already been permitted by Heritage Victoria through permit exemptions or conditions on Permit P9639 and therefore do not form part of this application.

The conservation works proposed to the heritage buildings are the implementation of the *Former Kew Cottages Conservation Management Plan (CMP)*, 2008 prepared by HLCD Pty Ltd, as previously approved by Heritage Victoria. Hence the documentation accompanying this permit application should be read in conjunction with the CMP and includes the following:

- Drawings by dKO Architecture as per the drawing register in Appendix 1;
- Landscape Concept Plan, Site Image, LA03A-01.01 (D); and
- Arborist's Assessment of Trees for Removal (Letter from Rob Galbraith submitted separately).

2.0 EXISTING HERITAGE LISTINGS

VICTORIAN HERITAGE REGISTER

The former Kew Cottages (Kew Residential Services) is included on the Victorian Heritage Register H2073 with the following extent of registration:

General: The landscape, plantings, avenues, concrete lamp-posts.

1. All of the buildings and features marked as follows on Diagram 2073 held by the Executive Director:

- B1 Cottage (Unit 10) (1887, 1954-60)
- B2 Cottage (House Hostel) (1887, 1954-60)
- B3 School House (Parents Retreat/Chapel. (1887, 1901-02)
- B4 Cottage (Unit 11) (1891, 1954-60)
- B5 Female Hospital Block (Unit 9) 1898-1900, 1954-60)
- B6 Dining Room (STAD Building) (1917)
- F1 Fire Memorial Column (1996)
- F2 Long Term Residents' Memorial (1991)
- F3 Residents' Sculpture (c. 1995)
- F4 Main Drive
- F5 Boundary Drive
- F6 Lower Drive
- F7 Oak Walk

2. All of the Land marked L1 on Diagram 2073 held by the Executive Director.

The Registration Report for H2073 includes the Statement of Significance, Permit Exemptions and a plan showing the Extent of Registration. A permit is required under the Heritage Act 1995 for development of the land.

BOROONDARA PLANNING SCHEME

The Boroondara Planning Scheme lists the former Kew Cottages Site in the Heritage Overlay as follows:

HO485 Former Kew Cottages (Kew Residential Services), Princess Street, Kew

It is identified as being included on the VHR.

The historical landscape features on the site are included as a Vegetation Protection Overlay, VP02, Kew Residential Services Significant Vegetation Protection.

There is also a Development Plan Overlay which covers the former Kew Cottages site, DPO3 Kew Residential Services (KRS) and includes the Walker Development Plan - Kew.

The Minister for Planning is the responsible authority for the planning scheme for this site.

ABORIGINAL AFFAIRS VICTORIA

The Scar Tree is a Registered Item number AAV7822/3/019 with Aboriginal Affairs Victoria (AAV). It is not within the Stage 3A & Heritage Core development area.

REGISTER OF THE NATIONAL ESTATE

The former Kew Cottages is not included on the Register of the National Estate.

NATIONAL TRUST OF AUSTRALIA

The National Trust of Australia (Victoria) has classified the former Kew Cottages site (File no. B7265).

3.0 STAGE 3A & HERITAGE CORE PROPOSAL

The Premier announced in May 2001 that the KRS site would be redeveloped to provide better services and housing for KRS residents. In line with Government policy and contemporary practice for the support of people with an intellectual disability, community houses are integrated into a broader residential development. The design is determined by the needs of those residents and in accordance with good planning amenity under the approved Urban Design Framework.

Because of the scale of the development and the need to house existing KRS clients during the process, a staged development was necessary. Stages 1 and 2 of the development are nearly complete.

Stage 3A & Heritage Core is a residential and community area designed to retain significant trees, historic buildings and use the existing historic road layout. A good level of accessibility across the development for people of all abilities is required. The land has a substantial fall from southwest to northeast. A key determinant of the design has been the retention of cultural heritage features and the provision of public access to those. The retention of significant landscape, including avenue plantings, nineteenth century plantings, individual plant specimens and related features, such as the concrete lamp posts, has been achieved.

As part of Stages 1 and 2 already permitted, the continued use of Main Drive and Lower Drive has been integrated with new development. For Stage 3A & Heritage Core, Main Drive and the southern part of Boundary Drive will continue to provide vehicular access. Detailed plans will be provided at a later date however it is not anticipated that any heritage tree removal will be required as the road use already exists. The new road to access the Heritage Core has been carefully planned to avoid the loss of heritage trees but will also be subject to detailed engineering and landscaping plans to be submitted later.

For Stage 3A & Heritage Core, vehicular access along Boundary Road will be ended at the junction with the new road. The remainder of Boundary Road will be unchanged and available for pedestrian movement. The closure to vehicles will be achieved with bollards and landscaping to be submitted in detail at a later date. The section of Lower Drive included in this application will also be only available to pedestrians and similarly closed to vehicles. The avenue plantings along Main Drive, Boundary Drive and Lower Drive will be augmented with inter-planting of the same species to reinforce the historic landscape character.

The proposal involves the integration of 2 new community houses for the KRS residents with the proposed 10 private houses designed in a manner similar to Stage 1 and 2.

The Stage 3A & Heritage Core Subdivision Plan shows the extent and sets out streets, individual allotments and the public land. The 2 heritage trees proposed for removal are shown on the Tree Protection Plan.

The new residential development proposed for Stage 3A will continue the same approaches to built fabric and new landscaping already approved and nearing completion in Stages 1 & 2. Drawings are included to illustrate the design of the new houses within the area, including plans, elevations, materials, and setbacks. Landscape design information sufficient to show

the general approach to new design to work with the culturally significant landscape of the site is also included on the Landscape Plan but further details will be submitted as required.

4.0 MERITS AND IMPACTS OF THE PROPOSAL

4.1 LANDSCAPE

The whole of the land of the former Kew Cottages is included on the Victorian Heritage Register. As part of the addition to the Register, a landscape policy was included as follows:

Landscape Policy:

The landscape is important for its historical function as part of the therapeutic regime for mental patients in the nineteenth century and relates to the establishment of the adjacent Kew Lunatic Asylum (Willsmere). The management of trees and plantings may be guided by the John Patrick Tree Identification and Retention report for the site (July 2003). However there are some additional significant trees and plantings mentioned below but omitted from the Patrick report. The significance of the Kew Cottages landscape lies principally in the double avenue (four rows of trees) of English Elms (inner avenue) and Algerian Oaks (outer avenue) and an avenue of alternating Moreton Bay Figs and English Elms along Main Drive, the Algerian Oak avenue along Boundary Drive, and an English Oak and Algerian Oak avenue along Oak Walk and Lower Drive, the collection of conifers, three rare Holly-leaved Cherry trees, Wigandia stand and remnants of the original flora, River Red Gums (and saplings), two Yellow Box trees and a Lightwood. Future works and developments should ensure the protection of the designed landscape and significant trees.

North of Lower Drive is a landscape featuring many eucalypt species, including trees of outstanding form, contrasting features and aesthetic value, and some trees rare or uncommon in cultivation. These trees provide a valuable addition to a more recent landscape layer and are worthy of retention.

Concrete Lamp Posts and lights

The 13 concrete lamps lining the footpath to the south of Main Drive and along Oak Walk, and extending into Willsmere, and two separate lamps, north of Oak Walk and near the Workshop are very significant. No other examples of this type of lamp are known in Victoria.

Heritage Trees

In addition, individual heritage trees were mapped with John Hawker, Horticulturalist at Heritage Victoria and trees were also included in the Schedule to Vegetation Protection Overlay (VPO2). Trees in Stage 3A & Heritage Core which require a permit under the Heritage Act and the VPO2 for removal are shown on the Tree Protection Plan; being Trees 407 and 409.

These trees are shown in photographs in Appendix 2 and comments provided by the arborist, Rob Galbraith are included in a letter to be submitted separately.

Tree 407 is proposed for removal to allow a road on the western side of the Heritage Core. Road access and disabled parking is required for the community facilities. The alignment of

this road has been carefully planned to reduce the impact on the heritage trees in the vicinity. Tree 407 is a mature Canary Island Pine in good condition however it is one of many trees of this species on and close to the site and its loss is considered acceptable. The removal of its competing canopy will also enhance the growing conditions for remaining heritage trees in its vicinity.

Tree 409 is a mature Lightwood in good condition. It has arboricultural value as a rare survivor of a species that would have been prevalent pre European settlement. There is only one other mature specimen of this species on the site. However, after discussion with John Hawker, Horticulturalist at Heritage Victoria, it is proposed to remove the tree for practical and interpretation reasons. The tree is south of Building B3. It is planted on a rise and its roots have created an added mound. The southern end of Building B3 is a timber addition from 1901-2 and of primary significance. It is located at a much lower level than the tree. In the past this has led to damp conditions with run off and shade which has accelerated deterioration of the timber features. Removal of the tree at the time of repair and restoration of the significant timber features will enhance the longevity of the timber. In addition, interpretation on the site will make use of the c1902 photograph looking north to Building B3 and others (refer to CMP Appendix 9.2, Image 5). Regrading of the ground level after tree removal will allow comparison of the current view with that in the historic photograph.

As stated earlier no removal of heritage trees is envisaged for the continued use of Main Drive and the southern section of Boundary Drive. Tree 407 is the only heritage tree likely to be removed for the new roadways. The avenue plantings along Main Drive, Boundary Drive and Lower Drive will be augmented with inter-planting of the same species to reinforce the historic landscape character. Detailed landscape plans will be provided as a condition to the permit.

Two dwellings are proposed close to, or within, the canopy protection zones of historic trees. Tree 350 is adjacent to Lot 136 and Tree 298 is adjacent to Lot 131. The trees remain on public property. In both cases, advice has been provided by the arborist about protection of the trees during construction of the dwellings. Ongoing protection of the trees is proposed via permit conditions similar to that used in Stages 1 and 2 of the Kew development and previously approved by Heritage Victoria.

Views and open space, new plantings

New plantings will be largely confined to new residences and along the new roadway, clear of the Heritage Core. This is to retain the historically open grassed setting for Buildings B1, B3 and B6. In the Conservation Policy Section 6.3.1, Views & Open Space, it states:

The retention of the spaces and views between the historic buildings, along with the existing pathway alignments, will conserve the spatial aspect of significance...

The following views and open spaces have been identified as significant and should be conserved:

- *The view to B3 looking north from the tree mound with B6 in the distance;*
- *The view looking north past B1 down the walkway; and*
- *Views of open space between B3 and B6, B1 and B3.*

- *The view from the retaining wall immediately south of B6, looking at the spatial arrangement of B1, B2 and B3. Note that B2 may be demolished in the future but existing views of the space between B2 and B3 should be retained.*
- *Views to the significant trees, east of B6 and in the VPO in the planning scheme.*

In addition, there is the potential for the following views to be substantially improved by future development:

- *Views from the north looking up the hill towards B6; and*
- *Views down the pathways after removal of the canopies.*

These policy objectives have been achieved in the proposal. New landscaping elements are largely confined to new development areas, for example within private dwellings and as part of the new off street parking. Selection of species will ensure that they will not be confused with historic plantings.

Retention of the historic pathway alignment has been problematic because the steep slope of the site means that it does not comply with access requirements. For this reason, a diagonal path has been introduced. As with other paths following non historic alignments, it will be detailed to read as a new element.

4.2 BUILT FABRIC AND SETTING

Existing Permits & Permit Exemptions

Permit P9639 was issued by Heritage Victoria under the Heritage Act 1995. Stages 1 and 2 of the development have subsequently been permitted by Heritage Victoria under this head permit. The CMP for the site has also been accepted by Heritage Victoria.

With regard to the Stage 3A & Heritage Core proposal, the following has previously been permitted:

- Demolition of buildings other than B1, B3 and B6 after recording,
- F1 Fire Memorial to be relocated within the Heritage Core,
- Material from F3 Residents' Sculpture to be relocated or interpreted within the Heritage Core,
- An Archaeological Watching Brief to be maintained as per CMP Section 6.6,
- Restoration and adaptation works to Buildings B1, B3 and B6 to comply with the CMP, and
- An Interpretation Plan to be developed for the whole KRS site.

Historic Buildings B1, B3 and B6

As part of the Stage 3A & Heritage Core proposal, Building B1 will be used as medical consulting rooms, Building B3 as a community centre and Building B6 as a kiosk/café. These uses allow the buildings to be restored and adapted in line with the Conservation Policy in the CMP and facilitate public access. This is an important heritage outcome for the proposal as, along with interpretation to be provided on site, it will increase the opportunity for appreciation of the significance of this fabric from the establishment period of the former Kew Cottages.

The CMP Section 6.2.2 provides detailed guidance for the reconstruction of heritage fabric for these buildings which is being undertaken as part of this proposal. In particular, the extent of reconstruction of Building B1 is substantial but this is because it provides an excellent opportunity to recreate the appearance of the original cottages. Fortunately both drawings and photographs mean that this can be achieved accurately. Openings on the rear wall of this building have been altered substantially and are not sufficiently documented for reinstatement to be possible. Hence new window and door openings of the same proportions are proposed but they will be detailed in a modern way to avoid any suggestion that they were original features.

For all three buildings, the adaptation and development proposed meets the Conservation Policy as set out in Section 6 of the CMP and includes the conservation works as set out in Section 7.0 Management Strategy. The only place that this has not been achieved is on the northwest elevation of Building B3, labelled Elevation C of the community centre. In this case, two of the openings –a door and a window- have been reversed to allow access to the community centre reception. This is considered to be a minor and acceptable alteration to this building.

Historic Monuments F1 and F3

The Fire Memorial F1 was temporarily relocated as part of Stage 2. It is now proposed to be permanently located near the medical consulting rooms so that it is in a public location but still allows for quiet reflection. Memorial F1 will be relocated in line with the Conservation Policy in Section 6.7 of the CMP. A detailed landscape plan of this area will be submitted for approval prior to this occurring.

Residents' Sculpture F3 is more problematic. As discussed in Section 3.2.3 of the CMP, the sculpture is in poor condition because of corrosion of its metal frame and the likelihood that the ceramic tiling adhesive has reached the end of its life. It was also never completed. In accordance with the CMP, Section 6.7, it is now proposed to present the fabric of primary significance, being the ceramics and the plaque acknowledging contributors, in another manner. This is proposed as the incorporation of this fabric into a terraced seating wall as shown on the Landscape Plan. Consultation with KRS is required to establish if this is acceptable so this proposal will be subject to further detailed submission at a later date.

It should be noted that the Long Term Residents' Memorial F2 is not proposed for relocation within Stage 3A & Heritage Core area so does not form part of this application.

New buildings

Section 6.4.2 New Building Development in the CMP stated:

Development of new structures in the vicinity of the three buildings is permitted on this site provided that new structures are:

- sited in locations clearly removed from the historic fabric identified as being of primary significance;
- sited so as to retain views which have been identified as being of significance;
- sited so as not to impact on significant trees or plantings;
- sited so as to avoid overwhelming the understanding of the original scale of the cottage development; and
- sited so as to respect the need for a watching brief on the parts of the site with pre-1920s historical archaeological potential.

Proposed new buildings must not render the existing buildings of heritage value redundant and it must be demonstrated that any functional requirements for new buildings cannot be appropriately accommodated within the existing buildings before new buildings are approved.

New buildings should not be attached to buildings except where set out in the Conservation Plans in Appendix 9.4, Section 9.4.3 and should require minimal change to significant fabric.

New design should not replicate the appearance of the significant buildings. Good contemporary design that respects the character of the site and does not dominate significant aspects of the site is encouraged.

It should be noted that Heritage Victoria has already given in principal approval for new buildings in the vicinity of the heritage core, subject to detailed design development, a heritage impact statement and other conditions, on permit P9639.

The proposed development of Stage 3A & Heritage Core meets this policy. The 12 residences proposed east of the Historic Core are a mixture of single and double storey buildings following the slope of the land. They have been designed in a similar manner to housing already approved by Heritage Victoria for the Kew site and so that the KRS houses which have special requirements blend within the streetscape. Particular care has been taken with the interface to the public land containing the Heritage Core. Landscape treatments, fencing and the houses are all designed to create a low key interface with the Historic Core. The massing and scale have been broken down to relate to the domestic scale of the historic development.

This is also evident on the Streetscapes + Sections drawing which shows the proposed new buildings in the context of the historic buildings. It shows that the spatial and scale relationship important to the original set out are still maintained with the proposed new residences and recreational centre.

The current proposal represents a substantial improvement to the scale of development previously approved under Permit P9639 issued by Heritage Victoria.

5.0 RECOMMENDATIONS

This proposal has great merit in that it allows for the conservation of Buildings B1, B3 and B6 in their important setting and the sympathetic inclusion of Monuments F1 and F3 within the Heritage Core. The proposal provides a new community use for the Historic Core which will allow greater appreciation of the cultural heritage of the site, especially in conjunction with the interpretation strategy.

The continuation of the historic use of Main Drive and Boundary Drive is an important aspect of the proposal. The proposal includes a new roadway to facilitate access and parking for the historic buildings. The loss of two heritage trees is acceptable in this context. The section of Lower Drive within the extent of the application will be maintained for pedestrian access with the reinstatement of the avenue planting which has been lost in this area.

Stage 3A & Heritage Core is a continuation of the residential development of the former KRS site in a similar manner to that already approved, and almost completed, in Stage 1 & 2. The proposal has been developed to provide for the retention and incorporation of the valued landscape components, including open space and setting for the historic buildings.

The Stage 3A & Heritage Core works proposed are in line with those previously permitted by Heritage Victoria under Permit P9639.

Approval is sought from Heritage Victoria for the Stage 3A & Heritage Core works as outlined in this application. The following conditions requiring further information to be submitted for approval could be included in the permit.

Detailed landscape plans for Stage 3A & Heritage Core are to be submitted, including details of the road design for Main Drive, the southern part of Boundary Drive included in the application and details of the proposed road closures to part of Boundary Drive and the provision of pedestrian access to the section of Lower Drive included in this application.

Detailed landscape plans should include all new planting proposed and provide details of the relocation of the Fire Memorial F1 and new treatment of the Residents' Sculpture F3. Details of the consultation undertaken regarding F3 are to be submitted.

An archaeological watching brief as described in the CMP shall be undertaken throughout all works in this application.

An interpretation plan should be completed for the Kew site and submitted for approval. Interpretation resulting from an approved plan should be in place on the site at the commencement of operation of the community facilities.

APPENDIX 1 – STAGE 3A & HERITAGE CORE DRAWING REGISTER

Plans by dKO Architecture

DRAWING	TITLE	COVERSHEET	SCALE	REVISION NUMBER
AR03A.20.01	Superlot Stage 3A	Cover Sheet		3
AR03A.21.01	Superlot Stage 3A	Design Response	1:500@A1	3
AR03A.21.02	Superlot Stage 3A	Site Plan	1:200@A0	3
AR03A.21.03	Superlot Stage 3A	Ground Level Plan	1:200@A0	3
AR03A.21.04	Superlot Stage 3A	Upper Level Plan	1:200@A0	3
AR03A.21.05	Superlot Stage 3A	Tree Protection Plan	1:500@A1	3
AR03A.22.01	Superlot Stage 3A	Street Scapes + Sections	1:200@A0	3
AR03A.23.01	Superlot Stage 3A	Shadow Diagrams 9.00am	1:200@A0	2
AR03A.23.02	Superlot Stage 3A	Shadow Diagrams 12.00pm	1:200@A0	2
AR03A.23.03	Superlot Stage 3A	Shadow Diagrams 3.00pm	1:200@A0	2
AR03A.125.24.01	Lot 125 - Type H	Plans + Elevations	1:100@A1	3
AR03A.126.24.01	Lot 126 - Type OS21	Plans + Elevations	1:100@A1	3
AR03A.127.24.01	Lot 127 - Type GJ1	Plans + Elevations	1:100@A1	3
AR03A.128.24.01	Lot 128 - Type GJ2	Plans + Elevations	1:100@A1	3
AR03A.129.24.01	Lot 129 - Type GH	Plans + Elevations	1:100@A1	3
AR03A.130.24.01	Lot 130 - Type B5	Plans + Elevations	1:100@A1	3
AR03A.131.24.01	Lot 131 - Type B6	Plans + Elevations	1:100@A1	3
AR03A.132.24.01	Lot 132 - Custom 10	Plans + Elevations	1:100@A1	3
AR03A.133.24.01	Lot 133 - Custom 11	Plans + Elevations	1:100@A1	3
AR03A.134.24.01	Lot 134 - Type OS22	Plans + Elevations	1:100@A1	3
AR03A.135.24.01	Lot 135 - Type GH	Plans + Elevations	1:100@A1	3
AR03A.136.24.01	Lot 136 - Type GH	Plans + Elevations	1:100@A1	3

FORMER KEW COTTAGES**STAGE 3A & HERITAGE CORE****HIS**

ARHER.BB1.24.01	Heritage Core	Plans + Elevations (Health + Well Being Centre)	1:100@A1	3
ARHER.BB3.24.01	Heritage Core	Plans + Elevations (Community Centre)	1:100@A1	3
ARHER.BB6.24.01	Heritage Core	Plans + Elevations (Cafe)	1:100@A1	3
ARHER.BA1.24.01	Heritage Core	Plans + Elevations (Recreation Centre)	1:100@A1	3

Plan by Site Image Landscape Architecture

DRAWING	TITLE	COVERSHEET	SCALE	REVISION NUMBER
LA03A-01.01 (D)	Landscape Concept Plan		1:500 @ A1	

APPENDIX 2 – HERITAGE TREES



Image 1: Tree 407, January 2009
Source: Walker Corporation Pty Ltd



Image 2: Tree 409, January 2009
Source: Walker Corporation Pty Ltd

TTM Consulting (Vic) Pty Ltd



**KEW RESIDENTIAL SERVICES SITE
STAGE 3A – HERITAGE CORE PRECINCT
TRAFFIC AND PARKING ASSESSMENT REPORT**

Prepared By

**TTM Consulting (Vic) Pty. Ltd.
Suite 301,
2 Wellington Parade,
East Melbourne Vic 3002**

For

**Kew Development Corporation
32 Pine Court,
Kew Vic 3101**

**Enquiries : Damien Hancox
Phone : (03) 9419 0911
Fax : (03) 9415 9456
Email : email@ttmconsulting.com.au**

1. INTRODUCTION AND SCOPE

This report provides a traffic engineering review of the design of the traffic facilities proposed for Stage 3A of the Kew Cottages Site Redevelopment.

Stage 3A covers the heritage core precinct and includes a café and gymnasium.

A town planning permit is necessary for reduction or waiver of the parking requirements of Clause 52.06 of the Yarra Planning Scheme, given that no on-site parking is proposed.

This report sets out the expected parking demands that will occur in association with the proposed use, an assessment of likely impacts of that parking, and an assessment of those impacts in the context of Clause 52.06 of the Planning Scheme.

2. THE STAGE 3 DEVELOPMENT PLAN

The Stage 3 Development Plan prepared by DKO Architecture Pty. Ltd expands on Stage 1 and 2 by increasing the total number of dwellings to the original yield of 520 dwelling units and develops the Heritage Core Precinct.

A reduced scale version of the Development plan is shown below in figure 1.



FIGURE 1 : THE DEVELOPMENT PLAN

3. THE PROPOSAL

The application for the planning permit calls for 40 café seats (300 square metres) and a Gym with a floor of 200 square metres.

The Gym is likely to have upto 2 staff and 20 patrons on-site during peak periods.

4. PARKING CONSIDERATIONS

4.1 Planning Scheme Requirements

Clause 52.06 of the Planning Scheme provides the parking requirements for many different uses. The following table provides a summary of the parking requirements for the proposal.

Use	Planning Scheme Parking Requirement	Inventory	Parking Spaces
Restaurant	0.6 spaces per seat	40 seats	24
Gym (Place Of Assembly)	0.3 spaces to each sqm of net floor area	200 sqm	60
Total			84

Whilst the development plan proposes no on-site parking, 24 angle parking spaces are proposed on the street along the frontage of the site.

Clause 52.06 also allows these requirements to be reduced or waived in consideration of the following decision guidelines :-

- Any relevant parking precinct plan.
- The availability of car parking in the locality.
- The availability of public transport in the locality.
- Any reduction in car parking demand due to the sharing of car spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces.
- Any car parking deficiency or surplus associated with the existing use of the land.
- Any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement.
- Local traffic management.
- Local amenity including pedestrian amenity.
- An empirical assessment of car parking demand.
- Any other relevant consideration.

4.2 Empirical Assessment of Demand Case Study : LaLuna Restaurant, Carlton North

Mode of Travel	No. of Records		
	Friday 18 th August Lunchtime	Friday 18 th August Evening	Saturday 19 th August Evening
Car as Driver	17	11	19
Car as Passenger	10	12	30
Dropped Off	0	2	37
Walk	7	7	11
Tram/Bus	0	0	1
Other	0	0	0
Parking spaces per person	0.50	0.34	0.19
Parking spaces per seat	0.15	0.10	0.17

From this case study we consider that a peak demand rate of 0.2 spaces per seat, or 8 spaces for the subject proposal is an appropriate empirical assessment of demand.

4.3 Gym Facility

4.3.1 Empirical Assessment of Parking Demand

TTM Consulting (Vic) Pty. Ltd. has previously undertaken a mode of travel survey for a Genesis Gym at 18-24 Clyde Road, Berwick. The mode of travel survey was undertaken on Thursday 26th March 2009.

The following table provides a summary of the mode of travel survey :-

Mode of Travel	No.	
Car as driver	747	86%
Car as passenger	70	8%
Walk	45	5%
Drop off	6	1%
Pick up	5	1%
Total	873	100%

The mode of travel survey confirms that the parking demand generated by the use is 0.86 spaces per person present.

4.3.2 Likely Parking Demand

Typically a fitness centre will generate its peak customer demand from 6:30am to 8:30am and 5:00pm to 7:00pm on weekdays.

Staff Parking Demand

Staff parking will be equal to or less than the total number of staff present at any time. At most, the staff parking demand would be equal to the number of staff.

During periods of peak demand there are likely to be 2 staff present on the site thus staff parking demand is likely to be 2 spaces.

Customer Parking Demand

The following assumptions have been made that relate to the typical peak period customer parking demand :-

- Typical number of Gym customers present 20
- Parking demand per customer present 86%
- **Customer peak period parking demand 18 spaces**

Therefore the combined peak period customer and staff parking demand will be in the order of 20 spaces, that is from 6:30am to 8:30am and 5:00pm to 7:00pm weekdays.

4.3.3 Analysis of Parking Demand and Impact

The parking demand will vary significantly throughout the day. The following table provides a summary of the parking demand at various times of the day.

Time	Fitness Centre		Total
	Staff	Customer	
6:00am-7:00am	2	13 (70%)	15
7:00am-8:00am	2	18	20
8:00am-9:00am	2	15 (80%)	17
4:00pm-5:00pm	2	13 (70%)	15
5:00pm-6:00pm	2	18	20
6:00pm-7:00pm	2	15 (80%)	17
7:00pm-8:00pm	2	11 (60%)	13

Based upon the above parking demand summary the peak period parking demand is likely to occur before 8:00am and after 5:00pm.

4.4 Summary Of Parking Impacts

The above analysis confirms that the peak parking demand for both uses is likely to occur at different times of the day.

Peak parking demand for the Gym is likely to occur before 8am and after 5pm and is likely to peak in the order of 20 spaces. Whereas the Café is likely to generate its peak parking demand around lunchtime with a parking demand of 8 spaces.

The on-street angled parking spaces along the frontage of the site provide 24 spaces which will more than satisfy the parking demand that is likely to be generated by the proposal.

4.5 Summary of Assessment Against Clause 52.06 Decision Guidelines

The following summary of responses to relevant decision guidelines is provided :-

- **Shared Use of Parking**

The peak parking demand for each use will typically occur at different times of the day.

- **An empirical assessment of car parking demand.**

The analysis above presents parking demand rates more typical of the proposed uses.

In summary it is our opinion that Council can comfortably waive the parking requirements of Clause 52.06 in consideration of the provided decision guidelines.

5. TRAFFIC IMPACTS

Given the peak parking demand estimate of around 20 spaces and the likely turnover time of around 1.5 hours, traffic generation will peak at around 30 vehicle movements per hour.

Distributed widely across the local street network this level of additional traffic will have no significant impact on traffic related capacity, safety or amenity.

6. SUMMARY AND CONCLUSION

In response to the decision guidelines for reduction or waiver of the Clause 52.06 parking requirements for the proposal, Council can comfortably allow the permit to waive the parking requirements.

Traffic impacts associated with the proposed use will be insignificant.

TTM Consulting (Vic) Pty. Ltd.



Damien Hancox