



**KEW COTTAGES COALITION Inc.**

Reg # A0044698H

**NEWSLETTER JANUARY 2009**



# **KEW PUBLIC MEETING**

Tuesday 3rd February 2009

KEW COTTAGES COALITION INC. PRESENTS

## **KewRuption ?**

at  
Kew Cottages  
and  
Kew Residential Services

### **A MIDSUMMER NIGHT'S PUBLIC MEETING MC Rod Quantock**

**Guest Speaker**  
**Mr. David Davis MP**  
MLC Southern Metro Region  
Former Chairman, Select Committee on Public Land Development

**7pm Tuesday 3rd February 2009**  
**Phyllis Hore Room**  
**Kew Civic Centre**  
**Cnr Cotham Road and Civic Drive, KEW**

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The next instalment in one of Melbourne's most contentious major projects.

Topics for discussion:

- ◆ Why the Victorian Parliament has asked the Ombudsman to investigate the Kew Cottages Development ?
- ◆ What is an Ombudsman investigation ?
- ◆ How can the community help ?
- ◆ How have the State Government and Walker Corporation responded ?
- ◆ What is Boroondara Council doing to help address problems with the development ?

**ALL WELCOME !**

**Convened by Kew Cottages Coalition Inc.**  
[www.kew.org.au](http://www.kew.org.au)  
[admin@kew.org.au](mailto:admin@kew.org.au)



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### More Information [www.kew.org.au](http://www.kew.org.au)

#### Why is the Government's Plan for the Cottages no longer viable ?

The contentious "Walker Development Plan" for Kew Cottages as launched by the Bracks Government in 2006, now appears 'dead in the water'.

The first stage of the project that was sold by the Government on the basis of making a profit and thereby much needed dollars for disability services. That apparently simply did not happen.

According to court documents lodged by the developer in February 2008 Stage 1 made a loss of \$7 million. By the end of the year the Age was reporting the loss had blown out to \$17 million.

On top of this disaster, the first residents of the scheme have slammed the Government, and its builder, for what they say are changes to the design of their homes after they were purchased off the plan, and have called for a halt to the next stage of development.

The Government has ignored the call, and instead gave Walkers approval before Christmas to demolish all the buildings in the next stage (Stage 2). That is the 'triangle' of land that is bordered by Main Drive, Lower Drive, and an extension of Collins Street from Stage 1 across Lower Drive to Main Drive.

By early January 2009 Walker's contractor, Delta Group, had demolished the KRS Administration Building, and Geiger Building, as well as the Brady Kiosk, Kew Cottages Parents Association Office, and Memorial Gardens on Brady Lane.

However, the only thing clear about what Walkers now proposes to build in Stage 2, is that it will not be the same as what they originally planned.

Back in April 2008 Walker Corporation received planning approval for a 39 Lot 'Stage 2 Subdivision' from the Minister for Planning, Justin Madden.

However, Heritage approval for 'the Minister's Plan' was not forthcoming. So that idea languished, and 'Walker's Stage 2' only finally received a tick from Heritage Victoria after Walkers withdrew their original plan, and submitted a proposal for a lower yield 36 Lot Stage 2 Subdivision. That was in September 2008

But Walkers now apparently believe that the Government's approved scheme is no longer viable, because in late November 2008 they lodged a new application to Heritage Victoria, this time seeking approval for a plan that would give them and their partner, the State Government, a much higher yield from Stage 2 than the one that had already been refused by the heritage watchdog six months earlier.

Walker Corporation has now asked Heritage Victoria for permission to proceed with a 49 Lot Stage 2 Subdivision.

### Have Main Drive Stage 1 Problems been fixed ?

New residents in the Main Drive estate have already complained about a large number of defects and design changes (See Royce Millar's story in The Age 13-Dec'08).  
**Have your problems been fixed yet ?**

Water, or the lack of it, was not only a problem for individual homes, but also for the Public Open Space that effects everyone.

In July 2003 the Government commissioned an expert report from *Ecological Engineering Pty Ltd on Water Sensitive Urban Design (WSUD) for the Kew Cottages Development*. A stated objective was "to minimise the use of potable water and reduce wastewater export from the site."

The results of the analysis showed that a 30% reduction in potable water use over a conventional development was an achievable objective.

The report said that: "Stormwater can be harvested for reuse within buildings (ie toilet flushing, internal hot water use etc), reuse at the lot scale (ie garden watering) and reuse at the site scale (ie irrigation of public open space areas). landscape irrigation helps to maintain attractive streetscapes, public open space and regional recreation facilities (eg: sporting grounds). treated greywater can also be used for site landscape watering.."

Six years later that objective appears to have been forgotten by the Government, no irrigation system has been installed for the Heritage trees, and the so called Stage 1 "water retention basin" still looks more like a wasteland than a way to harvest stormwater.

What do you think should be done about water on Main Drive ?

**Link:** <http://www.kew.org.au/whatsnew>

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