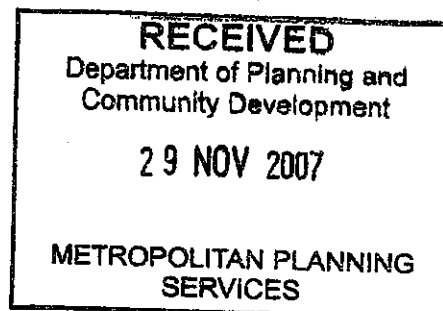


28 November 2007

Minister for Planning
C/- Department of Planning and Community Development
Attention: Mr Lorenz Pereira
8 Nicholson Street
EAST MELBOURNE VICTORIA 3002



WALKER DEVELOPMENT PLAN - KEW AREA: STAGE 2
Planning Permit Application: Staged Subdivision and Removal of Vegetation
Crown Allotment 2028, Parish of Boroondara

Dear Mr Pereira,

We write on behalf of the applicant, Walker Corporation Pty Ltd, in relation to the planning permit application to subdivide and remove vegetation on the land known as Stage 2 of the Walker Development Plan - Kew area.

Please find enclosed the following information relevant to the application.

- A completed Application for Planning Permit form.
- The planning permit application fee of \$719.00 in accordance with the *Planning and Environment (Fees) Regulations 2000*.
- Three copies of the relevant title information (which is also included in Appendix A of the enclosed planning report).
- Three copies of the planning report (including Appendices A to N).
- Ten copies of the Subdivision Plan (which is also included in Appendix F of the enclosed planning report) for distribution to the relevant referral authorities.
- Three copies of a letter from Boroondara City Council (Council) Senior Project Planner Tom Harrington outlining the initial Council response to the draft application.

Please note that the enclosed planning report and Subdivision Plan are the same as the draft material the subject of the Council letter. The applicant is yet to review the initial Council response in detail but intends to do so and then discuss it with Council and you.

We trust the enclosed information is to your satisfaction. Please contact Fiona Munn or Edwina Laidlaw of this office should you have any queries with respect to this matter.

Yours sincerely,

Collie Pty Ltd

Copy

B Evans, Walker Corporation Pty Ltd
T Harrington, Boroondara City Council

Enclosures

As listed above

\$736

**Office Use Only**

Application No.:

2007 0638

Date Lodged: 29 / 11 / 2007

Application for Planning Permit

Planning Enquiries

Phone: (03) 9637 9551

Web: <http://www.dse.vic.gov.au>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.

The Land

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

Street Address *

Unit No.:	St. No.:	St. Name: MAIN DRIVE
Suburb/Locality: KEW		Postcode: 3101

Formal Land Description *

Complete either A or B.

- ▲** This information can be found on the certificate of title.

A Lot No.: ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.:

OR

B Crown Allotment No.: 2028 Section No.:

Parish/Township Name: BOROONDARA

The Proposal

- ▲** You must give full details of your proposal and attach the information required to assess the application. If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This may 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

STAGED SUBDIVISION AND REMOVAL OF VEGETATION

☒ Provide additional information providing details of 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 \$0.00 **▲** 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.

DEVELOPMENT AND USE ASSOCIATED WITH KEW RESIDENTIAL SERVICES

☒ 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 or organisation 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:

Surname:

Organisation (if applicable): WALKER CORPORATION PTY LTD

Postal Address:

Unit No.:

St. No.: 670

If it is a P.O. Box, enter the details here:

St. Name: FLINDERS STREET

Suburb/Locality: DOCKLANDS

State: VIC

Postcode: 3008

Contact person's details *

Same as applicant (if so, go to 'contact information') ☐

Name:

Title: Ms

First Name: FIONA

Surname: MUNN

Organisation (if applicable): COLLIE PTY LTD

Postal Address:

Unit No.:

St. No.: 29

If it is a P.O. Box, enter the details here:

St. Name: COVENTRY STREET

Suburb/Locality: SOUTHBANK

State: VIC

Postcode: 3006

Contact information

Business Phone: 8698 9300

Email: flm@colliepl.com.au

Mobile Phone:

Fax: 8698 9399

Name:

Same as applicant ☐

Title:

First Name:

Surname:

Organisation (if applicable): SECRETARY TO THE DEPARTMENT OF INFRASTRUCTURE

Postal Address:

Unit No.:

St. No.: 80

If it is a P.O. Box, enter the details here:

St. Name: COLLINS 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:

Fiona Munn AS AGENT

Date: 20. 11. 07

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* or contact Council's planning department. General information about the planning process is available at <http://www.dse.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 (DPCD) / TOM HARRINGTON (BCC)

Date: VARIOUS


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 and all documents with:

Central City

Statutory Approvals - DSE PO Box 500 EAST MELBOURNE VIC 3002

Statutory Approvals - DSE Level 10, 8 Nicholson Street EAST MELBOURNE VIC 3002

Contact information:

Telephone: (03) 9637 9551

Fax: (03) 9637 9659

Email: planning.info@dse.vic.gov.au

REGISTER SEARCH STATEMENT

Land Victoria

Page 1 of 1

Security no : 124024207367X

Volume 10998 Folio 189

Produced 28/11/2007 02:23 pm

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2028 Parish of Boroondara.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SECRETARY TO THE DEPARTMENT OF INFRASTRUCTURE of LEVEL 26 80 COLLINS STREET
MELBOURNE VIC 3000

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP870392L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

STATEMENT END

TITLE PLAN

TP 870392L

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources Development Act 1990* and petroleum as defined in the *Petroleum Act 1958* (the "reserved minerals");
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources Development Act 1990* or any corresponding previous enactment, to enter land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Victoria.

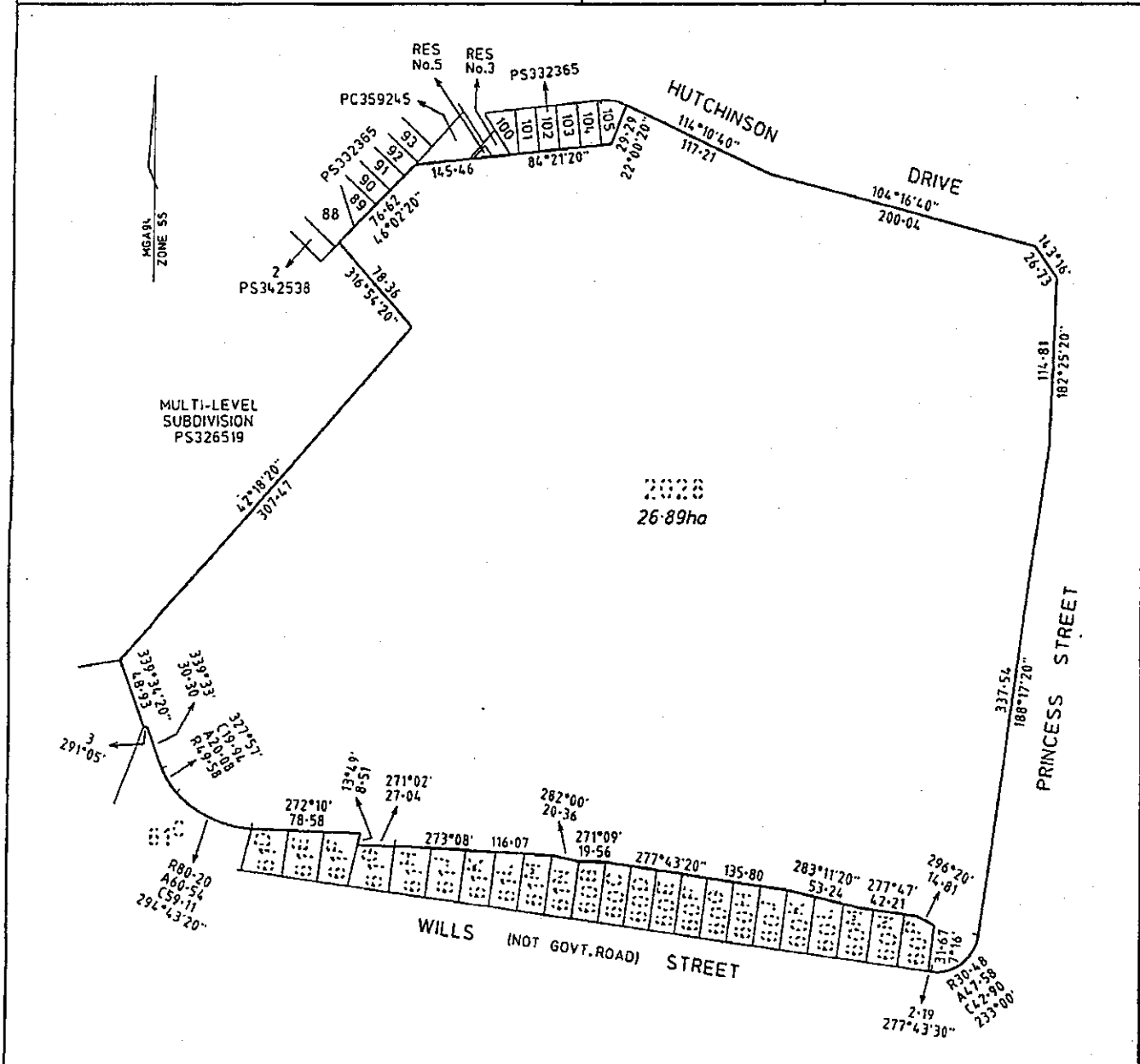
Document Type	Plan
Document Identification	TP870392L
Number of Pages (excluding this cover sheet)	2
Document Assembled	28/11/2007 14:27

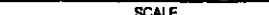

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	TITLE PLAN	EDITION 1	TP 870392L
LOCATION OF LAND	NOTATIONS:		
PARISH : BOROONDARA	SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 2 OF THIS PLAN.		
SECTION : CROWN ALLOTMENT : 2028			
MGA94 Co-ordinates (of approx. centre of land in plan)	E 326320 N 5814935	ZONE: 55 GDA 94	
DEPTH LIMITATION : 15 Metres	THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES.	Checked by: <i>R. W. Grimwood</i> Date: 1 / 11 / 2006 Assistant Registrar of Titles	



PREPARED FROM: VDP, B415(5) AND OP122453		PLAN OF CROWN ALLOTMENT DRAWN: POB 24-10-2006 CAD FILE: TP670392L.DGN		CHECKED: P.MILLMAN 25/10/2006	
OFFICE OF SURVEYOR GENERAL DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT	SCALE  LENGTHS ARE IN METRES		 SURVEYOR-GENERAL		31. 10. 2006 DATE
	SCALE 1:3000	SHEET SIZE A3	Corr. No. 99-02668	Sheet 1 of 2 Sheets	

PLANNING PERMIT APPLICATION REPORT

WALKER CORPORATION PTY LTD

Walker Development Plan – Kew Area: Stage 2

Main Drive, Kew

Subdivision and Removal of Vegetation

OCTOBER 2007

Collie Pty Ltd

URBAN PLANNERS | URBAN DESIGNERS | LANDSCAPE ARCHITECTS

29 Coventry Street

Southbank Victoria 3006

Australia

Telephone +61 3 8698 9300

Facsimile +61 3 8698 9399

Email consult@colliepl.com.au

ABN 11 076 755 069

1 INTRODUCTION

This report has been prepared by Collie Pty Ltd (Collie) on behalf of the applicant, Walker Corporation Pty Ltd (Walker Corporation), in support of a planning permit application for subdivision (39 lots) and removal of vegetation associated with Stage 2 (the site) of the redevelopment of the former Kew Residential Services (KRS) site (Crown Allotment 2028, Parish of Boroondara, formerly known as Crown Allotment 59Q and Crown Allotment 59R, Parish of Boroondara, County of Bourke)(refer Appendix A - Land title) now known as Main Drive, Kew.

The site is affected by the Walker Development Plan - Kew (WDP-K).

This report provides:

- a statutory background to the development of the site;
- an assessment of the proposed subdivision against the objectives and standards of clause 56 and other relevant provisions of the Boroondara Planning Scheme (the Scheme);
- an assessment of the proposed vegetation removal against the provisions of the Vegetation Protection Overlay 2 (VPO2), clause 52.17 native vegetation and other relevant provisions of the Scheme.

It is noted that, under the schedule to clause 61.01 in the Scheme, *"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"*. The above applications are submitted therefore to the Minister for Planning (through the Department of Planning and Community Development (DPCD)) as the responsible authority for the site.

2 SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

2.1 SITE AND CONTEXT DESCRIPTION

The WDP-K provides a full and detailed site and context description of the WDP-K area and in addition, photo montages and a site and context description plan for the site have been prepared and are attached to this report in Appendix B and C respectively. The key features of the site and its surrounds can be summarised as follows.

- Triangular shaped, situated in the south east of the WDP-K area and comprising approximately 2.8 hectares.
- Abuts Main Drive for the length of its south boundary and Lower Drive for the length of its north east boundary.
- Falls from south to north with variable slopes throughout.
- The land is treed with a mix of native, indigenous and exotic species.
- Avenue planting along both Main Drive and Lower Drive has been identified as significant by the Council and by Heritage Victoria (HV).

- A number of large and smaller buildings occupy the site and are used for varying purposes associated with the existing Kew Residential Services (KRS) use. No building on the site is of historical significance.
- Three memorials included on the Victorian Heritage Register (VHR), are on the site: a fire memorial column and garden setting; a long term residents memorial and a residents sculpture. HV has previously granted permission to relocate these memorials, subject to the submission and approval of detailed drawings to show the proposed new locations, reinstatement works and conservation works. HLCD Pty Ltd on behalf of Walker Corporation, is working with HV in order to arrange the details relating to the protection of these memorials.
- A 3-metre high section of an original Aboriginal scarred tree trunk has been erected on a site adjacent to Main Drive. The applicant engaged Biosis Research to lodge an application with Aboriginal Affairs Victoria (AAV) seeking approval to relocate the scarred tree to another location.

2.2 DESIGN RESPONSE

The attached Design Response Plan (Appendix D) details how the subdivision design has been derived from the site and its context; how it responds to the site features and how it is in keeping with State and local planning policies contained within the Scheme. The key elements of the design response are summarised below.

- This application represents sustainable and well designed urban infill development. It will increase the number of households accessible to existing infrastructure and better use a large, well located and currently underutilised site.
- Proposed lot sizes and shapes vary to respond to the topography of the site and create opportunities for dwelling diversity in terms of size and form.
- The existing road network will be maintained and upgraded to form key avenues throughout the site.
- The new Linnaker Place and Guest Close align generally with the land contours, which will assist with drainage and reduce land cut and fill.
- Open space will be located to protect significant native and non native trees and generous road reserves will preserve the historical and environmental importance of existing avenue planting.
- The leafy local character of the broader neighbourhood and the Yarra River environs will be reflected in tree retention, protection and replanting. Large lots sizes will allow for significant private planting in the future.
- Access to Yarra Trail and Yarra Bend Park from Princess Street will be facilitated by a pedestrian and cycle friendly 'green strip' within Reserve 2 along the south of Stage 2 and which will be completed in conjunction with the upgrading of Main Drive, in Stage 2 and future stages.
- The lot layout is designed to capitalise on, yet protect, the significant viewlines available to the north and west of the site.

3 THE PROPOSAL

Approval is sought for subdivision, creation of reserves and removal of vegetation. As noted in section 1, this application relates to Stage 2 of the WDP-K area development (refer to Appendix E: Walker Development Plan - Kew Map). The purpose of the WDP-K Map is to guide future development and use of the WDP-K area in an

integrated manner. Due to inevitable change at design stages, development plans allow for a level of flexibility so as to facilitate, rather than impede high-quality development. The benchmark to be achieved however, is that a proposal is 'generally in accordance' with the WDP-K.

Stage 2 is slightly varied from the indicative staging plan in section 5.1 of the WDP-K though remains "generally in accordance". The WDP-K foresees such change and states that the "indicative development staging may vary as the detailed design for each stage is completed and depending on market demand". The repositioning of Stage 2 will in no way prejudice the future development or use of the land in an integrated manner and the actual staging of land release is intended to better serve logical market interests.

Sections 3.1 and 3.2 detail the specific nature of this proposal and its elements.

3.1 SUBDIVISION

A planning permit is required for the subdivision of land, creation of reserves and roads, in accordance with the plan to be endorsed (and prepared by TGM Group Pty Ltd and included at Appendix F).

3.1.1 Lots and Reserves

Table 1 provides a detailed description of the proposed Stage 2 lot arrangement.

Table 1: Stage 2 - Lot Analysis

Number of lots	39
Number of lots under 500 square metres (Lot No.)	27 lots (78, 79, 87 - 91, 94 - 113)
Number of community house lots (Lot No.)	2 lots (93, 114)
Average lot area	556 square metres
Smallest lot area (Lot No.)	306 square metres (88)
Largest lot area (Lot No.)	1949 square metres (83)
Reserves	2

The site contains two reserves. Reserve 1 is in the south east corner of Stage 2, adjacent to the main entry to the WDP-K area and will be 849 square metres in area. The reserve is sited to provide maximum accessibility for residents, as well as being a focal point and pleasant entry to the site. Reserve 1 is sited and designed to protect significant vegetation.

Reserve 2 is south of Main Drive, where the majority of VPO2 and heritage trees are located. This Reserve is 4,870 square metres in area and has a depth of up to 43.77 metres, thereby constituting valuable and useable open space.

3.1.2 Street network

The street network proposed on the site will improve and upgrade the existing Lower and Main Drives as the primary vehicular, pedestrian and cycle routes. Additional streets have then been created to link efficiently and

safely to existing streets and to provide easy access to all proposed residential lots. The proposed street network has been designed with an appreciation of the broader street network, internal and external to the WDP-K area.

A traffic impact assessment report has been prepared by TTM Consulting Pty Ltd (TTM) and is attached in Appendix G of this report. The road network deviates slightly from the WDP-K Map to achieve a more efficient and effective traffic management system, although remains generally in accordance with the approved development plan.

There are several reasons for varying the road layout. Firstly, it removes the need for a second intersection at Main Drive, which will assist traffic flow along the principle transport route and improve local traffic circulation. Secondly, it allows for the retention of additional significant trees along Main Drive.

The WDP-K Map foresees the possibility for change and notes that proposed roads will be subject to 'fine tuning' with more detailed design. The key aspects of the transport access plan are still reflected in the proposed subdivision in terms of road hierarchy, intersection treatments and speed control. Traffic flows on various internal and external roads will be unaffected by the modifications.

3.2 REMOVAL OF VEGETATION

The proposed development of the WDP-K area involves the removal of vegetation as detailed on the Stage 2 Tree Identification Plan and accompanying Tree Identification Table (refer Appendix H). The perimeter for tree removal exceeds the sites western subdivision boundary by 5 metres, which is indicated clearly on the Plan in Appendix H, in order to provide for access, demolition and construction.

The proposed vegetation removal will allow for the future development of the site in keeping with the WDP-K and should be considered in conjunction with the subdivision and draft building envelope plans. Trees have been retained where possible as a priority.

The Stage 2 Tree Identification Plan and accompanying Tree Identification Table, identify that there are 194 trees in total on the site of which 72 are proposed to be removed. Of those to be removed, a planning permit is required under the VPO2 to remove four. Six require a permit to remove under the Heritage Act, four of which are also VPO2 trees.

A planning permit is not sought for the removal of native vegetation since all trees native to the site fall within at least one exemption from the requirement to obtain a permit listed at clause 25.17 of the Scheme (full details are provided in Appendix H).

The three regulatory tiers of vegetation protection are discussed individually in sections 4.2.3, 5.4.2 and 6 of this report.

4. ZONING AND OVERLAYS

4.1 RESIDENTIAL 1 ZONE

The site is wholly within a Residential 1 Zone (R1Z), whose purpose 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 non-residential uses to serve local community needs".*

Under clause 32.01-2 of the Scheme, a permit is required to subdivide land. A subdivision to create between 15 and 59 lots must meet the requirements of clause 56 except clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3. An assessment against clause 56 is provided in section 5.3 of this report.

4.2 OVERLAYS

4.2.1 Development Plan Overlay - Schedule 3

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 directly) 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 an indication of the manner in which the proposed development of the WDP-K area, Kew will be implemented, including the development approvals process and the building envelope plan approach.

This application is generally in accordance with the approved WDP-K. Under clause 43.04-2 of the Scheme, an application which is generally in accordance with the development plan is exempt from notice and review requirements.

4.2.2 Heritage Overlay - Schedules 253 and 254

The WDP-K area is affected by Heritage Overlay (HO) schedules 253 and 254 (HO 253 and HO 254) which relate respectively to the buildings known as the 'Parents Retreat / Chapel' and the 'STAD Building'. Neither of these buildings fall within the site.

4.2.3 Vegetation Protection Overlay - Schedule 2

Under the Scheme, a number of trees within the site are included in VPO2. These are 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.
- River Red-gums.

The vegetation protection objectives outlined in VPO2 are as follows.

- *"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.

It is proposed to remove four trees that are included in VPO2 and these trees are identified in Table 2. All of these trees are also listed on the VHR and approval from HV for their removal has been sought (refer further section 6 of this report).

Table 2: Vegetation Protection Overlay (Schedule 2) Trees

Tree number	Species name	Common name	DBH	Condition	WOR	Grid reference ¹
55A	<i>Ficus macrophylla</i>	Morton Bay Fig	28	Fair	4	I11
292	<i>Quercus robur</i>	English Oak	48	Poor	1	I8
1178	<i>Ficus macrophylla</i>	Morton Bay Fig	37	Fair - Poor	5	E10
1179	<i>Cupressus torulosa</i>	Bhutan Cypress	43	Fair - Poor	4	E10

Notes:

1. Refer Stage 2 Tree Identification Plan
 DBH - Diameter at breast height (centimetres)
 Condition - Fair, poor, good
 WOR - Worthiness of retention (1-10)

Galbraith & Associates Tree Consultants & Contractors has provided a detailed review of Trees 292, 1178 and 1179 (among others) in a letter addressed to MDG Landscape Architects Pty Ltd, which is enclosed in Appendix I. In summary, the report finds that the above three trees are stunted, stressed and / or in poor condition. The WOR scores in Table 2 were allocated in 2005 and therefore it is reasonable to assume that their decline has continued. Removal of these four trees is necessary to upgrade and extend Main and Lower Drives, in accordance with the WDP-K.

5 BOROONDARA PLANNING SCHEME

5.1 STATE PLANNING POLICY FRAMEWORK

Clause 11 to 19 as set out in the State Planning Policy Framework (SPPF) of the Scheme are relevant to this proposal and Table 3 includes an assessment of the clauses that are of particular relevance to this proposal.

Table 3: State Planning Policy Framework

Scheme Provision (clause)	Relevant Excerpt	Comment
12.01 - A more compact city	<p><i>"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;</i></p> <ul style="list-style-type: none"> <i>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.</i> 	<p>The site is located within an established residential area, accessible to existing services and infrastructure. The proposed subdivision is a thoroughly planned development which consolidates a well serviced, relatively central metropolitan site.</p> <p>Proposed lot sizes range from 306 square metres to 1,949 square metres providing for a range of housing types, styles and size.</p>

	<ul style="list-style-type: none"> • <i>Encouraging higher density housing development on sites that are well located in relation to activity centres and public transport.</i> • <i>Ensuring housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.</i> • <i>Support opportunities for a wide range of income groups to choose housing in well serviced locations."</i> 	<p>Further diversity is possible in future stages of the development of the WDP-K area including medium to high density apartment living.</p> <p>The proposed subdivision is approximately one kilometre from Kew Junction, with direct access available via several bus routes which service Princess Street.</p>
12.05 - A great place to be	<i>"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."</i>	<p>Key policies of clause 12.05 are generally discussed elsewhere in this report. In addition the following comments are made.</p> <p>The site provides active, safe and functional public spaces and legible street networks.</p> <p>The proposed lot density is consistent with Stage 1 and the surrounding area and will preserve the local leafy character.</p> <p>Reserves 1 and 2 are situated to provide an entry feature to the WDP-K area and also to protect a number of VPO2 trees.</p> <p>The architectural themes employed for future housing will be consistent with the WDP-K, responsive to the features of the site and complementary to the character of the surrounding area.</p>
12.07- A greener city	<i>"To minimise impacts on the environment to create a sustainable path for future growth and development."</i>	<p>In order to develop the WDP-K area in accordance with the incorporated KRS Urban Design Framework and endorsed WDP-, K removal is required of a number of the trees specified in the VHR designation, the VPO2 and which are native to Victoria. The proposed subdivision design responds to the environmental features of the site including the topography and the presence of large trees. Generally, vegetation under specific vegetation controls is retained and protected.</p>

Water sensitive and energy efficient urban design is to be employed to minimise the impact of a more intensive residential use of the land.

16.01 - Residential development for single dwellings	<p><i>"To encourage:</i></p> <ul style="list-style-type: none"> <i>• 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.</i> <i>• Residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water-sensitive design principles and encourages public transport use.</i> <i>• Opportunities for increased residential densities to help consolidate urban areas."</i> 	Refer above.
15.09 Conservation of native flora and fauna	<p><i>"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.</i></p> <p><i>Responsible authority should ensure that the siting of new buildings and works minimises the removal or fragmentation of native vegetation"</i></p>	Native vegetation is discussed in section 5.4.2 of this report.
19.01 - Subdivision	<p><i>"To ensure the design of subdivisions achieves attractive, livable and sustainable neighbourhoods".</i></p>	The proposed subdivision design is a well considered response to the opportunities and constraints of the site and will provide for high residential amenity. Features and benefits of the subdivision are discussed further in section 5.3 of this report.

5.2 LOCAL PLANNING POLICY FRAMEWORK

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. Table 4 comments on the clauses relevant to this application.

Table 4: Local Planning Policy Framework

Scheme Provision (clause)	Relevant Excerpt	Comment
21.05 - Urban character	<ul style="list-style-type: none"> • <i>"To ensure that the City has its own distinctive urban character identity, setting it apart from other areas of Melbourne.</i> • <i>To identify and protect all areas, clusters and individual objects of heritage, cultural, Aboriginal, townscape and landscape significance.</i> • <i>To conserve vegetation which contributes to the character of the City."</i> 	<p>The form and orientation of the lots is practical to accommodate housing in various sizes along with private outdoor space, car parking and gardens.</p> <p>Individual tree removal is discussed in other sections of this report.</p> <p>Heritage features are discussed below.</p>
21.06 Environment	<ul style="list-style-type: none"> • <i>"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."</i> 	<p>An Ecological Assessment of Kew Cottages, Kew, Victoria, by Biosis Research in August 2001, found that the majority of the Kew Cottages site has little or no native flora or fauna values. The River Red-gums and small areas of wallaby grass were aspects identified as potentially relevant.</p> <p>Tree 770 within the site is a River Red-gum, is not subject to the VPO2 but it is native to Victoria. Its removal is discussed in section 5.4.2. Wallaby grass was not found on the site by Biosis Research.</p>
21.07 - Residential land use	<ul style="list-style-type: none"> • <i>To provide a mix of range of housing types and forms.</i> • <i>To maintain and enhance the City's present degree of residential amenity and high standard of residential development.</i> 	As discussed above.
22.05 - Heritage policy	<ul style="list-style-type: none"> • <i>To encourage the conservation and enhancement of areas and individual elements of heritage value in the City.</i> • <i>To ensure that any replacement / extension of heritage buildings are respectful to the heritage character of the area.</i> 	<p>A cultural heritage survey by Biosis Research in 2001 identified three areas of potential Aboriginal significance and one Aboriginal scarred tree within the WDP-K area. Of these, the Aboriginal scarred tree is within the site. As noted already, approval is being sought from AAV to relocate the scarred tree remnant to a more</p>

	<ul style="list-style-type: none"> <i>To minimise disturbance of sites which are known or likely to contain Aboriginal cultural heritage assets.</i> 	<p>appropriate location.</p> <p>It is noted that the scarred tree does not have any meaningful relationship to its existing location.</p> <p>Previous heritage studies have been completed for the WDP-K area and various features and buildings identified. The WDP-K proposes to retain three buildings identified under the VHR, two of which are also covered by a heritage overlay in the Scheme. None of these buildings are located on the site.</p> <p>The three monuments (mentioned in section 2.1) and located on the site are to be relocated to the satisfaction of HV.</p>
22.07 Neighbourhood character policy	<ul style="list-style-type: none"> <i>"To encourage design solutions which enhance and respond positively and creatively to the existing neighbourhood character or residential areas in the City".</i> 	<p>A site and context description in accordance with clause 56 is submitted with this application. The proposed subdivision responds to the key site features identified and is designed to protect and enhance the existing neighbourhood character of the broader area.</p> <p>The clause 56 assessment in section 5.3 illustrates how the subdivision design responds to existing land uses and form, while also creating an efficient and workable traffic environment and providing high residential amenity, within an attractive landscaped environment.</p>
22.09 - Public open space contributions policy	<ul style="list-style-type: none"> <i>"To levy new subdivisions in a fair and equitable basis to provide funding towards the provision of adequate open space proportionate to the needs of any intensified use which will arise from new subdivision.</i> <i>To diversify and improve the setting, services and facilities provided in the open space system to meet the needs of the broadest range of residents of the City.</i> 	<p>The WDP-K public open space plan shows a minimum of 30 per cent of the WDP-K area allocated as public open space, and includes the two reserves which have been set aside in the site subdivision plan.</p> <p>The site subdivision includes partial construction of new pedestrian and cycle linkages to the Yarra River, which will be completed with the remainder of the WDP-K area development.</p>

- *To provide for new open space, with an emphasis on completing missing links and filling the gaps in the overall provision, in accordance with the recommendations of the Open Space Policy".*

5.3 CLAUSE 56 - RESIDENTIAL SUBDIVISION

This section provides an assessment against the applicable objectives of clause 56 of the Scheme and relates to the subdivision component of this application.

5.3.1 Clause 56.01 Subdivision Site and Context Description and Design Response

As required by clause 56.01 of the Scheme, a full site and context description and design response are included in Appendix C and the key features summarised in section 3 of this report.

5.3.2 Clause 56.02 Policy Implementation

The key strategic policy areas relevant to this application have been identified and considered in Tables 3 and 4. The proposal is fully in keeping with the relevant objectives and policies regarding housing, urban consolidation, environment, urban design, neighbourhood character and heritage. This subdivision is the result of significant and long term planning and consideration and is the product of the approved WDP-K.

5.3.3 Clause 56.03 Liveable and Sustainable Communities

The WDP-K area is to be developed ultimately with 520 households in accordance with the WDP-K. This application forms the second stage of what is to be an integrated community, based on principles of vegetation protection, open space, accessibility, safety and design excellence. The WDP-K provides details of how the proposed subdivision and development has been designed to respond to specific characteristics of the site, including slope, landmarks, heritage, archaeological features and significant vegetation.

The site subdivision layout, along with that for Stage 1 and future stages, will achieve a preferred neighbourhood character for the WDP-K area that is designed to complement existing residential development. A key characteristic of the site is its environmental features and in response, significant trees are retained in public space wherever possible. In particular, trees have been retained around the site perimeter and at the key entry point at the intersection of Main Drive and Princess Street, which adds most aesthetic value and has most significance.

The entry park is within a short walking distance for all future residents of the site, while the southern linear park will provide relief between new and existing residents as well as a convenient pathway to the Yarra Trail. The main recreational focal point of the WDP-K area will be the central open space spine (River Arc), a part of future stages which will be easily accessible from the site.

Various elements of the subdivision, including the range of lot sizes, the response to existing site conditions and constraints and the siting of public open space areas, will help to integrate the subdivision with the surrounding urban environment. The eventual result will be a well considered, high quality neighbourhood, which both positively responds to the broader environment and creates its own amenable identity.

5.3.4 Clause 56.04 Lot Design

The WDP-K requires that a building envelope plan be prepared for each stage, which contains the design and siting parameters that differ from those under clauses 54 and 55 of the Scheme. A range of indicative anticipated varied parameters are included in the WDP-K, including setbacks, building heights and extent of walls on boundaries.

Draft building envelope plans are submitted with this application (refer Appendix J) which demonstrate that lots can accommodate a range of housing types and are appropriately sized and dimensioned to enable the construction of a dwelling, associated outbuildings, private open space, vehicle access, car parking and utility provision.

It is expected that the DPCD will include a condition on the permit, which requires final building envelopes to be submitted for approval.

Urban Design Guidelines have been prepared also and are in Appendix K. The Urban Design Guidelines outline the preferred future character of the site and will facilitate the attainment of these desired outcomes consistent with those provided for Stage 1.

The subdivision proposes a range of residential lot sizes including conventional as well as smaller lots under 500 square metres. In keeping with the objectives of clause 56, the proposed range of lot sizes will allow for the construction of a variety of dwelling types and sizes. Table 5 indicates the variety of lot sizes proposed and further details the number of lots in each nominated size category for the proposed Stage 2 subdivision.

Table 5: Lot Size Range

Lot Size (square metres)	Number of Lots
300 - 500	27
501 - 700	6
701 or greater	6

Future residents will be provided with convenient access to infrastructure. The site is located proximate to the intersection of Princess Street and Main Drive where there are existing bus services. The WDP-K anticipates that

a bus line will serve the site in the future and the upgrading of Main Drive has been designed to accommodate such extension, bringing public transport within very close walking distance of future residents. A lot likely to contain an apartment building (Lot 76) is sited closest to Princess Street and immediately butting Reserve 1.

The slope of the land, the desire to retain existing vegetation and the location of existing road infrastructure, prohibits full attainment of the standard relating to solar access, if assessing the site in isolation. Lots will be provided however, with good orientation and building envelopes maximise the use of available solar energy.

The proposed subdivision ensures the safety and security of residents and property through high level surveillance of public areas including the following.

- All proposed lots front streets likely to witness the majority of pedestrian activity.
- Streets generally form the boundaries of public open space areas. Where this is not possible (the west boundary of Reserve 1) the site has been earmarked as an apartment building site, maximising active and passive observation.
- Where practicable, dwellings will front Main Drive which will form the major pedestrian and bicycle path.
- Lots with rear access will front the major of the two abutting roads, meaning that Guest Close will provide only minor accessway and all lots integrate with active public spaces.

5.3.5 Clause 56.05 Urban Landscape

The site is to be landscaped in accordance with the Landscape Concept Plan contained in the WDP-K. Appendix L contains a draft Stage 2 - Streetscape Layout which is submitted to illustrate the types of landscape treatment being considered around the site. It is expected that this plan will be expanded, detailed and completed in accordance with a condition on the planning permit.

A total of approximately 5,800 square metres of public open space is proposed within the site. As detailed in section 3.1.1, this public open space is provided in two reserves at the east and the south of the subdivision.

The proposed open space areas are part of a larger network of existing public open spaces in the surrounding area and future areas of public open space that will be provided in later stages of the WDP-K area. Of particular note in this case is the future River Arc public open space which is a substantial space just west of the site. River Arc will be within 400 metres of all residents of the site and will place all lots within 150 metres of some type of park, in accordance with Standard C13.

The network of open spaces envisioned for the WDP-K area will provide appropriate land for recreation at a local level, to complement the larger public open spaces areas in the surrounding area, particularly along the Yarra River, including Yarra Bend Park to the west.

In keeping with the objectives of clause 56.05-3 of the Scheme, the public open space areas have been designed to:

- meet the passive and active recreational needs of future residents of the site;
- complement the public open space and recreational facilities of regional significance that are located in the general area, particularly along the Yarra River;
- improve legibility and the character of the development by forming various focal points including parks and gardens;
- assist with stormwater infiltration and the temporary storage of overland flow during times of flood;
- retain native and significant vegetation;
- provide for a range of uses and activities;
- incorporate the retention of avenue planting and other significant trees;
- provide a safe environment for users of the open space areas and adjacent development, by providing these spaces with high levels of passive surveillance;
- improve east-west pedestrian and bicycle links through the site.

It is recommended that a condition be placed on the planning permit requiring a detailed landscape plan to the satisfaction of the responsible authority prior to commencement of works on the site. The landscape plan will provide a schedule of all proposed trees, shrubs and ground cover and include the location and size at maturity of all plants, the botanical names of such plants and the location of all areas to be covered by grass, lawn or other surface material as specified.

5.3.6 Clause 56.06 Access and Mobility Management

The proposed subdivision provides a convenient, logical, safe and efficient vehicle, pedestrian and bicycle network. The design of the street and pedestrian network will ensure that an acceptable level of amenity will be provided to the future residents of the site. The proposed road network has been developed taking into account investigations by TTM, which has considered the existing road network within and surrounding the site (refer to Appendix G). As previously noted, the road layout is varied from the WDP-K, on advice from TTM. Generally, the appended report responds to clause 56.06 however, the following additional comments are made.

- The site implements the walking and cycling network envisaged by the WDP-K. The existing neglected footpath between Princess Street and Yarra Bend Park will be reconstructed, facilitating passage to the scenic Main Yarra Trail, west of the site.
- Footpaths are to be provided along at least one side of all roads, generally in accordance with WDP-K.
- A portion of Main Drive is contained within the site and this street has been designed to facilitate a bus route in accordance with the WDP-K.
- The street layout has been provided with street reservations of sufficient width to provide attractive streetscapes and pavements appropriate to a functional street network and which are sufficiently constrained to discourage speed.
- The road network design will ensure that the subdivision will have minimal impact on surrounding roads and residential areas while providing increased connectivity within and through the site.

5.3.7 **Clause 56.07 Integrated Water Management, clause 56.08 Site Management and clause 56.09 Utilities**

TMG Group Pty Ltd has prepared an indicative functional layout plan that includes details of drainage, sewer, electricity, telecommunications, gas and water reticulation infrastructure and an accompanying report, both of which are attached in Appendix M.

The provision of utilities to the subdivision is in keeping with the objectives of clause 56 in the following ways.

- Public utilities will be provided to each lot in a timely, efficient and cost effective manner.
- The maximum use of shared trenching including the re-use of existing infrastructure where appropriate.
- Upgrading of the existing sewerage system in a manner that is appropriate to maintain public health and dispose of effluent in an environmentally friendly manner.
- Upgrading of the existing water supply network to provide an adequate, reliable, safe, efficient and potable water supply.
- Providing public lighting to ensure safety of pedestrians, cyclists and vehicles.
- An integrated approach to stormwater management and water sensitive urban design to ensure compliance with the CSIRO Urban Stormwater - Best Practice Environmental Management Guidelines 1999.
- The site development will comply with the WDP-K.

The report provides a description of how stormwater drainage, sewerage, water, power, telephone services, public lighting and roads are to be provided. All essential utility services are readily available and can be provided following necessary application to relevant authorities.

5.4 **OTHER PARTICULAR PROVISIONS**

5.4.1 **Clause 52.01 - Public Open Space Contribution and Subdivision**

Under clause 52.01, a person who proposes to subdivide land must make a contribution to Council for public open space to an amount specified in the schedule to the clause. Under the schedule to clause 52.01, no contribution requirement is specified.

5.4.2 **Clause 52.17 - Native Vegetation**

The purpose of clause 52.17 of the Scheme is *"to protect and conserve native vegetation to reduce the impact of land and water degradation and provide habitat for plants and animals"*.

Under clause 52.17, a permit is required to remove, destroy or lop native vegetation. This does not apply on *"land which, together with all contiguous land in one ownership, has an area of less than 0.4 hectares"*. As the site is greater than 0.4 hectares in area, a permit is required for the removal of native vegetation.

Assessment of all trees native to Victoria has been completed for the site and the results are contained in the Tree Identification Table. This assessment was completed in conjunction with Rob Galbraith of Galbraith & Associates Tree Consultants & Contractor. All native vegetation proposed to be removed, including Tree 770, falls in to one or more of the following exemptions, as contained in clause 52.17 of the Scheme.

- To the removal, destruction or lopping of the minimum extent of native vegetation necessary for the construction, use and maintenance of a dwelling, any building or works which are ancillary to a dwelling including tennis courts, barbecues, swimming pools, utility services or vehicle accessways. Any building, including utility services or vehicle accessways which are ancillary to the building.
- To the removal, destruction or lopping of native vegetation within 10 metres of a building.
- The native vegetation has been planted for timber production, agroforestry (the simultaneous and substantial production of forest and other agricultural products from the same land unit), shelter belts, woodlots, street trees, gardens, horticultural purposes or the like. 10 metres of a building.

Consequently, no tree within Stage 2 requires a planning permit for removal under clause 52.17. Specific tree details are illustrated on the Tree Identification Plan.

5.4.3 Clause 52.24 - Community Care Units

Under clause 52.24 of the Scheme a permit is not required to use a building for services funded by the Department of Human Services (DHS) which provides self contained accommodation for its clients, if the building or buildings are in an area or zone which is used mainly for housing and no more than 20 clients plus supervisory staff are accommodated on the site.

The proposed community housing within WDP-K meets all these criteria, and therefore does not require a planning permit.

6 HERITAGE VICTORIA

A number of trees within the site are listed trees on the VHR and of these, the majority are to be retained and protected as indicated on the Tree Identification Table (Appendix H). Six VHR Trees are proposed to be removed and therefore require a permit under the Heritage Act (refer Table 6).

Table 6: Removal of Heritage Victoria trees¹

Tree number	Species name	Common name	DBH	Condition	WOR	Grid reference
42	<i>Pinus radiata</i>	Monterery Pine	120	Poor	2	K10
55A	<i>Ficus macrophylla</i>	Morton Bay Fig	28	Fair	4	I11
292	<i>Quercus robur</i>	English Oak	48	Poor	1	I8
331	<i>Pinus radiata</i>	Monterery Pine	45	Poor	2	H9
1178	<i>Ficus macrophylla</i>	Morton Bay Fig	37	Fair to Poor	5	E10
1179	<i>Cupressus torulosa</i>	Bhutan Cypress	43	Fair to Poor	4	E10

Notes:

1 Refer further Stage 2 Tree Identification Plan

DBH - Diameter at breast height (centimetres)

Condition - Poor, fair, good

WOR - Worthiness of retention (1-10)

Four of these trees (numbers 55A, 292, 1178 and 1179) are also affected by the VPO2 (refer section 4.2.3). HLCD Pty Ltd, on behalf of Walker Corporation, will be lodging shortly a permit application with Heritage Victoria seeking approval for the removal of these trees. In addition, relocation and / or protection of other assets listed on the HRV is currently being negotiated.

7 PERMIT CONDITIONS

As with Stage 1, it is expected that the planning permit for the site will include a number of conditions relating to the detailed implementation of the proposal. Appendix M contains a list of draft planning permit conditions, modelled on relevant permits issued by the responsible authority for Stage 1.

8 CONCLUSION

For the reasons outlined throughout this report, we request that the application be supported and approved for subdivision and the removal of vegetation, to facilitate development of the site.

25 October 2007

Collie Pty Ltd

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APPENDIX A

Land title

REGISTER SEARCH STATEMENT

Land Victoria

Page 1 of 1

Security no : 124024207367X

Volume 10998 Folio 189

Produced 28/11/2007 02:23 pm

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2028 Parish of Boroondara.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SECRETARY TO THE DEPARTMENT OF INFRASTRUCTURE of LEVEL 26 80 COLLINS STREET
MELBOURNE VIC 3000

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP870392L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

STATEMENT END

Imaged Document Cover Sheet

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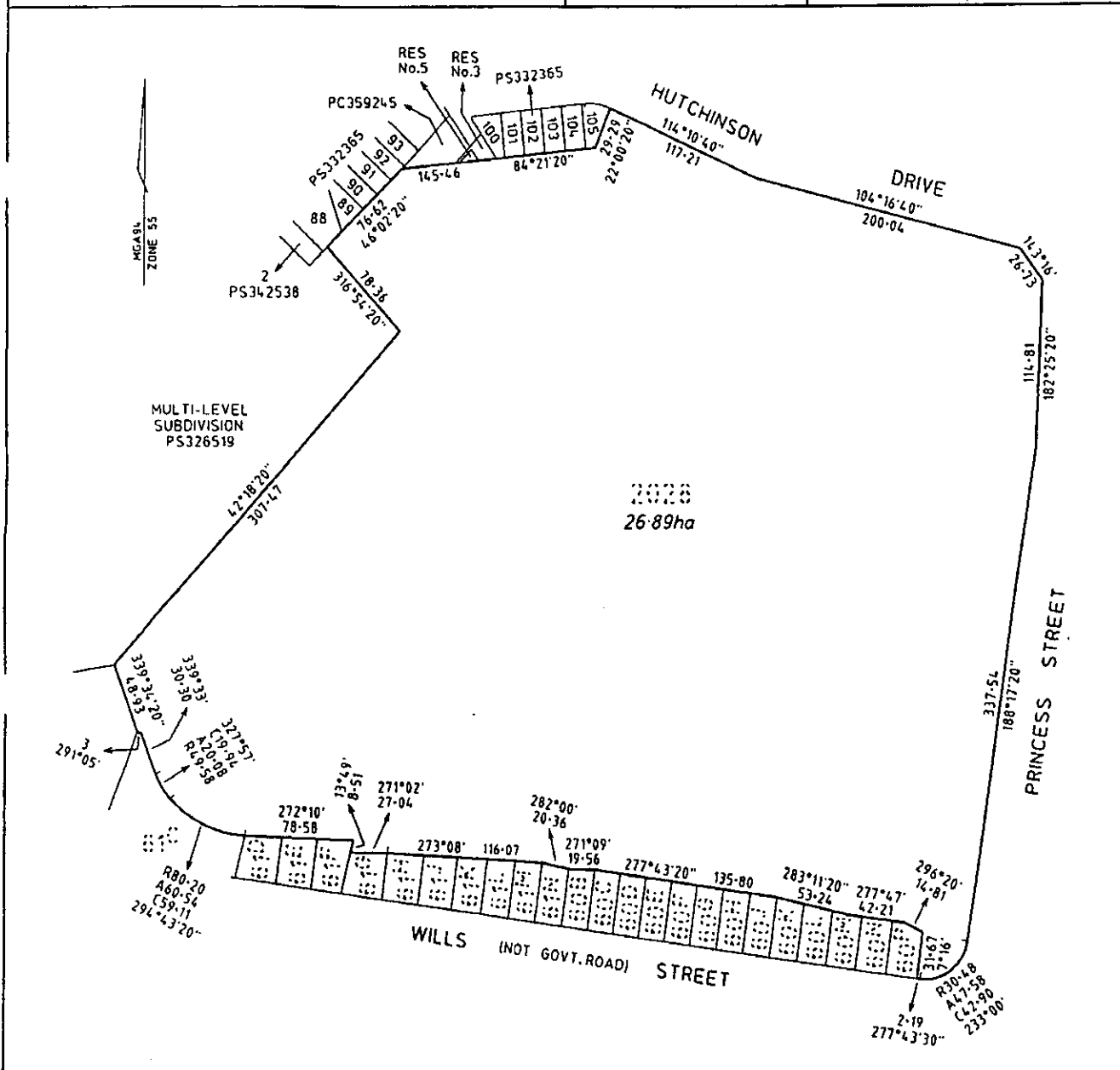
Document Type	Plan
Document Identification	TP870392L
Number of Pages (excluding this cover sheet)	2
Document Assembled	28/11/2007 14:27

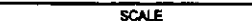
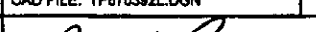
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	TITLE PLAN	EDITION 1	TP 870392L
LOCATION OF LAND PARISH : BOROONDARA SECTION : CROWN ALLOTMENT : 2028 MGA94 Co-ordinates (of approx. centre of land in plan) E 326320 ZONE: 55 N 5814935 GDA 94 DEPTH LIMITATION : 15 Metres	NOTATIONS: SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 2 OF THIS PLAN.		
	THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES.		Checked by: <i>R. W. Greenwood</i> Date: 1 / 11 / 2006 Assistant Registrar of Titles



PREPARED FROM: VDP, B415(5) AND OP122453		PLAN OF CROWN ALLOTMENT	
		DRAWN: POB 24-10-2006 CAD FILE: TP670392L.DGN	CHECKED: P.MILLMAN 25/10/2006
OFFICE OF SURVEYOR GENERAL DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT			 31. 10. 2006 DATE
	SCALE 1:3000	SHEET SIZE A3	

TITLE PLAN

TP 870392L

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources Development Act 1990* and petroleum as defined in the *Petroleum Act 1958* (the "reserved minerals");
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources Development Act 1990* or any corresponding previous enactment, to enter land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

File Ref 99-02668

ORIGINAL SHEET SIZE A3

SHEET 2 OF 2 SHEETS

APPENDIX B

Photo montages

South boundary of site showing Main Drive Avenue planting and rear of dw



East



Examples of distant views available from Stage 2

South boundary of site showing Main Drive Avenue planting and rear of dwellings fronting Wills Street



East



West



Examples of distant views available from Stage 2

Project
The Site, Main Drive Kew

Drawing Number
04-6099-00102

Date
25.09.2007

29 Coventry Street, Southbank, Victoria, Australia, 3006
t. 03 8698 9300 f. 03 8698 9399 consult@colliepl.com.au
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collie



View north across Stage 2, taken from intersection of Main Drive and Brady Lane, including Reserve 1 at extreme right

Project
The Site, Main Drive Kew

Drawing Number
04-6099-00102

Date
25.09.2007

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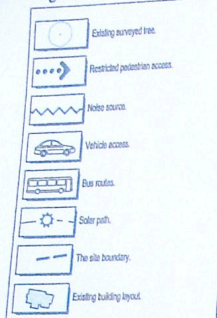
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APPENDIX C

Site and context description plan

Legend



This drawing is based on a survey plan by Perry Fraser & Jones (Vic) Pty Ltd. dated 17.01.06

Yarra Bend Golf Course (200 metres)
Yarra Bend Park (200 metres)

YARRA BEND PARK

"HILLSMERE APARTMENTS"
(The Medium Buildings)

WILLS STREET

Kew Civic Centre (900 metres)
Kew Library (1 kilometre)
Xavier College (1.5 kilometres)
Methodists Ladies College (1.7 kilometres)
Kew Primary School (700 metres)

Kew Cricket Ground and Tennis Club (1.5 kilometres)
Kew East Primary School (1.6 kilometres)

Site and Context Description Plan

This plan responds to the requirements of clause 55.01 of the Boroondara Planning Scheme.

The Site

Stage 2, Main Drive, Kew (the site) is in a Residential 1 Zone the purpose of which includes to provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. Development Plan Overlay 3 (DPO3), Vegetation Protection Overlay 2 (VPO2) and Heritage Overlay 253 and 254 (HO253 and HO254) also affect the site.

The site is a part of the former Kew Residential Services (KRS) land and consists of Crown Land Allotment 2050, Parish of Boroondara and generally known as Main Drive, Kew. Main Drive is bordered by Princess Street to the east, Boundary Road to the west, Hutchinson Drive to the north and backs on to properties facing Wills Street to the south.

The site is triangular in shape and is situated in the south east of the WDP-K area, comprising approximately 2.8 hectares.

A number of buildings occupy the site used for varying purposes associated with the existing use but no building is of historical significance. Three memorials are located at the site, a ceramic sculpture created by KRS residents, a memorial plaque for long-term residents and a 1995 fire memorial. A 3 metre high section of an original Aboriginal scarred tree trunk has been cut out and erected on the site adjacent to Main Drive.

The grounds of Main Drive, Kew and neighbouring Wilmers Apartments were landscaped originally in the tradition of an English country park. There are also some stands of River Red-gums and other remnant vegetation, such as native grasses. A number of these significant trees are listed under the VPO2 and / or the Victorian Heritage Register (refer to the Walker Development Plan - Kew for further details). Avenue planting along both Main Drive and Lower Drive has been identified as significant by the Council and by Heritage Victoria (HV).

A 1.9 metres (approximately) high paling fence runs along the length of the south boundary of the subject land, at the interface with the rear of existing housing.

The substantial fall over the land to the north provides significant views in a northerly and western direction, including towards the Wilmers Apartments development.

The Neighbourhood

Stage 1 of Main Drive, Kew is currently underway north of Lower Drive, opposite the site. Stage 1 is in various stages of the development for 75 residential lots, including twenty community house lots, six reserves and associated roads.

The Wilmers Apartments exists to the north west of the subject land and includes a number of substantial rendered buildings constructed close to Boundary Road. The Wilmers Apartments occupy the old Kew Asylum buildings, listed on the Register of the Historical Estate. The buildings, completed in 1871, dominate the skyline with their cream rendered facades and towers.

The surrounding neighbourhood has been developed predominantly for residential purposes at conventional to medium densities. Yarra Bend Park borders Main Drive, Kew land to the south west with Wilmers Apartments, a medium density residential development, located to the west of the subject land. Hutchinson Drive forms the northern boundary with conventional density located on the north side of the road, along with the Boroondara City Council Depot. Princess Street bordering to the east and Wills Street bordering to the south, are characterised predominantly by conventional density Princess Street. On the eastern side of Princess Street, front setbacks range between approximately 2 to 10 metres. Front setbacks to dwellings on the northern side of Wills Street range between approximately 5 to 9 metres.

Gardens in the area are generally formal with well-established planting of exotic species. There is a consistent presence of canopy vegetation in the wider neighbourhood, with a stronger presence of indigenous and native vegetation within the Yarra Bend Park immediately to the south west of the subject land.

Princess Street is the major north-south street through the area linking Kew Junction Major Activity Centre (as defined under Melbourne 2030) to Chandler Highway and the Eastern Freeway. Princess Street is included in a Road Zone Category 1.

Public transport in the immediate area is provided mainly by bus, including bus routes 156, 158, 200 - 205 and 655 along Princess Street. Tram lines 24, 48 and 109 run through nearby Kew Junction. The closest train station is Hawthorn Station 2.5 kilometres to the south. A number of recreational, commercial and community facilities are located in the area including Yarra Bend Park and Yarra Bend Golf Course (refer to plan for further detail of distances).

Client
Walker Corporation Pty Ltd

Project
Main Drive
Kew

Drawing Title

Site and Context Description Plan
TP01

Drawing Number
04-6089-00102-1000 T1

04-6089-00102-1000 T1 Aug 20, 20, 2007 Kew

20 Collie Pty Ltd

Date 09.10.2007

Drawn ASV

Approved MSC

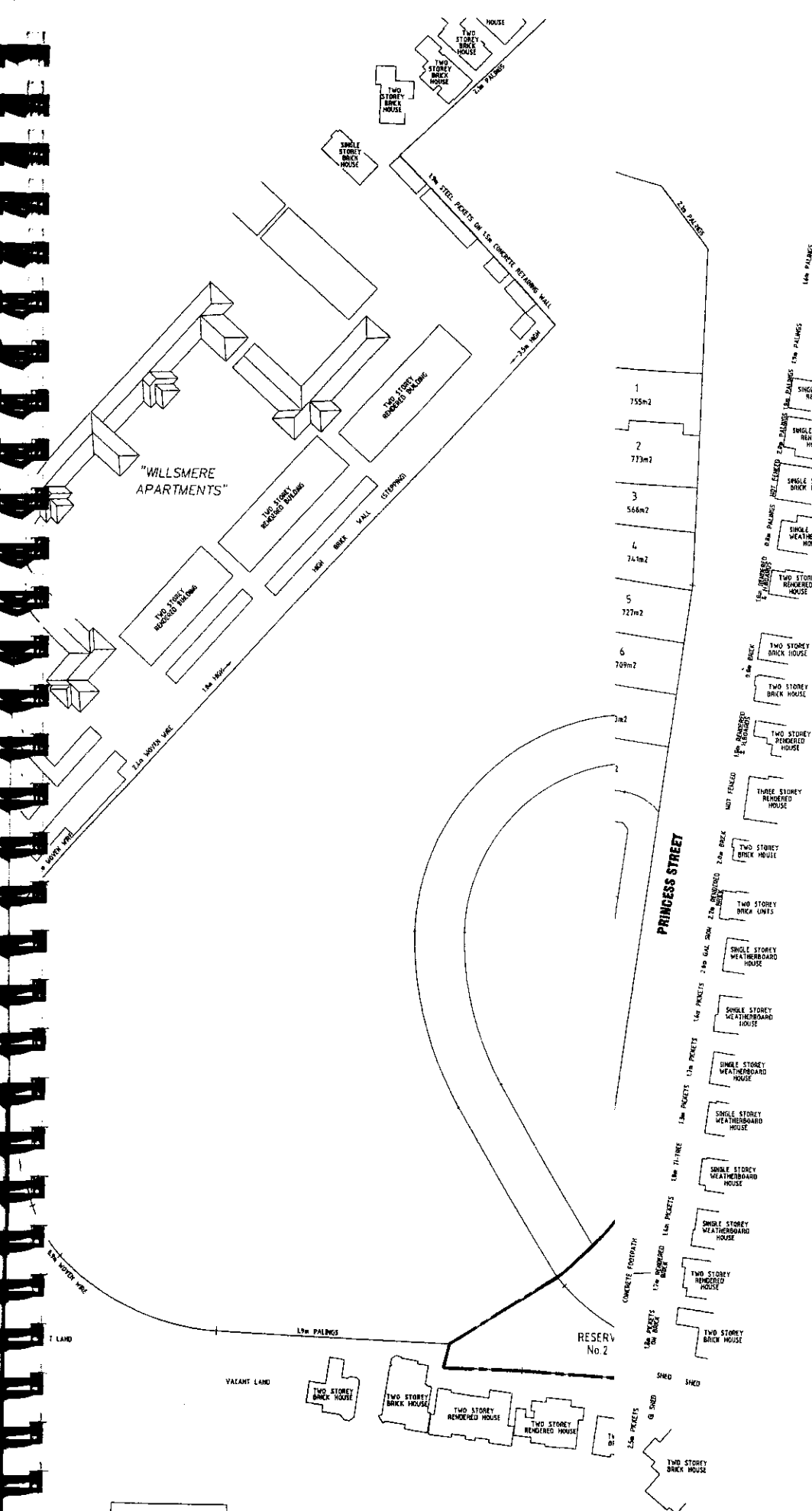
Scale (A1)
1:1500



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APPENDIX D

Design response



THE DESIGN RESPONSE

- The site is triangular in shape and bound by Main Drive to the south and Lower Drive along its long (north east) axis.
- The subdivision represents sustainable and well designed urban infill development. It will increase the number of households accessible to existing infrastructure and better use a large, well located and currently underutilised site.
- Proposed lot sizes and shapes vary to respond to the undulating ground level which creates pockets of undevelopable land, and will allow for housing diversity.
- Lot sizes range from 385 square metres to 1,940 square metres in area. Future housing types will include community housing, 24 lots under 500 square metres and 13 lots over 500 square metres. Lot sizes vary across the site indicative stages, providing housing mix and diversity.
- The existing road network will be upgraded and forms key avenues throughout the site and along with three new smaller streets, provides convenient access to all new lots.
- Linnaker Place and Guest Close generally align with the land contours, which will assist with drainage and reduce land cut and fill.
- Open space will be located to protect significant native and non native trees and generous road reserves will preserve the historical and environmental importance of existing avenue planting.
- Open space is positioned to promote passive surveillance and allow safe and pleasant passage throughout the site and to surrounding recreational corridors.
- The leafy local character of the broader neighbourhood and the Yarra River environs will be reflected in tree retention, protection and replanting. Large lot sizes will allow for significant private planting in the future.
- Reserves 1 and 2 contain numerous significant trees and will assist in retaining the leafy tree lined streets which characterise Kew. Specifically Reserve 1 will form a green, vegetated entry to the development, while Reserve 2 will provide a verdant passageway for pedestrians and cyclists along the new link to Yarra Bend Park (to be finished in later stages of the development of Main Drive, Kew) and provide a landscaped buffer for existing residents. Lot sizes will allow for significant private planting in the future.
- The lot layout and submitted draft building envelopes are designed to capitalise on, yet protect, the significant viewlines available to the north and west of the site.
- The street network within the site is generally in accordance with the Walker Development Plan - Kew and complies with the relevant provisions of clause 56 of the Boroondara Planning Scheme. The network discourages through traffic and has appropriate intersection treatments and speed control points.
- The proposed subdivision is located approximately one kilometre from the major activity centre of Kew Junction. Direct access to the activity centre via public transport is provided along Princess Street, and bus routes are planned to divert along Main Drive in the future.
- The Walker Development Plan - Kew proposes an integrated approach to stormwater management and water sensitive urban design to ensure compliance with the CSIRO Urban Stormwater - Best Practice Environmental Management Guidelines 1999. The site will comply with the Walker Development Plan - Kew.

Client
Walker Corporation Pty Ltd
Kew Residential

Project
Main Drive
Kew

Drawing Title

Subdivision Design Response Plan TP02

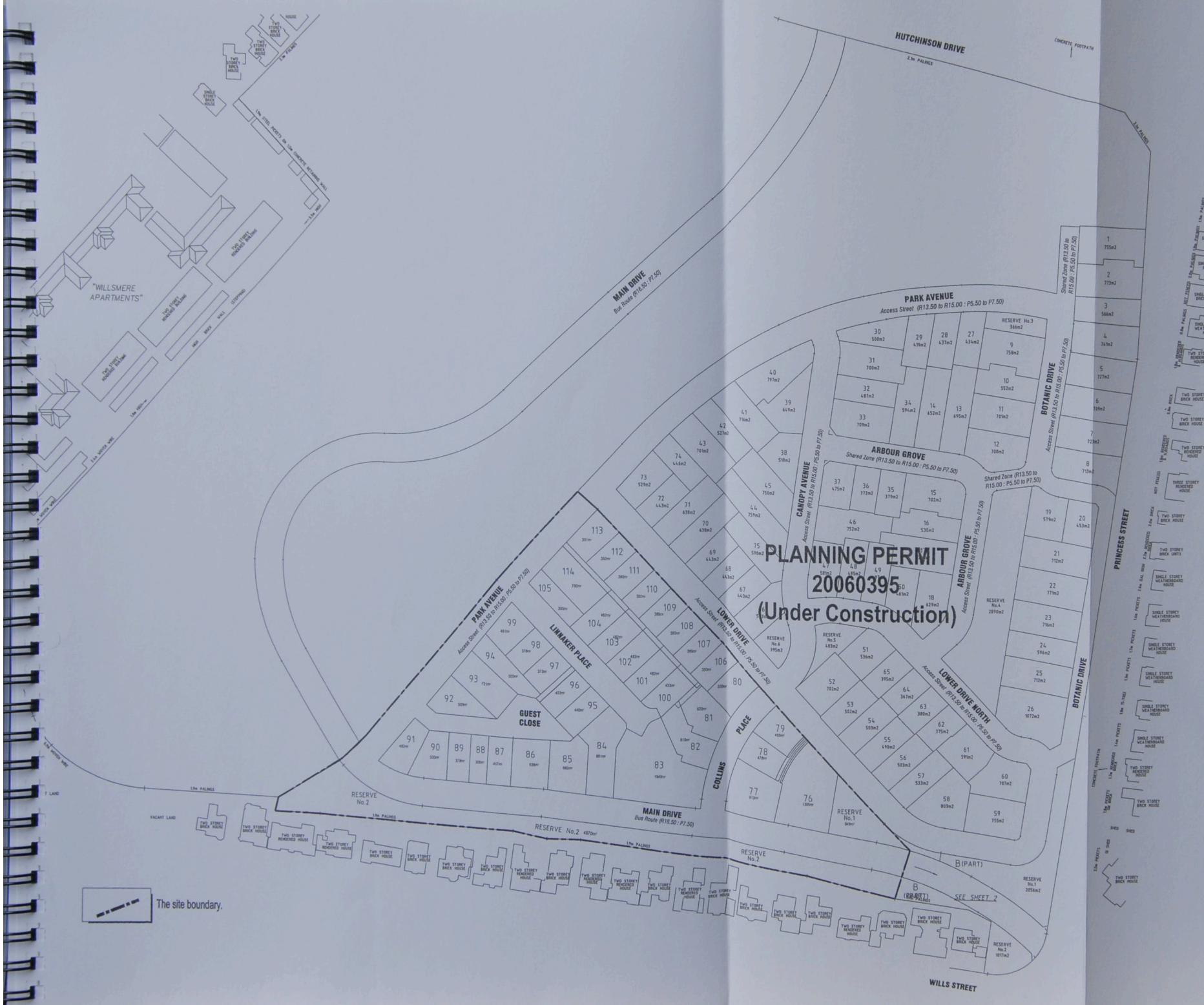
Drawing Number
04-6099-00102-1000 T2
04-6099-00102-1000 T2.dwg 28.05.2007 ALR

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Drawn: JRV
Approved: MJSC
Scale (A1): 1:1000
Scale (A3): 1:2000



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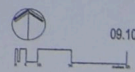


- ### THE DESIGN RESPONSE
- The site is triangular in shape and bound by Main Drive to the south and Lower Drive along its long (north east) axis.
 - The subdivision represents sustainable and well designed urban infill development. It will increase the number of households accessible to existing infrastructure and better use a large, well located and currently underutilised site.
 - Proposed lot sizes and shapes vary to respond to the undulating ground level which creates pockets of undevelopable land, and will allow for housing diversity.
 - Lot sizes range from 365 square metres to 1,940 square metres in area. Future housing types will include community housing, 24 lots under 500 square metres and 13 lots over 500 square metres. Lot sizes vary across the site indicative stages, providing housing mix and diversity.
 - The existing road network will be upgraded and forms key avenues throughout the site and along with three new smaller streets, provides convenient access to all new lots.
 - Linnaker Place and Guest Close generally align with the land contours, which will assist with drainage and reduce land cut and fill.
 - Open space will be located to protect significant native and non native trees and generous road reserves will preserve the historical and environmental importance of existing avenue planting.
 - Open space is positioned to promote passive surveillance and allow safe and pleasant passage throughout the site and to surrounding recreational corridors.
 - The leafy local character of the broader neighbourhood and the Yarra River environs will be reflected in tree retention, protection and replanting. Large lots sizes will allow for significant private planting in the future.
 - Reserves 1 and 2 contain numerous significant trees and will assist in retaining the leafy tree lined streets which characterise Kew. Specifically Reserve 1 will form a green, vegetated entry to the development, while Reserve 2 will provide a verdant passageway for pedestrians and cyclists along the new link to Yarra Bend Park (to be finished in later stages of the development of Main Drive, Kew) and provide a landscaped buffer for existing residents. Lot sizes will allow for significant private planting in the future.
 - The lot layout and submitted draft building envelopes are designed to capitalise on, yet protect, the significant viewlines available to the north and west of the site.
 - The street network within the site is generally in accordance with the Walker Development Plan - Kew and complies with the relevant provisions of clause 56 of the Borondara Planning Scheme. The network discourages through traffic and has appropriate intersection treatments and speed control points.
 - The proposed subdivision is located approximately one kilometre from the major activity centre of Kew Junction. Direct access to the activity centre via public transport is provided along Princess Street, and bus routes are planned to divert along Main Drive in the future.
 - The Walker Development Plan - Kew proposes an integrated approach to stormwater management and water sensitive urban design to ensure compliance with the CSIRO Urban Stormwater - Best Practice Environmental Management Guidelines 1999. The site will comply with the Walker Development Plan - Kew.

PLANNING PERMIT
20060395
(Under Construction)

Subdivision Design Response Plan TF02

Drawing Number
04-6099-00102-1000 T2
04-6099-00102-1000 T2.dwg 28.09.2007 ALN
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Date 09.10.2007 Drawn JRV Approved MJSC
Scale (A1) 1:1000 Scale (A2) 1:2000



Client
Walker Corporation Pty Ltd
Kew Residential
Project
Main Drive
Kew

Drawing Title
Subdivision Design Response Plan
TF02

Drawing Number
04-6099-00102-1000 T2
04-6099-00102-1000 T2.dwg 28.09.2007 ALN
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Scale (A1) 1:1000 Scale (A2) 1:2000







Collia Pty Ltd
39 Coventry Street, Southbank, Victoria, Australia 3006
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APPENDIX E

Walker Development Plan - Kew Map



-  **CONVENTIONAL DENSITY RESIDENTIAL DEVELOPMENT**
MAY ALSO INCLUDE ANY RESIDENTIAL USE PERMISSIBLE UNDER SECTION 1 OR 2 OF THE RESIDENTIAL 1 ZONE INCLUDING APARTMENTS AND DISPLAY HOMES
-  **APARTMENTS**
CONVENTIONAL DENSITY RESIDENTIAL DEVELOPMENT AND FUTURE DISPLAY HOMES ALSO POSSIBLE
-  **HERITAGE BUILDINGS AND CURTLAGE**
RESIDENTIAL, COMMUNITY OR COMMERCIAL USE (INCLUDING VEHICLE ACCESS FROM LOCAL STREET)
-  **PUBLIC OPEN SPACE**
AREAS AND BOUNDARIES SUBJECT TO 'FINE TUNING' WITH MORE DETAILED DESIGN BUT NOT LESS THAN A TOTAL OF 30 PER CENT OF THE SUBJECT LAND



-  **PROPOSED ROAD**
SUBJECT TO 'FINE TUNING' WITH MORE DETAILED DESIGN
-  **RECREATION CENTRE**
-  **TEMPORARY SALES AND INFORMATION CENTRE**
POTENTIAL SITES

WALKER DEVELOPMENT PLAN-KEW MAP

APPENDIX F

Subdivision plan

2000

Key

Plan TP02

04-6099-00102-1000 T2

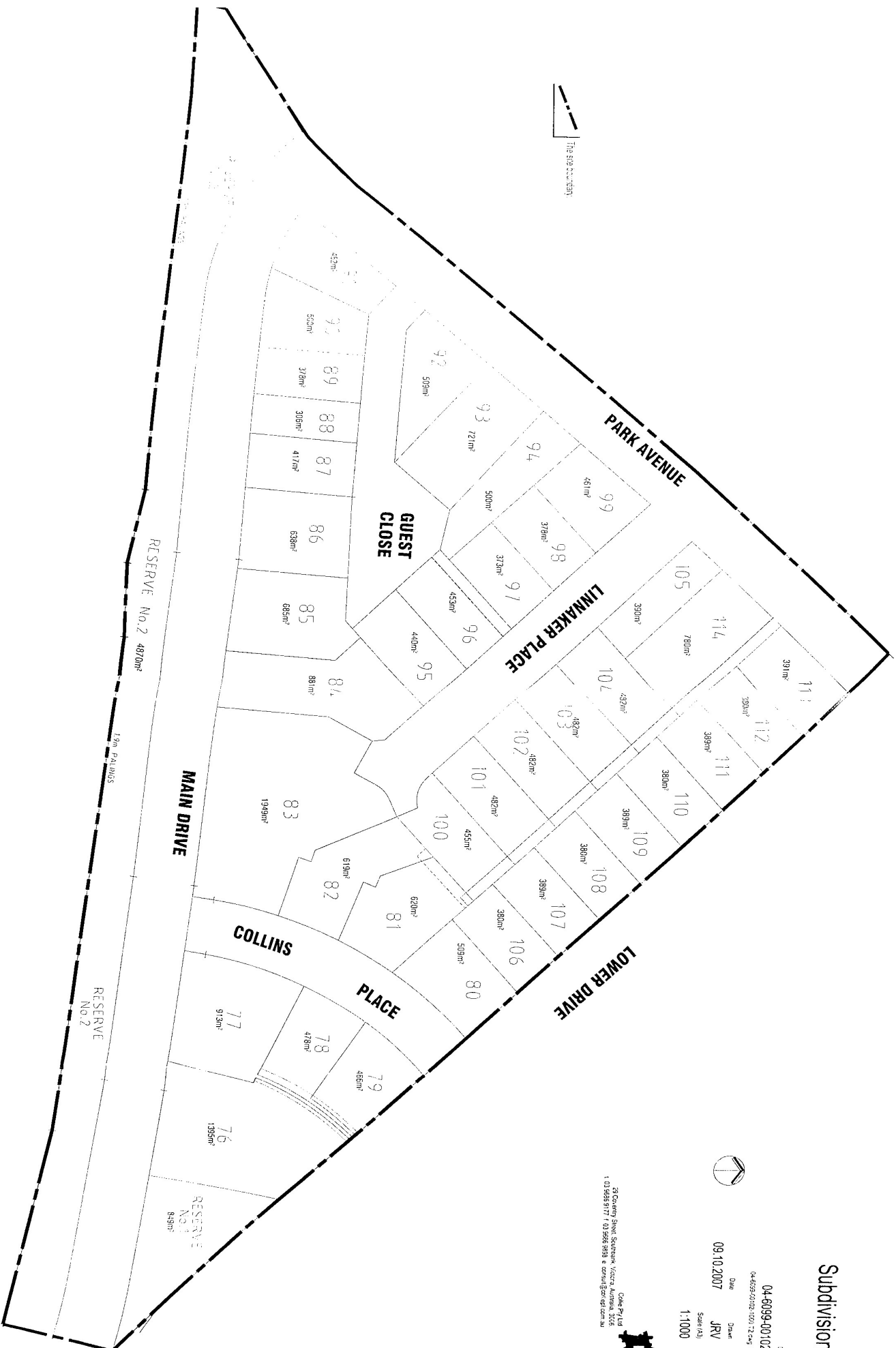
Date	Drawn	Checked By
09.10.2007	JRV	MJSC

Scale (A3)
1:1000

Come Pty Ltd
29 Coventry Street, Southbank, Victoria, Australia, 3006.
t 03 9636 9177 f 03 9636 9058 e consult@comeptl.com.au



collie



APPENDIX G

Traffic impact assessment

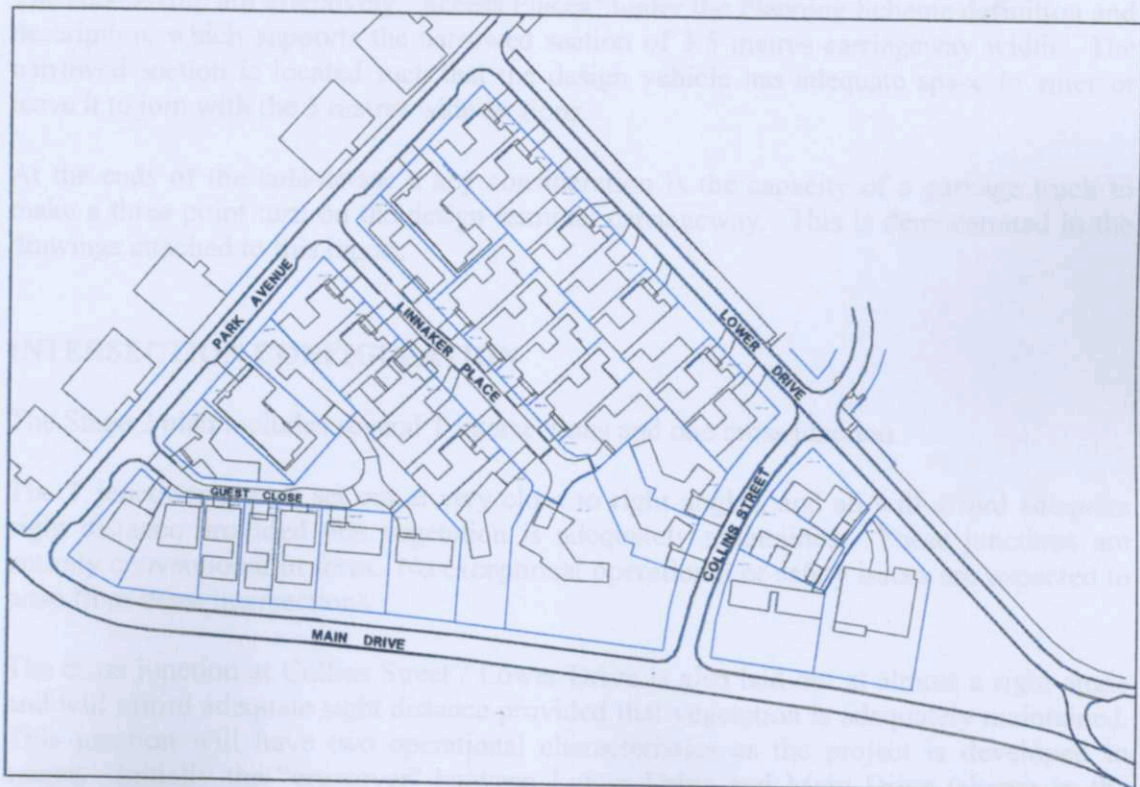
1. INTRODUCTION AND SCOPE

This report provides a traffic engineering review of the design of the traffic facilities proposed for Stage 2 of the Kew Cottages Site Redevelopment. Stage 2 is in the Main Drive/Lower Drive precinct of the project.

This report considers the basic traffic engineering considerations of street carriageway width, accessibility by the vehicles that will need to use the traffic facilities, and intersection layout in respect of accessibility and safety.

2. THE STAGE 2 PLAN

The layout plan for Stage 2 has been amended from that originally approved, principally by removing a through street in the south western corner of the plan and replacing it with two culs-de-sac. Otherwise the plan is in accordance with the previously approved layout. The currently proposed plan is reproduced below:-



Key dimensions of traffic facilities set out in the Stage 2 plan are:-

- | | |
|--|-----------------------------|
| ○ Lower Drive carriageway width | 5.5m |
| ○ Main Drive carriageway width | 7.5m |
| ○ Collins Street carriageway width | 5.5m |
| ○ Park Avenue carriageway width | 7.2m or 5.5m where "necked" |
| ○ Cul de sac / shared zone carriageway width | 5.0m / 3.5m where "necked" |
| ○ Kerb return radius at intersections | |

These dimensions are verified in the following sections of the report.

3. STREET CARRIAGEWAY WIDTHS

All street carriageway widths accord with the requirements of Clause 56 of the Boroondara Planning Scheme for the respect categories of Access Place, Access Street and Access Street as a potential bus route in the case of Main Drive.

Further, the proposed carriageway widths accord with those set out in earlier approvals for the project.

4. ACCESSIBILITY CONSIDERATIONS

All intersections have a combination of kerb return radii and carriageway width such that the adopted "design vehicle", which is a rigid truck of 11 metres length, can make turns between intersection carriageways using all of the available carriageway. That principle accords with the requirements of Clause 56 of the Boroondara Planning Scheme.

The *culs-de-sac* are effectively "Access Places" under the Planning Scheme definition and description, which supports the narrowed section of 3.5 metres carriageway width. The narrowed section is located such that the design vehicle has adequate space to enter or leave it to join with the 5 metres wide sections.

At the ends of the *culs-de-sac* a key consideration is the capacity of a garbage truck to make a three point turn on the design terminal carriageway. This is demonstrated in the drawings attached to this report.

5. INTERSECTION CONFIGURATION

The Stage 2 plan includes several T intersections and one cross junction.

The T junctions are all set out at very close to right angles, and all will afford adequate sight distance provided that vegetation is adequately maintained. These junctions are entirely conventional in form. No exceptional operational or safety issues are expected to arise from these intersections.

The cross junction at Collins Street / Lower Drive is also laid out at almost a right angle and will afford adequate sight distance provided that vegetation is adequately maintained. This junction will have two operational characteristics as the project is developed in stages. Initially the "crossover" between Lower Drive and Main Drive (shown in the south eastern corner of the plan at Section 2 above) will be available and most traffic will be to and from this along Lower Drive. Consequently there will be virtually no traffic moving north-south through the intersection, and the intersection will effectively operate as a joined pair of T junctions with the "stems" being the north and south legs of Collins Street.

Later, when the "crossover" is removed, the operation will change such that there will be virtually no traffic moving through the junction along Lower Drive. That is the permanent condition. Again the junction will effectively operate as a joined pair of T junctions, but then with the "stems" being the east and west legs of Lower Drive.

Speed tables are proposed in Lower Drive on either side of the inters will ensure appropriate vehicle speeds for traffic passing through the Lower Drive. The intersection design also proposes a continuation of through the intersection on the southern approach, which will also reint slow passage and provides a visual indication of the presence of the inters

These factors will ensure that there will be no exceptional safety or operational problems with this intersection.

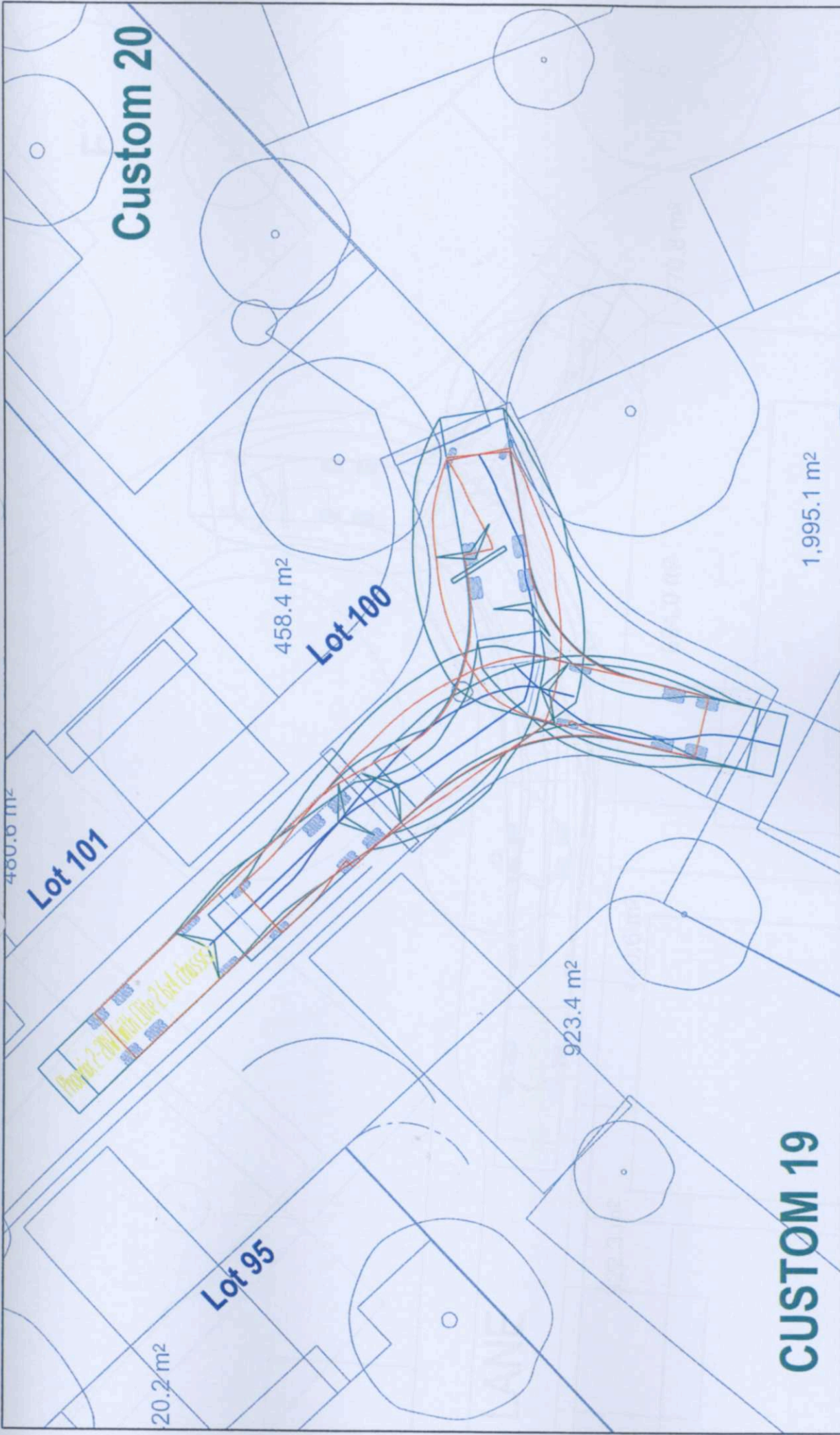
6. SUMMARY AND CONCLUSIONS

The Stage 2 plan provides adequately for the vehicular traffic that can be expected to use the facilities. All traffic facilities are appropriately designed in respect of compliance with relevant guides in the Boroondara Planning Scheme, and in respect of earlier approvals.

TTM Consulting (Vic) Pty. Ltd.



J. D. Higgs



480.6 m²
Lot 101

20.2 m²

Lot 95

458.4 m²

Lot 100

923.4 m²

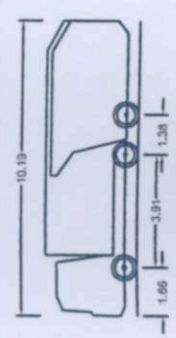
CUSTOM 19

1,995.1 m²

Custom 20

- Wheel path
- Vehicle Overhang
- Vehicle Overhang + 300mm Clearance

Swept Path Diagram Prepared using AutoTrack v7.60c



Phoenix 2-20W (with Elite 2 axle chassis)
 Overall Length 10.190m
 Overall Width 2.530m
 Overall Body Height 3.370m
 Max. Ground Clearance 2.500m
 Track Width 2.500m
 Lock to Lock Time 4.00 sec
 Curb to Curb Turning Radius 9.000m

PROPOSED RESIDENTIAL DEVELOPMENT
KEW COTTAGES
SWEPT PATH DIAGRAM
GARBAGE TRUCK

TTM Consulting Pty Ltd
 Transport and Traffic Engineers
 Suite 301
 2 Wellington Parade
 East Melbourne VIC 3002
 Ph: (03) 9419 0911 Fax: (03) 9415 9456
 Email: email@ttmconsulting.com.au

Scale
 0 1 2 3 4
 1:200 @ A4

Drawing No: 512015
 Sheet No: 1 Issue: A

Issue/Apod	Date	Original Issue	Comments
A DJH	17/09/07		



PROPOSED RESIDENTIAL DEVELOPMENT
KEW COTTAGES
SWEPT PATH DIAGRAM
GARAGE TRUCK

Scale
0 1 2 3 4
1:200 @ A4

Drawing No : 512015
Sheet No : 2 **Issue : A**

TTM Consulting Pty Ltd
Transport and Traffic Engineers

Suite 301
2 Wellington Parade
East Melbourne VIC 3002
Ph : (03) 9419 0911 Fax : (03) 9415 9456
Email : email@ttmconsulting.com.au

Vehicle Dimensions

Phoenix 2.0W (with Elite 2 bed chassis)

Overall Length 10.19m
Overall Width 3.01m
Overall Body Height 4.10m
Min Body Ground Clearance 0.410m
Lock to Lock Time 4.00m
Curb to Curb Turning Radius 9.00m

Swept Path Diagram Prepared using AutoTrack v7.60c

Legend

- Wheel path
- Vehicle Overhang
- Vehicle Overhang + 300mm Clearance

Appendix A

Issue/Append	Date	Comments
A DJH	17/09/07	Original Issue

Stage 2 Tree Identification Table

Blue Permit required under 52.17 only
Yellow Permit required under Heritage Act only
Green Permit required under VPO2 and Heritage Act
Pink MDG to provide advice

Tree number ¹	Removal proposed	Permit required under Heritage Act	Permit required under VPO2	Permit required under Clause 52.17	Native to Victoria?	Species	Diameter breast height (centimetres)	Condition (Good-G / Fair-F / Poor-P)	Worthiness of retention (%) ²	Plan grid reference ³
24	No	Yes	Yes	No	No	Quercus canariensis	60	G	7	K11
25	No	Yes	Yes	No	No	Ulmus procera	65	G	7	K11
26	No	Yes	Yes	No	No	Ficus macrophylla	32	F	5	K11
27	No	Yes	Yes	No	No	Pinus canariensis	62	G	8	K11
28	No	Yes	Yes	No	No	Quercus canariensis	57	G	7	K11
29	No	Yes	Yes	No	No	Ulmus procera	83	F	7	K11
30	No	Yes	Yes	No	No	Quercus canariensis	75	G	8	K11
31	No	Yes	Yes	No	No	Ulmus procera	100	F/G	8	J11
32	No	Yes	Yes	No	No	Quercus canariensis	60	F	5	J11
33	No	Yes	Yes	No	No	Quercus canariensis	60	G	7	K11
34	No	Yes	Yes	No	No	Quercus canariensis	55	G	7	K11
34C	No	No	No	No	No	Gleditsia triacanthos			3	F10
35	No	Yes	Yes	No	No	Quercus canariensis	52	G	7	K10/11
35A	No	No	No	No	Yes	Eucalyptus leucoxylon	18	F	4	K10
86	No	Yes	Yes	No	No	Quercus canariensis	68	G	8	H11
87	No	Yes	Yes	No	No	Quercus canariensis	72	F	5	H11
88	No	Yes	Yes	No	No	Ulmus procera	81	F	7	H11
89	No	Yes	Yes	No	No	Ulmus procera	75	F	7	H11
90	No	Yes	Yes	No	No	Ulmus procera	76	F	7	G11
91	No	Yes	Yes	No	No	Quercus canariensis	64	G	8	G11
92	No	Yes	Yes	No	No	Quercus canariensis	85	G	8	G11
93	No	Yes	Yes	No	No	Quercus canariensis	56	F	6	G11

¹ Refer Stage 1 Tree Identification Plan.

² A tree with a score of 1 has the lowest worthiness of retention while a tree with a score of 10 has the highest worthiness of retention.

³ Exempt from permit requirements under Clause 52.17 as tree falls within 10 metres of an existing building and the vegetation is planted.

⁴ Exempt from permit requirement under Clause 52.17-6 as forms part of the minimum removal of native vegetation necessary for the construction, use and maintenance of a dwelling and buildings and works

⁵ Exempt from permit requirement under Clause 52.17 since the vegetation is planted.

APPENDIX H

Stage 2 tree identification plan and tree identification table

Stage 2 Tree Identification Table

Blue Permit required under 52.17 only
Yellow Permit required under Heritage Act only
Green Permit required under VPO2 and Heritage Act
Pink MDG to provide advice

Tree number ¹	Removal proposed	Permit required under Heritage Act	Permit required under VPO2	Permit required under Clause 52.17	Native to Victoria?	Species	Diameter breast height (centimetres)	Condition (Good-G / Fair-F / Poor-P)	Worthiness of retention (1-10) ²	Plan grid reference ³
24	No	Yes	Yes	No	No	Quercus canariensis	60	G	7	K11
25	No	Yes	Yes	No	No	Ulmus procera	65	G	7	K11
26	No	Yes	Yes	No	No	Ficus macrophylla	32	F	5	K11
27	No	Yes	Yes	No	No	Pinus canariensis	62	G	8	K11
28	No	Yes	Yes	No	No	Quercus canariensis	57	G	7	K11
29	No	Yes	Yes	No	No	Ulmus procera	83	F	7	K11
30	No	Yes	Yes	No	No	Quercus canariensis	75	G	8	K11
31	No	Yes	Yes	No	No	Ulmus procera	100	F/G	8	J11
32	No	Yes	Yes	No	No	Quercus canariensis	60	F	5	J11
33	No	Yes	Yes	No	No	Quercus canariensis	60	G	7	K11
34	No	Yes	Yes	No	No	Quercus canariensis	55	G	7	K11
34C	No	No	No	No	No	Gleditsia triacanthos			3	F10
35	No	Yes	Yes	No	No	Quercus canariensis	52	G	7	K10/H11
35A	No	No	No	No	Yes	Eucahyptus leucocylon	18	F	4	K10
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87	No	Yes	Yes	No	No	Quercus canariensis	72	F	5	H11
88	No	Yes	Yes	No	No	Ulmus procera	81	F	7	H11
89	No	Yes	Yes	No	No	Ulmus procera	75	F	7	H11
90	No	Yes	Yes	No	No	Ulmus procera	76	F	7	G11
91	No	Yes	Yes	No	No	Quercus canariensis	64	G	8	G11
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93	No	Yes	Yes	No	No	Quercus canariensis	56	F	6	G11

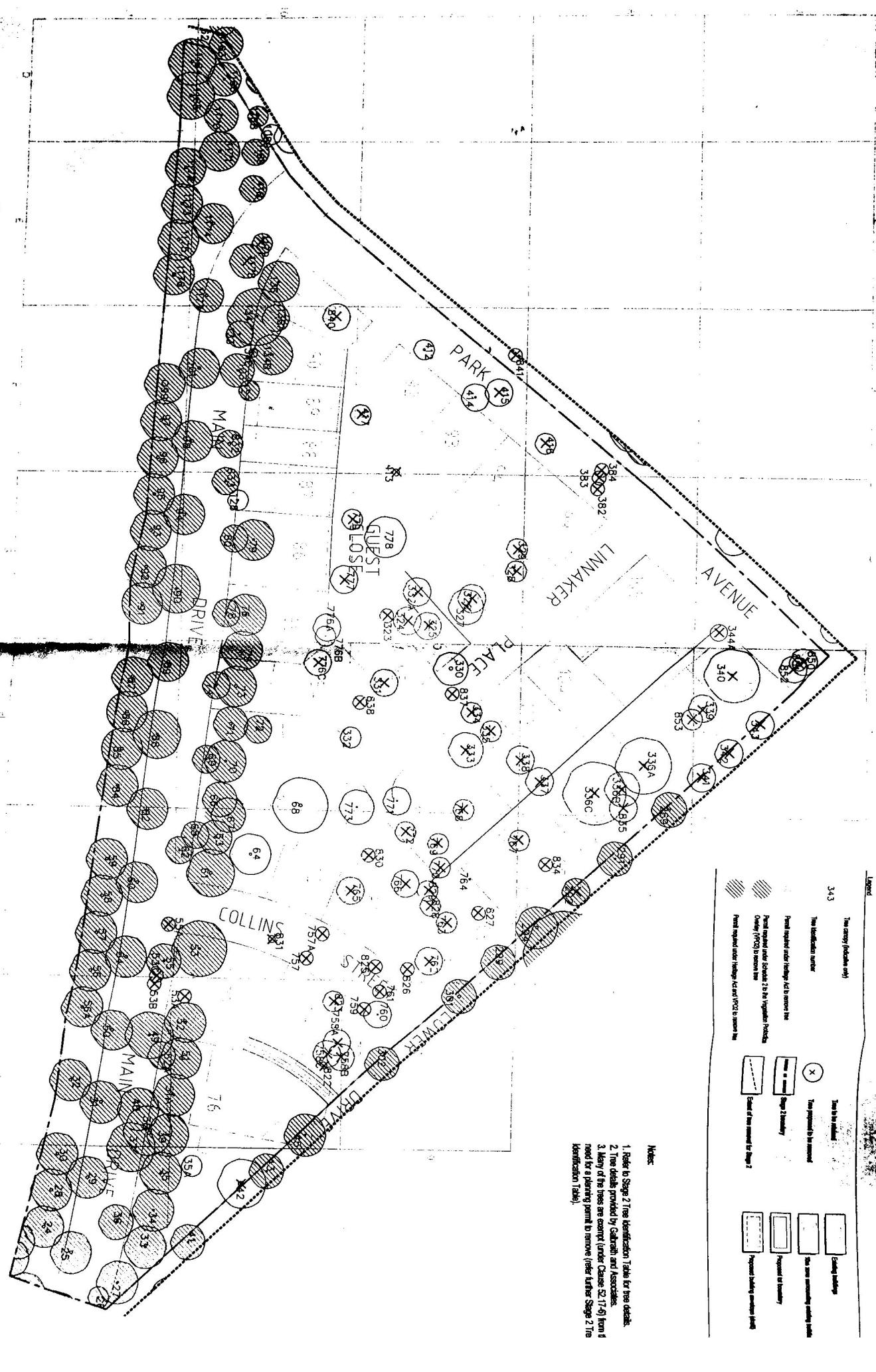
¹ Refer Stage 1 Tree Identification Plan.

² A tree with a score of 1 has the lowest worthiness of retention while a tree with a score of 10 has the highest worthiness of retention.

³ Exempt from permit requirements under Clause 52.17 as tree falls within 10 metres of an existing building and the vegetation is planted.

⁴ Exempt from permit requirement under Clause 52.17-6 as forms part of the minimum removal of native vegetation necessary for the construction, use and maintenance of a dwelling and buildings and works

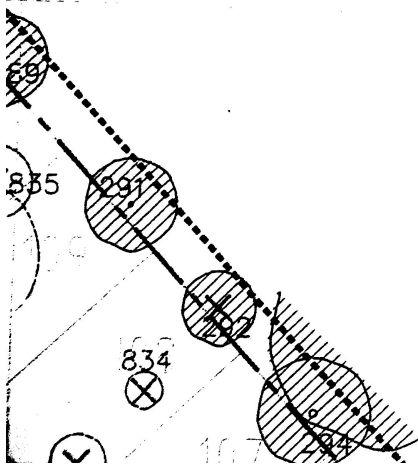
⁵ Exempt from permit requirement under Clause 52.17 since the vegetation is planted.



Colts Pty Ltd
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Legend

Tree canopy (indicative only)	Tree to be retained	Existing buildings
343	Tree proposed to be removed	10m zone surrounding existing buildings
Tree identification number	Stage 2 boundary	Proposed lot boundary
Permit required under Heritage Act to remove tree	Extent of tree removal for Stage 2	Proposed building envelope (draft)
Permit required under Schedule 2 to the Vegetation Protection Overlay (VPO2) to remove tree		
Permit required under Heritage Act and VPO2 to remove tree		



Notes:

1. Refer to Stage 2 Tree Identification Table for tree details.
2. Tree details provided by Galbraith and Associates.
3. Many of the trees are exempt (under Clause 52.17-6) from the need for a planning permit to remove (refer further Stage 2 Tree Identification Table).

Stage 2 Tree Identification Table

Blue Permit required under 52.17 only
Yellow Permit required under Heritage Act only
Green Permit required under VPO2 and Heritage Act
Pink MDG to provide advice

Tree number ¹	Removal proposed	Permit required under Heritage Act	Permit required under VPO2	Permit required under Clause 52.17	Native to Victoria?	Species	Diameter breast height (centimetres)	Condition (Good-G / Fair-F / Poor-P)	Worthiness of retention (1-10) ²	Plan grid reference ³
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26	No	Yes	Yes	No	No	<i>Ficus macrophylla</i>	32	F	5	K11
27	No	Yes	Yes	No	No	<i>Pinus canariensis</i>	62	G	8	K11
28	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	57	G	7	K11
29	No	Yes	Yes	No	No	<i>Ulmus procera</i>	83	F	7	K11
30	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	75	G	8	K11
31	No	Yes	Yes	No	No	<i>Ulmus procera</i>	100	F/G	8	J11
32	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	60	F	5	J11
33	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	60	G	7	K11
34	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	55	G	7	K11
34C	No	No	No	No	No	<i>Gleditsia triacanthos</i>			3	F10
35	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	52	G	7	K10/11
35A	No	No	No	No	Yes	<i>Eucalyptus leucosylon</i>	18	F	4	K10
36	No	Yes	Yes	No	No	<i>Ficus macrophylla</i>	36	F	4	K11
37	No	Yes	Yes	No	No	<i>Ficus macrophylla</i>	44	F	5	J/K11
38	No	Yes	Yes	No	No	<i>Cupressus macrocarpa</i>	120	P	3	J11
39	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	65	G	7	J10/11
40	No	Yes	Yes	No	No	<i>Ulmus procera</i>	57	F	5	J11
41	No	Yes	Yes	No	No	<i>Quercus robur</i>	45	P	3	K10
42	Yes	Yes	No	No	No	<i>Pinus radiata</i>	120	P	2	K10
43	No	Yes	Yes	No	No	<i>Quercus robur</i>	48	P	3	K10
45	No	Yes	Yes	No	No	<i>Quercus robur</i>	58	G	7	J10
49	No	Yes	Yes	No	No	<i>Ulmus procera</i>	81	F/G	8	J11
50	No	Yes	Yes	No	No	<i>Ulmus procera</i>	66	F/G	7	J11
51	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	66	F	6	H10
51A	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	50	G	7	J10/11
52	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	54	G	7	J10
52A	No	Yes	Yes	No	No	<i>Cupressus torulosa</i>	46	F	6	J11
53	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	68	F	7	I10
53A	Yes	No	No	No	No	<i>Leptospermum petersonii</i>	12	P	2	J10
53B	Yes	No	No	No	No	<i>Hakea suaveolens</i>	20	F/P	2	J11
53C	Yes	No	No	No	No	<i>Hakea suaveolens</i>				I/J11
54	No	Yes	Yes	No	No	<i>Ulmus procera</i>	90	F/G	7	I11
55	No	Yes	Yes	No	No	<i>Ulmus procera</i>	62	F/G	7	I11
55A	Yes	Yes	Yes	No	No	<i>Pinus macrophylla</i>	28	F	4	I10
56	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	66	G	7	I11
56A	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	69	F/G	7	J11
57	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	59	G	8	I11
58	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	65	G	7	I11
59	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	65	G	8	I11
60	No	Yes	Yes	No	No	<i>Ulmus procera</i>	85	F/G	7	I11
61	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	80	F	6	I10
62	No	Yes	Yes	No	No	<i>Ficus macrophylla</i>	45	G	6	I10/11
63	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	54	G	7	I10
64	No	No	No	No	No	<i>Eucalyptus cladocalyx</i>	80	F	5	I10
65	No	Yes	Yes	No	No	<i>Cupressus torulosa</i>	50	F/P	4	I10
66	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	53	F	7	H10
67	No	No	Yes	No	No	<i>Ulmus procera</i>	39	F	5	I10
68	No	Yes	No	No	No	<i>Pinus radiata</i>	90	F	5	H10
69	No	No	Yes	No	No	<i>Cupressus torulosa</i>	47	F	7	H10
70	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	65	G	7	H10
71	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	62	P	2	H10
72	No	Yes	Yes	No	No	<i>Ulmus procera</i>	59	P	2	H10
73	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	59	G	8	H10
74	No	Yes	Yes	No	No	<i>Cupressus torulosa</i>	41	F	7	H10
75	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	63	G	7	H10
76	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	50	G	7	G10
78	No	Yes	Yes	No	No	<i>Cupressus torulosa</i>	44	F/G	7	G10
79	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	70	G	8	G10
80	No	Yes	Yes	No	No	<i>Cupressus torulosa</i>	38	F/G	7	G10
82	No	Yes	Yes	No	No	<i>Ulmus procera</i>	84	F	7	H/I11
84	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	78	G	8	H11
85	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	53	G	7	H11
86	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	68	G	8	H11
87	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	72	F	5	H11
88	No	Yes	Yes	No	No	<i>Ulmus procera</i>	81	F	7	H11
89	No	Yes	Yes	No	No	<i>Ulmus procera</i>	75	F	7	H11
90	No	Yes	Yes	No	No	<i>Ulmus procera</i>	76	F	7	G11
91	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	64	G	8	G11
92	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	85	G	8	G11
93	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	56	F	6	G11

¹ Refer Stage 1 Tree Identification Plan.

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³ Exempt from permit requirements under Clause 52.17 as tree falls within 10 metres of an existing building and the vegetation is planted.

⁴ Exempt from permit requirement under Clause 52.17-6 as forms part of the minimum removal of native vegetation necessary for the construction, use and maintenance of a dwelling and buildings and works

⁵ Exempt from permit requirement under Clause 52.17 since the vegetation is planted.

Stage 2 Tree Identification Table

Blue Permit required under 52.17 only
Yellow Permit required under Heritage Act only
Green Permit required under VPO2 and Heritage Act
Pink MDG to provide advice

Tree number ¹	Removal proposed	Permit required under Heritage Act	Permit required under VPO2	Permit required under Clause 52.17	Native to Victoria?	Species	Diameter breast height (centimetres)	Condition (Good-G / Fair-F / Poor-P)	Worthiness of retention (1-10) ²	Plan grid reference ³
94	No	Yes	Yes	No	No	<i>Ulmus procera</i>	72	F	6	G11
95	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	66	F/G	7	G11
96	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	74	F/G	7	F11
97	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	80	G	8	F11
98	No	Yes	Yes	No	No	<i>Ulmus procera</i>	87	F	5	F11/10
99	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	93	G	8	F11
101	No	Yes	Yes	No	No	<i>Ulmus procera</i>	75	F	6	F11/10
103	No	Yes	Yes	No	No	<i>Ulmus procera</i>	44	F	5	F10
127	No	Yes	Yes	No	No	<i>Cupressus torulosa</i>	41	F/G	7	F10
128	No	No	No	No	No	<i>Grevillea robusta</i>	30	P	3	G10
133	No	Yes	Yes	No	No	<i>Ficus macrophylla</i>	29	F	5	F10
134	No	Yes	Yes	No	No	<i>Cupressus macrocarpa</i>	120	F	4	F10
134B	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	52	P	3	F10
134C	No	No	No	No	No	<i>Grevillea robusta</i>			3	F10
136	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	70	G	8	E10
136A	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	32	P	2	F10
289	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	54	F/P	4	H8
291	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	66	G	7	I8
292	Yes	Yes	Yes	No	No	<i>Quercus canariensis</i>	35	P	1	I8
294	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	67	G	7	I8
299	No	Yes	Yes	No	No	<i>Quercus robur</i>	52	F	5	I9
301	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	73	G	7	J9
302	No	Yes	Yes	No	No	<i>Quercus canariensis</i>	60	G	7	J9
323	Yes	No	No	No ^{3,4}	Yes	<i>Leptospermum laevigatum</i>	26	P	3	G9
324	Yes	No	No	No	No	<i>Fraxinus angustifolia</i>	40	F	3	G9
325	Yes	No	No	No	No	<i>Fraxinus angustifolia</i>	42	F	3	G9
326	Yes	No	No	No ^{3,4}	Yes	<i>Eucalyptus maculata</i>	27	P	3	G9
327	Yes	No	No	No ^{3,4}	Yes	<i>Eucalyptus maculata</i>	52	F	4	G9
328	Yes	No	No	No	No	<i>Fraxinus angustifolia</i>	34	F	3	G9
329	Yes	No	No	No	No	<i>Fraxinus angustifolia</i>	42	F/P	3	G9
330	No	Yes	No	No	No	<i>Cupressus macrocarpa</i>	90	F/P	4	H9
331	Yes	Yes	No	No	No	<i>Pinus radiata</i>	45	P	2	H9
332	No	No	No	No	No	<i>Angophora costata</i>	28	G	5	H9
332A	Yes	No	No	No	No	<i>Liquidambar styraciflua</i>	40	P	2	G9
333	Yes	No	No	No	No	<i>Casuarina cunninghamii</i>	65	F	4	H9
334	Yes	No	No	No	No	<i>Casuarina glauca</i>	30	F/G	5	H9
335	Yes	No	No	No ^{3,4}	Yes	<i>Allocasuarina littoralis</i>	42	F	4	H9
336A	Yes	No	No	No ⁴	Yes	<i>Eucalyptus globulus</i>	110	P	2	H8
336B	Yes	No	No	No ⁴	Yes	<i>Eucalyptus globulus</i>	63	P	2	H8
336C	Yes	No	No	No ⁴	Yes	<i>Eucalyptus globulus</i>			1	H8
337	Yes	No	No	No	No	<i>Lophostemon confertus</i>	30	F	4	H8
338	Yes	No	No	No	No	<i>Lophostemon confertus</i>	28, 26	P	2	H8/9
339	Yes	No	No	No ⁴	Yes	<i>Eucalyptus kitsoniana</i>	19, 18, 14, 10	P	3	H7
340	Yes	No	No	No ³	Yes	<i>Eucalyptus globulus</i>	100	F	3	H7
341	Yes	No	No	No ⁵	Yes	<i>Eucalyptus goniocalyx</i>	32	F	5	H7
342	Yes	No	No	No	No	<i>Fraxinus angustifolia</i>	20	F-P	3	H7
343	Yes	No	No	No	No	<i>Fraxinus angustifolia</i>	26	F	3	H7
344A	Yes	No	No	No ³	Yes	<i>Brachychiton populneum</i>	32	F	4	G7
382	Yes	No	No	No	No	<i>Melaleuca quinquenervia</i>	27	F	4	G8
383	Yes	No	No	No	No	<i>Casuarina glauca</i>	50	F	5	F/G8
384	Yes	No	No	No	No	<i>Casuarina glauca</i>	27	F	4	F8
412	No	No	No	No	Yes	<i>Acmena smithii</i>	50	F	6	F9
413	Yes	No	No	No	No	<i>Lagunaria pattersonii</i>	25	F	5	F9
414	No	No	No	No	Yes	<i>Eucalyptus maculata</i>	55	G	6	F9
415	Yes	No	No	No ³	Yes	<i>Eucalyptus maculata</i>	50	G	6	F9
416	Yes	No	No	No	No	<i>Salix chilensis</i>	35	F	4	F8
417	Yes	No	No	No	No	<i>Leptospermum pattersonii</i>	45	F/P	3	F9
418	No	Yes	Yes	No	No	<i>Ficus macrophylla</i>	50	P	4	E10
757	Yes	No	No	No ³	Yes	<i>Callitris rhomboidea</i>	38	P	3	I10
757A	Yes	No	No	No ³	Yes	<i>Eucalyptus pauciflora</i>	22	P	3	I10
758A	Yes	No	No	No ^{3,4}	Yes	<i>Acacia melanoxylon</i>	40	P	2	J10
758B	Yes	No	No	No ^{4,5}	Yes	<i>Acacia melanoxylon</i>	24, 18	P	2	J10/9
758C	Yes	No	No	No ^{3,4}	Yes	<i>Acacia melanoxylon</i>	30	P	2	J10
759	Yes	No	No	No ⁵	Yes	<i>Acacia melanoxylon</i>	24	P	2	J9
760	No	No	No	No ⁶	Yes	<i>Eucalyptus camaldulensis</i>	30	F	4	J9
761	Yes	No	No	No ⁵	Yes	<i>Acacia melanoxylon</i>	21	P	2	J9
762	Yes	No	No	No ⁴	Yes	<i>Eucalyptus leucosylon</i>	38	F	5	I9

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Blue Permit required under 52.17 only
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 Pink MDG to provide advice

Tree number ¹	Removal proposed	Permit required under Heritage Act	Permit required under VPO2	Permit required under Clause 52.17	Native to Victoria?	Species	Diameter breast height (centimetres)	Condition (Good-G / Fair-F / Poor-P)	Worthiness of retention (1-10) ²	Plan grid reference ³
763	Yes	No	No	No ⁴	Yes	<i>Eucalyptus melliodora</i>	27	P	2	I9
764	No	No	No	No	Yes	<i>Eucalyptus globulus</i>				
765	Yes	No	No	No	No	<i>Eucalyptus conferruminata</i>	24	P	3	I9
766	Yes	No	No	No	No	<i>Eucalyptus conferruminata</i>	28	F/P	3	I9
767	Yes	No	No	No	No	<i>Lophostemon confertus</i>	29	G	5	I8
768	Yes	No	No	No	No	<i>Lophostemon confertus</i>	28	F/G	5	H9
769	Yes	No	No	No	No	<i>Lophostemon confertus</i>	27	F	4	I9
770	Yes	No	No	No ⁴	Yes	<i>Eucalyptus camaldulensis</i>	31	F/G	4	I9
771	No	No	No	No	No	<i>Fraxinus angustifolia</i>	38	F/G	4	H9
772	Yes	No	No	No	No	<i>Fraxinus americana</i>	26	F	5	I9
773	No	No	No	No	No	<i>Platanus acerfolia</i>	47	F/G	5	H9
776A	No	No	No	No	Yes	<i>Eucalyptus maculata</i>	43	F	4	G10
776B	Yes	No	No	No ³	Yes	<i>Eucalyptus maculata</i>	19	F/P	3	G10
776C	Yes	No	No	No ⁴	Yes	<i>Eucalyptus maculata</i>	37	F	3	H10
777	Yes	No	No	No	No	<i>Melaleuca styphelioides</i>	50	F	4	G10
778	No	No	No	No	No	<i>Fraxinus angustifolia</i>	47	F/G	6	G9
779	Yes	No	No	No	No	<i>Leptospermum petersonii</i>	38	F	4	G9/10
822	Yes	No	No	No	No	<i>Calodendrum capense</i>	13	P	3	J10
823	Yes	No	No	No ³	Yes	<i>Acacia melanoxylon</i>	22	P	3	J10
825	Yes	No	No	No ⁵	Yes	<i>Eucalyptus sideroxylon</i>	20	F	4	I9
826	Yes	No	No	No ⁴	Yes	<i>Eucalyptus sideroxylon</i>	18	F	4	I9
827	Yes	No	No	No	No	<i>Fraxinus angustifolia</i>	22	P	3	I9
828	Yes	No	No	No ⁴	Yes	<i>Acacia implexa</i>	20	F/P	3	I9
829	Yes	No	No	No ⁴	Yes	<i>Acacia melanoxylon</i>	17	P	3	I9
830	Yes	No	No	No	No	<i>Grevillea robusta</i>	18	G	4	I9
831	Yes	No	No	No	No	<i>Grevillea robusta</i>	13	P	3	I10
832	No	Yes	Yes	No	No	<i>Ulmus procera</i>	65	P	3	F10
833	No	Yes	Yes	No	No	<i>Ficus macrophylla</i>	47	F	7	G10
834	Yes	No	No	No	No	<i>Fraxinus angustifolia</i>	15	F/P	3	I8
835	Yes	No	No	No ⁴	Yes	<i>Acacia melanoxylon</i>	40	P	2	H8
837	Yes	No	No	No ⁵	Yes	<i>Allocasuarina littoralis</i>	20	F	4	H9
838	Yes	No	No	No	No	<i>Angophora costata</i>	18	F	4	H9
840	Yes	No	No	No	No	<i>Agonis flexuosa</i>	25, 23, 15		3	F10
841	Yes	No	No	No	No	<i>Betula pendula</i>	12	P	2	F9
850	Yes	No	No	No	No	<i>Cotoneaster glaucophyllus</i>	27	P	2	I7
851	Yes	No	No	No ⁵	Yes	<i>Melaleuca armillaris</i>	22	P	3	I7
852	Yes	No	No	No ⁵	Yes	<i>Melaleuca armillaris</i>	32	P	2	I7
853	Yes	No	No	No	No	<i>Acer negundo</i>	28	P	5	H7/8
1089	No	No	No	No	No	<i>Grevillea robusta</i>	45	F	4	D10
1163	No	Yes	Yes	No	No	<i>Ficus macrophylla</i>				D10
1164	No	Yes	Yes	No	No	<i>Quercus canariensis</i>				D10/11
1165	No	Yes	Yes	No	No	<i>Quercus canariensis</i>				D10/11
1166	No	Yes	Yes	No	No	<i>Ulmus procera</i>				D10
1168	No	Yes	Yes	No	Yes	<i>Ficus macrophylla</i>	40	F	7	D10
1169	No	Yes	Yes	No	No	<i>Ulmus procera</i>	58	P	3	E10
1170	No	Yes	Yes	No	No	<i>Ficus macrophylla</i>				D10
1171	No	Yes	Yes	No	No	<i>Ulmus procera</i>				E10
1172	No	Yes	Yes	No	No	<i>Quercus canariensis</i>				E11
1173	No	Yes	Yes	No	No	<i>Quercus canariensis</i>				E11
1174	No	Yes	Yes	No	No	<i>Ulmus procera</i>				E10
1175	No	Yes	Yes	No	No	<i>Quercus canariensis</i>				E11
1176	No	Yes	Yes	No	No	<i>Quercus canariensis</i>				E11
1177	No	Yes	Yes	No	No	<i>Ulmus procera</i>				E10
1178	Yes	Yes	Yes	No	No	<i>Ficus macrophylla</i>	37	F/P	5	E10
1179	Yes	Yes	Yes	No	No	<i>Quercus canariensis</i>	43	F/P	4	E10

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APPENDIX I

Condition update on Trees 42, 292, 331, 134, 1178 and 1179



Tree Consultants & Contractors
40 Glyndon Road, Camberwell 3124
Tel (03) 9888 5214
Fax (03) 9888 5063

12 Sep 2007

Andrew Moyle
MDG Landscape Architects Pty. Ltd.
Level 2
45 Victoria Avenue
Middle Park 3206

Dear Sir,

re: Condition Up Date on Trees 42, 292, 331, 134, 1178 and 1179

Introduction

In 2005 the above six trees, along with many others at the Kew Cottages site, had been assessed and ranked in terms of their worth for retention. Galbraith and Associates has now been retained by The Kew Development Corporation Pty. Ltd. to inspect again these trees and provide a condition up date.

Tree 42 This is a large old Monterey Pine (*Pinus radiata*) measuring approximately 22m in height by 20m in spread with a trunk diameter at breast height (DBH) of approx. 120cm. The tree is in advanced decline. The upper half of the canopy is either very thinly foliated or dead. It has a limb shedding history. We have removed large broken hanging branches from this tree twice over the years as well as weight reducing several others. In 2005 it had a worth for retention rating (WOR) of 2 out of 10.

Tree 134 This is a large Monterey Cypress (*Cupressus macrocarpa*), probably of the order of 60-70 years of age. It measures approximately 17m tall by 20m in spread with a trunk diameter at 300mm above ground of 2m. As is typical of such species at this stage in life it is beginning to be a liability and will start disintegrating. A split is beginning to develop between two co-dominant stems at a height of 2.5m. In 2005 it had a WOR rating of 4.

Tree 292 This is an old stunted English Oak (*Quercus robur*) measuring approximately 7m in height by 6m in spread. It is of very poor health, structure and form. It had very little foliage over summer and is extensively decayed with a limb failure history. In 2005 its WOR was 1.

Tree 331 This is a Monterey Pine measuring approximately 12m in height and spread with a DBH of approximately 50cm. It is probably 80-90 years of age but has never coped well with the position. The tree is in very poor health with less than 30% of a normal foliar cover. The soil around it was found to be water logged a couple of years ago, after which the drainage in the area was altered. The soil was also drenched with an anti fungal agent. The tree has continued to decline however, a process which is now irreversible. In 2005 its WOR was 2.

Tree 1178 This is a stunted Moreton Bay Fig (*Ficus macrophylla*). It measures approximately 9m in height and spread with a DBH of 37cm. The canopy is somewhat thin, indicative of stress, and sun scorch of the bark is evident on its westerly faces. In 2005 its WOR was 5.

Tree 1179 This is a poor specimen of a Bhutan Cypress (*Cupressus torulosa*). It measures approximately 13m in height by 5m in spread with a DBH of 43cm. It is stagheaded with less than 40% normal foliar cover overall and in irreversible decline. In 2005 its WOR was 4.

Yours faithfully,
GALBRAITH & ASSOCIATES

Rob Galbraith
B.For.Sci.(Melb.)
N.C.H.(Arb.)(U.K.)



tree 42



tree 134



tree 292



tree 331



tree 1178



tree 1179

APPENDIX J



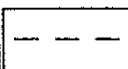
Draft building envelope plan



APPENDIX J

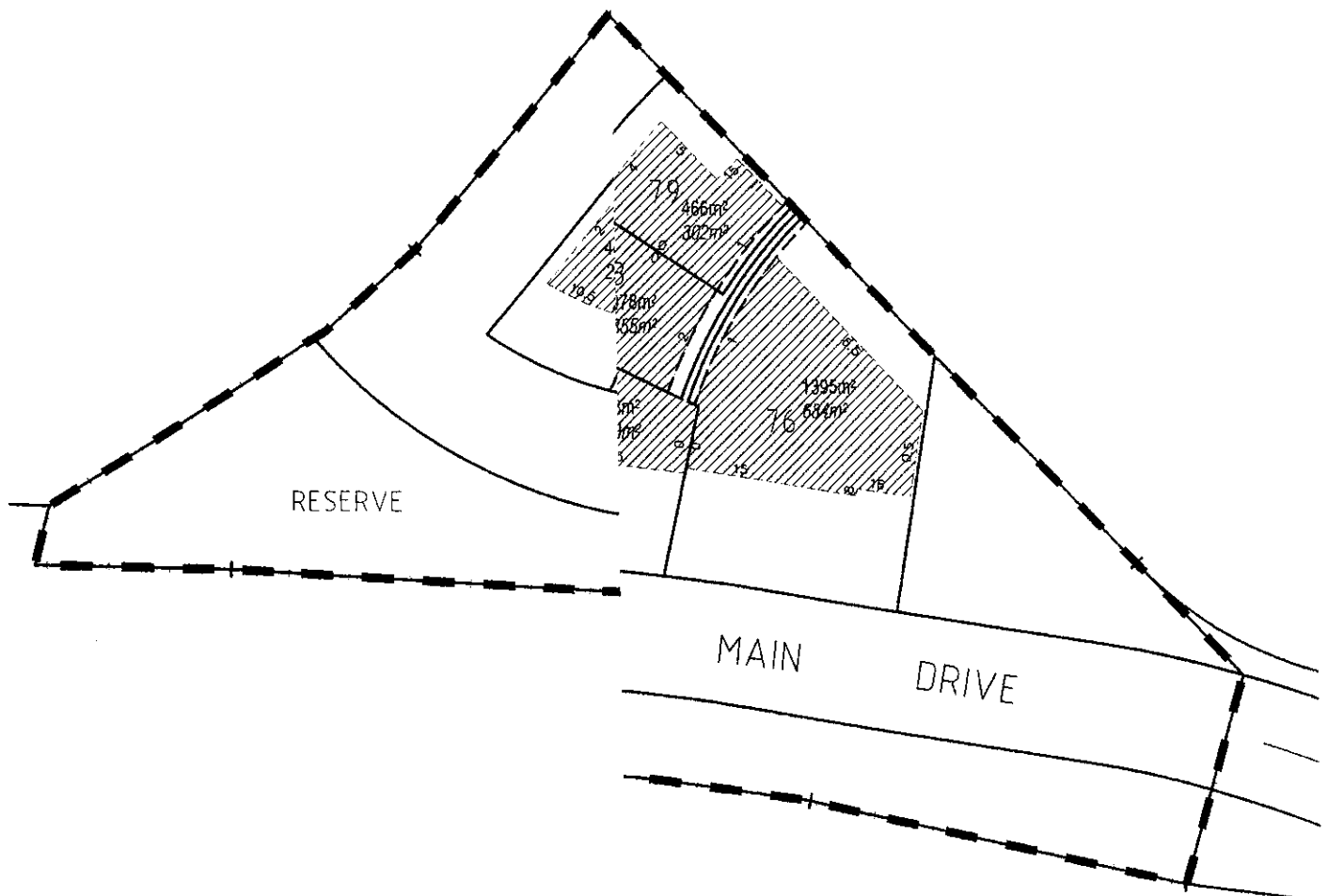
Draft building envelope plan

DRAFT

Legend


	The site boundary
94	Lot number
790m ²	Lot area
	Building envelope
671m ²	Building envelope area
6	Setback
	Easement

Client Walker Corporation Pty Ltd			
Project Main Drive Kew			
Drawing Title Building Envelope Plan Stage 2			
Status			
Drawing Number 04-6099-00102-1000		Revision	
© Collio Pty Ltd			
	Date of First Issue 05.10.2007	Drawn JRV Scale (A1) 1:500	Approved MJSC Scale (A3) 1:1000
 Collio Pty Ltd 28 Coventry Street, Southbank, Victoria, Australia, 3006 t 03 9506 9177 f 03 9586 0896 e conval@colliopty.com.au			




DRAFT

Legend

 The site boundary


94 Lot number

790m² Lot area

 Building envelope

671m² Building envelope area

6 Setback

 Easement



Client
Walker Corporation Pty Ltd

Project
Main Drive
Kew

Drawing Title
Building Envelope Plan
Stage 2

Scale

Drawing Number

04-6099-00102-1000

Revision

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Date of First Issue

05.10.2007

Drawn

JRV

Approved

MJSC

Scale (A1)

1:500

Scale (A2)

1:1000

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APPENDIX K

Urban design guidelines

1 INTRODUCTION

1.1 WALKER DEVELOPMENT PLAN - M25

The Walker Development Plan (WDP) is a 100-hectare (approximately 0.4 kilometres) east of the M25 motorway, situated between the M25 and the M20, approximately 27 hectares of land on the west side of the M25, near to the M25.

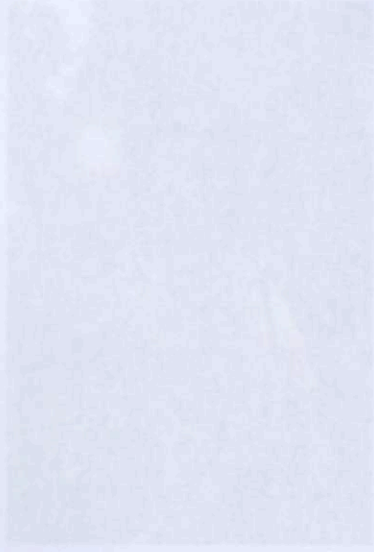
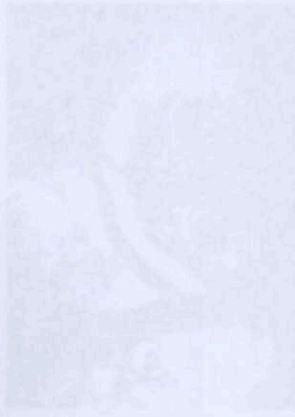
Stage 1 has an area of approximately 4 hectares and is located south-west of Stage 1, adjacent to the south boundary of the land. Stage 2 is triangular in shape and is characterised by a 15 metres tall front south to north.

The WDP area will be occupied in full with early 2003 by New Residential Services (NRS), formerly known as New Cottages. NRS is a registered provider for people with an intellectual disability and is managed by the Department of Human Services.

The Victorian Government announced in July 2001 that the M25 land would be transferred to provide better quality services and housing for NRS residents. This document provides the site and the relevant 2003 policies and the community, although 100 NRS residents will continue to live on the site at that stage - full accommodation.

New Development Corporation (NDC) is wholly owned subsidiary of Victorian Government. Fig 1.1 is the map of the land.

The Proposed Planning Scheme (the Scheme) includes the MDP-A area within Schedule 3 to the Development Planning Ordinance (DPO) - New Residential Services.



1 INTRODUCTION

1.1 WALKER DEVELOPMENT PLAN - KEW

The Walker Development Plan-Kew (WDP-K) area is located approximately 6 kilometres east of the Melbourne central activities district and consists of approximately 27 hectares of land on the west side of Princess Street, Kew.

Stage 2 has an area of approximately 4 hectares and is located south-west of Stage 1, adjacent to the south boundary of the land. Stage 2 is triangular in shape and is characterised by a 15 metres fall from south to north.

The WDP-K area will be occupied in part until early 2008 by Kew Residential Services (KRS), formerly known as 'Kew Cottages'. KRS is a congregate institution for people with an intellectual disability and is managed by the Department of Human Services.

The Victorian Government announced in May 2001 that the subject land would be redeveloped to provide better quality services and housing for KRS residents. This decision included the sale of the site and the relocation of KRS residents into the community, although 100 KRS residents will continue to live on the site in new purpose-built accommodation.

Kew Development Corporation (KDC) (a wholly owned subsidiary of Walker Group Holdings Pty Ltd) is the developer of the land.

The Boroondara Planning Scheme (the Scheme) includes the WDP-K area within Schedule 3 to the Development Plan Overlay (DPO3 - Kew Residential Services).



The WDP-K was endorsed on 9 March 2006 by the Minister for Planning and provides the approved development plan under DPO3 and sets out the way the land is intended to be developed. The WDP-K designates proposed housing areas, street layouts and other main land uses for a comprehensively planned development of the site. The WDP-K forms a framework for more detailed planning at subdivision and development stage level. This KDC Urban Design Guidelines document is in keeping with the broad design guidelines set out in the WDP-K.

A detailed site context and analysis of the subject site and surrounds is included in section 2 of the WDP-K.



1.2 PURPOSE OF KEW DEVELOPMENT CORPORATION URBAN DESIGN GUIDELINES STAGE 1

This KDC Urban Design Guidelines Stage 1 (KDCUDG1), prepared by Collie Pty Ltd and dKO Architecture Pty Ltd, outlines the preferred future character of Stage 1 of the WDP-K area and contains urban design guidelines that facilitate the attaining of this desired outcome for Stage 1 of the WDP-K area.



Other urban design guidelines will be prepared for future stages of the development and may vary from this KDCUDG1 insofar as they reflect the latest design intentions at the time.

2 DESIGN APPROACH AND PREFERRED CHARACTER

This KDCUDG1 document details the design philosophy reflected in the WDP-K which is based on the intended comprehensive planning and integrated development of the site by Kew Development Corporation, which intends to plan, design and construct fully the total development, including all dwellings.

The proposed development and its preferred character will differ from other parts of the Melbourne built form. The character of future development will respond to specific site opportunities and will result therefore, in a unique, purpose-designed development.

The preferred character of stage 2 is a consolidated, medium density built form of individual dwellings, townhouses and community care units placed in a framework of local streets (including central avenue-like streets), small 'pocket' parks and a walking and cycling network. This preferred character is a direct response to the site opportunities and constraints. Open spaces and dwellings are sited carefully to maximise both amenity and attractive appearance. The sloping nature of the site is complemented by the modern architecture which will sit well in the Kew context.

Lot boundaries will be determined by dwelling design to produce a totally integrated design and development. In this way, the development is indicative of a standard multi-dwelling development where the subdivision boundaries are secondary to the integrated nature of the built form design. This integrated approach will ensure a planned and co-ordinated preferred character.

The design approach and preferred character of the site incorporate the following principles.

- Dwellings will be predominantly two-storey, with some one and part three-storey dwellings. A simple built form will allow for landscape to read strongly in the foreground.
- Lot configurations will range from conventional lots to 'zippered' and 'courtyard' lots with consideration to the slope of the land and amenity issues. 'Zippered' and 'courtyard' lots will ensure that private open spaces are consolidated, avoiding narrow strips of private land that are unuseable.
- A number of different dwelling types and community care units, will be provided to respond to the unique characteristics of the land and will be integrated into the existing and proposed landscape to provide a genuine diversity of character and amenity. This will contribute to the overall masterplan vision. Transitional or 'split - level' dwelling styles will utilise the slope of the land. Subdivision into lots will be determined generally after building design and inter-relationships are determined.
- Various dwelling types will promote a range of interesting interface treatments to streets, public open space areas and the surrounding area. The architectural response will provide an integrated streetscape response whilst preserving the individuality of the architect-designed homes.
- The existing natural environment and particularly trees, on the site will be treated as a design opportunity. The placement of dwellings and lots and public open space areas will have regard to existing trees and their retention wherever possible.
- Views (both internal and external) will be maximised by the design and placement of dwellings and lots.



Protrusion and articulation of upper storeys, reduced front setbacks and integration with the landscape, promotes an active street frontage and encourages pedestrian permeability.



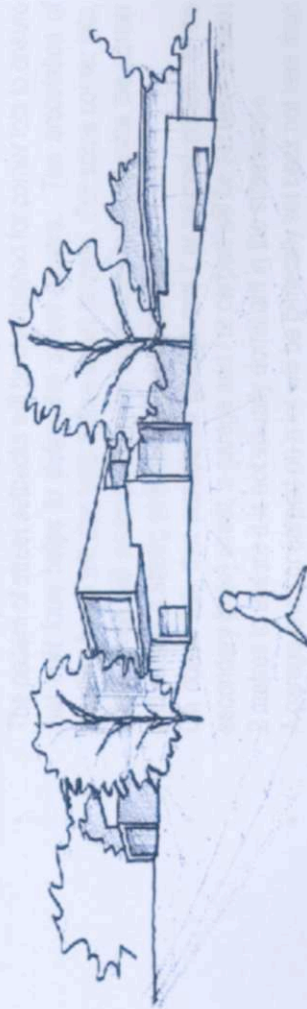
Protrusion of upper storey accentuates streetscape edge and street corners for a consistent neighbourhood character.

2.1 INTEGRATION WITH THE STREET

The boundaries of stage 2 are defined by streets including Main Drive to the south and Lower Drive to the north-east. Specific interface boundary characteristics surrounding the site include urban edges to the south and public open space areas.

Boundary interface treatments and new lots fronting proposed internal streets should:

- promote an active street frontage wherever possible;
- create a residential street elevation with street address;
- encourage pedestrian permeability, where appropriate.



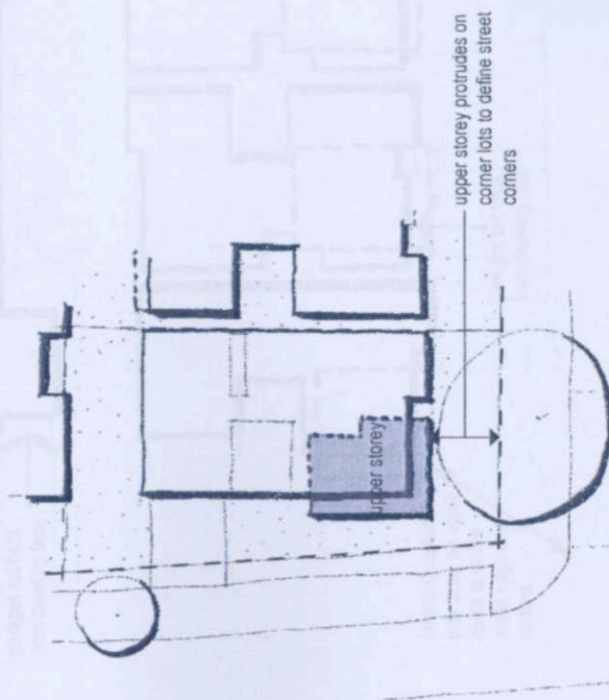
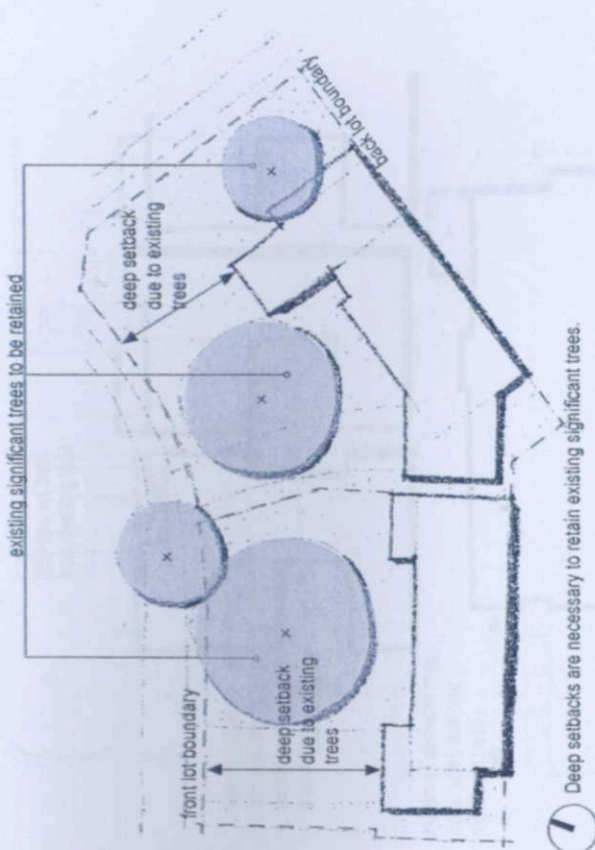
Boundary interface articulation, integration with the street and landscape and residential street 'address' promotes an active street frontage and encourages pedestrian permeability.

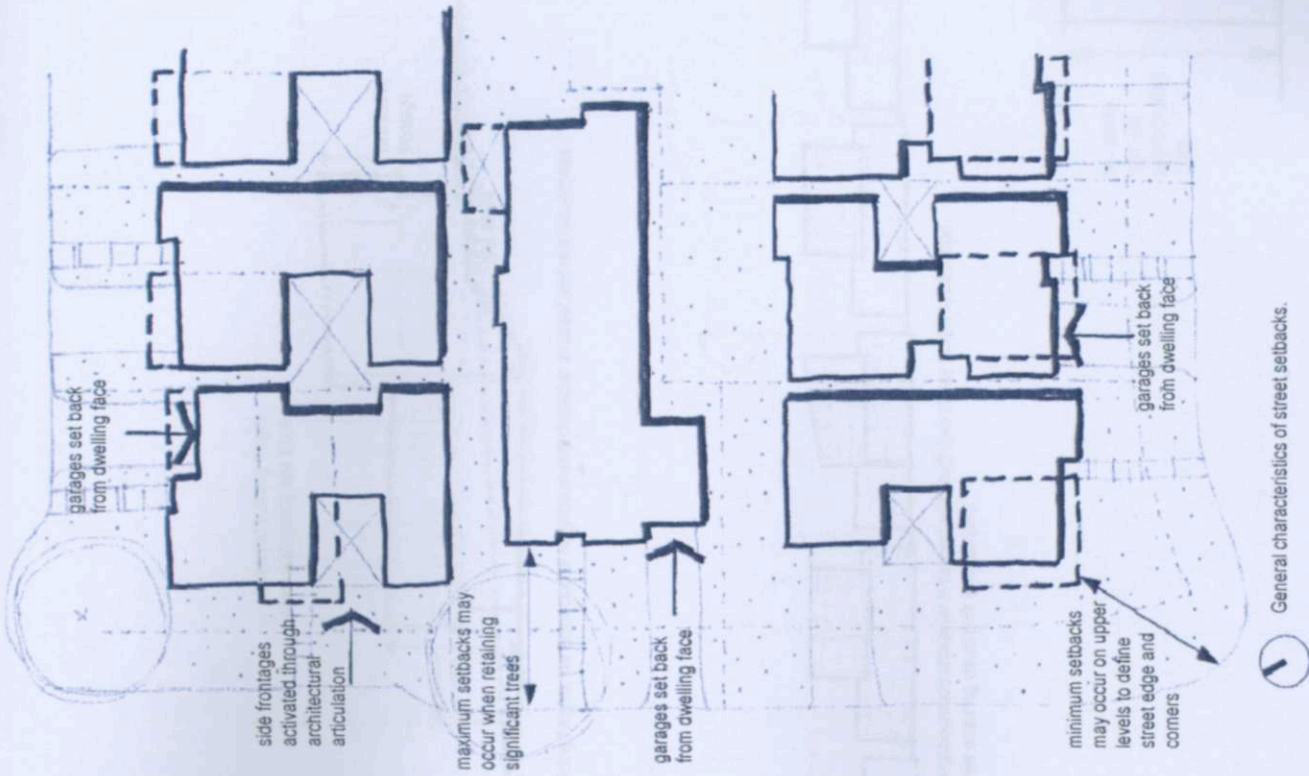
2.2 STREET SETBACK

Street setbacks will vary across the site, depending on particular site opportunities but will be generally a minimum of 4 metres to a primary street frontage and a minimum of 1 metre to a secondary (side) street frontage.

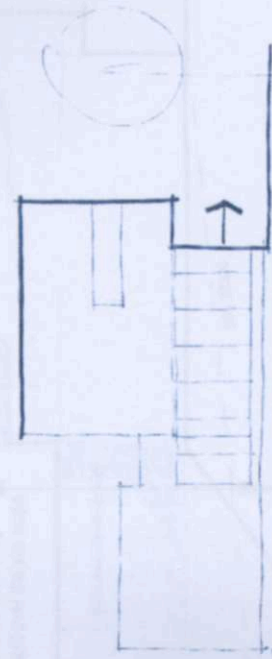
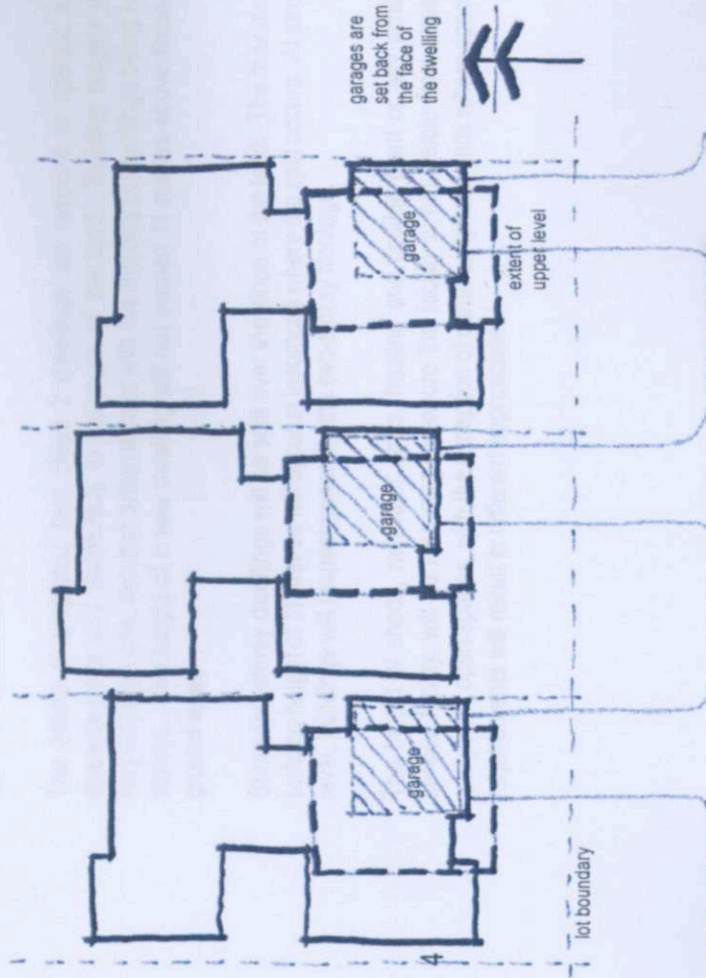
The following general design principles characterise the preferred character of the site in terms of street setbacks.

- Street setbacks should highlight the quality of existing vegetation and the garden nature of the site. Where, as a result of retaining significant vegetation, setbacks are not uniform along a given street, an 'exposed' front wall of a dwelling should be treated in an architectural manner.
- Dwellings will generally be set back less than a third of the depth of a lot with the exception of instances where a greater setback is provided to ensure the protection of significant vegetation.
- The pattern of street setbacks will be maintained for corner lots to ensure that built form helps to define the street corners. The articulation of dwelling fronts will also help define street corners. For some corner lots, upper levels will protrude over the lower level to accentuate the corner and ensure a strong street edge is maintained.
- On corner lots that provide for garage and / or carport access to the secondary (side) street, a garage and / or carport will be set back at least 2 metres to ensure it is not visually dominant in the streetscape.
- A garage and / or carport on a lot will be generally set back not less than any part of the front building line of the dwelling with the exception of the lots where the design caters for the retention of significant trees. In these instances, a garage or carport will not protrude from the front building line into the street setback of the dwelling more than 6 metres.
- A garage and / or carport on a lot accessed from a laneway to the rear or side boundary may be built to that boundary.





General characteristics of street setbacks.



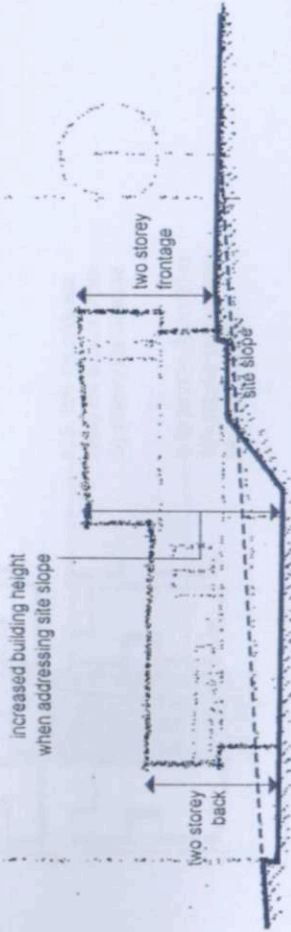
Protrusion and articulation of the upper level creates an active streetscape and gives presence and definition to the street corners.

2.3 BUILDING HEIGHT

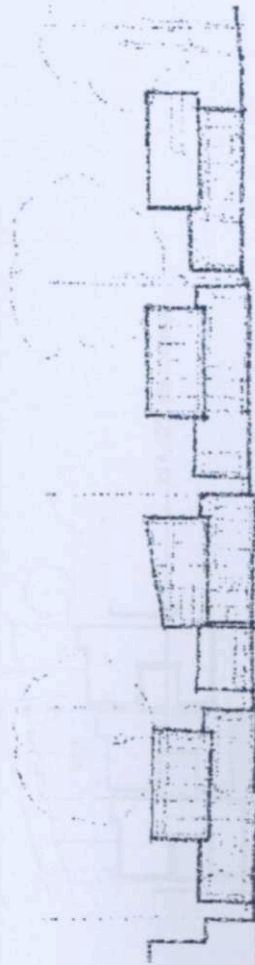
The height of proposed new stage 2 dwellings will respond to specific site characteristics and particularly to the slope of the land. Building heights will vary between one, two and three storeys with the majority of dwellings being two storeys. The height of a new dwelling will not exceed 11 metres above finished ground level.

Some two-storey dwellings will be split over the slope of the land. The maximum building height of 11 metres will occur at instances where the split occurs. At street level, buildings will respect generally the two-storey frontage.

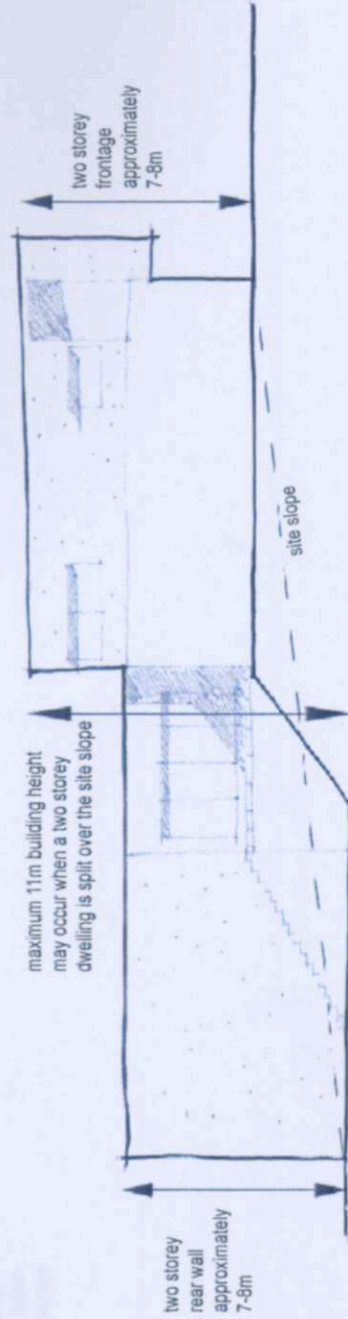
The height of sheds, rainwater tanks, heating and cooling plant or any similar service facility, will be restricted to ensure the facility is not visible from streets and public open spaces, with the exception of community care units where special requirements will result in different approaches.



Building heights are respectful of neighbourhood character at street and rear boundaries.



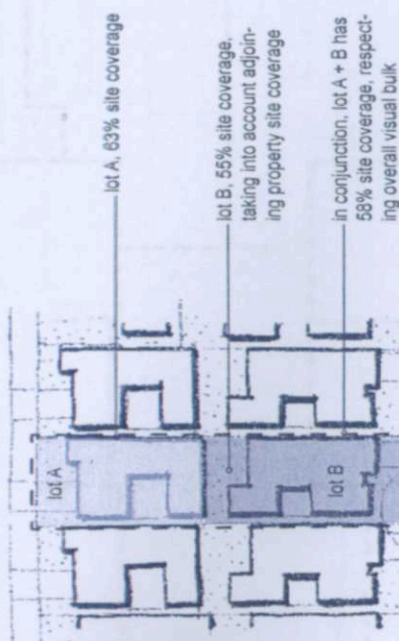
Neighbourhood character is respected through two storey height streetscape while ensuring visual bulk is minimised.



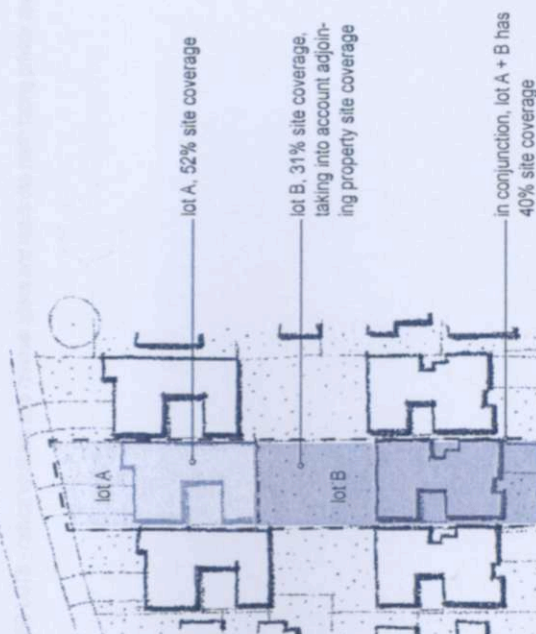
2.4 SITE COVERAGE

The site coverage on any lot will not exceed 70 per cent however, as a integrated development, dwellings will be designed in association with surrounding dwellings, taking into consideration amenity impacts and site constraints. As a result of this integrated design approach, the combined site coverage of any grouping of dwellings will be significantly less than 70 per cent.

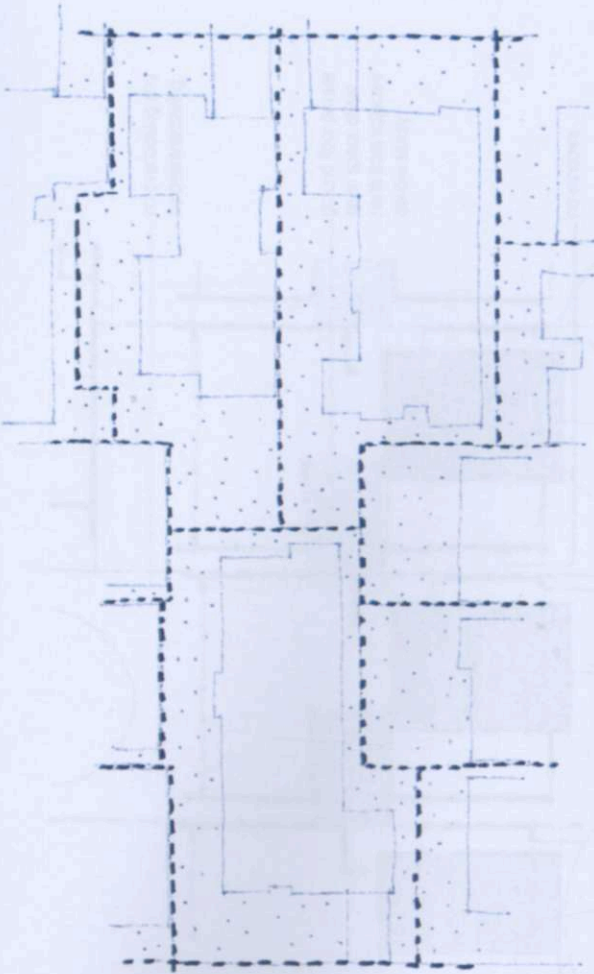
Dwellings will be orientated and arranged in association with dwellings on adjacent lots to maximise site use efficiency and solar access to private outdoor space. For example, if one dwelling requires increased site coverage (up to 70 per cent), the design of an adjoining dwelling will take this into account and the site coverage will be reduced on the related lot. When considered in combination, the two lots will respect the maximum site coverage. As a result of this integrated design approach, visual bulk will be minimised but consistent with the preferred character of stage 1.



1 Example of designing site coverage in tandem.



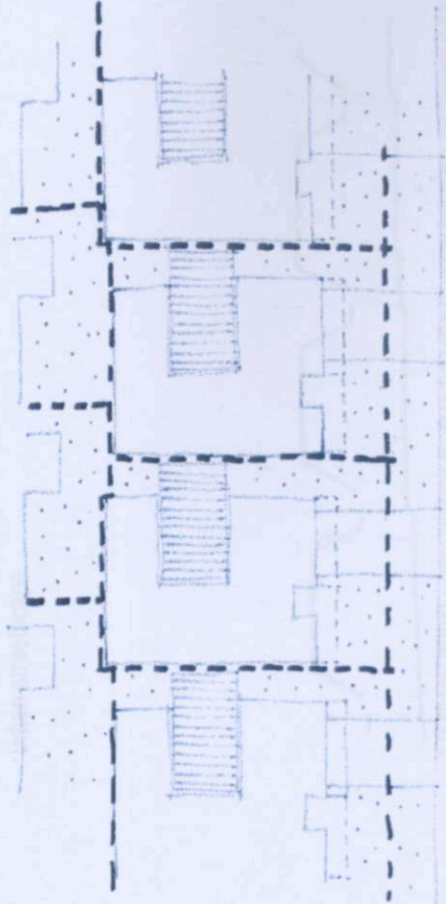
2 Typical example of site coverage arrangement.



ZIPPERED LOTS - reduce southern side residual space and maximise north facing private open space.



COURTYARD LOTS - dwellings are centred around private open space, often with zero lot boundaries on two sides to minimise unusable residual space.



2.4 SIDE AND REAR SETBACKS

This diagram illustrates the approach to setting setbacks and aligning lot boundaries to ensure the transmission of sunlight, air and views between buildings.

It is a key principle of the design to ensure that setbacks are consistent across the site and that setbacks are not less than the setbacks of the adjacent lot. In this way, the setbacks and setbacks are consistent across the site and setbacks are consistent across the site.

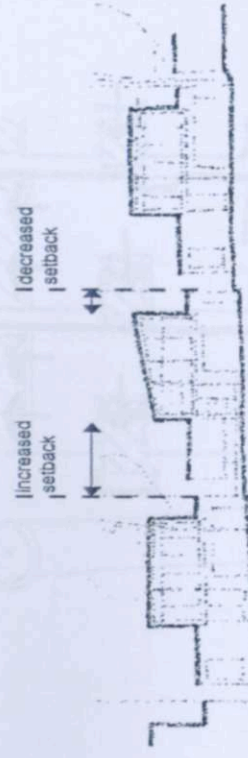
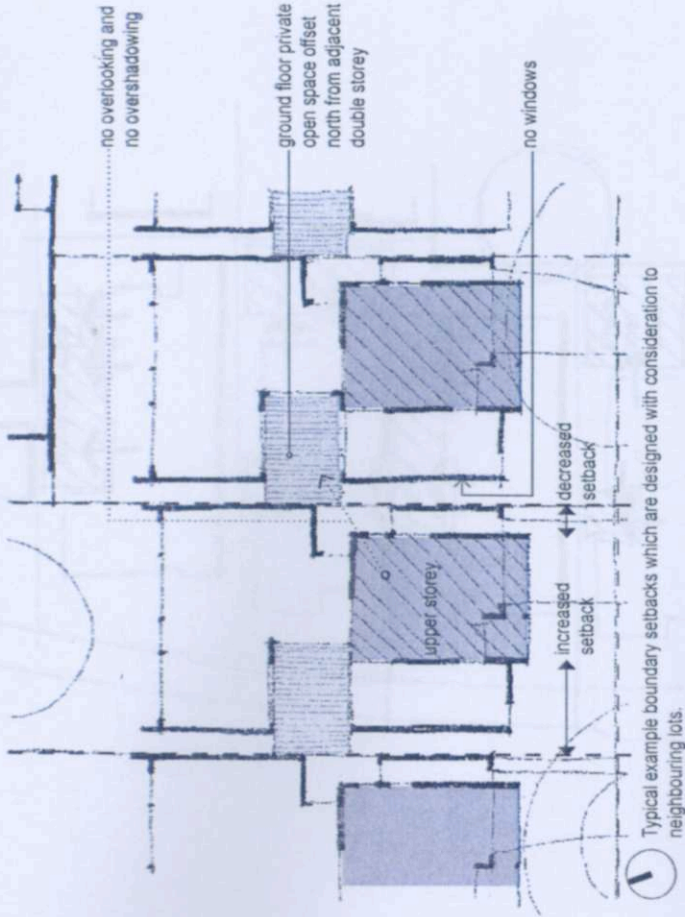
As a general principle, the setbacks of the development will be consistent with the setbacks of the adjacent lot and setbacks will be consistent with the setbacks of the adjacent lot.

2.5 SIDE AND REAR SETBACKS

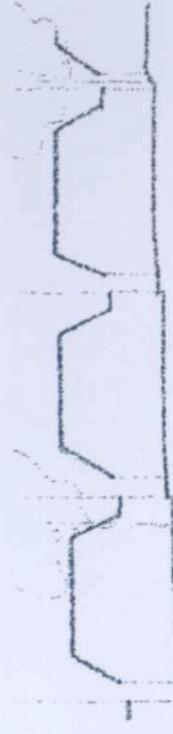
This integrated approach to dwelling design will allow for a comprehensive consideration of potential amenity impacts, including overshadowing and overlooking.

If a side setback to one lot boundary is minimal or zero, the adjacent setback on an adjoining lot will be increased, ensuring that amenity impacts across the site are minimised. In this way, the side and rear setbacks provided on a lot are not to be considered in isolation from the development as a whole.

As a general principle, the integrated design of the development will promote a variety of treatments that will minimise visual bulk and enhance an attractive, urban streetscape.



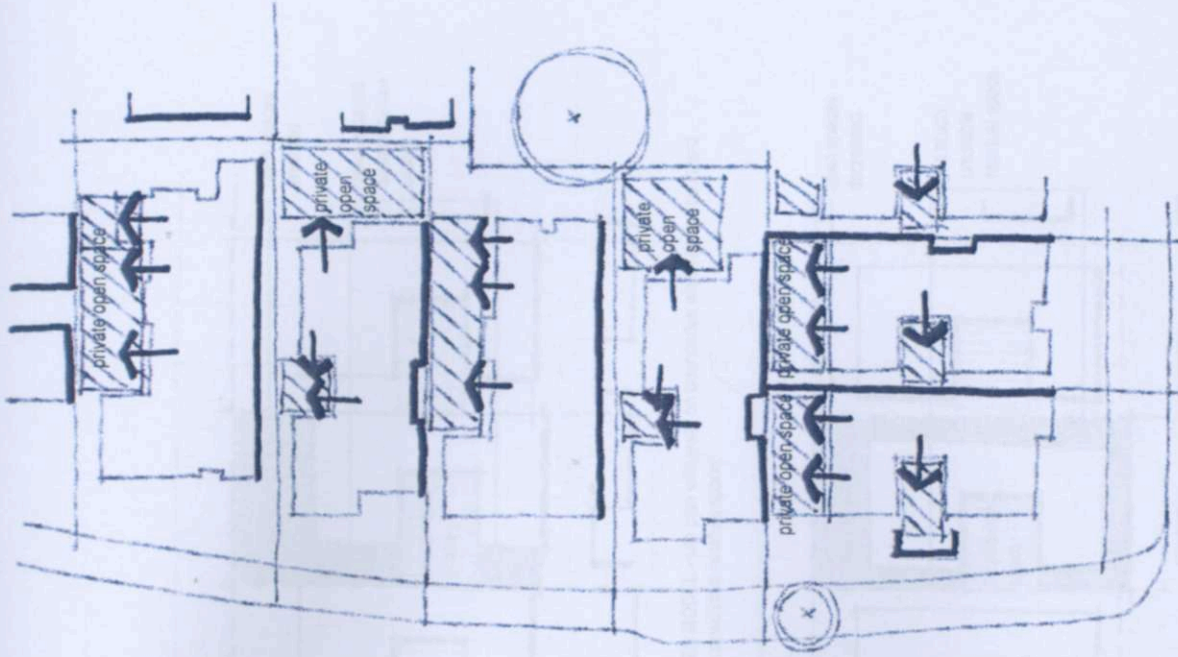
PREFERRED MODEL - one setback is decreased but other setback is increased - visual bulk is far less intrusive and maximises solar penetration to upper storeys.



STANDARD MODEL - using allowable envelope and setbacks - visual bulk is very intrusive and inefficient.

2.6 PRIVATE OPEN SPACE

A key component of the proposed design will be the provision of a consolidated private open space area that meets and often exceeds, the minimum standard of 40 square metres. The 'zippered' and 'courtyard' lots will utilise a common boundary wall to provide privacy between adjacent dwellings. These lot types also ensure optimal use of private open space areas to the side of dwellings.

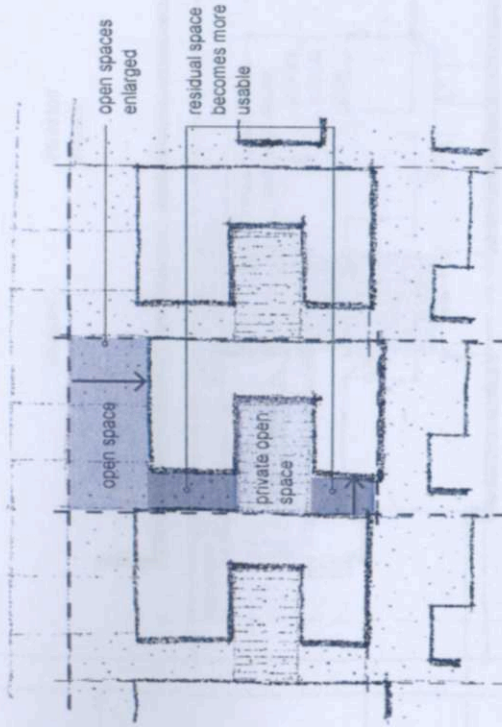


1 Private open space is arranged to be north facing and separated by adjacent buildings or boundary walls.

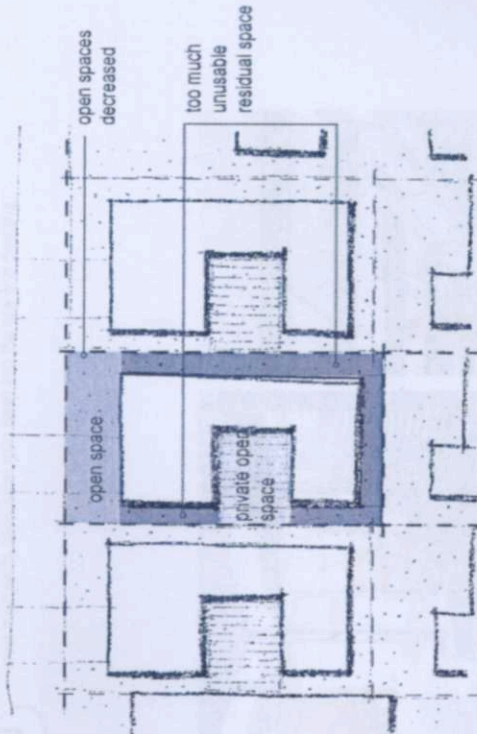
2.7 WALLS ON BOUNDARIES

As a general principle, the extent of walls on boundaries will range from 50 per cent to 70 per cent of the combined length of the perimeter boundaries of the site. The most common application will be approximately 50 per cent as the majority of the site will comprise 'courtyard lots' and 'zipper lots'. In instances where the extent of wall on boundary is increased, this will be in particular urban design treatments to improve the amenity of the affected and adjoining lots.

This design response will define property edges, maximise north-facing private open areas and minimise the extent of unusable, residual spaces often derived from minimum setbacks. The variety of dwelling types will create a diversity of visual and physical transition in the streetscape character.



1 PREFERRED MODEL - site plan with walls on boundaries which define courtyard edges and consolidate residual space.



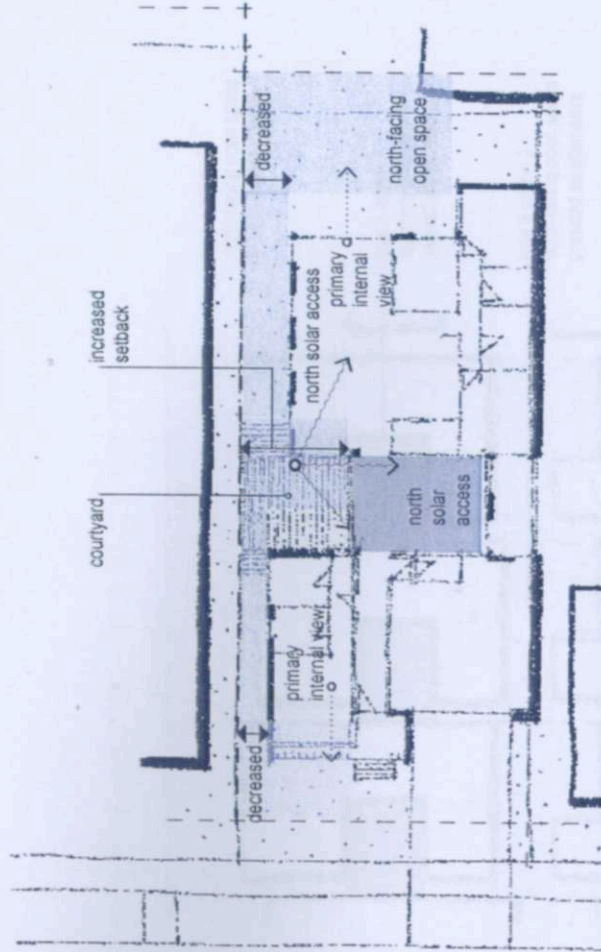
1 STANDARD MODEL - typical site plan with preferred boundary setbacks resulting in unconsolidated unusable residual space.



Example of courtyards providing well-defined private spaces.

2.8 NORTH-FACING WINDOWS

In instances in which a north-facing window of a dwelling is positioned adjacent to side boundaries, dwellings will be provided with an inset courtyard to maximise solar access. Dwellings will be sited within lot boundaries to create a diversity of private open spaces. All dwellings will be provided with a usable private open space with good solar access and good access to internal living spaces. This design response will maximise sunlight penetration and alleviate any impact on the amenity of the dwelling.



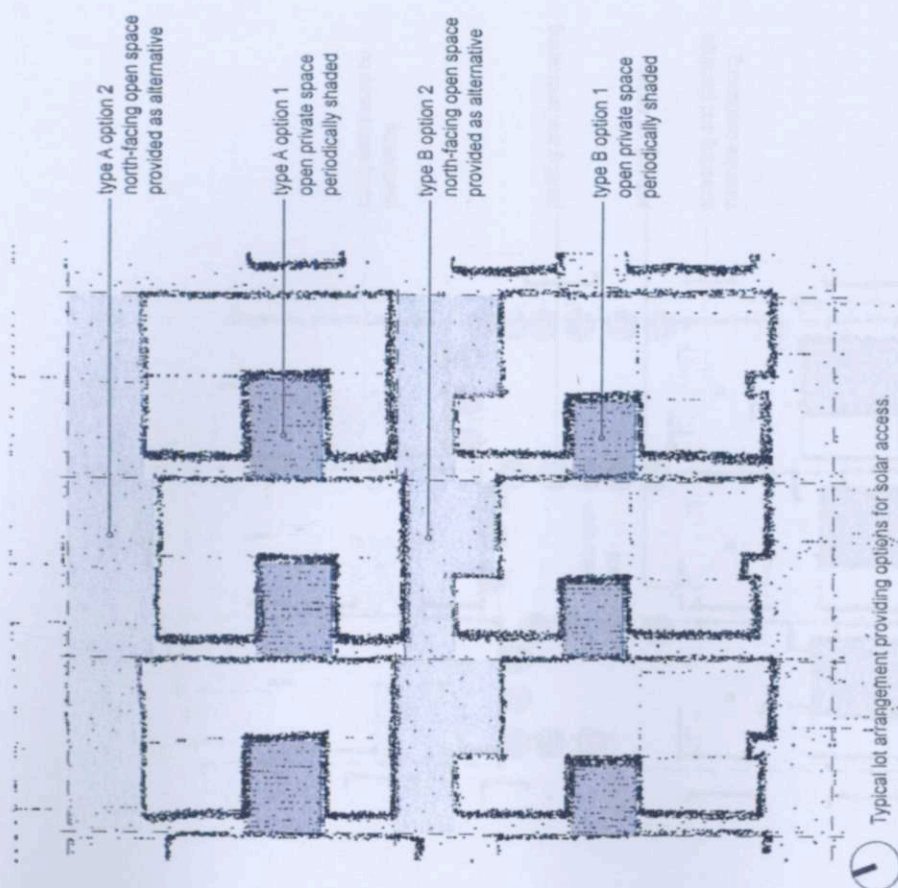
Inset courtyards allow solar gain deep into the site and dwelling.



Examples of courtyard and window treatment providing solar penetration.

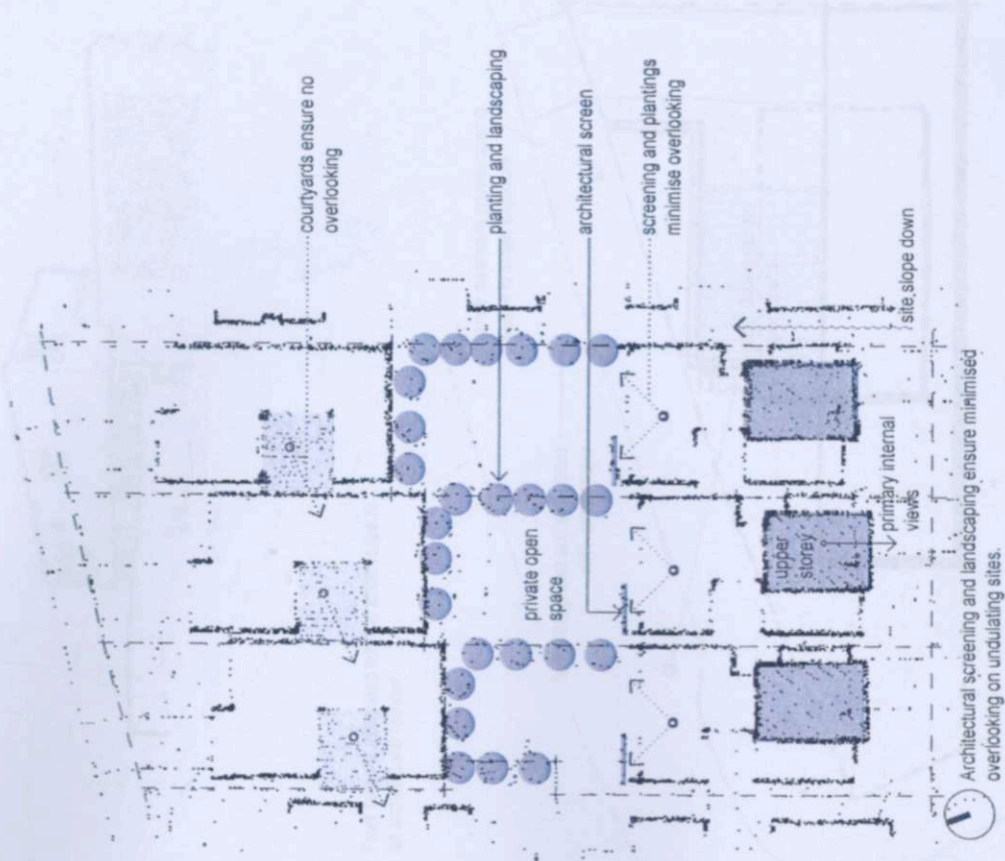
2.9 OVERSHADOWING OPEN SPACE

Private open space will be orientated generally to maximise solar access however, due to the slope of the land, private open spaces may be overshadowed periodically by adjacent buildings. As a design response, all dwellings will be provided with at least two opportunities for access to private open space, at least one of which will adhere to the objective of acceptable solar gain to open space.



2.10 OVERLOOKING

The lot layout will be designed in an integrated manner to address potential overlooking impacts. Where the slope of the site is a challenge to minimising overlooking, techniques such as fixed and movable architectural screens and planting will be used to limit views between the habitable rooms and secluded private open spaces of properties. Views from the upper level of dwellings will be orientated towards the street frontage and the private open space areas (of the dwelling from which the views originate). Planting will consist of high screen planting along boundaries, where necessary.

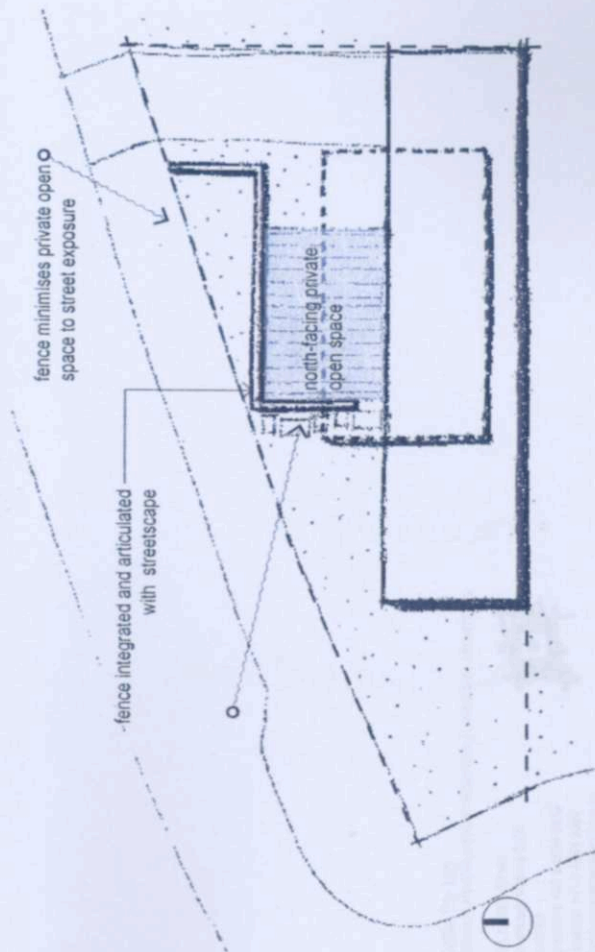
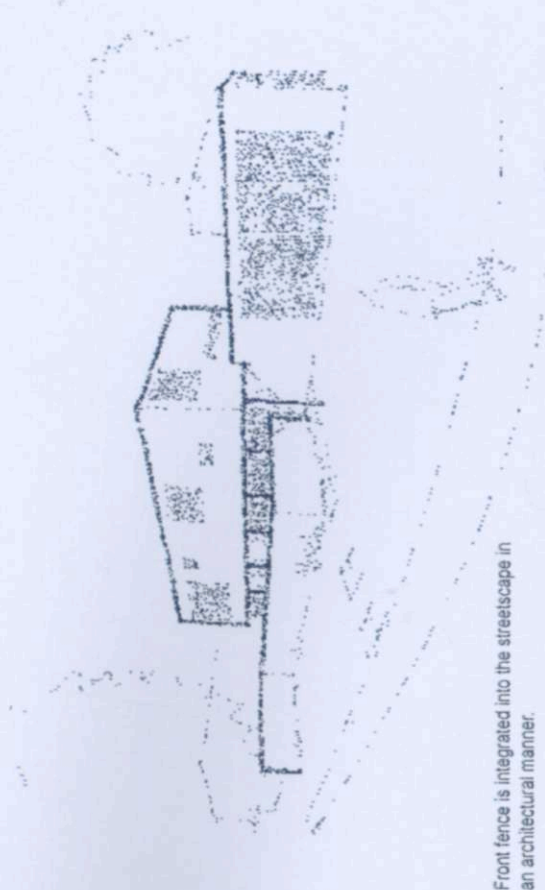


Examples of architectural screening.

2.11 FRONT FENCES

Were provided, front fences will not extend for the whole length of the front boundary and will be integrated into the built form and well articulated by the choice of materials.

In cases where north-facing private open space is provided adjacent to a street, front fences will be incorporated into the built form of the dwelling to provide privacy to the open space in a location with good solar access.





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APPENDIX L

Draft Streetscape

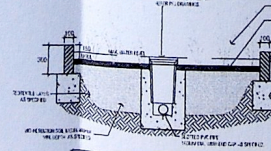
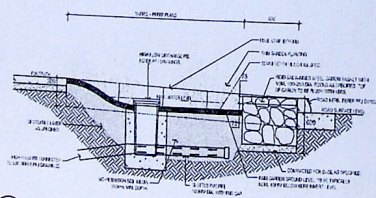
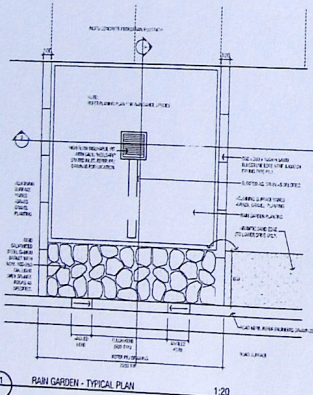
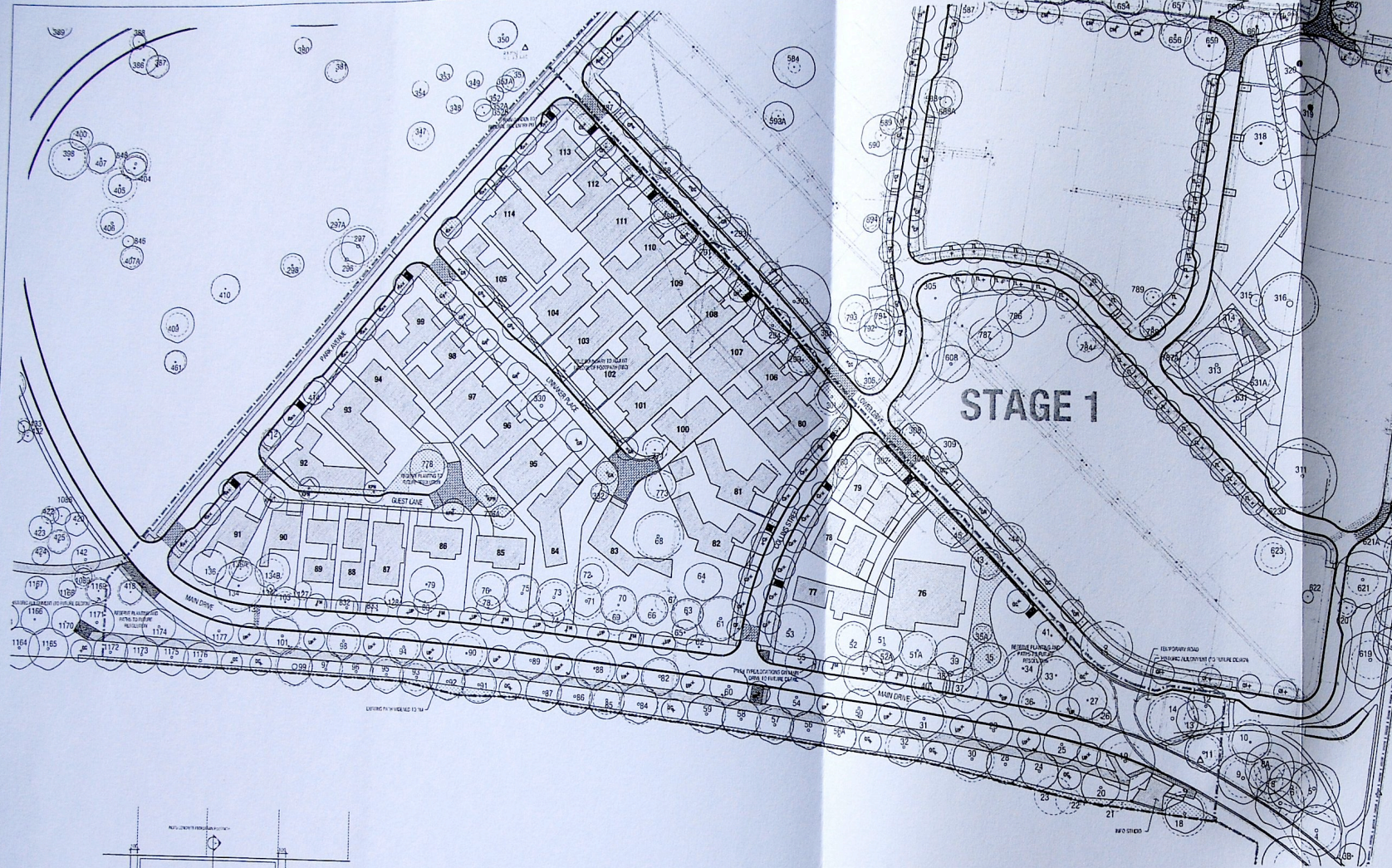
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Email consult@colliepl.com.au
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APPENDIX L

Draft Streetscape plan



STAGE 1

NOT FOR CONSTRUCTION

- ## LEGEND
-  Factory: major material production facilities (e.g., steel mill, glass and cement plants)
 -  Conventional power: thermal surface treatment (e.g., power plant)
 -  Conventional power: waste-to-energy (e.g., power plant)
 -  Gas power
 -  Mass alternative products (e.g., plastics & lumber) based on natural resources
 -  Gasifier power plants
 -  Small-scale power plants (e.g., wind)
 -  Large 100MW+
 -  Approximate capacity size
 -  Proposed plant: major material & energy plant (e.g., power plant)
 -  Proposed thermal plant: waste-to-energy (e.g., power plant)
 -  Proposed electricity plant: waste-to-energy (e.g., power plant)
 -  Proposed thermal plant: waste-to-energy (e.g., power plant)
 -  Proposed waste-to-energy (e.g., power plant)
 -  Proposed gas plant: waste-to-energy (e.g., power plant)

SINCE 1989 BROWN PLANTING SOCIETY		
Plant Name	Plant Name	Plant Name
1. <i>Adiantum</i>	2. <i>Adiantum</i>	3. <i>Adiantum</i>
4. <i>Adiantum</i>	5. <i>Adiantum</i>	6. <i>Adiantum</i>
7. <i>Adiantum</i>	8. <i>Adiantum</i>	9. <i>Adiantum</i>
10. <i>Adiantum</i>	11. <i>Adiantum</i>	12. <i>Adiantum</i>
13. <i>Adiantum</i>	14. <i>Adiantum</i>	15. <i>Adiantum</i>
16. <i>Adiantum</i>	17. <i>Adiantum</i>	18. <i>Adiantum</i>
19. <i>Adiantum</i>	20. <i>Adiantum</i>	21. <i>Adiantum</i>
22. <i>Adiantum</i>	23. <i>Adiantum</i>	24. <i>Adiantum</i>
25. <i>Adiantum</i>	26. <i>Adiantum</i>	27. <i>Adiantum</i>
28. <i>Adiantum</i>	29. <i>Adiantum</i>	30. <i>Adiantum</i>
31. <i>Adiantum</i>	32. <i>Adiantum</i>	33. <i>Adiantum</i>
34. <i>Adiantum</i>	35. <i>Adiantum</i>	36. <i>Adiantum</i>
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40. <i>Adiantum</i>	41. <i>Adiantum</i>	42. <i>Adiantum</i>
43. <i>Adiantum</i>	44. <i>Adiantum</i>	45. <i>Adiantum</i>
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- SERVICES NOTE:**
1. The location of underground services shown on this drawing are representative only. Actual site conditions may vary.
 2. The exact positions of services should be established on site prior to any work commencing.

- ### FREE PROTECTION NOTES:
- Drawing is to be read in conjunction with M10 Tree Protection Plan (0418.1.5.611)
1. Existing trees must be protected. No trees are to be removed.
 2. No storage (temporary or permanent) of materials, chemicals, fuel, or temporary building shall take place on the east side of the site.
 3. No other vehicles should be situated on site, including temporary vehicles, such as trailers, or any other equipment.
 4. Where proposed areas should be clearly marked by a steel marker, such cutting as well as sharp site, before excavation and not such as a trench, any machinery or other equipment.
 5. The contractor will be held responsible for any damage to existing trees and will be required to pay the cost of any repair or replacement (permanent or temporary).
 6. All on-site operations in the course of the work must be clearly cut and broken out into temporary sections.

- GENERAL NOTES**
1. All settings shall be checked and approved on site by the Superintendent prior to construction.
 2. Any discrepancies shall be immediately reported to the Superintendent, who shall issue further instructions.
 3. Locate all services on site prior to any excavation or clearing and install same during construction. Relocate lines to C.S. employees from service leaders.

- [illegible]

- [illegible]

WALKER CORPORATION
KEW COTTAGES

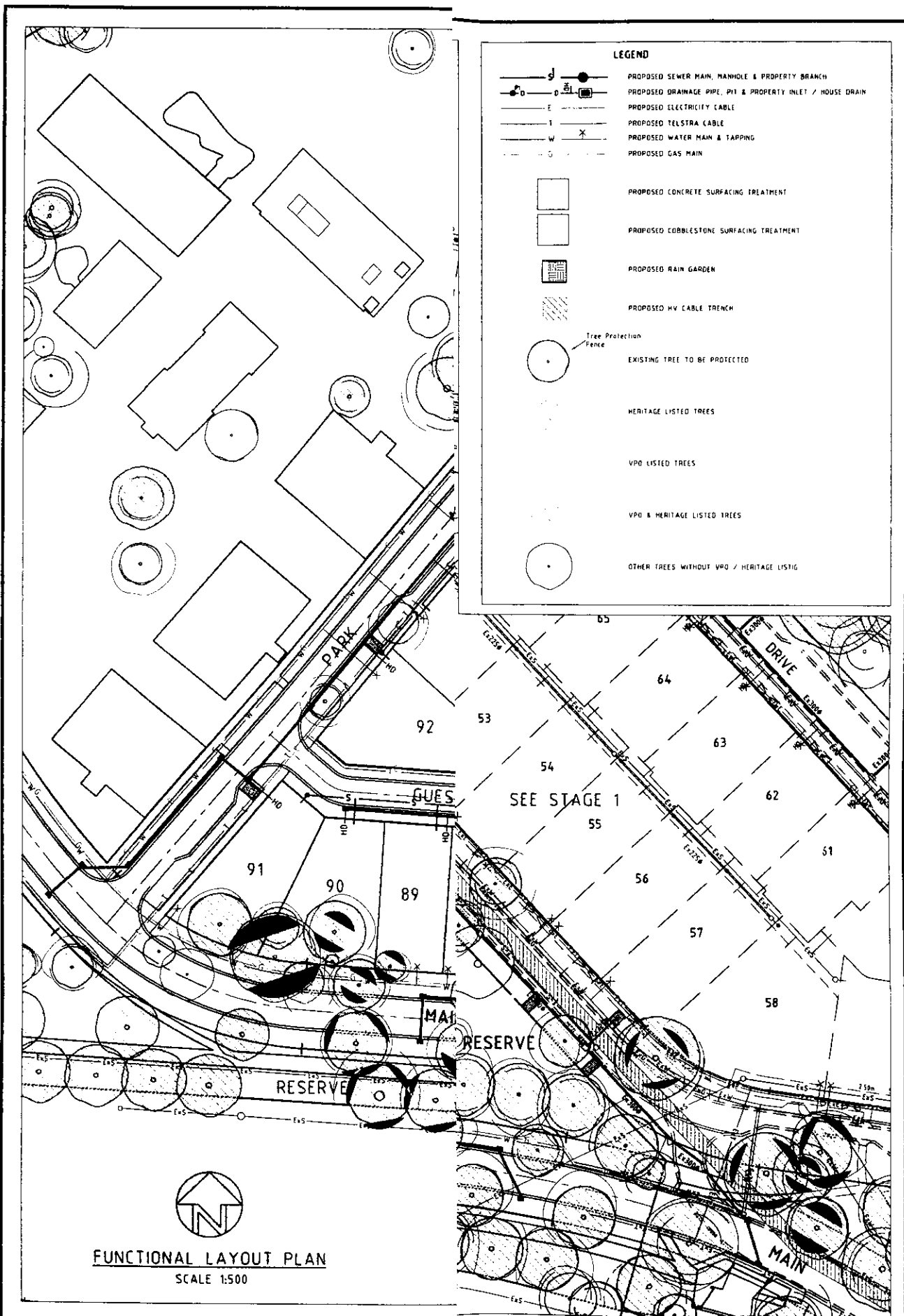
KEW COTTAGES

Stage 2 - Streetscape Layout

REV	DATE
September 2007	1.502 Q 42
KTCC	
© Jones & Lamont LLC, Jones & Lamont LLC, The National Media Association, & NTA Inc.	
FORM	REVISION
AM	SI
0418s LDD01	A

APPENDIX M

Draft functional layout plan and services report



CAD DRWG : KEW2_Functional Layout.DWG

				5 ALLOTTAGES - STAGE 2		SCALE 1:500
				CH 68 17 CENT		DATUM A.H.D.
				- W - WATER		DRAWING NO
				- G - GAS		98-01-02/FL1
				- E - SEC		SHEET 1 OF 1
				- T - TELE		
				- H - HOUSE		
REF	DATE	REVISION	APP'D	CORPORATION PTY LTD		
				ARA CITY COUNCIL		
				AL LAYOUT PLAN		



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Hawthorn Victoria 3122
Ph: 03 9819 6991
Fax: 03 9819 6994
hawthorn@tgmgroup.com
www.tgmgroup.com

Incorporating Parry Fraser & Jones (Vic) Pty Ltd



Ref: 98-01-02

KEW COTTAGES – RESIDENTIAL SUBDIVISION, KEW

SERVICES REPORT FOR STAGE 2

GENERAL

The stage 2 site is currently occupied by the Kew Residential Services, all existing building and services are required to be decommissioned and demolished to a vacant land site prior to commencement of the Stage 2 development.

TOPOGRAPHY

The site area is a generally contoured site which falls to the north east abutting the western corner of Stage 1.

STORMWATER DRAINAGE

The site is fully serviced by an existing drainage network within Stage 1, to be connected at Lower Drive and Park Avenue outfalling into the bio retention basin. Boroondara City Council is the responsible stormwater drainage authority.

SEWERAGE

The site is serviced by an existing sewerage reticulation main within Stage 1 along Lower Drive and Park Avenue outfalling to Hutchinson Drive Branch Sewer.

Yarra Valley Water is the responsible authority that owns the existing sewerage mains and issuing the legal property services connection approvals. An extension of the main will be required within Stage 2 an application to Yarra Valley Water will be necessary to obtain servicing conditions.

WATER SUPPLY

The site is serviced by an existing watermain reticulation with Stage 1 along Lower Drive and Park Avenue and Main Drive.

Yarra Valley Water is the responsible authority that owns the existing water supply mains and issuing the water supply mains to meter connection approvals. As an extension of the main be required within Stage 2 an application to Yarra Valley Water will be necessary to obtain servicing conditions.



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Ref: 98-01-02

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SERVICES REPORT FOR STAGE 2

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Yarra Valley Water is the responsible authority that owns the existing sewerage mains and issuing the legal property services connection approvals. An extension of the main will be required within Stage 2 an application to Yarra Valley Water will be necessary to obtain servicing conditions.

WATER SUPPLY

The site is serviced by an existing watermain reticulation with Stage 1 along Lower Drive and Park Avenue and Main Drive.

Yarra Valley Water is the responsible authority that owns the existing water supply mains and issuing the water supply mains to meter connection approvals. As an extension of the main be required within Stage 2 an application to Yarra Valley Water will be necessary to obtain servicing conditions.



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POWER

Citipower Limited is the electrical supply authority, there are existing electrical services adjacent to the site installed as part of the Stage 1 subdivisional development.

As additional servicing pits, cable extension and non standard public lighting are necessary, an application to Citipower Limited will be required to obtain the necessary servicing conditions.

Refer to the attachment of approved non standard street lights and pole.

TELSTRA

Telstra is the telephone supply authority, there are existing telephone services adjacent to the site installed as part of the Stage 1 subdivisional development.

As additional servicing pits and cable extension are necessary, an application to Telstra will be required to obtain servicing conditions.

ROADS

Boroondara City Council is the responsible road works authority of the existing road pavements and footpaths adjacent to the site within Stage 1 that provides access to the site.

SUMMARY

The site is surrounded by existing services and redevelopment will require the necessity to make servicing applications with all the relevant authorities.

TGM GROUP PTY LTD

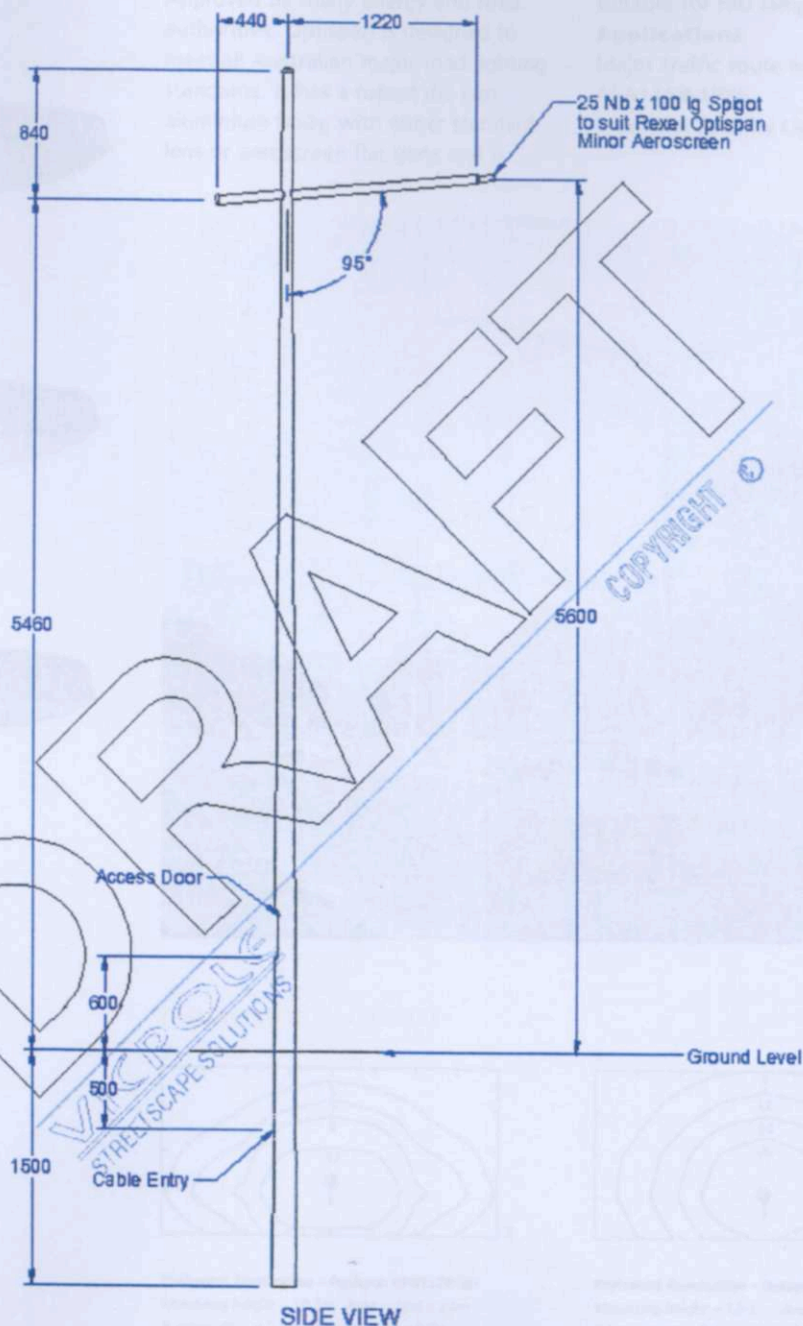
BENNY VOCALE

NOTE: MANUFACTURING WILL NOT COMMENCE UNTIL SIGNED DRAWINGS ARE RETURNED.

PREPARED BY: BENNY VOCALE

DATE: 1/1/11

Client: 55a Sp. for Office use	Client: for development use	Project: for design
Drawn: 55a Sp. for Office use	Drawn: for development use	Drawn: for design
Checked: 55a Sp. for Office use	Checked: for development use	Checked: for design
Approved: 55a Sp. for Office use	Approved: for development use	Approved: for design
Project: 55a Sp. for Office use	Project: for development use	Project: for design
Drawn: 55a Sp. for Office use	Drawn: for development use	Drawn: for design
Checked: 55a Sp. for Office use	Checked: for development use	Checked: for design
Approved: 55a Sp. for Office use	Approved: for development use	Approved: for design



NOTE : MANUFACTURING WILL NOT COMMENCE UNTIL SIGNED DRAWINGS ARE RETURNED.

DRAWING APPROVED BY CUSTOMER SIGNED

DATE / /

Notes

1. All dimensions shown are in mm.
2. Column design to comply with AS 1170 & AS 1798.
3. All welding to comply with AS 1554.
4. Galvanizing to conform to AS/NZS 4680.
5. Paint finish to AS 3987 category long term.

Title: 5.5m Sgl Kew Cottages lgn

Client: Kew Development Corp

Project: Kew Cottages

Color: SPARKLING ALUMINIUM

Job No.

Quantity: 53

Quote No: 23695

Date: 8/08/2007

Modified: 8/08/2007

Checked:

Approved By: T.W () S.I ()

CAD File No. 5.5m Sgl Kew Cottages lgn.cad

VICPOLE
STREETSCAPE SOLUTIONS
31 - 35 Berry St
Bayswater Vic 3156

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Optispan

IP54
OPTICS

IP24
GEAR

Approved by many energy and road authorities, Optispan is designed to meet all Australian major road lighting standards. It has a robust die cast aluminium body, with either standard lens or aeroscreen flat glass and is

suitable for HID lamps up to 400W.

Applications

Major traffic route lighting to
ASA1158-1986
Industrial Security Lighting



Standard



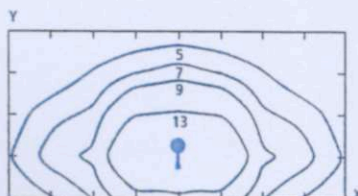
Aeroscreen



Top Access



Photometric design data

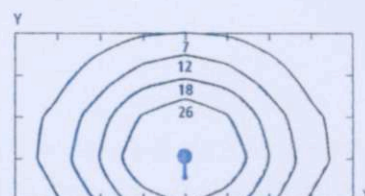


Horizontal illumination - Optispan OPN150WSH7

Mounting height - 10.5m Area - 40m x 20m
X increments = 5.0m Y increments = 5.0m
Plane height = 0.0m Aiming angle = 5°
Windage - 0.133 m² Weight - 9.00 kg

Wired to AS3137 and EMC approved

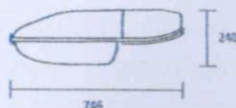
Fits 32mm nominal bore pipe bracket or 40mm as an option.
PE model complete with PE base only.



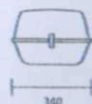
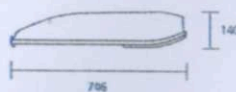
Horizontal illumination - Optispan Aeroscreen OPN250SHAER7

Mounting height - 12m Area - 40m x 20m
X increments = 5.0m Y increments = 5.0m
Plane height = 0.0m Aiming angle = 5°
Windage - 0.094 m² Weight - 9.93 kg

Standard



Aeroscreen



Product reference

Lamp ordered separately

OPN117	no control gear		
OPN400N17	no control gear		
OPN250MH7	250W	HQL250W	HPF
OPN150SH7	150W	NAV150	HPF
OPN250SH7	250W	NAV250	HPF
OPN400SH7	400W	NAV400	HPF

Top access models

OPN150SHTA	150W	NAV150	HPF
OPN250SHTA	250W	NAV250	HPF

PE Cell base models

OPN250MHPE7	250W	HQL250W	HPF
OPN150SHPE7	150W	NAV150	HPF
OPN250SHPE7	250W	NAV250	HPF

Top access PE cell base models

OPN150SHPE7A	150W	NAV150	HPF
OPN250SHPE7A	250W	NAV250	HPF

Aeroscreen models

OPN150SHAER7	150W	NAV150	HPF
OPN250SHAER7	250W	NAV250	HPF
OPN400SHAER7	400W	NAV400	HPF



FUNCTIONAL LAYOUT PLAN
SCALE 1:500

CAD DRWG : KEW2_Functional Layout.DWG

REF	DATE	REVISION	APP'D	S	ALLOTMENT NUMBER	LEGEND
				CH 68.17	CENTRELINE CHARGE	PROPOSED DRAIN & PIT
				W	WATER MAIN OR CONDUIT	EXISTING DRAIN & PIT
				G	GAS MAIN OR CONDUIT	PROPERTY INLET PIT
				E	SEC. CABLE OR CONDUIT	EXISTING PROPERTY INLET PIT
				T	TELECOM CABLE OR CONDUIT	DRAINAGE PIT NUMBER
				H	HOUSE DRAIN	PROPOSED SEWER LINE
						EXISTING SEWER LINE
						STREET SIGN
						T.B.M.
						P.S.M.
						53.26 NATURAL SURFACE LEVEL
						PS 53.40 FINISHED SURFACE LEVEL
						PROPOSED KERB & CHANNEL
						EXISTING KERB & CHANNEL



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Email: mail@tgmgroup.com
Web: tgmgroup.com

INCORPORATING THE
PRACTICE OF PARRY
FRASER & JONES



DESIGNED	
CHECKED	
APPROVED	
DATE	
MELWAY	45 B3

KEW COTTAGES - STAGE 2
WALKER CORPORATION PTY LTD
BOROONDARA CITY COUNCIL
FUNCTIONAL LAYOUT PLAN

SCALE	1:500
DATUM	A.H.D.
DRAWING NO.	98-01-02/FL1
SHEET	1 OF 1

APPENDIX N

Draft permit conditions

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Layout Not Altered

1. Layout Not Altered

The subdivision and removal of vegetation as shown on the endorsed plan(s) must not be altered without the written consent of the responsible authority.

Requirements Prior to Certification of Plan of Subdivision

2. Functional Layout Plan

Before a plan of subdivision is certified under the Subdivision Act 1988 and the construction (engineering) plans are endorsed, a functional layout plan for the subdivision or stage of subdivision, to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must include:

- a. the width of each street reserve;
- b. the location and material type of carriageway pavement, parking bays, kerbs, footpaths, cycle paths, vehicle entrances and traffic control devices;
- c. the location and extend of existing vegetation to be retained;
- d. provision for above ground infrastructure (such as electrical kiosks) necessary to service the subdivision in dedicated reserves;
- e. the proposed drainage network, including special features (overland flow paths, outfall drains and / or waterways);
- f. a table of space allocation (offsets) for utility services;
- g. the estimated average daily traffic volumes at intersections catering for 250 or more vehicles per day.

3. Building Envelope Plan

Before a plan of subdivision is certified under the Subdivision Act 1988, a building envelope plan showing a building envelope for each relevant lot, to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The building envelopes endorsed as a result of the permit are approved building envelopes for the purposes of applying Part 4 of the Building Regulations 2006.

Unless the plan of the subdivision certified by the responsible authority under the Subdivision Act 1988 includes a restriction that buildings conform with the building envelopes, the owner must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to the effect that buildings must conform with the building envelopes, and such agreements must be lodged for registration on the title before a statement of compliance is issued under the Subdivision Act 1988.

The restriction or agreement must provide for:

- a. buildings to be constructed only in conformity with a building envelope;
- b. a building envelope to be amended to the satisfaction of the responsible authority and any criteria or matters that must be considered by the responsible authority in deciding on an amendment to a building envelope;

- c. a building envelope to cease to have effect on the relevant lot ten years after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on the lot containing the envelope;
- d. the endorsement by Walker Corporation Pty Ltd of all building plans as a pre-requisite to a building permit for a lot specified as requiring such endorsement;
- e. the requirement for endorsement of building plans by Walker Corporation Pty Ltd to cease to have effect on a lot one year after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on that lot.

4. Certification Plan

Before a plan of subdivision is certified under the Subdivision Act 1988, fourteen copies of the plan, including two signed heavyweight copies to the satisfaction of Boroondara City Council, must be submitted to and approved by Boroondara City Council. The plan must show all bearings, distances, street names, lot numbers and any necessary easements.

Requirements Prior to Approval of Construction (Engineering) Plans

5. Landscape Masterplan

Before construction (engineering) plans are approved, a landscape masterplan for the subdivision or stage of subdivision, to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must include:

- a. the overall landscaping theme to be developed;
- b. the type or types of species to be used for street tree planting;
- c. the principles of the proposed treatment of reserves.

6. Consultation with Boroondara City Council

Before construction (engineering) plans are approved, the responsible authority must consult the Boroondara City Council Engineering Department regarding the designs for roads / drainage works and the details of maintenance requirements.

Requirements Prior to Works Starting

7. Construction (Engineering) Plans

Before any roads / drainage works associated with the subdivision start, detailed construction (engineering) plans for the subdivision or stage of subdivision, to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. The plans will not be approved until the relevant functional layout plan and landscape masterplan have been endorsed by the responsible authority, the relevant plan of subdivision has been lodged for certification with Boroondara City Council and the locations of other authorities' services have been provided to the satisfaction of the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must include:

- a. consistency with the relevant endorsed functional layout plan and landscape masterplan and the relevant lodged plan of subdivision;

- b. design for full construction of streets and underground drainage, including measures to control / capture pollutants and silt;
- c. provision for all services and conduits underground, including alignments and offsets on a separate services layout plan;
- d. traffic control measures;
- e. provision of street name plates to the Boroondara City Council standard design, including a schedule of individual signs and associated street numbers;
- f. provision of underground easement drains to sufficient capacity to serve all lots being created to a legal point of discharge and the provision of an inlet on each such lot;
- g. provision of vehicle exclusion mechanisms abutting reserves as required;
- h. provision for lot boundary fencing adjoining reserves other than road reserves where appropriate;
- i. provision for the sustainable utilisation of top soil within public open space areas and other Boroondara City Council approved locations;
- j. permanent survey marks.

The construction (engineering) plans may vary the endorsed functional layout plan to the satisfaction of the responsible authority and when endorsed, the construction (engineering) plans supersede the functional layout plan.

If variations to the endorsed functional layout plan are approved by the responsible authority through the endorsement of the construction (engineering) plans, the functional layout plan is not required to be amended.

8. Site Specific Management Plan

Before any works associated with the subdivision start, including works required by other authorities, a site specific management plan for the subdivision or stage of subdivision, to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must include relevant matters of occupational health and safety and traffic management.

The developer must keep the responsible authority informed in writing of any changes to the plan. If, in the opinion of the responsible authority, the changes represent a significant departure from the endorsed plan, an amended plan must be prepared to the satisfaction of the responsible authority.

9. Tree Protection Temporary Fencing

Before any demolition, buildings or works start on a lot, open space and / or road reserve, each tree on that lot, open space and / or road reserve must be fenced with temporary fencing in accordance with the Arboricultural Management Plan (Galbraith and Associates 10 May 2006 or as amended) to the satisfaction of the responsible authority.

No buildings or works, including loading and unloading, storage of materials, dumping of waste, vehicle access and parking or any other construction activity, are to occur within the tree protection temporary fencing except in accordance with the Arboricultural Management Plan (Galbraith and Associates 10 May 2006 or as amended) or with the written consent of, and to the satisfaction of, the responsible authority.

The tree protection temporary fencing must be maintained until works are completed (including the construction of a dwelling if the land is a lot) to the satisfaction of the responsible authority, or by such earlier date approved by the responsible authority.

10. Trees to be Removed

Prior to the removal of a native tree starting, the tree should be examined by a qualified ecologist to determine the presence of any native fauna living or nesting in the tree. Should any native fauna be detected, they should be salvaged and relocated as appropriate, in consultation with a qualified ecologist.

11. Detailed Landscape Plans

Before any landscape works associated with the subdivision start, detailed landscape plans for the subdivision or stage of subdivision, to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must include:

- a. the eradication of weeds;
- b. all proposed street tree planting using advanced trees;
- c. the supply and spread of sufficient topsoil and sub soil if required on the proposed areas of open space to provide a stable, free draining surface and seeding of proposed grass areas, including any proposed grass areas to be hydro-seeded;
- d. provision of vehicle exclusion mechanisms abutting reserves as required (if not included in the submitted construction (engineering) plans);
- e. all proposed open space and streetscape embellishments such as installation of pathways, garden beds, seating, shelters, picnic facilities, boardwalks, tree planting, signage, drinking fountains, irrigation systems, playgrounds, artwork, retaining walls, protective fencing (temporary and permanent), wetlands and ornamental water bodies.

The detailed landscape plans may vary the endorsed landscape masterplan to the satisfaction of the responsible authority and when endorsed, the detailed landscape plans supersede the landscape masterplan.

If variations to the endorsed landscape masterplan are approved by the responsible authority through the endorsement of the detailed landscape plans, the landscape masterplan is not required to be amended.

12. Consultation with Boroondara City Council

A minimum of seven days before street tree planting and landscaping for the subdivision or stage of subdivision start, the developer must notify the Boroondara City Council Parks and Gardens Department of the start date so that surveillance of the works can be carried out by Boroondara City Council.

Requirements Prior to Issue of Statement of Compliance

13. Completion of Civil Works

Before a statement of compliance is issued for any stage of subdivision, the road / drainage works shown on the endorsed construction (engineering) plans must be provided to the satisfaction of the responsible authority.

Before a statement of compliance is issued for any stage of subdivision, or by such later date as approved by the responsible authority in writing, the developer may seek, to the satisfaction of the responsible authority, the issue of a statement of compliance but with deferment of completion of specified civil construction works shown on the endorsed construction (engineering) plans provided the following requirements have been met:

- a. all relevant referral authorities have consented to the issue of a statement of compliance;
- b. civil construction works have been completed except one or more of concrete works (excluding kerb and channel), wearing course asphalt and top-soiling of nature strips and swale drains;
- c. an amount equivalent to the agreed estimated cost of outstanding civil construction works is provided to the responsible authority as security deposit;
- d. a works program is provided setting out the proposed timing of all outstanding construction works;
- e. a site safety plan is provided, which ensures continuous public safety measures are maintained until completion of the deferred works.

Upon completion of the deferred civil construction works, the developer must notify the responsible authority to enable an inspection. If the works have been completed to its satisfaction, the responsible authority must refund fully the security deposit

14. Completion of Landscape Works

Before a statement of compliance is issued for any stage of subdivision, the landscape works shown on the endorsed detailed landscape plans must be provided to the satisfaction of the responsible authority.

Before a statement of compliance is issued for any stage of subdivision, or by such later date as approved by the responsible authority in writing, the developer may seek, to the satisfaction of the responsible authority, the issue of a statement of compliance but with deferment of completion of all or part of the landscape works shown on the endorsed detailed landscape plans provided the following requirements have been met:

- a. an amount equivalent to the agreed estimated cost of outstanding landscape works is provided to the responsible authority as security deposit;
- b. a works program is provided setting out the proposed timing of all outstanding landscape works;

Upon completion of the deferred landscape works, the developer must notify the responsible authority to enable an inspection. If the works have been completed to its satisfaction, the responsible authority must refund fully the security deposit

Requirements Prior to Issue of Occupancy Permit

15. Fences Adjoining Reserves

Before an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on a lot that adjoins a reserve, all boundary fencing adjoining the reserve, other than a road reserve, on that lot is to be erected by the developer (or owner) at no cost to Boroondara City Council.

Requirements After Issue of Certificate of Practical Completion of Landscaping

16. Landscape Maintenance

The landscaping (except for grass in the nature strips of streets) as shown on the endorsed detailed landscape plans must be maintained to the satisfaction of the responsible authority for a period of two full summers from the issue of a certificate of practical completion of landscaping, including that any dead, diseased or damaged plants are to be replaced.

Upon the completion of the maintenance of the street tree planting and landscape works (for a period of two full summers from the issue of a certificate of practical completion of landscaping), the developer must notify the responsible authority to arrange for an inspection to be undertaken.

General Requirements

17. Consultation with Boroondara City Council

Stormwater drainage and ancillary works that are required as a condition of a Melbourne Water Drainage Scheme and are designated to become the responsibility of Boroondara City Council for maintenance, must be designed and constructed to the satisfaction of the responsible authority after consultation with the Boroondara City Council Engineering Department.

Requirements of Referral Authorities

[Note: The following conditions have been taken from Planning Permit 20060395 (Stage 1). The actual conditions for this planning permit will be provided by the referral authorities in response to the application.]

18. Multinet Gas

- a. Easements in favour of Multinet (assets) Pty Ltd must be created on the plan of subdivision to the satisfaction of Multinet Gas.
- b. The plan of subdivision submitted for certification must be referred to Multinet Gas in accordance with Section 8 of the Subdivision Act 1988.

19. Telstra or any other licensed telecommunications carrier

- a. The applicant must enter into an agreement with Telstra or other licensed telecommunications carrier for the satisfactory provision of telephone cable reticulation to one metre into each allotment created.
- b. The applicant must pay to Telstra the reasonable cost of any works necessary, as a result of the subdivision, to remove or alter the position of any existing facility on the subdivision or on any adjacent land or Government Road, pursuant to clause 53 of schedule 3 of the Telecommunications Act 1997.
- c. The plan of subdivision submitted for certification must be referred to Telstra in accordance with section 8 of the Subdivision Act 1988.
- d. The plan of subdivision must set aside a reserve / s satisfactory to Telstra for telecommunications substation / s, if required.

20. Melbourne Water

- a. Prior to the issue of a statement of compliance, the owner must enter into and comply with an agreement with Melbourne Water Corporation, under section 269A of the Melbourne and Metropolitan Board of Works Act 1958, for the provision of drainage works and the acceptance of surface and stormwater from the subject land directly or indirectly into Melbourne Water's drainage system.
- b. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.
- c. Prior to certification, the plan of subdivision must be referred to Melbourne Water, in accordance with section 8 of the Subdivision Act 1988.
- d. A detailed drainage strategy and computations detailing hydraulic flows, stormwater runoff and possible retardation and other onsite detention must be submitted to Melbourne Water for comment / approval.
- e. Stormwater runoff from the subdivision must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
- f. Prior to the commencement of works, a Stormwater Management Strategy must be submitted to the responsible authority and Melbourne Water for approval. The Strategy must show the inclusion of permanent on-site stormwater quality works to meet the above condition.

21. CitiPower

Before the issue of a statement of compliance, the applicant must:

- a. enter into an agreement with CitiPower for supply of electricity to each lot on the endorsed plan;
- b. enter into an agreement with CitiPower for the rearrangements of the existing electricity supply, if required;
- c. obtain for the use of CitiPower any other easement required to service the lots;
- d. set aside on the plan of subdivision reserves for the use of CitiPower for electricity substations, if required.

22. Yarra Valley Water

- a. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of water supply.
- b. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of sewerage.

Expiry Date

23. Expiry Date

This permit will expire if the subdivision and removal of vegetation hereby permitted is either not commenced within two years of the date of this permit or not completed within five years of the date of issue. An extension of time may be sought in writing up to three months after the expiry of the permit.

End of conditions

