



Department of Planning and Community Development

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Ref: HER/2001/001389, H2073, P9639, P10367

21 April 2008 *X JAH EMOR = 2008 04 21*

Mr Brian Walsh

** COPY LETTER **

Dear Mr Walsh

Re: Kew Residential Services Site – Recent emails

I refer to your recent emails raising a number of issues and seeking information.

In relation to your email of 1 April 2008 in relation to the Walker Development Plan and correspondence of November 2007, please find enclosed a copy of an email dated 9 November 2007 from Brad Evans [email of 8 November 2007 did not contain the attachment], a copy of the attachment - *Addendum to the Walker Development Plan - Kew November 2007*, and a response dated 20 November 2007 commenting on the this document.

In relation to your emails of 28 March and 18 April 2008 in relation to the Canary Pines, Princess Street, I sought further clarification on the matters you raised in your email and have received the following comments to your questions from Walkers:

1. At what time was the Canary Island Pine tree protection fencing on Princess Street removed on the morning of 17 January 2008, and by whom?

There was never any protection fencing in place between the Canary Pines and Princess Street. Our fence was on the western side of the Canary pines as can be seen by the photo and also as depicted on the Tree protection plan by MDG. We placed a new fence between the pines and the road that evening in order to protect pedestrians walking down the Western side of Princess Street.

2. Who authorised the removal of the protection fencing?

There was no fencing there as previously remarked.

3. How have the excavation works undertaken within tree root protection zones prior to the arrival of Galbraith's representative been assessed by Heritage Victoria so as to ensure that the works properly comply with Heritage Permit P9639 Condition 10 (Conservation of trees during works)?

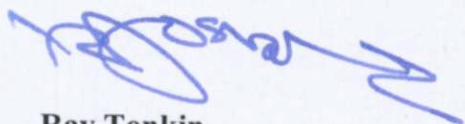
From the stage of the photo [submitted with the email 28 March 2008] it can be seen that in fact no excavation works had commenced in the RPZ. The only works undertaken at that stage was the removal of old concrete paving which as stated in previous reports from Rob Gallbraith "there should be no problem in doing this – no excavation of topsoil or roots is necessary so there is no real need for arborist supervision". Our arborist arrived on site later that day to oversee excavation works for the new footpath prior to that activity commencing.


In relation to the 4th question, the wording "*rigorously reviewed to ensure that it will not result in a diminution to tree health*" (Permit P10367, Condition 3) refers to "the construction of or resurfacing of driveways" not the removal of the former vehicle cross over, for which Walkers received approval and appropriate advice.

The removal of the concrete drive and pits was part of the approved landscape plans, and supported as it is preferable to have soil and mulch around the trees.

In relation to the *PC Management Plan* issues, I am advised that the Hygiene Sign is still attached to the gate onto Hutchinson Drive, but on the reverse side. This is being corrected. The sign to Main Drive, which may have been removed when the fencing was re-organised, is being reinstated. The *PC* issue will clearly need to be dealt with as part of the Stage II proposed development and I note is subject to Appendix 7 of the current heritage permit application P12879, which is still under assessment.

Yours sincerely



 **Ray Tonkin**
Executive Director
HERITAGE VICTORIA



"Brad Evans"
<Brad.Evans@walkercorp.com.au>

09/11/2007 08:46 AM

To <ray.osborne@dse.vic.gov.au>

cc "Ian Prudden" <Ian.Prudden@walkercorp.com.au>, "Helen Lardner" <h.lardner@hlcd.com.au>, <Lorenz.Pereira@dpcd.vic.gov.au>

bcc

Subject FW: Addendum to Development Plan- Relocation of Recreation Centre to Heritage Core

History:

✉ This message has been replied to.



Walker Corporation | Ph: 61 3 9661 0100 | Fax: 61 3 9639 7466 | www.walkercorp.com.au

Ray,

Please find attached the revised addendum to the Walker Development Plan – Kew for your formal comment and review. As noted in our last meeting the change is essentially to relocate the recreation centre to within the heritage core. The Recreation centre itself will obviously be subject to separate and future planning applications.

As per our last meeting we have included a notation on the plan, that the former roadway will be used/retained as a heritage walk and this commitment be delivered and formalized in the development plan.

We now seek your formal comment, and a statement indicating Heritage Victoria's support for the proposed addendum so we may formally lodge this proposal with DPCD with your support.

Should you have any further queries please contact myself on the numbers below.

Regards

Brad Evans
Principal Planner - Approvals
Walker Corporation Pty Ltd

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📠 9639 7466

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Addendum to Walker Development Plan - Kew.doc



Walker Corporation

Addendum to the Walker Development Plan- Kew

Walker Corporation Pty Limited

NOVEMBER 2007

Foreword

This addendum (Volume 2) provides updated text and illustrations to parts of the existing Walker Development Plan – Kew which have been varied as a result of a revision to the location of the Recreation Centre within the Heritage Core. The report structure is consistent with the original approved document however only pages which require amendment have been included within this addendum.

Background

The Walker Development Plan was endorsed by the Minister for Planning on 9 March 2006.

The Responsible Authority and the developer "The Walker Corporation Pty Limited" have agreed to vary the Development Plan as set out in this addendum.

The variation to the Development Plan effected in this addendum will become effective and operational from the date the plan is endorsed by the Minister for Planning.

Agreed Terms- Variation to the Development Plan

The Authority (DPCD) and the Developer (Walker Corporation Pty Limited) agree that:

- The Development Plan is varied only as set out in this addendum to include the variation of the location of the recreation centre only.

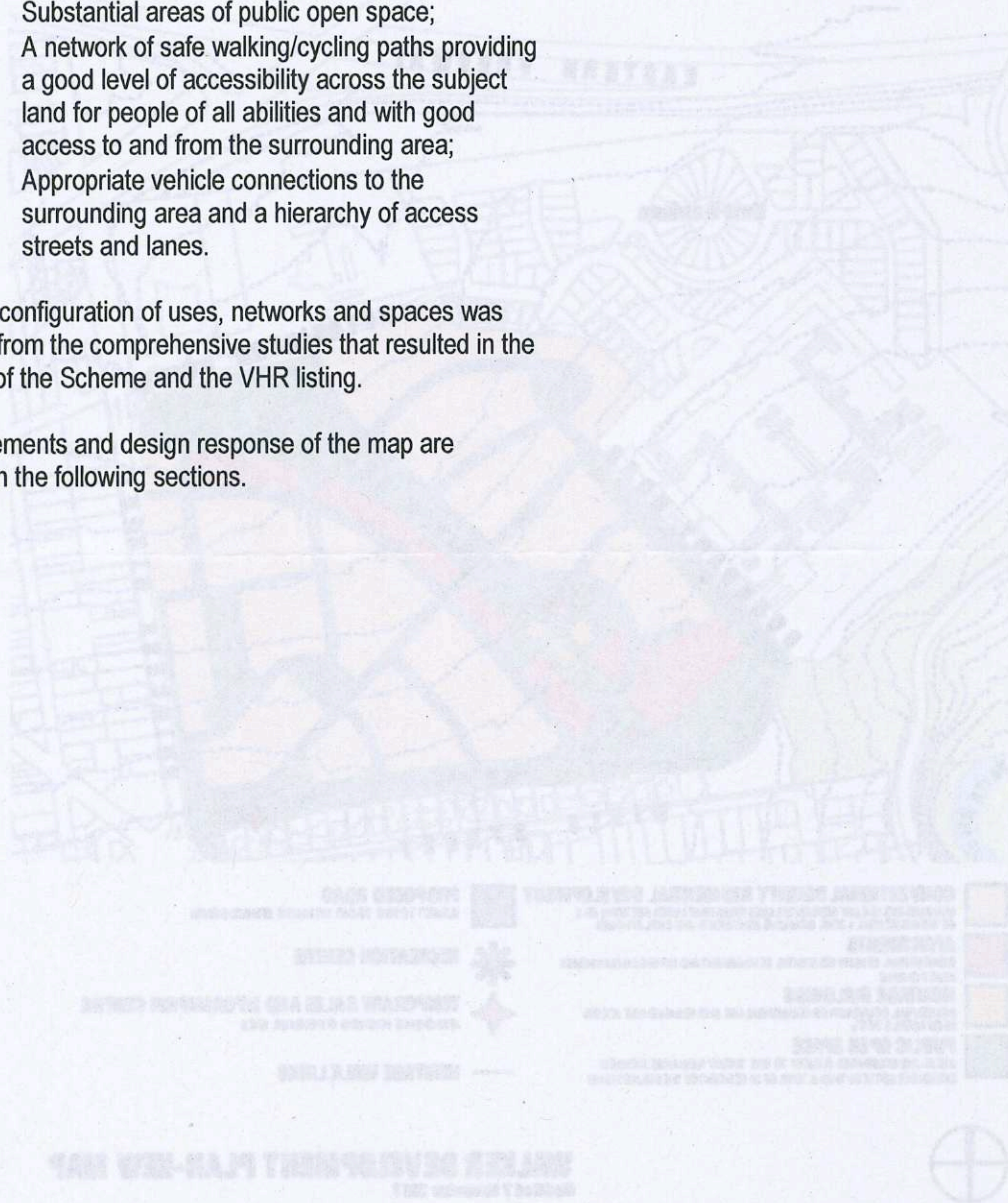
3 THE MAP DESCRIBED

The WDP-K map below is characterised by:

- Predominantly residential land use;
- The retention of most of the significant heritage items and vegetation features;
- A recreation centre within the cartilage of the heritage core buildings to the west of the subject land;
- Substantial areas of public open space;
- A network of safe walking/cycling paths providing a good level of accessibility across the subject land for people of all abilities and with good access to and from the surrounding area;
- Appropriate vehicle connections to the surrounding area and a hierarchy of access streets and lanes.

The above configuration of uses, networks and spaces was developed from the comprehensive studies that resulted in the provisions of the Scheme and the VHR listing.

The key elements and design response of the map are described in the following sections.



The WDP-K is characterised by:

- mainly residential land use;
- a high proportion of the significant heritage
- and vegetation features;
- A recreation centre within the catchment of the
- heritage core buildings to the west of the subject
- land;
- substantial areas of public open space;
- and
- a high proportion of the significant heritage



Walker



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| CONVENTIONAL DENSITY RESIDENTIAL DEVELOPMENT
MAY ALSO INCLUDE LOW DENSITY RESIDENTIAL USE FORMS OR BE UNDER SECTIONS 93 OR 94 OF THE RESOURCE MANAGEMENT ACT 1991, INCLUDING APARTMENTS AND CARE HOMES | PROPOSED ROAD
SUBJECT TO THE TANKS NETWORK DETAIL DESIGN |
| APARTMENTS
CONVENTIONAL DENSITY RESIDENTIAL DEVELOPMENT AND FUTURE CARE HOMES ALSO POSSIBLE | RECREATION CENTRE |
| HERITAGE BUILDINGS
RESIDENTIAL, COMMUNITY OR COMMERCIAL USE AND HERITAGE ACCESS FROM LOCAL STREETS | TEMPORARY SALES AND INFORMATION CENTRE
TO INFORM POSITIONS OF POTENTIAL SITES |
| PUBLIC OPEN SPACE
AREAS AND NEIGHBOURHOODS SUBJECT TO THE TANKS NETWORK DETAIL DESIGN BUT NOT LESS THAN A TOTAL OF 30 PERCENT OF THE SUB-SECTION | HERITAGE WALK LINKS |



WALKER DEVELOPMENT PLAN-KEW MAP
Modified 7 November 2007

4.3 COMMUNITY FACILITIES AND SERVICES

4.3.1 Recreation Centre

The 'Framework Plan – The Vision' within the KRSUDF shows 'potential sports and recreational facilities' near the north boundary of the subject land. As outlined above, DHS requires particular facilities to be provided.

The WDP-K map proposes a recreation centre within the heritage core to the west of the site. The recreation centre will incorporate the following:

- A lap pool.
- A gymnasium.
- A kiosk / café.
- Consultation rooms for use by visiting health professionals.
- Space for community- based activities.
- A hydrotherapy pool to accommodate a minimum of five disabled users and their carers at any one time.

The proposed location will maximise public (including pedestrian) access to the facility principally from within the development and may encourage those from the surrounding residential area.

The recreation centre will have limited visual prominence being located within the heritage core area, which will assist with public appreciation of the sites heritage buildings.

Subject to stakeholder discussions and a more detailed assessment, possible ownership and management arrangements for the recreation centre are as follows.

- Public or private ownership and / or leased or sold to a commercial operator with social objectives included in the lease or sale arrangements.
- Body corporate, including KRS residents, ownership and management.