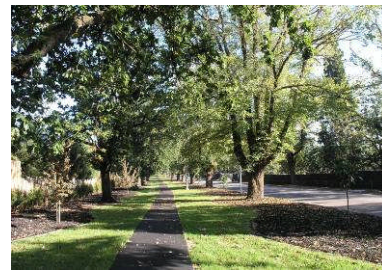


# Former Kew Cottages 115 Princess Street, Kew

## STAGE 3B HERITAGE IMPACT STATEMENT



Prepared for Kew Development Corporation Pty Ltd

by HLCD Pty Ltd

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## CONTENTS

1.0 INTRODUCTION .....	2
2.0 EXISTING HERITAGE LISTINGS .....	4
3.0 STAGE 3B PROPOSAL .....	6
4.0 MERITS AND IMPACTS OF THE PROPOSAL .....	7
4.1 Landscape .....	7
4.2 Built Fabric and Setting .....	8
5.0 RECOMMENDATIONS .....	11
Appendix 1 – Stage 3B Drawing Register .....	13
Appendix 2 – Proposed Trees for Removal .....	16

## 1.0 INTRODUCTION

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

Originally an institution known as Kew Cottages and more recently as Kew Residential Services (KRS), the site will provide care to KRS residents in modern, purpose designed community houses within an integrated community. There are 20 community homes providing accommodation for 100 former KRS residents with special needs across the whole of the development. There are no KRS homes proposed as part of Stage 3B.

Approval is sought from Heritage Victoria for development of Stage 3B to the extent shown on the Masterplan Concept Plan. This plan also shows the relationship of Stage 3B to the previously approved Stages 1, 2 and 3A, as well as the Heritage Core. The application includes the following:

- Part of Main Drive;
- Part of Boundary Drive;
- Construction of 32 dwellings with associated subdivision of land and provision of access; and
- Removal of four heritage trees and relocation of one tree.

Stage 3B may require removal of part of Building B4 subject to more detailed design. Demolition of heritage building B4 has been conditionally approved by Heritage Victoria under Permit No: P9639.

Although the Heritage Core section of the site is outside of this application, the relationship between Stage 3B and the Heritage Core is very important so contextual information is included. It is anticipated that Heritage Victoria approvals will be sought for the Heritage Core prior to construction starting on Stage 3B.

In the very southwest of the site, a small part of Stage 3B along Main Drive includes part of an area of potential Aboriginal archaeological sensitivity. Any works which involve excavation greater than 100mm shall be subject to a watching brief by a suitably qualified person in accordance with requirements of the Registered Aboriginal Party, Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc and Aboriginal Affairs Victoria.

The *Former Kew Cottages Conservation Management Plan* (CMP), 2008 prepared by HLCD Pty Ltd, approved by Heritage Victoria, sets out areas of potential historical archaeological sensitivity in Section 6.6 and Plan 9.4.4. These include parts of Stage 3B and an archaeological watching brief in accordance with the CMP will be undertaken for these areas.

The documentation accompanying this permit application should be read in conjunction with the CMP and is set out in the drawings register in Appendix 1. It includes the following:

- Architectural drawings by Woods Bagot Pty Ltd;

- Landscape drawings by Site Image Pty Ltd;
- Plans of subdivision by TGM Group Pty Ltd; and
- Arborist's Assessment of Trees for Removal by Galbraith & Associates.

## 2.0 EXISTING HERITAGE LISTINGS

### VICTORIAN HERITAGE REGISTER

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

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

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

B1 Cottage (Unit 10) (1887, 1954-60)

B2 Cottage (House Hostel) (1887, 1954-60)

B3 School House (Parents Retreat/Chapel. (1887, 1901-02)

B4 Cottage (Unit 11) (1891, 1954-60)

B5 Female Hospital Block (Unit 9) 1898-1900, 1954-60)

B6 Dining Room (STAD Building) (1917)

F1 Fire Memorial Column (1996)

F2 Long Term Residents' Memorial (1991)

F3 Residents' Sculpture (c. 1995)

F4 Main Drive

F5 Boundary Drive

F6 Lower Drive

F7 Oak Walk

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

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

### Heritage Victoria Approvals

Heritage Victoria has issued the following permits for the former Kew Cottages site (Victorian Heritage Register H2073), Princess Street, Kew:

- Permit No: P10367 - Development and landscaping works;
- Permit No: P9639 - Demolition of three heritage registered places, known as B2, B4 and B5, relocation of three memorials, removal of specified vegetation, and approval of the layout for the site;
- Permit No: P12688 - Northern Park Landscape works, Shelter and feature wall at Bio-retention Basin No. 3;
- Permit No. P13872 - 49 lot subdivision of stage 2 of the Kew Cottages Site; and
- Permit No. P15474- Subdivision of Stage 3A of the Kew Cottages Site.

## **BOROONDARA PLANNING SCHEME**

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

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

It is identified as being included on the VHR.

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

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

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

## **ABORIGINAL AFFAIRS VICTORIA**

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

## **REGISTER OF THE NATIONAL ESTATE**

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

## **NATIONAL TRUST OF AUSTRALIA**

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

## 3.0

# STAGE 3B PROPOSAL

Stage 3B of the former Kew Cottages Site redevelopment is close to the south-western corner of the site. It includes part of Main Drive and Boundary Drive and to the east is bounded by the Heritage Core and Stage 3A. Refer to the Masterplan Concept Drawing for the extent.

Stage 3B includes a number of roads that separate the 32 dwellings into three separate superlots; known as Superlot A comprising 6 dwellings, Superlot B comprising 14 dwellings and Superlot C comprising 12 dwellings. This application includes the subdivision as shown on plans by TGM.

Minor works are planned to Main Drive and Boundary Drive to replace specimen trees which are missing from the historic avenues and to provide mulch to assist existing trees. A section of Boundary Drive is to be blocked by removable bollards so that it is primarily pedestrian but can be accessed by emergency or maintenance vehicles when required.

Construction of 32 new dwellings is planned, generally as detached two storey houses following the existing site slope. The houses are contemporary in design and almost all have provision for a swimming pool as an option offered to purchasers.

In providing access to the houses and meeting open space requirements, the removal of four heritage trees is required. Three of these are to enable construction of new dwellings, and one is because of road construction.

Tree 388, a holly leaf cherry is to be relocated to become a street tree.

The proposed new subdivision is accessed by two new roads from Boundary Drive as shown in the subdivision plans by TGM Group Pty Ltd. Kew Development Corporation recognises the importance of the historic naming of Main Drive and Boundary Drive. It is proposed to recognise this in interpretation on site as well as providing clarity for property addresses in the new development. For this reason, further information will be submitted regarding street naming and this could form part of a condition to a permit for the development of Stage 3B.

## 4.0 MERITS AND IMPACTS OF THE PROPOSAL

### 4.1 LANDSCAPE

The whole of the land of the former Kew Cottages is included on the Victorian Heritage Register and the registration includes a specific landscape policy. In addition, individual heritage trees were mapped with John Hawker, Horticulturalist at Heritage Victoria.

The historic avenues of Main Drive and Boundary Drive are to be strengthened under the proposal with missing specimen trees to be reinstated. Details of these plantings to be finalised with John Hawker will be submitted at a later date. Mulch will also be provided to assist existing trees. A section of Boundary Drive is to be blocked by removable bollards so that it is primarily pedestrian but can be accessed by emergency or maintenance vehicles when required. The treatment of Main Drive and Boundary Drive proposed in Stage 3B is consistent with previous approvals from Heritage Victoria.

Four trees in Stage 3B require a permit under the Heritage Act for removal and are shown on the Masterplan Tree Identification Plan and in appendix 2; as follows:

397 *Eucalyptus globulus*

398 *Cedrus deodara*

436 *Quercus canariensis*

238 *Pinus Radiata*

Approval is also sought for the relocation of tree 388, a *Prunus ilicifolia* (Holly Leaf Cherry). In its current location, tree 388 would sit on the title boundary of lots 163 and 164. Approval is sought to relocate this tree as a street tree which the arborist believes can be satisfactorily achieved. The actual location and method of removal would be subject to further information being submitted for approval.

Tree 397 is a Tasmanian Blue Gum which is unlikely to be over 40 years of age and is in poor condition. Tree 398 is a Himalayan Cedar in reasonable condition and unlikely to exceed 60 years of age. The species is commonly occurring in the metropolitan area and throughout Victoria.

Tree 436 is an Algerian Oak of about 110 years of age; however it is badly in decline. In the arborist's opinion it will continue to deteriorate even with treatments. Tree 238, is proposed to be removed, given the proposed road works required. The tree is close to death and in poor condition.

It should be noted that Tree 1075 *Quercus canariensis* is also being removed because it is dead. Permit approval is not required for this work.

Apart from replanting of the historic avenues, new plantings will be confined to new residences and along the new roadways. The landscape plans set out a planting schedule.



The design of Stage 3B, and in particular the placement of Superlot A, has been carefully considered to retain the historic relationship between open space and pathways adjacent to the Heritage Core. The development has also been planned to retain views of the historic buildings in the Heritage Core as shown in the architectural perspectives which form part of the application. The Landscape Masterplan has been included with this application to show the way in which Stage 3B will work in with the significant spatial arrangements within the Heritage Core.

Landscaping is proposed to soften the impact of boundary fences at the rear of Superlot A at the interface with the Heritage Core parklands. Because of the sloping site and the need to provide some areas of private open space to the dwellings, the boundary fence varies in height. Typically it is 1800 high with sections of vertical pickets and screen planting, along with rendered concrete block. The treatment of Lot 157, closest to the heritage buildings of the Heritage Core is shown on the Woods Bagot Drawing *Elevation – Superlot A / Heritage Core*. This shows it is intended to use terraced planting to break up the change in level.

Further details of the landscape treatment for the boundary walls and path between Superlot A and the Heritage Core Parkland; and the terraced landscape treatment to the boundary of Lot 157 and the Heritage Core are to be developed. These works, although part of the Heritage Core application, should form part of Stage 3B to soften the impact of Superlot A on the Heritage Core.

There is a 26 metre setback required for new buildings from the south-western boundary of the site with Willsmere which has been incorporated into Stage 3B. The dwellings closest to Boundary Drive are on a considerable slope and incorporate boundary fences and landscaping similar to that already described for the rear of Superlot A. Refer to Woods Bagot Drawings *Superlot B – Streetscape Elevation – north* (Lots 138 and 151) and *Superlot C – Streetscape Elevation – north* (Lots 158 and 168) and Site Image *Landscape Elevations 02*.

Further details of the landscape treatment and the boundary walls for the area between Superlot B and C and Boundary Drive are to be developed.

## 4.2 BUILT FABRIC AND SETTING

### Heritage Buildings and Monuments

Stage 3B does not include conservation works to heritage buildings or monuments. The construction of the road to the west of the Heritage Core as part of Stage 3B will impact on Heritage Building B4. More detailed plans of the proposed road works and their impact on part of Building B4 are being developed and should be submitted as a condition to this permit. It should also be noted that demolition of this building will form part of a future Heritage Core application. This building was conditionally approved for demolition under Permit P9639. It is anticipated that Heritage Victoria approvals will be sought for the Heritage Core, including full demolition of Building B4, prior to construction starting on Stage 3B.

### New buildings

Section 6.4.2 New Building Development in the CMP stated:

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

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

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

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

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

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

The proposed development of Stage 3B meets this policy.

Stage 3B separates the 32 dwellings into three separate superlots; known as Superlot A comprising 6 dwellings, Superlot B comprising 14 dwellings and Superlot C comprising 12 dwellings. Superlot A has direct access to the Heritage Core and associated open parkland and relates to the scale of heritage buildings B1 Cottage and B3 School House.

The new dwellings respond to the contours of the site to minimise their impact and reinforce the natural topography. The scale and massing of the two storey dwellings is broken up with simple rectangular forms to respond to the scale of the existing heritage buildings. Heritage Core Perspectives 1, 2 and 3 demonstrate the manner in which the built form has been modulated down the slope to respond to the historic buildings. They also demonstrate the continuation of the historical alignment of the pathway between heritage buildings B1 and B3, and the open space relationship between the Stage 3B housing and the Heritage Core.

The whole of Stage 3B is similar in scale and design to Superlot A. The perspective view on the Woods Bagot architectural cover sheet demonstrates how the scale of the development reflects previous buildings across the site. It also respects the amenity of the adjacent Willsmere site (Victorian Heritage Register H0861) in terms of being of an appropriate scale and visual mass to ensure it does not compete with landmark views to Willsmere.

The dwellings vary in design particularly in response to the slope of the land and the orientation. However they typically comprise living areas and a double garage on the ground floor and bedrooms to the first floor. Most of the dwellings are detached, although some share a boundary wall. Almost all of the dwellings include provision for a swimming pool which will be offered to the purchaser of the dwelling as a sales option and all include private open space.

The proposed dwellings are contemporary in style and maintain the use of simple lines and framed forms. As with earlier stages, the design philosophy is to create contemporary dwellings with minimalist detail set amongst an undulating landscape. The contemporary forms and use of hard edges is designed to contrast with the natural environment and gardens.

The design of Stage 3B generally reflects the style and design of dwellings in earlier stages with the subtle introduction of a color scheme in earthy tones and the selective use of zinc cladding, aluminum vertical fins and glazed brick. This represents a departure from the predominantly white forms used successfully in Stages 1 and 2 of the development. It is considered that Stage 3B in the south-western corner of the site is physically separated from the earlier stages by the Heritage Core and parkland which enables the transition to a varied colour scheme. It should be noted that Stage 3B is designed by Woods Bagot Pty Ltd whereas the earlier stages were by dKO Architecture Pty Ltd.

## 5.0 RECOMMENDATIONS

The Stage 3B proposal is supported as a continuation of the residential development of the former KRS site in a similar manner to that already approved, and largely constructed, in Stages 1, 2 and 3A. The proposal has been developed to provide for the retention and incorporation of the valued landscape components, including topography, open space, avenue plantings and the retention of appropriate settings for the historic buildings.

The continuation of the historic use of Main Drive and Boundary Drive is an important aspect of the proposal which also includes reinstatement of the avenue planting. Part of Boundary Drive will be maintained for pedestrian access apart from use by emergency or maintenance vehicles. The loss of four heritage trees is acceptable in this context.

The Stage 3B proposal is in line with development of the site previously permitted by Heritage Victoria under Permit P9639.

Approval is sought from Heritage Victoria for the Stage 3B works as outlined in this application. The following conditions could be included in the permit.

- Any works which involve excavation greater than 100mm in the area of potential Aboriginal archaeological sensitivity shall be subject to a watching brief by a suitably qualified person in accordance with requirements of the Registered Aboriginal Party; Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc, and Aboriginal Affairs Victoria.
- Any works in areas of potential historical archaeological sensitivity as set out in Section 6.6 and Plan 9.4.4 of the *Former Kew Cottages Conservation Management Plan* (CMP), 2008 prepared by HLCD Pty Ltd, approved by Heritage Victoria, will include an archaeological watching brief in accordance with the CMP.
- Further information about the retention of the historic street names Main Drive and Boundary Drive and the provision of new street naming for the subdivision are to be submitted for approval.
- Further details of the proposed impacts of road works on Building B4 are to be submitted for approval.
- Detailed landscape plans for the proposed position as well as arborist's advice for the manner of transplanting of heritage Tree 388 – *Prunus ilicifolia* (Holly Leaf Cherry) are to be submitted for approval.
- Further details of the landscape treatment and the boundary walls and path between Superlot A and the Heritage Core Parkland; and the terraced landscape treatment to the boundary of Lot 157 and the Heritage Core are to be submitted for approval. These works are to form part of Stage 3B works.
- Further details of the infill plantings to Main Drive and Boundary Drive are to be submitted for approval.

- Further details of the landscape treatment and the boundary walls for the area between Superlot B and C and Boundary Drive are to be submitted for approval.
- Further details of any proposed lighting to Main Drive and Boundary Drive are to be submitted for approval.

## APPENDIX 1 – STAGE 3B DRAWING REGISTER

### Stage 3B Town Planning Drawing Register - Plans by Woods Bagot, 09.06.10

DRAWING NUMBER	REVISION NUMBER	DRAWING NAME
AR3B(A)01.01	02	MASTERPLAN CONCEPT
AR3B(A)01.02	02	MASTERPLAN SETBACK
AR3B(A)01.03	02	MASTERPLAN SITE LAYOUT - GROUND FLOOR
AR3B(A)01.04	02	MASTERPLAN SITE LAYOUT - FIRST FLOOR
AR3B(A)01.05	05	TREE IDENTIFICATION PLAN
AR3B(A)01.06	03	MASTERPLAN EXISTING CONDITIONS PLAN
AR3BA(A)21.01	02	SUPERLOT A - DESIGN RESPONSE
AR3BA(A)21.02	02	SUPERLOT A - SITE LAYOUT - GROUND FLOOR
AR3BA(A)21.03	02	SUPERLOT A - SITE LAYOUT - FIRST FLOOR
AR3BA(A)21.04	02	SUPERLOT A - SITE SETBACK - GROUND FLOOR
AR3BA(A)21.05	02	SUPERLOT A - SITE SETBACK - FIRST FLOOR
AR3BA(A)21.06	02	SUPERLOT A - PRIVATE OPEN SPACE - GROUND FLOOR
AR3BB(A)21.01	02	SUPERLOT B - DESIGN RESPONSE
AR3BB(A)21.02	02	SUPERLOT B - SITE LAYOUT - GROUND FLOOR
AR3BB(A)21.03	02	SUPERLOT B - SITE LAYOUT - FIRST FLOOR
AR3BB(A)21.04	02	SUPERLOT B - SITE SETBACK - GROUND FLOOR
AR3BB(A)21.05	02	SUPERLOT B - SITE SETBACK - FIRST FLOOR
AR3BB(A)21.06	02	SUPERLOT B - PRIVATE OPEN SPACE - GROUND FLOOR
AR3BC(A)21.01	02	SUPERLOT C - DESIGN RESPONSE
AR3BC(A)21.02	02	SUPERLOT C - SITE LAYOUT - GROUND FLOOR
AR3BC(A)21.03	02	SUPERLOT C - SITE LAYOUT - FIRST FLOOR
AR3BC(A)21.04	02	SUPERLOT C - SITE SETBACK - GROUND FLOOR
AR3BC(A)21.05	02	SUPERLOT C - SITE SETBACK - FIRST FLOOR
AR3BC(A)21.06	02	SUPERLOT C - PRIVATE OPEN SPACE - GROUND FLOOR
AR3BA(A)22.01	02	STREETSCAPE ELEVATIONS - SUPERLOT A
AR3BA(A)22.02	02	REAR ELEVATION - SUPERLOT A
AR3BB(A)22.01	02	STREETSCAPE ELEVATIONS - SUPERLOT B
AR3BC(A)22.01	02	STREETSCAPE ELEVATIONS - SUPERLOT C
AR138(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE D LOT 138
AR138(A)24.02	02	LOT PLANS & ELEVATIONS - TYPE D LOT 138
AR139(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE E LOT 139
AR140(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE B LOT 140
AR141(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE G LOT 141
AR142(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE E LOT 142
AR143(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE B LOT 143
AR144(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE E LOT 144
AR145(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE B LOT 145
AR146(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE G LOT 146
AR147(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE A LOT 147
AR148(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE G LOT 148

AR149(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE E LOT 149
AR150(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE B LOT 150
AR151(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE D LOT 151
AR151(A)24.02	02	LOT PLANS & ELEVATIONS - TYPE D LOT 151
AR152(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE F LOT 152
AR153(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE A LOT 153
AR154(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE C LOT 154
AR155(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE A LOT 155
AR156(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE C LOT 156
AR157(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE F LOT 157
AR158(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE D LOT 158
AR158(A)24.02	02	LOT PLANS & ELEVATIONS - TYPE D LOT 158
AR159(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE E LOT 159
AR160(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE B LOT 160
AR161(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE E LOT 161
AR162(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE G LOT 162
AR163(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE B LOT 163
AR163(A)24.02	02	LOT PLANS & ELEVATIONS - TYPE B LOT 163
AR164(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE C LOT 164
AR164(A)24.02	02	LOT PLANS & ELEVATIONS - TYPE C LOT 164
AR165(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE G LOT 165
AR166(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE B LOT 166
AR167(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE G LOT 167
AR168(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE C LOT 168
AR169(A)24.01	02	LOT PLANS & ELEVATIONS - TYPE D LOT 169
AR169(A)24.02	02	LOT PLANS & ELEVATIONS - TYPE D LOT 169
AR3BA(A)26.01	02	HERITAGE CORE PERSPECTIVE 1
AR3BA(A)26.02	02	HERITAGE CORE PERSPECTIVE 2
AR3BA(A)26.03	02	HERITAGE CORE PERSPECTIVE 3

**Stage 3B Landscape Drawing Register - Plans by Site Image, 09.06.10**

<b>DRAWING NUMBER</b>	<b>REVISION NUMBER</b>	<b>DRAWING NAME</b>
LA03B-00.00	A	Title Sheet & Key Plan
LA03B-00.00	A	Plant Schedule
LA03B-01.00	A	Landscape Master Plan
LA03B-01.00	A	Boundary Drive Landscape Treatment
LA03B-01.01	A	Streetscape Sheet 01
LA03B-01.02	A	Streetscape Sheet 02
LA03B-01.03	A	Streetscape Sheet 03
LA03B-01.04	A	Streetscape Sheet 04
LA03B-02.01	A	Heritage Park - Grading Plan
LA03B-02.02	A	Heritage Park - Section
LA03B-03.01	A	Landscape Elevations 01
LA03B-03.02	A	Landscape Elevations 02
LA03B-03.03	A	Landscape Sections 01
LA03B-04.01	A	Landscape Details 01
LA03B-04.02	A	Landscape Details 02
LA03B-04.03	A	Landscape Details 03

**Park 011 – Main Drive West - Plans by Site Image, 13.06.10**

<b>DRAWING NUMBER</b>	<b>REVISION NUMBER</b>	<b>DRAWING NAME</b>
LA9111-00.00	A	Title Sheet & Key Plan
LA9111-01.01	A	Landscape Plan 01
LA9111-01.02	A	Landscape Plan 02
LA9111-01.03	A	Landscape Plan 03
LA9111-01.04	A	Landscape Plan 04
LA9111-04.01	A	Detail Sheet 01

**Stage 3B Plans of Subdivision by TGM Group Pty Ltd, 02.06.10**

<b>PLAN NUMBER</b>	<b>VERSION</b>	<b>DRAWING NUMBER</b>
PS 630770 J	1	KEW \ STAGE 3 \ STAGE 3B \ 3330-321
PS 630770 J	1	KEW \ STAGE 3 \ STAGE 3B \ 3330-322
PS 630770 J	1	KEW \ STAGE 3 \ STAGE 3B \ 3330-323
PS 630770 J	1	KEW \ STAGE 3 \ STAGE 3B \ 3330-324
PS 630770 J	1	KEW \ STAGE 3 \ STAGE 3B \ 3330-325
PS 630770 J	1	KEW \ STAGE 3 \ STAGE 3B \ 3330-326
PS 630770 J	1	KEW \ STAGE 3 \ STAGE 3B \ 3330-327



## APPENDIX 2 – PROPOSED TREES FOR REMOVAL



**Image 1:** Tree 238 - *Pinus Radiata*

**Source:** Walker Corporation, May 2010



**Image 2:** Tree 436 - *Quercus canariensis*

**Source:** Walker Corporation, May 2010





**Image 3:** Tree 397 - *Eucalyptus globules*

**Source:** Walker Corporation, May 2010



**Image 4:** Tree 398 – *Cedrus deodara*  
**Source:** Walker Corporation, May 2010





**Image 5:** Tree 388 – *Prunus ilicifolia*, proposed to be relocated

**Source:** Walker Corporation, May 2010