

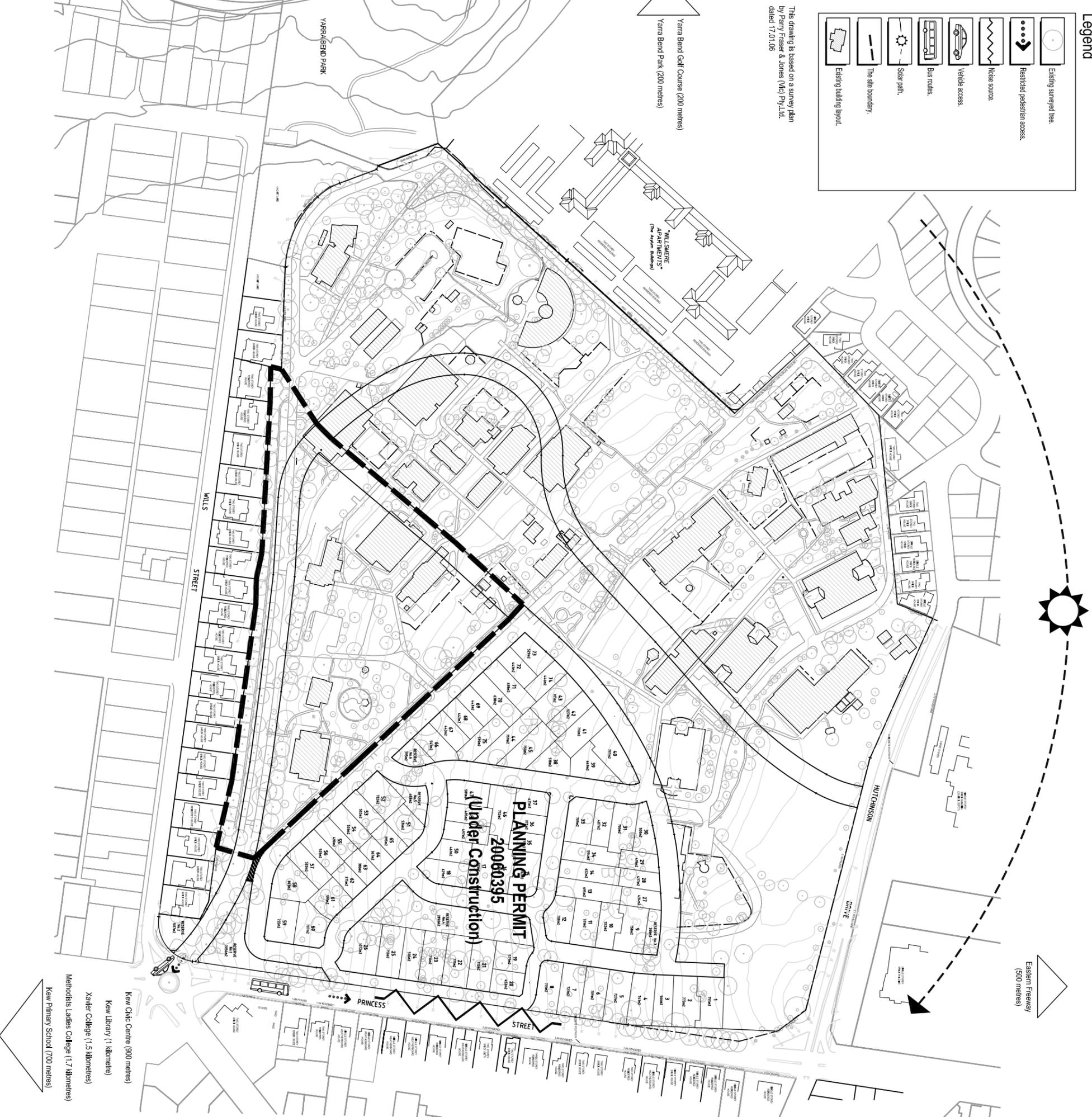
## Legend

	Existing surveyed tree.
	Restricted pedestrian access.
	Noise source.
	Vehicle access.
	Bus routes.
	Solar path.
	The site boundary.
	Existing building layout.

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

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

YARRABEND PARK



Eastern Freeway (500 metres)

### Site and Context Description Plan

This plan responds to the requirements of clause 56.01 of the Borocandra Planning Scheme.

#### The Site

Stage 2 Main Drive, Kew (the site) is in a Residential 1 Zone the purpose of which provides 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 (Mentent 2060), Parish of Borocandra and generally known as Main Drive, Kew, Main Drive. Kew is bordered by Princess Street to the east, Boundary Road to the west, Hutcheson 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 1998 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 Willmere 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 1.3 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 Willmere 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 Willmere Apartments exists to the north west of the subject land and includes a number of substantial rendered buildings constructed close to Bourdon Road. The Willmere Apartments occupy the old Kew Asylum buildings listed on the Register of the National 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 Willmere Apartments, a medium density residential development, located to the west of the subject land. Hutcheson Drive forms the northern boundary along with the Borocandra City Council Depot. Princess Street bordering to the east and Wills Street bordering to the south, are characterised predominantly by conventional density development with some medium density along the east side of 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 site 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. Train 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).

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

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

## Site and Context Description Plan TP01

Drawing Title

Project  
Main Drive  
Kew

Client  
Walker Corporation Pty Ltd

04-6399-00102-1000 T1  
04-6399-00102-1000 T1.dwg 28.09.2007 aw  
© Coble Pty Ltd

Drawn  
ASV  
MISC

09.10.2007

Scale (A1)  
1:1500

