



# Studley Ward

APRIL 2021



Alexandra Gardens



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**BOROONDARA**  
*City of Harmony*



# A message from your Councillor

I've lived in Studley Ward with my wife and children for almost 20 years.

Like many other parts of Boroondara, Studley Ward, which includes parts of Kew, has experienced significant changes over the years brought about by the combination of population growth and Victorian Government's planning policies.

Traditionally, Kew has been a suburb mostly defined by single, freestanding houses. Between 2001 and 2016, the proportion of medium density and higher density housing in the Studley Ward has increased. Research shows that in 2016, the dominant household type in Kew was couple families with dependants, and by 2026, the largest forecast increase is expected in couples without dependants.

Encouraged through Victorian Government planning policy directions, the share of medium density housing (+369 dwellings) has increased slightly, from 36.9 per cent in 2001 to 37.9 per cent in 2016. Higher density housing (+504 dwellings) has almost doubled its share from 8.8 per cent in 2001 to 15.2 per cent in 2016. In contrast to this, the share of separate houses in the ward has decreased from 52.9 per cent in 2001 to 46.2 per cent in 2016.

New residential zones announced by the Victorian Minister for Planning came into effect on 27 March 2017. Council continues to work with the State Government to set planning controls based on the existing neighbourhood character to ensure development makes a positive contribution to the City of Boroondara. More than 82 per cent of residential land within Studley Ward is within the Neighbourhood

Residential Zone, which supports minimal change and protection of preferred neighbourhood character including setting a two-storey height limit. Council's policy is to direct higher-density development to identified activity centres (including the Kew Junction Major Activity Centre).

I am pleased that Council has progressed the Kew Heritage Gap Study, which identifies an additional 146 properties for inclusion in the Heritage Overlay within Studley Ward. This brings the total number of heritage properties and precincts protected to 1766.

Sadly, some development has resulted in heritage destruction. The redevelopment of Willsmere Estate and Kew Residential Services has changed the face of our ward. Unfortunately, the previous Minister for Planning took statutory planning powers away from Council, leaving us with little control over this type of redevelopment. This is why I'm passionate about achieving a balanced perspective in appropriate development that both advances our community and protects our heritage.

I advocate for common sense planning, so that we can protect the majesty of our green spaces for locals and visitors to enjoy. I am keen to hear your thoughts and keep the conversation going on this important issue.



Cr Nick Stavrou

# Shaping the future of Boroondara

The Boroondara Community Plan sets out a ten-year vision for the future, guiding our decision making to ensure we deliver what you told us is most important to you.

Earlier this year, we heard from more than 4700 community members who participated in stage one of consultation to help refresh the Boroondara Community Plan, including many from here in Studley Ward, including 645 from Kew.

Stage 2 is now underway, with a series of 'Boroondara Conversations' workshops bringing together community members from diverse backgrounds, age groups and suburbs to discuss the ways we can work together to deliver on our community priorities.

The workshops build on the findings of stage one and will help us make sure the Boroondara Community Plan continues to meet the needs and aspirations of those who live, work and study here.

You will have an opportunity to review the Boroondara Community Plan when it is presented for public exhibition in August/September this year, before it is formally presented to Council in October 2021.

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To learn more about these findings and the next steps on the journey, visit [engage.boroondara.vic.gov.au](https://engage.boroondara.vic.gov.au) or call 9278 4444.



## Kew Recreation Centre update

Construction of your new Kew Recreation Centre has begun – an exciting milestone for our biggest ever infrastructure project. The new centre will be a purpose-built facility, with modern fitness and aquatic facilities for people of all ages and abilities.

Surrounding residents and the broader community recently attended an online briefing session to hear details about the construction management plan for the project. Attendees learned about measures that have been put in place to minimise the impact on surrounding residential areas during the construction period. A recording of this briefing session is available on our website.

During community consultation, we heard how much our community valued the sauna at Kew Recreation Centre. So, in addition to a bigger and better sauna within this new facility, we're pleased to share that plans are underway to add a sauna to the Hawthorn Aquatic and Leisure Centre as well. This will benefit the community while Kew Recreation Centre is being built, and in the long-term by adding an additional sauna at Boroondara's leisure and aquatic facilities. If you are a member at one of our leisure and aquatic facilities, you will be able to use the sauna at no additional cost.

If you'd like to be kept informed about the progress of this project, sign up to the email list via our website.

## Australian-Greek friendships forged in war

An epic story of mateship and courage sent writer Meg McNena on an odyssey to Greece 10 years ago, after three Second World War veterans Jack Gallagher, Ned O'Leary, and Alan Simpson (who enlisted at Hawthorn) of the 2/7th Australian Infantry Battalion, asked her to tell their story with gratitude for the brave and kind Cretan people.

The result is *Blood and Bone*, a play about Australian-Greek friendships outlasting the battlefield, written by Meg and directed by Demetra Giannakopoulos.

A \$5000 Commemorative Community Grant was awarded to 2/7th Australian Infantry Battalion Association last year to support the production, which was performed at the Renaissance Theatre, Kew in February. It showed that kindness and bravery transcends the

barriers of language and culture, and was a huge success.

"It brought to life the connection that Australians and Greeks created when Greek migrants made a new life in Australia because of this shared history," said Demetra.

Commemorative Community Grants support initiatives that recognise Australia's wartime heritage, in particular, commemorating the 75th anniversary of the end of Second World War.

Council provides a number of different community grants each year.

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For more information visit [www.boroondara.vic.gov.au/community-grants](http://www.boroondara.vic.gov.au/community-grants) or call 9278 4444.

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For more information visit [www.boroondara.vic.gov.au/kewrec](http://www.boroondara.vic.gov.au/kewrec) or call 9278 4444.





## Walmer Street Bridge

In December 2020, the Heritage Council of Victoria determined that the Walmer Street Bridge is of state-level cultural heritage significance and is to be included in the Victorian Heritage Register (VHR). The inclusion of the bridge on the VHR will add significant delays and approvals for a new, fit-for-purpose, wider bridge by the Victorian Government.

The existing northern land bridge in the City of Boroondara is in poor condition and in need of replacement. A detailed design for a new northern land bridge has been prepared. We are exploring all avenues as a priority to replace the northern land bridge with a safe, new, wider bridge that is disability compliant and will meet the current and future needs of our community. Last week Cr Stavrou met with community members to hear their views.

The Federal Government has committed \$1.5 m for the northern land bridge and Council has also made provision of \$900,000 in its budget to meet the estimated cost of \$2.4 million.



## Yarra Boulevard

We continue to advocate for safety improvements along Yarra Boulevard in Kew, which is maintained and managed by the Victorian Department of Transport (DoT). Nine intersection treatments are proposed, as well as street lighting, signage and line marking. A second CCTV camera near the Studley Park off-ramp to assist Victoria Police in monitoring road safety and compliance with road rules is also proposed.

The Federal Government has committed \$5 m to improve safety and security and the DoT is scheduled to start works in mid-2021 with completion of all works by early 2022.

For more information visit [www.vicroads.vic.gov.au/planning-and-projects/melbourne-road-projects/yarra-boulevard-safety-improvements](http://www.vicroads.vic.gov.au/planning-and-projects/melbourne-road-projects/yarra-boulevard-safety-improvements).

## Supporting the local economy

Despite the challenges of COVID-19 restrictions, businesses in Studley Ward have managed to stand strong with the support of the local community.

Shopping locally supports our local economy, allows small businesses to thrive, and has ongoing benefits for the broader community such as creating local employment opportunities, supporting local families and enabling sponsorship opportunities for community groups and clubs.

Here in Studley Ward, we are lucky to have a diverse range of local shopping centres including Cotham Village, Kew Junction, and Willsmere Village. With an array of local businesses at our doorstep, let's continue to support them now and into the future.

For more information visit [www.lovelocalife.com.au](http://www.lovelocalife.com.au) or call 9278 4444.



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