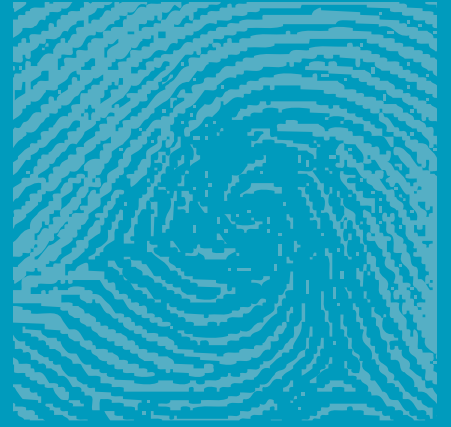


The Kew Residential Services redevelopment

Developing a detailed site plan



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The Kew Residential Services redevelopment

Developing a detailed site plan

In May 2001, the Premier Hon Steve Bracks announced the Government's intention to redevelop the Kew Residential Services (previously known as Kew Cottages). This redevelopment will take several years to complete and it will be funded by the development of part of the land no longer required to house residents.

Kew Residential Services (KRS) is the last major old style institution for people with intellectual disabilities in metropolitan Melbourne. When the redevelopment was announced 480 people lived there. Residents are progressively moving to new community houses and currently 370 live in KRS.

This Update is being provided to inform local residents, families of residents and people with an interest in the redevelopment of KRS about the next step in planning for the redevelopment. It contains important information about the options available to KRS residents and the plans for residential development on the Kew site.

What does the plan mean for the residents of KRS?

The KRS redevelopment is a major part of the Government's commitment to provide better opportunities for Victorians with a disability – a chance to live in a community, closer to friends and family and to be given more control over their lives.

Over the last 25 years in Victoria, institutions for people with an intellectual disability have been progressively closed resulting in a much better quality of life for residents.

The Bracks Government's plan for the KRS redevelopment is to provide community based housing with a high level of support services based on individual needs.

KRS residents, their advocates and families decided on the areas where they would like to live and it is expected about 100 former KRS residents will live on site at Kew as part of a new housing development. The remainder of residents will move into other communities, closer to family and friends.

The Department of Human Services will develop approximately 20 new houses on the site to provide vastly improved accommodation, including individual bedrooms – compared to the existing ageing buildings which offer institutional accommodation, with little privacy and separate from the community.

All the money generated from the redevelopment of the site will fund the development of community based housing for the KRS residents. Any remaining funding will go to the delivery of disability services.

The Government recognises there have been some strong views expressed that a number of these new homes should be located close to each other and to have a sense of community.

The new plan responds to this view by providing for this to occur for some houses, based on the needs of individual residents, without putting the houses into an enclave that would replicate an institution. Three groups of houses are provided for. The detailed design of the new homes and their placement will be subject to further consultation as the planning process advances.

The overwhelming evidence is that people with disabilities fare better living in the community rather than in institutions.

So far the results are overwhelmingly positive for those KRS residents who have moved to the community over the last twelve months.

What will happen on the site at Kew?

Over the last 18 months an Urban Design Framework (UDF), has been developed in close consultation with the community to set out the broad parameters for how the site is to be developed. The Boroondara Council adopted the UDF with a number of substantial changes in August.

The Government has taken these changes into account. After careful consideration, VicUrban (on behalf of the Department of Human Services) has developed a new detailed plan for the site that incorporates the views of the community while achieving our commitment to providing better accommodation for the residents of KRS.

Under the new plan the number of new dwellings on site has been significantly reduced. The original framework allowed for in the order of 1600 dwellings - the new plan allows for between 450 and 800 dwellings to be built on site. In recognition of the concerns about proposed building heights, no building will be higher than five storeys. Most buildings on the site will be low-rise homes, consistent with the character of the surrounding neighbourhood.

This plan also outlines how the redevelopment will provide the local community with additional open space, new links to the Yarra Bend Park and how trees and heritage features on the Kew site will be protected.

The next phase of the development involves the approval of a Planning Scheme Amendment for the site which will provide an opportunity for a further round of public comment on the details of the development.

At the same time there will be continuing consultation with KRS residents, advocates and their families concerning the delivery of future services and the way in which people will move to their new homes over the next few years.

*Minister Garbutt visits Jennifer
at her new home in Lalor*



What was the process used to develop the 'Urban design framework'?

- A working group established by the City of Boroondara developed a draft Urban Design Framework (UDF) for the KRS site that sets out the broad principles for the site redevelopment.
- The working group included members of Boroondara Council, community and stakeholder representatives, including councillors, council officers, members of the community, a representative of the Kew Parents' Association and state government representatives.
- The working group process took over 12 months and included two months public consultation.
- In August 2003, the working group forwarded its draft UDF to Boroondara Council for consideration. This was subsequently adopted with a number of substantial amendments.

What process will be used to consider the planning scheme amendment?

- Since the development of the original UDF, the Government has listened to the concerns of Boroondara Council and the community and has developed a new plan for the redevelopment to achieve its goals with a better outcome for the site and KRS residents.
- This plan can form the basis of a Planning Scheme Amendment that will rezone the land to enable residential redevelopment of the site. The Planning Scheme Amendment will designate the open space areas to be retained and consider issues like traffic, community facilities and density.
- This will provide opportunity for further community consultation and consideration by the Council. Any appeals would be heard by an independent panel.
- This process is expected to be completed in the second half of 2004 with construction taking place progressively over the following 2 or 3 years.
- Addressing the planning aspects is critical to enabling the redevelopment to progress in a timely manner and provide certainty to the residents and their families who are most affected by these decisions.

What are the key features of the new site plan?

Under the site plan, the Government is now proposing:

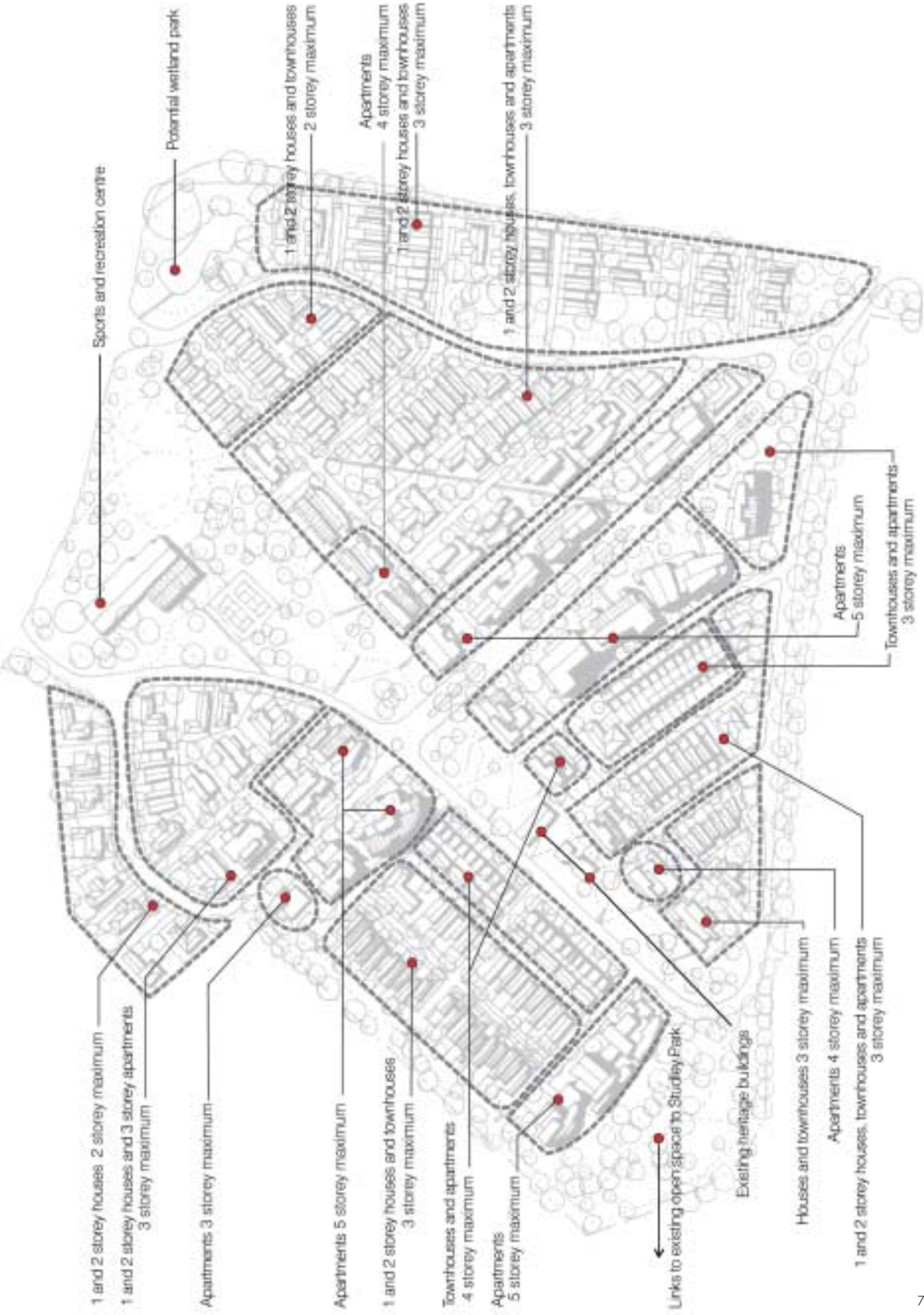
- A maximum building height of five storeys, down from the seven storeys proposed in the original draft plan
- a reduction in the number of proposed dwellings on site from 1600 to between 450 and 800 dwellings
- a three storey maximum height across the majority of the site with most allotments being developed as individual one and two storey dwellings rather than apartment blocks
- a significant amount of public open space with new links to the Yarra Bend Park
- increased potential private open space for individual homes
- the retention of heritage trees including the two major avenues of trees
- protection of the character of the surrounding community.

Diagram A is a concept plan showing one interpretation of how the Government's new plan could be developed.

Staffed houses for KRS residents relocating on site will be spread across the site. Allowance has been made for a number of these houses to be loosely grouped in the areas marked A, B and C below.



Diagram B is the same concept plan as Diagram A, showing building heights and potential location of key buildings and open space.





Legend

- ①
- ②
- ③
- ④
- ⑤
- ⑥
- ⑦

Indicates the MAXIMUM building height



Diagram C is the plan based on the draft Urban Design Framework prepared by the Working Group established by Boroondara Council.



Legend

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Indicates the MAXIMUM building height



Diagram D is a schematic representation of the new plan showing maximum building heights.

Kew Residential Services - site context



Kew Residential Services.

KRS is situated in the City of Boroondara close to the city and significant tracts of open space.

What will happen to the residents at KRS?

- The Government is committed to providing a residential environment where people with disabilities are part of a truly inclusive community.
- From the outset the Government has said that current residents will be properly looked after and that access to services will be improved for those who stay on site at Kew as well as those moving into other communities.
- There is no element of saving money in these changes. The new arrangements will have an increased cost to the Government because residents will have access to increased services and support and will be treated with dignity, as all Australians would expect.
- They will no longer be in an institution with all the limitations this entails. They will live in decent homes and have the opportunity to express their individuality.
- In terms of the particular facilities that will be available as part of the new redevelopment, the Government has committed to:
 - ensuring quality support services based on the individual needs of KRS residents, whether they move off site or stay on site.
 - retention of the sport and recreation facility, including a swimming pool, on site for use by all in the community.
 - maintaining a memorial on site to the KRS residents who lost their lives in the tragic fire of 1996.
 - provision of rooms for the use of visiting private medical services, particularly for those residents with disabilities, who remain on site as part of the broader community.

In Victoria, more than 4,500 people with disabilities live in government provided accommodation in the community. The Bracks Government has increased funding for disability services by 48% since 1999 and will continue to provide a high level of support for those people who have left institutions and are now living and being supported in community based housing.

How will the redevelopment be staged?

Moving house can be a stressful experience for everyone. The Government is providing every support to make the move as easy as possible for people moving from KRS to their new homes. KRS residents are progressively moving to new community accommodation and it is planned that over 190 people will have moved from KRS by June 2005.

Each resident has a case manager, who works with them and their families to determine what services are required and what other everyday things will be important to each resident as they move into new houses.

Planning services to meet each individual's needs is a complex process that becomes progressively more detailed as the time the person is moving approaches.

As KRS residents move off-site to the areas they or their families and advocates have chosen, the older dormitory style units are being progressively closed and the operation of the current institution will gradually scale down.

The staging has been planned to ensure those residents living in the most run-down, inappropriate units will be rehoused first and so that the process keeps disruption to a minimum for all concerned.

As the site is vacated over the next few years, the land will be sold to finance the construction of new housing for residents. The Government expects the first building activity to occur on the site in 2005.

What opportunity will there be to comment on the proposal?

Once the Planning Scheme Amendment is developed it will be exhibited as part of normal planning scheme processes. There will be an opportunity through this process for further community consultation and feedback.

How can I find out more?

Contact Sue Hoeboer on 9854 1210.

Visit www.dhs.vic.gov.au/regional/eastern/org/kewrserv



View from Hutchinson Drive



view from Old Pharmacy Building



View from Main Drive