

Ref: HV24052016

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Kew Development Corporation Pty Ltd  
ABN 58 119 766 264

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GPO Box 2392  
MELBOURNE VIC 3001

Via Mail

Dear

**Permit Application – Subdivision of land to create Two Lots on PS 724290B  
Main Drive, Kew VIC 3101 (Former Kew Residential Services) VHR H2073**

Walker Corporation on behalf of Major Projects Victoria seeks approval for a two lot staged subdivision as outlined on Plan of Subdivision No. PS 724290B.

Lot 283 (As proposed) will be owned by the Department of Human Services and contain the existing car park currently utilised by carers of the twenty DHS homes located throughout stage 1 of the development.

The other lot, known as Lot Q is a super lot in which the existing three heritage buildings B1, B3 and B6 (formally used as part of the Kew Residential Services site) will be contained. The land surrounding Lot Q will be dedicated as public open space in favour of Boroondara Council. Lot Q may be further subdivided in the future with B1, B3 and B6 individually titled to enable their separate sale.

The subject site is also included on the Victorian Heritage Register (VHR H2073).

The former Kew Cottages (Kew Residential Services) site is included in the Victorian Heritage Register (VHR) as place number H2073. The site is of architectural, historical, aesthetic, scientific (horticultural) and social significance to the State of Victoria (refer Appendix A for full heritage citation, including the statement of significance). The extent of registration is identified at Figure 2 and includes:

- *General: The landscape, plantings, avenues, concrete lamp-posts.*
- *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 Longterm Residents' Memorial (1991)*
- *F3 Residents' Sculpture (c. 1995)*
- *F4 Main Drive*
- *F5 Boundary Drive*
- *F6 Lower Drive*
- *F7 Oak Walk*



## **Boroondara Planning Scheme**

The Kew Cottages site is individually identified as HO485 in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme (Figure 3). As per Clause 43.01 'Heritage Overlay', no permit is required from the City of Boroondara under the Heritage Overlay provisions for places included in the VHR.

It is noted that in addition to the Heritage Overlay, a Development Plan Overlay (DPO3) applies to the former Kew Cottages site, and the historic landscape features are included in a Vegetation Protection Overlay (VP02).

## **Description of Works**

The proposed works are limited to subdivision of an existing car park to the north-east corner of the site on Lower Drive to enable the car park to be privately owned by the Department of Health and Human Services.

The application also seeks to create a further lot for the existing three buildings (B1, B3 and B6) to be known as lot Q.

Access to the lot would be via Main Drive with each of the three dwellings using a shared accessway to the 2290m<sup>2</sup> allotment. The lot will enable the buildings to be excised from the existing larger balance lot which includes the surrounding public open space to be vested with Boroondara Council.

## **How do the works affect the Heritage Place?**

The proposal involves no physical works rather subdivision of the existing three buildings known as B1, B3 and B6 all contained on the Victorian Heritage Register.

The existing car park on Lower Drive offers no heritage values relevant to discuss.

The register describes the buildings as B1, B3 and B6 as follows:

### **B1 – Cottage (Unit 10)**

This cottage, also known as Ward M2 and listed as building B1 on VHR site plan has been identified as historically significant 'as one of the original cottages for boys opened in 1887, considerably altered, especially in the years 1954 to 1960, but retaining the domestic scale of the original.' drawings for 'Cottages' dated 19 November 1885, most probably related to the design of the first four buildings on the Kew Cottages site.

Unit 10 was among the nine cottages, the central core of the complex, depicted on the 1899 MMBW drainage plan referred to above (Image 4). Each cottage had a small earth closet at the rear (now demolished) and was enclosed by a small fence. As discussed earlier, two historic access drives (Main Drive and Lower Drive) were located on the north and south side of the complex just as they are today.

It has been argued that 'as one of the three original cottages, Unit 10 'is one of the last remnants of the original Asylum for Idiots, Kew, and, despite subsequent renovations, the original cottage is clearly visible.





### **B3 - The Old School House**

The historic old building constructed at the Former Kew Cottages as the original School House (later used as Parents' Retreat/Chapel and listed as Building B3 on VHR site plan) has been identified as 'architecturally and historically significant as the first building constructed to provide education and training for the residents, and demonstrates the innovative educational function of the institution from the earliest period. This school was the predecessor of special schools for the intellectually handicapped in Victoria.'

### **B6 - The STAD Building**

The former Dining Room (STAD Building) constructed in 1917 (listed as building B6 on the VHR site plan) has been identified as 'of historical and architectural significance in demonstrating the development of the institution in the early twentieth century. The Dining Room was constructed to improve food hygiene as part of the reforms introduced by Dr Ernest Jones, Inspector General of Lunatic Asylums, in response to the regular outbreaks of typhoid and scarlet fever and the increase in the institution's population to over 300.

The STAD Building (B6), like Unit 10 (B1) and the School House (B3) are of historical significance for associations with the early development history of Kew Cottages during the years 1887-1917, when the institution was recognised as the first established in Victoria for intellectually disabled children. All three historic buildings form part of the original central core of the complex, hence they have been known as the "Heritage Core" over the years since the institution was closed.

### **Walker Development Plan – Kew**

From our review the proposed transfer of land directly accords with the requirements of the Walker Development Plan –Kew and accordingly warrants support.

### **Is the subdivision appropriate having regard to the Heritage Place?**

#### *Mandatory considerations*

*s.73(1)(a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object*

At issue is the impact of the proposed works "the subdivision" upon the cultural heritage significance of the place being the former Kew Residential Services (Kew Cottages).

We submit that the subdivision is appropriate as it will not lead to any further fragmentation of the heritage Place, nor the impact upon the understanding of the Place.

The subdivision itself will not have a significant impact upon the cultural heritage significance of the Place, because the subdivision does not require any works to be undertaken.

To assist with your approval I attach the following documents:

- Six copies of proposed Plan of Subdivision PS 724290B;
- Completed application Form;
- Current Certificate of Title;
- Fee of \$340.00;

Kew Development Corporation



We welcome the opportunity to discuss this application further.

Yours faithfully

**Kew Development Corporation Pty Ltd**

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Enc. Copy of Planning Permit application