

Kew Cottages Parents' Association Inc.

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MEDIA RELEASE

KEW COTTAGES PARENTS ASSOCIATION INC.

PROPOSED KEW COTTAGES REDEVELOPMENT

The State Government is due to announce the developer and final form of development for the Kew Cottages site.

The Kew Cottages Parents' Association (KCPA) reluctantly proposed the sale of a portion of this site in 1998 to raise the vital funds to improve conditions for residents. This decision should in no way be regarded as support for the sale of Crown Land or the loss of public open space, but more a pragmatic response to the serious funding shortfall impacting on the lives of Kew Cottages residents.

Today, the Kew Cottages Parents' Association calls on the community to ensure that the interests of the residents here at the Cottages, most of whom are severely and profoundly intellectually disabled and have lived on this magnificent site all their lives, are put before other interests in the redevelopment of the site's 27 hectares of Crown Land.

To facilitate an informed debate that can lead to an acceptable result, the Association has proposed a development concept responsive to the needs of the residents remaining on site.

We call on your support.

For further details please contact:

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KEW COTTAGES REDEVELOPMENT - What The Real Stakeholders Want

The Kew Cottages Parents' Association (KCPA) has supported a partial redevelopment of the site since its 1998 Villa Housing Proposal as a last attempt to secure meaningful resources from Government to improve the lives of Kew Cottages residents.

THE NEW COMMUNITY should be recognised as an exemplar of successful community inclusion and environmentally sustainable development.

The State Government's C53 Ministerial Amendment of November 2003 proposes height limits and densities consistent with a Major Activity Centre under 2030.

The case for this level of development on the Kew Cottages site is neither supported on a strategic basis (see Appendix A) nor responsive to the needs of the Kew Cottages residents remaining on site.

A spatial representation of the KCPA's Preferred Development Concept for the site is provided as Appendix B.

What we want to support the individual needs of the Kew Cottages residents remaining on site are as follows:

- **A Choice Of Accommodation Settings** - including the stand-alone Community Residential Units (CRU) and co-located CRUs.
- **The Option To Remain On Site** – the removal of the Government imposed restriction of a maximum of 100 Kew Cottages residents on site.
- **Community Health Centre** - responsive to the needs of the intellectually disabled residents remaining on site.
- **Community Centre** - responsive to the needs of the intellectually disabled residents remaining on site and incorporating activities previously provided in the Perkin Art Centre, the Geiger Centre, and through Kew Day Programs. In addition, the provision of this facility located near the retained Sport and Recreation Centre will enable the reduction of car movements contributing to the development of an environmentally sustainable new suburb.
- **Provision for future Aged Care Facility** - responsive to the needs of the intellectually disabled residents remaining on site, and facilitating the potential for ageing-in-place.
- **Meaningful consultation**- between the Government and residents and their representatives including KCPA, and not pretend consultation.

And The Retention of:

- **Sport and Recreation Centre** - incorporating an indoor swimming pool, and physiotherapy facility.

(KEW COTTAGES REDEVELOPMENT - What The Real Stakeholders Want. Cont.)

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- **The On-Site Historic Buildings** - (supported by Heritage Victoria's recent recommendation) representing the last Victorian remnant of the "cottages model" of accommodation, and their appropriate and viable future use (ie. similar to St Helliers', Collingwood)
- **Significant Vegetation, Cultural, Social and Aboriginal Archeological Features** – (as supported by Heritage Victoria's recent recommendation).
- **Seamless Link To The Wider Kew Community** – Kew Cottages has no gates or fences separating it from the local community.
- **Public Open Space** - at least 50% open space (excluding roads and other infrastructure) consistent with the City of Boroondara resolution of August 2003.
- **Tranquil Residential Environment** – supported by an 8-20km speed limit within the site.
- **Close Proximity To On-Site Relied Upon Support Services.**
- **Kew Day Programs** – provided on site.
- **Village Hub/Kiosk/Parents Association Meeting Place and Office** – for all.
- **Memorial** – to the residents who lost their lives in the 1996 fire.

What we want for the wider community in conjunction with the above is:

- **A Range Of Accommodation For All** - (disabled, non-disabled) including stand-alone detached houses (CRU), co-located CRUs, and medium-density housing. **Affordable Housing** - both public and private.
- **A Maximum Height Limit Of Nine Metres** – reflecting current community concerns with over-development and its associated negative by-products, and in accord with ResCode for similar Melbourne residential developments.
- **Dedicated Respite Accommodation** - to assist in addressing the acknowledged shortage within the region
- **Additional Shared Supported Accommodation** - (over and above 20 CRUs for KRS residents already committed to by Government) to partially alleviate the large urgent State waiting list.

For the information of those less familiar with the site, a list of facilities and services currently on site is provided in Appendix C, (KEW COTTAGES: What's On Site Now)

RESPONSE TO THE STATE GOVERNMENT'S PROPOSED REDEVELOPMENT OF KEW COTTAGES

1 Strategic Basis

1.1 Melbourne 2030

The strategic basis underpinning the redevelopment of the site is outlined in *Direction 1 of Melbourne 2030 "A more compact city"*, policy 1.3, which recognises the Kew Cottages site as being a 'major redevelopment site'.

This is a questionable basis given the following.

Activity Centre/Strategic Development Site Characteristics	Kew Site	Comment
<i>Major redevelopment sites that is, able to provide 10 or more dwelling units, close to activity centres and well served by public transport.</i>	Yes	
<i>In or around the Central Activities District</i>	No	
<i>In or within easy walking distance of Principal or Major Activity Centres</i>	No	The site is located approximately 1 kilometre from the Kew Major Activity Centre – well outside the accepted 400m 'walkability' radius
<i>In or beside Neighbourhood Activity Centres that are served by local public transport</i>	No	The site is not located in or beside a Neighbourhood Activity Centre
<i>Abutting tram, train, light rail and bus routes that are part of the Principal Public Transport Network and close to Principal or Major Activity Centres</i>	No	The site does not abut a public transport route which is part of the PPTN. (Bus routes 200 and 205 run along Princess St)
<i>In or near major modal public transport interchanges that are not in Principal or Major Activity Centres</i>	No	The site is not in or near a major modal public transport interchange

2. Proposed Residential Density

Site Area	Dwelling No's	Density	Dwellings per Hectare
Total site area 27 ha (270000m ²)	800 dwellings (as per the ministerial C53 amendment)	1:337	30
*Total site area minus 27% open space (as per the ministerial C53 amendment) 19.7ha (197000m²)	800 dwellings	1:246	40

*Total site area includes area provided for roads

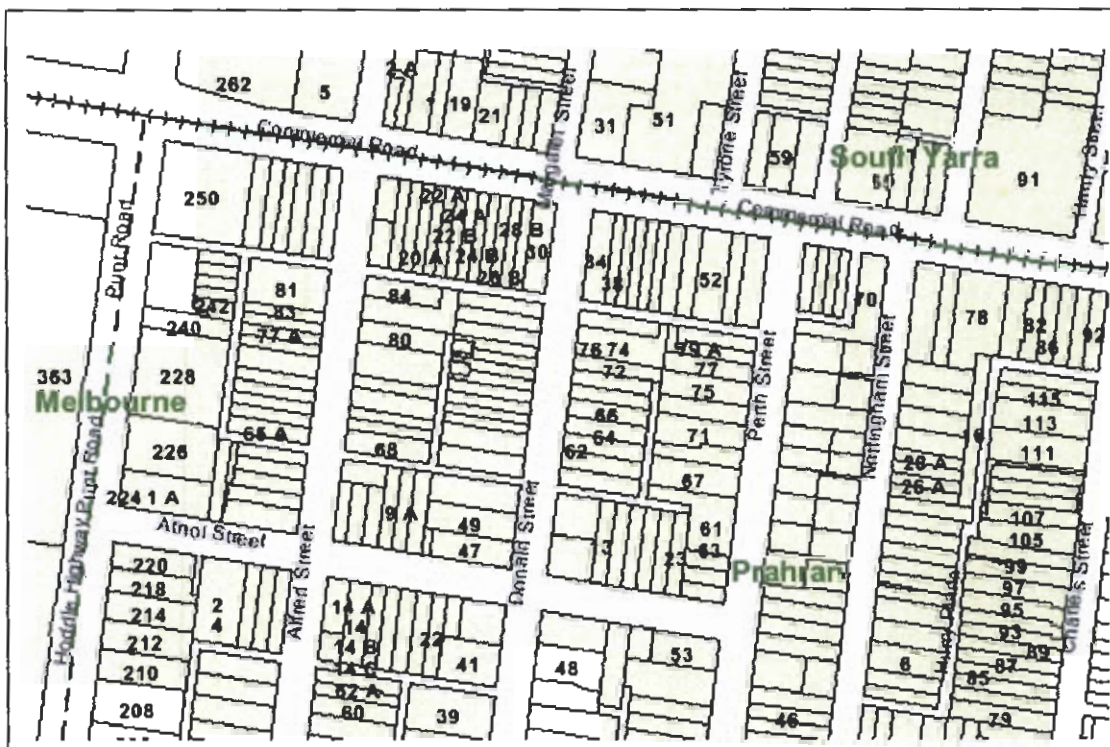
2.1 Comparative Densities of Established Principal/Major Activity Centres



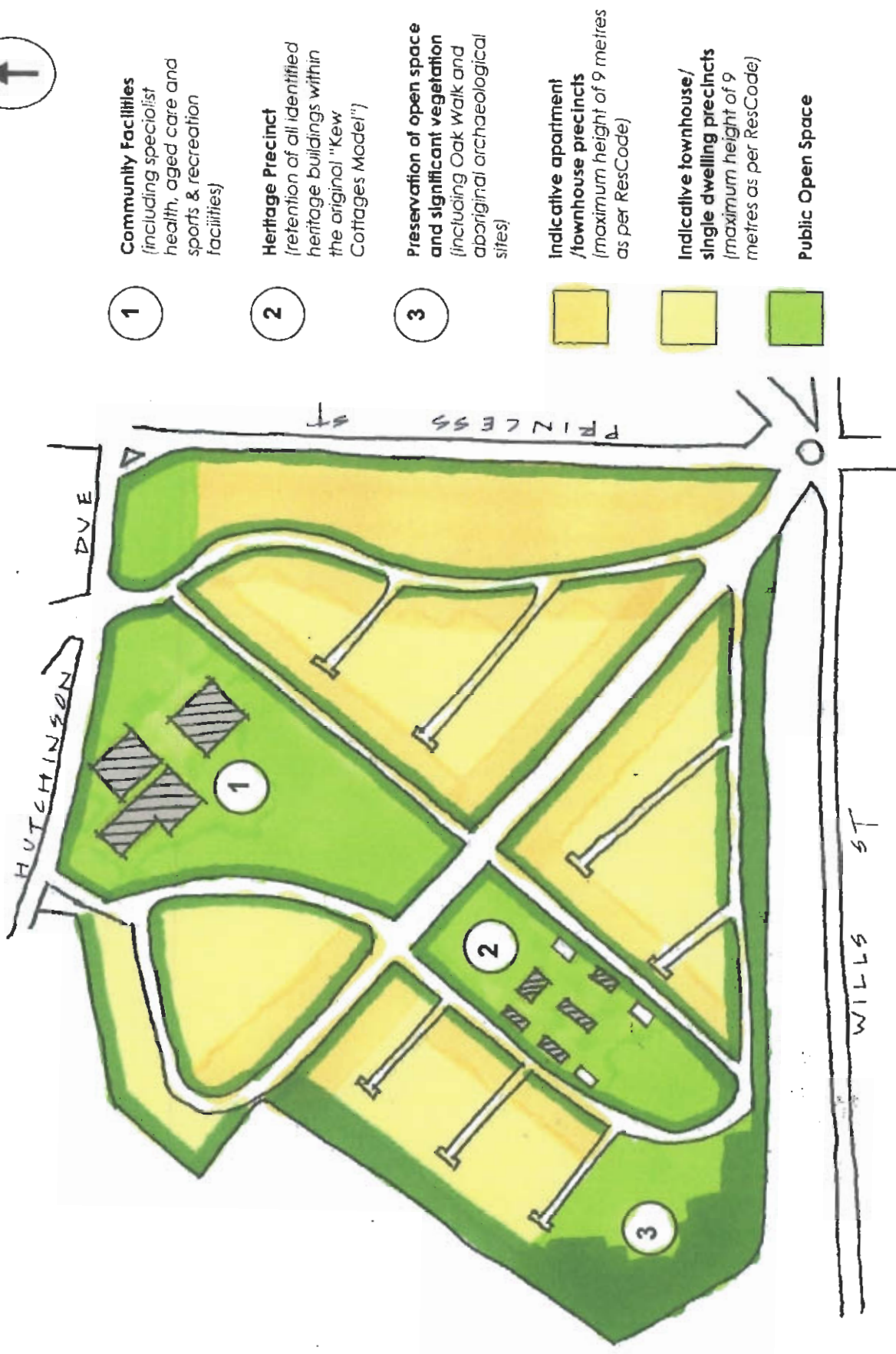
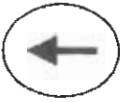
Fitzroy (Major Activity Centre) – 1:200 to 1:300 approx



Richmond (Major Activity Centre) 1:200 to 1:300 approx



Prahran (Principal Activity Centre) 1:200 to 1:300 approx



1

Community Facilities
(including specialist health, aged care and sports & recreation facilities)

2

Heritage Precinct
(retention of all identified heritage buildings within the original "Kew Cottages Model")

3

Preservation of open space and significant vegetation
(including Oak Walk and aboriginal archaeological sites)



Indicative apartment /townhouse precincts
(maximum height of 9 metres as per ResCode)



Indicative townhouse/ single dwelling precincts
(maximum height of 9 metres as per ResCode)



Public Open Space

KEW COTTAGES: What's On Site Now

- **The Geiger Centre** – a dedicated day programs facility for residents.
- **Perkin Art Centre** – a purpose designed and built art centre.
- **Department of Human Services, central administration building** – providing all professional support services (Operations, case management, maintenance etc), and including AHCOT (After Hours Co-ordination Team)
- **The Val Smorgon Centre** - incorporating dental, hospital/day care and medical facilities.
- **Sport and Recreation Centre** – incorporating an indoor swimming pool, physiotherapy unit and a day programs facility.
- **Historic Buildings and Precinct** - (as supported by Heritage Victoria's recent recommendation) representing the last Victorian remnant of the "cottages model" of accommodation, and including the Chapel and Parents' Retreat.
- **Significant Vegetation, Cultural, Social and Aboriginal Archeological Features** – (as supported by Heritage Victoria's recent recommendation).
- **Seamless Link To The Wider Kew Community** – Kew Cottages has no gates or fences separating it from the local community.
- **Public Open Space** (Crown land) - approximately 80% or 20 ha
- **Tranquill And Low Density Residential Environment** – supported by a 8-20km speed limit within the site.
- **Close proximity to on-site relied upon support services.**
- **Kew Day Programs** – provided on site.
- **Village Hub/Kiosk/Parents Association Meeting Place and Office** – for all.
- **Memorial** – to the residents who lost their lives in the 1996 fire.