



Main Drive 1890

**ABRAHAM MORRISON
1846 - 1916**

THE CONSTANT GARDNER

- The Case for
1. Walker's Appeal to be Dismissed;
 2. Stage 8 to be Conserved and renamed

Morrison Gardens

in memory of those residents who helped create the landscape while in the care of

Abraham Morrison,
The first Landscape Gardner for the Kew Asylum and Kew Cottages.

A SUBMISSION TO THE HERITAGE COUNCIL OF VICTORIA

Kew Cottages Coalition
5 February 2016

Preamble.

The Kew Cottages Coalition has been invited to submit on the following matters:

1. The relevance of the Development Plan and UDF to the Committee's considerations and the weight, if any, to be placed on it in light of the VCAT decision
2. The cultural heritage significance of the visual and spatial relationships between the trees within the landscape and the impact of the proposed development on this
3. Any relevant procedural matters
4. The Executive Director's Draft Conditions

1. The Relevance of the Development Plan

In our submission the Development Plan has no relevance to this Heritage Appeal.

Our understanding is that an important precedent was established under the Heritage Act during the Windsor Hotel Appeal (2010) when the Executive Director submitted, and the Heritage Council accepted that it is not required by the Heritage Act to consider decisions to grant a Planning Permit under the P&E Act.

While it may be desirable for approvals under different statutory regimes to be consistent, the Committee does not consider it essential that this be the case" (Para 211)

(See Hotel Windsor appeal to Heritage Council, P15781, Nov 2010)

Link:

<http://www.austlii.edu.au/au/cases/vic/VHerCI/2010/14.html>

Extract of the Committee's Report

205. It was put to the Committee on behalf of the Executive Director that the decision of the Minister for Planning to grant a permit under the [Planning and Environment Act](#) on 18 March 2010 for development of the Hotel Windsor should be given minimal or no weight in the Committee's consideration of this appeal. It was submitted that there is a discrete set of considerations for the Executive Director established under the Act – and by extension for the Committee in reviewing the Executive Director's decision – and that decisions made under the [Planning and Environment Act](#) are not a mandatory consideration. It was also put to the Committee by Mr Townshend that the Advisory Committee Report into *Melbourne Planning Scheme Permit Application 2009/1687*, February 2010, should be given minimal or no weight in the consideration of this appeal ('the weight of a feather').
206. The Committee accepts that the Advisory Committee's report and the Minister's Notice of Decision are not matters which the Committee is required to consider under the Act. However, [section 73\(1A\)\(b\)](#) of the [Heritage Act](#) enables the Executive Director, and on review the Heritage Council to consider any other relevant matter.
207. The Committee notes:
- (a) The Executive Director's decision (13 March 2010) pre-dated the Minister for Planning's decision (18 March 2010) and therefore could not have had a bearing on the Executive Director's decision to issue permit P14689.
 - (b) The Advisory Committee's report was released at the time the Minister for Planning's decision was made. The Executive Director's decision pre-dated the Minister for Planning's decision and the Advisory Committee's Report therefore had no bearing on the Executive Director's decision to issue permit P14689.
 - (c) The Minister made his decision to issue the Notice of Decision in reliance upon the Advisory Committee's recommendations.

Furthermore, we understand that

1. The Executive Director's decision to approve the Heritage Permit 9639 Site Concept Plan (Sep 2005) pre-dated the Minister for Planning's decision (March 2006) to approve the Walker Development Plan; and
2. The Executive Director's decision (May 2015) to refuse Walker's Stage 8 Heritage Permit Application predated the VCAT Planning decision (Sep 2015) to vary the Walker Development Plan - Kew.

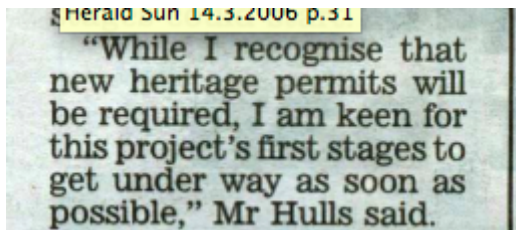
The Minister's Planning 2006 decision, therefore, can have had no impact on the Executive Director's decision to approve the Site Concept Plan in 2005.

Similarly, the VCAT decision in Sep 2015 to amend the Development Plan and grant a Planning Permit can have had no impact on the Executive Director's decision to refuse a Heritage permit in May 2015.

However, notwithstanding the latter considerations, should the Heritage Council chooses to exercise its discretion, and to examine either the Development Plan, and/or the VCAT Planning decision, then we say that minimal weight should given to both of the latter Planning Decisions because:

1. As the responsible Planning Minister in 2006, Mr. Rob Hulls was keen to point out to the Herald Sun, that he wanted to get the Project started as soon as possible, but that Walker would have to continue to apply for heritage approvals in the normal manner.

While I recognise that new heritage permits will be required, I am keen for this project's first stages to get under way as soon as possible," Mr. Hulls said.(Herald Sun 14.3.2006)



2. The VCAT Appeal Hearing that amended the Development Plan did not consider any Heritage evidence in reaching its decision; and
3. VCAT left unchanged the Development Plan requirement that Heritage Victoria had to be consulted on any buildings adjacent to Yarra Bend Park, and thereby VCAT left open the possibility of a different outcome.

The design of future buildings to be located adjacent to Yarra Bend Park will be carried out in close consultation with Heritage Victoria as required under Heritage Permit No. P9639 (as described in section 2.1.3) WDPK, p.18.

4. Importantly too, the Development Plan acknowledges the primacy that is expected to be afforded to the VHR designation and Heritage permit (P9639) when it acknowledges in Section 2.1.3 that:

"It is expected that the (Planning) Scheme will be amended to be consistent with the VHR designation (as outlined above) and the Heritage permit (P9639).

2. The Relevance of the UDF (Oct 2003).

If the Council exercises its discretion to examine the relevance of the UDF then we submit:

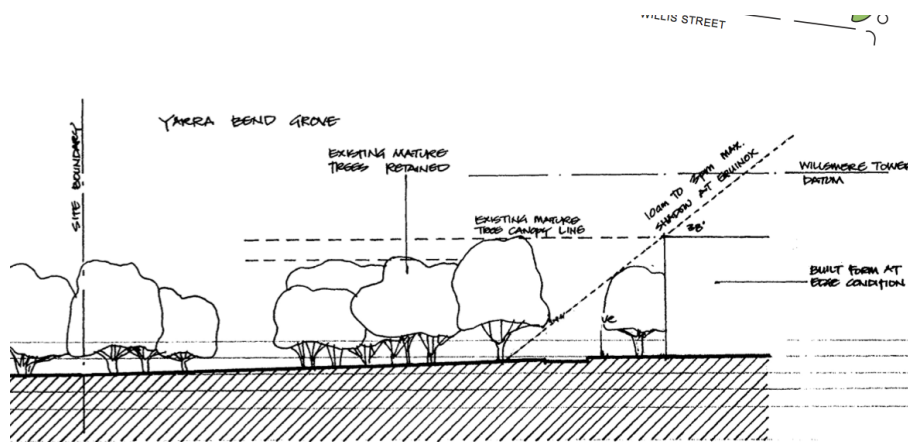
a) The Executive Director's Decision to refuse heritage permission to build in the Stage 8 parkland is completely consistent with the UDF

The island site now referred to as Stage 8 is identified in the UDF as Yarra Bend Grove.

Yarra Bend Grove has no buildings on it at all (p.13 UDF Oct 2003).

It is quite clear from the latter UDF drawings and shadow diagrams shown that no buildings are to be allowed in Stage 8 .

The UDF Edge Condition illustrated below shows the 'built form' to the north of the Oak Walk, and set far enough back from the Avenue of trees to avoid over shadowing the parkland. UDF (p.13)



Edge Condition

UDF Oct 2003 p.13

b) The Urban Design Framework (UDF) sets out the Principals and Objectives for the "Yarra Bend Connection" (ie: Stage 8) as follows:

- **Recognise significance of the high ground adjacent to Yarra Bend park as an important feature**
- **Extension of Yarra Bend parkland into the site**
- **Formal pedestrian link to 'The Terraces' central green spine pedestrian link to Willsmere Avenue and through to Hutchinson Drive**
- **Protection of existing trees and public open space amenity**



Yarra Bend Connection

- ▶ Recognise significance of the high ground adjacent to Park as an important public feature.
- ▶ Extension of Yarra Bend parkland into site.
- ▶ Formal pedestrian link to 'The Terraces' central green link to Willsmere Avenue and through to Hutchinsor
- ▶ Protection of existing trees and public open space ;

UDF Oct 2003 p.13

2. The cultural heritage significance of the visual and spatial relationships between the trees within the landscape and the impact of the proposed development on this.

In our respectful submission, the first question before the Appeals Committee is whether a Sydney developer should be allowed to build on Melbourne parkland.

Indeed new historical evidence recently made publicly available on Trove by the National Library of Australia, including photographs and newspaper articles from the 1870's, 80's, and 90's, clearly demonstrates not only how scientifically and socially significant the Stage 8 public parkland really is, but at how an early a date that was recognised to be the case.

So we present below a brief chronology of events that are helpful in forming an understanding of the cultural heritage significance of the the Stage 8 parkland, and in particular

- the visual and spatial relationships between the trees within the landscape; and
- the impact of the proposed development on this.

Chronology of the Stage 8 Parkland.

1878 First Plantings

GARDENING AT THE KEW ASYLUM.

The providing of gardens with handsome shrubs, beautiful flowers, shade trees, and the like, for our national lunatic asylum is well worthy of commendation, for they cannot fail to act beneficially upon the unfortunates whose fate it is to be confined there. Though gardening was only commenced there some four or five years ago, great progress has been made, and much credit is due to Mr. A. Morrison, farm bailiff and landscape gardener, who has the management of the ornamental gardening, and who, it may be said, has effected wonders in the time, especially when the pecu-



Extract from The Melbourne Leader 1881, plus Stage 8 view of the Entrance to the Kew Asylum via Oak Walk in 1878 (Lindt, [State Library of Vic](#))

The 1878 photograph by John Lindt (above) shows the original line of approach to the Kew Asylum laid out along what is now Oak Walk when the Asylum opened in 1875.

The early article in the Melbourne Leader, '[Gardening at the Kew Asylum](#)' published on 8th January 1881 says that, "Though gardening was only commenced there some four or five years ago, great progress has been made, and much credit is due to Mr. A Morrison, farm bailiff and landscape gardener..."

The Leader goes on to provide significant details of the establishment of the Kew Asylum farmlands, gardens, avenues, arbors, walks, turf, flower-borders, shrubs, and "**shade-trees, "the latter certain to become of great utility when grown up"**.

1881 Time for a New Approach

In its '[Gardening at the Kew Asylum](#)', article the Melbourne Leader also reported that Morrison had plans for altering the line of approach to the Asylum, (then along Oak Walk, as shown in Lindt's 1878 photograph above),

The Leader wrote that..... ***notwithstanding the infertile nature of the soil, the trees and shrubs are in good health and...***

have been well cared for. Great pains were taken in the planting by furnishing each plant with a portion of fertile soil, and duly watering until it was fairly established, since when no water has been given. The building is finely situated, the views to the north, west and south being both varied and extensive; but it cannot be said that there is much display of taste in the laying out of the approach or the grounds, convenience rather than ornament having been apparently studied; but Mr. Morrison contemplates altering the line of approach, in which there is much room for improvement.

1885 - 1890 Morrison's Solution: Main Drive, Oak Walk and Parkland

When the Melbourne Leader returned to the Kew Asylum Gardens in Oct 1885 to report on progress over the past five years, their article began with, what to us today, appears to be quite extraordinary praise

GARDENS OF THE KEW ASYLUM.

Of all the public gardens in the neighborhood of Melbourne, it may be safely said that those of the Kew Asylum are the best managed. The soil having been properly prepared, the trees and shrubs allowed sufficient space, their growth has been highly satisfactory. Since our previous visit in January, 1881, when they had just got fairly into growth after being about five years planted, from small trees and bushes they are now large and handsome specimens, their beauty of form being equally as striking as the size they have attained. On the front



Extract from The Melbourne Leader Oct 1885, plus Stage 8 view of Morrison's improved 'Main Drive' approach to the Kew Asylum. 1890 , (C.Rudd. State Library of Victoria)

'Of all the public gardens in the neighbourhood of Melbourne, it may be safely said that those of the Kew Asylum are the best managed...' The Leader 31 Oct 1885

The Leader then goes into considerable detail on the ground breaking (sic) work of Abraham Morrison, and how, assisted by the patients of the Asylum, Morrison had earned this amazing accolade. See:

<http://trove.nla.gov.au/ndp/del/article/198049209>

The article explains Morrison's realignment of the approach to the Asylum **through the Stage 8 parkland** in the following terms

Two new approaches have been recently formed and planted with avenue trees; a row of *Pinus insignis* has been planted along the south fence for shelter; a plot of trees has been commenced at the entrance and will be continued to the building...

The highly decorative tree plantings in Morrison's 'plot of trees' of course still remain today. Running from the entrance (now in Stage 8) through to the Asylum building these towering conifers provide a unique demonstration and reminder of the historic link between the Kew Asylum and the Children's Cottages.

Similarly, of course most of Morrison's oaks in Oak Walk still remain,, and many of his elms and Moreton Bay Figs also remain. However, little is left of Morrison's row of *Pinus insignis*.. One of the last of these 125 year old conifers , has recently died, and now lies dead on the ground immediately in front of Stage 8, where the Kew Cottage's Superintendent's house once stood (Now 48 Wills St)

Interestingly, the Leader also makes it clear that the benefits of planting the common oak for avenues and shade had already been well established at this very early date (i.e.: before the Cottages themselves were built.).

The common oak does remarkably well; trees planted seven years have attained a height of 24 feet; it is being extensively planted for avenues and shade, and proves that it is the best of the deciduous trees for street and other avenues..

1887- 1890 Kew Cottages opens

The Outer Circle railway line was extended as far as Kew in 1887, and the Kew Cottages opened.

(Today, in Feb 2016, the three remaining Heritage Listed Buildings left standing, now appear to be empty, gutted, and to have been abandoned by both the Government and Walker for over a decade.

These Victorian ruins demonstrate nothing of the 'Town square' and highly decorative garden setting of the original Cottages, nor of the optimism that prevailed at the time.

"The psychological Section of the Medical Congress of 1889 inspected the Cottages and spoke highly of the work being attempted. The members of the Congress saw the Cottages as a remarkable advance on any work previously attempted in Australia, and as one of the best of its kind in the world." (A. Lloyd, "Payment by Results', Kew Cottages First 100 Years 1887-1987. p.5)

When the Cottages opened Main Drive, Oak Walk and the Stage 8 parkland took on a new significance, as the parkland provided the best walking tracks, shade, and views for patients, staff, and the public moving between the Asylum and the Cottages, as well into and out of Studley Park, Wills Street, Redmond Street, and beyond.

1913 Hugh Linaker appointed to the State Lunacy Department

Hugh Linaker was one of the most significant landscape designers in Victoria in the early 20th century.

Linaker added further significant plantings, in the avenue approaches to both the Asylum and the Cottages including the distinctive Bhutan Cypress, as detailed in the Kew Cottages Statement of Significance.

Because of the central location, visual amenity, plus the shelter and shade offered by Morrison's diverse landscape, the Stage 8 parkland steadily came to be used more and more by the local community. The population of both the Asylum, and the Cottages increased, houses for doctor's and their families were built in the grounds, and many staff lived within walking distance.

1916 Abraham Morrison dies at his home in Kew.

Morrison's family continued to live in the same house in Studley Park until the 1970's.

1945 Morrison's Heritage Parkland survives the War.



Comparing Aerial Photos of Main Drive, Oak Walk, and Stage 8 Parkland flown 1945 and 2012
Link: <http://1945.melbourne>

1963 Willsmere Hospital (Formerly Kew Asylum) is listed on the National Estate and classified by the National Trust.

1969 First Building on Stage 8

Aerial photographs flown in 1945 (See; <http://1945.melbourne>) and 1956 (See: Lovell Chen Fig20, p.19, Walker Tab 4 clearly show all the trees in the Stage 8 parkland setting created by Morrison as part of his 'improved approach' to the Kew Asylum.

The first building constructed in Stage 8 was the Nurses Administration Building. Built in the 1970's, its construction resulted in the loss of a number of Morrison's specimen trees.

This is the same building Walker now seeks to replace with apartment blocks.

The youngest Heritage listed tree in Stage 8, a *Brachychiton populneum*, (Tree 160) was planted at this time (1970's) next to the Administration Building. and within the footprint of Walker's proposed apartments.

This is the same tree that Walker subsequently cut down in 2014 in breach of Heritage Permit conditions. (As detailed in our earlier submissions.)

1988 Willsmere Hospital Closed

1989 Willsmere and Kew Cottages Land immediately adjacent to Stage 8 returned to Yarra Bend Park

The Cain Government set an important precedent at the time of the first sale of Willsmere and Kew Cottages land in 1989 when they agreed to return land adjoining Stage 8, to Yarra Bend Park.

The Planning Minister, Mr Roper, said that the park had to be expanded in order to protect panoramic views, and to provide a buffer zone between the historic hospital building and future residential development. (See: [The Age. 21 April 1989](#))

The former Nurses Hostel Buildings, (shown on Lovell Chen 1956 Aerial Fig 20 below) were then demolished, and the land on which they stood reinstated as the parkland that still exists today.

[The Age - Apr 21, 1989](#) [Browse this newsp](#)

Plans add land to Yarra Bend Park

**By INGRID SVENDSEN,
urban affairs reporter**

Yarra Bend Park at Kew will be enlarged by 6000 square metres under plans for the former Willsmere Psychiatric Hospital site.

The Minister for Planning and Environment, Mr Roper, said yesterday that the park had to be expanded to protect panoramic views and to provide a buffer zone between the historic hospital building and future residential development.



Willsmere and Kew Cottages Nurses Hostel adjacent to Stage 8.

The Government returned this land to Yarra Bend Park in order to protect panoramic views and provide a buffer zone between Willsmere and future residential development.

NB. Some of the latter land (e.g.: Wills St Picnic Area) that was returned to Yarra Bend Park was in fact further away from the former hospital building (Willsmere) than Walker's proposed apartments in Stage 8.

2004 Kew Cottages listed on the Victorian Heritage Register (VHR)

The Heritage Permit Exemptions listed on the Register clearly provide for the **Stage 8 Administration Building** to be demolished along with all other buildings on the site other than the remaining 6 Cottages (B1-B6) located in the Heritage Core.

All buildings other than B1-B6 may be demolished or removed subject to adequate photographic and other recording to the satisfaction of the Executive Director. (VHR H2073, p,8)

2005 The approved P9639 ' Site Concept Plan' clearly shows:

- All buildings other than B1-B6, including the Stage 8 Administration Building, as having been removed; and
- All land within Oak Walk, Main Drive Stage 2 and Main Drive Stage 8 as

part of a new Public Reserve that extends the full length of Main Drive from Princess Street to Oak Walk and Willsmere.

2008 An important precedent is set when Walker has to accept that the Heritage requirement for a Public Reserve along Main Drive, as shown on the Site Concept Plan is not negotiable.

Walker lodges a Permit Application(P12879) to build its Stage 2 private housing within the Main Drive Public Reserve

However **the Executive Director insists on Walker providing the Public Reserves as shown in Concept Plan**

Ray Osborne's, Officer's Report confirms correspondence and discussions with Walker on this matter was followed by Walker's withdrawal of P12879

Mr. Osborne wrote:

" Following correspondence and discussion with the applicant this heritage permit application (P12879) was **withdrawn** and the current stripped back application submitted. This clearly shows the creation of a public reserve.." (P13278, 19 Sep 2008)

SUMMARY

In summary it now appears that:

1. The quality and significance of the Asylum's gardens, parklands, and trees was achieved at a very early date
2. Similarly public recognition came very soon after they were established, and the gardens were highly commended in the Melbourne press at a much earlier date than suggested in the Kew Cottages CMP.
3. Albert Morrison has been identified as the landscape architect, and it was his vision that inspired the creation of, and improvements to Oak Walk and Main Drive.
4. Morrison created the Stage 8 parkland as an integral feature of the new 'improved' approach to the Asylum along Main Drive
5. The first trees planted in Main Drive, Oak Walk and the Stage 8 parkland were largely laid out and planted by the Asylum patients themselves, under the Morrison's direction and management. Such work was considered by the doctors at the time to be highly therapeutic for a number of the patients.
6. Morrison's Stage 8 'plot of trees' as described by the Leader in 1885 is recognised as highly significant in terms of the specimen trees diversity and quality, as are his avenue plantings in Stage 8, particularly the alternating arrangement of Elms and Morton Bay figs, which we understand is unique to Kew Cottages/ Willsmere.
7. The 'utility' of the Stage 8 parkland grew with the trees, and the cool shade and protection they offered from the summer sun, and the shelter they provided from wind and rain. Airconditioning in Morrison's Melbourne was powered not by electricity, but by canopy trees, and Morrison used them to great effect. Once grown, the shade and evaporation that his oaks provided could drop the open air temperature on a baking hot summer's day by ten degrees. Then in winter when the deciduous trees had lost their leaves the early morning sunshine would stream down Main Drive and provide all those walking west with outstanding views of Willsmere, Yarra Bend Park, and the city skyline, and all those walking east up Oak Walk, and across the Stage 8 parkland with the vista of Main Drive sloping gently away towards the Princess Street entrance to the reserve.
8. Morrison continued to live and work at the Asylum until he retired. Shortly thereafter, the renowned landscape architect, Hugh Linaker, was appointed to the State Lunacy Department, and Stage 8 continued to be developed and maintained as parkland and avenue plantings under Linaker's guidance
9. Morrison moved to a house nearby in Kew, where he died in 1916. Morrison's family continued to live in the same house in Kew until the 1970's.
10. A number of trees in stage 8 appear to have been lost since 1945. Aerial photographs of Melbourne flown in 1945 show an additional six specimen trees of a size similar to those planted by Morrison within the Stage 8 parkland. All of the latter trees, since removed, appear to have been located within the current (2016) footprint of the Administration Building that is now, in turn, due to be demolished.

Conclusions regarding the cultural heritage significance of the visual and spatial relationships between the trees within the landscape:

1. The above information is relevant, not only to consideration of Walker's current Appeal, but also to the HLCD Conservation Management Plan (CMP 2008) for Kew Cottages, because the CMP recommends that further research into the history of Main Drive is needed.

2. The CMP states:

"Planting may have begun on the Kew Lunatic Asylum Reserve land as early as the 1880s when the Kew Cottages complex was established on the reserve east of Willsmere near Princess Street".(p.9)

However, as reported in the Leader (1881) we now know that Morrison actually began his planting 4 or 5 years earlier, i.e. around **1875/6**.

3. To subsequently achieve such extraordinary results, and at such an early date, it appears Morrison must, therefore, have benefitted from a 'critical mass' of resources and outside assistance in order to so successfully deal with challenges he faced.

4. We know that compared to other public gardens the Kew Asylum had the advantage not having to worry about additional labor costs, when there were patients more than ready and able to assist, and that they were encouraged to do so by the medical staff. But that does not explain Morrison's access to such a diversity of plant stock and seeds, plus the knowledge to overcome so many difficulties in planting them out, and maintaining so many trees in such challenging conditions.

5. According to Biosis Research Pty Ltd in their *Kew Cottages Cultural Heritage Study* in August 2001, Baron von Mueller, Director of the Botanic Gardens, is credited with supplying many of the first trees and plants used on the site.

6. It appears, however, that Baron Ferdinand von Mueller's involvement at Kew is likely to have been much greater than previously realised, compared to some of the regional botanical gardens, and other government institutions including the Beechworth Asylum.

7. Access to von Mueller's active support and encouragement would have meant that Morrison had the benefit of one of the world's leading botanical experts to help him prepare and grow his towering specimen trees in Stage 8 (e.g. *Araucaria cunninghamii*, *Cupressus macrocarpa*, *Cedrus atlantica*, and *Pinus canariensis*), as well as the oaks, elms and Moreton Bay Figs (von Mueller's favourite Australian avenue tree), that Morrison was already planting at this end of Main Drive.

8. More research is needed to help determine the full extent and nature of von Mueller's influence on the landscaping of the Stage 8 parkland, and his contribution to Morrison's 'improved approach' to the Asylum.

9. However, von Mueller would certainly have been able to provide Morrison with details of the the historical development of similar, large scale plantings of 'double avenues' of oaks and elms in England and Europe, and well placed to suggest solutions to common problems. One well documented and unavoidable problem, given that all trees eventually die, was the need for an effective tree replacement policy.

10. We understand that tree replacement on Main Drive is still a significant problem today, and that many of Walker's attempts to plant replacement elms and oaks in Main Drive have failed.

11. It is interesting, therefore, to note that one well documented (1861) example of the 19th century tree replacement policy adopted in England for the famous 'Long Walk' in Windsor Great Park (which originally consisted of over 1600 elm trees in two double rows) was to build small enclosures on the line of the Avenue for young plants of oak which provided the basis for a gradual substitution of oak for elm, as a means of coping better with both tree replacement and difficult soil conditions.

12. Morrison's 'tree plots' in Stage 8 between Main Drive and Oak Walk were well placed to provide a similar purpose for him as he struggled with similarly difficult soil conditions in establishing and maintaining his 'improved' approach to Willsmere.

13. We recommend, therefore, that further research be undertaken into how Morrison used Stage 8 for tree replacement, and a conservation management plan be developed that addresses **the cultural heritage significance of the visual and spatial relationships between the existing trees and new, Stage 8 replacement trees.**

14. We submit that as a first step, conservation of Morrison's Reserve will require replacement plantings for the six Avenue and Specimen trees that were removed when the Stage 8 Administration building was built.

15. Close consideration should also be given in the Conservation plan to the landscaping and placement of the existing Fire Memorial Column(F1), and other memorials, Longterm Resident's Memorial (F2), and Resident's Sculpture (F3).

16. We conclude that not only is the Stage 8 parkland a most suitable location for the existing memorials, but that the Reserve itself should be properly conserved and named 'Morrison Reserve' as a memorial to all those who all helped Morrison design and build this scientifically and socially significant link between Willsmere and Kew Cottages.

Impact of Proposed Development

1. Walker have submitted numerous views and photo montages prepared by Scharp imaging. Walker rely on the latter material to support their claims that the building :

- will not present an unreasonably impact on views to Willsmere; nor
- result in an unacceptable degree of change to the site with regard to heritage considerations.

However, in our submission there is more to Walker's use of Scharp's building visualisations than meets the eye.

This particularly being the case with respect to such issues as their selection of viewpoints and camera angles, and their reliance on existing trees to camouflage their buildings significant height and scale, despite seasonal variations, the age of the trees, and the significant loss of Kew Cottages trees over the past few years.

For example, Morrison's largest conifers in Stage 8 are over 125 years old, and one already now lies dead within a stone's throw of Walker's building.

Many other trees in the vicinity have also already been lost during Walker's Main Drive development due to age, climatic stress, and poor management. Oak Trees in Oak Walk have died. And many of Morrison's elms on are currently showing signs of significant stress.

2. Test and Demonstration Project

To help provide a better understanding of the impact of the proposed development, the Kew Cottages Coalition has undertaken a small Test and Demonstration Project:

- a) To help test the accuracy of the Scharp Images, and their methodology as presented by Walker;
- b) To help demonstrate that such image modelling always needs to be looked at 'in perspective'
i.e. from a number of different viewpoints, just like buildings which these images seeks to represent.

The following material is included as part of our submission

2.1 Balloon-Assisted Building Visualisation

Mr. Kristian Grayson (BEng) , a local resident with a good knowledge of the site has kindly prepared a Balloon-Assisted Building Visualisation, using tethered balloons deployed at specific heights to help measure the visual impact of the proposed Walker building on the Kew Cottages site. (**See: PDF File attached**)

2.2 Drone-Assisted Main Drive Visualisation (Aerial 1)

Low level aerial footage of Main Drive, Oak Walk, the Heritage Core , Willsmere and and Stage 8 flown 2015

This material is available to all parties on the Kew Cottages Coalition website and YouTube

Links:

[Kew.org.au/whatsnew](http://kew.org.au/whatsnew)

<http://youtu.be/ZqkUuzzz5w>

Conclusions

1. Using the data provided by Scharp we have been able to show a reasonable match between images produced by the two approaches ie: between Scharp's 3-D computer modelling, and Mr. Grayson's balloons. Put another way, we are all agreed on where the building is proposed to sit in the landscape.
2. It appears to us, therefore, that both Scharp's and Mr. Grayson's work are both equally helpful in helping assess the impact of the Walker building.
3. However, in our submission, by using the Scharp material in the way that Walker have, ie: without qualification, Walker appear to be trying to manipulate the true story in at least two ways:
 - a. Site selection. There are many other sites, even using their methodology, where the impact of the building is dramatic and clearly impacts on the heritage value to the lay person who uses the park and lives in the area.
 - b. Impact distortion. The use of a 22mm lens minimises the visual impact of the building. Use of a 50mm lens is more consistent with what the naked human eye sees. Using a 50mm lens the impact of the development is much greater – both using the Scharp-selected sites and other routine sites.
4. Kristian Grayson has taken a number of photos from locations where the routine heritage value of the site is clearly appreciated by the lay public, but which have not been considered by Walkers – such as walking up from the Boulevard where the current vista is of heritage trees. The height of the building is such that the first thing one will now see is a vista dominated by a large building. Thus, the building impacts on the Park and the users of the Park.
5. The current heritage value of the site for the residents of the KRS development whereby they currently drive around the precinct with a view of the heritage trees and a low-impact site office. The Walkers rendered photo clearly shows the building directly abutting the Drive with parking spots immediately off it. Thus there will be significant heritage impact for KRS residents both driving and as they walk through this area.
6. The Kew Cottages Coalition Aerial footage of Main Drive helps to put all of the above individual images and elements into perspective. Viewed from above it is easier to see all the individual trees in the context of the surrounding landscape, including all of Main Drive from one end to the other, just as Morrison originally conceived the approach to Willsmere, ie: as a whole - not just as a series of disconnected trees, each capable of now being manipulated into Walker's development Stage by Stage, one tree at a time.
7. Similarly, when seen from above like this, in our submission, it is clear that the Walker building will be a serious and unacceptable intrusion into the integrity of Main Drive and Oak Walk, and their associated avenues of trees and parkland.
8. Owing to its proposed central location within the Main Drive public reserve the Walker building will have a more detrimental impact upon than any of the other proposals previously considered.
9. The Walker building will prevent the reinstatement of the avenues and trees in a the manner that adequately and comprehensively conserves the historic setting created by Morrison and the patients of the Kew Asylum