

**HERITAGE ACT 1995**

**REPORT AND RECOMMENDATION  
TO EXECUTIVE DIRECTOR ON  
APPLICATION FOR A PERMIT**

**FEE RECEIVED:** Yes **AMOUNT:** \$4410.00

**REFUND REQUIRED:** No **SENT:** N/A

**OWNER/S:** Department of Human Services

**ADDRESS:** Kew Residential Services  
Locked Bag 15  
Kew 3101

**APPLICANT/S:** Mr Arthur Rogers

**ADDRESS:** DEPARTMENT OF HUMAN SERVICES DISABILITY  
DIRECTORATE  
GPO BOX 4057  
MELBOURNE 3001

**HERITAGE REGISTER NO:** H2073

**FILE NO:** HER/2001/001389

**NAME OF PLACE/OBJECT:** FORMER KEW COTTAGES (KEW RESIDENTIAL SERVICES)

**ADDRESS / LOCATION:** PRINCESS STREET KEW

**APPLICATION RECEIVED:** 6 June 2005 **60 DAYS EXPIRES:** 5 August 2005

**CLOCK STOPPED:** 6/6/05 for Advert **RESTART:** 8/7/05 **EXPIRES:** 7/8/2005

**CLOCK STOPPED:** 27/6/05 additional information. **RESTART:** 27/7/05 **EXPIRES:** 4/09/2005

**ADVERTISING REQUIRED:** Yes

**WHERE ADVERTISED:** *The Age*, 8 June 2005 and three notices on site

**ADVERT PERIOD ENDS:** 22 June 2005

**OFFICER REPORTING:** Ray Osborne

**DESCRIPTION OF APPLICATION:**

- 1. Proposed demolition of three Heritage Registered places, known as B2, B4 and B5, relocation of three memorials, removal of specified vegetation, and approval of the layout for the site, as set out on drawings HVS\_1B 2005, HVS\_3B, HVS\_4, HVS\_5 and HVS\_6 dated July 2005, and in the 'submission in support of an application for a Heritage permit, pursuant to s.67 (1) of the Heritage Act 1995, Former Kew Cottages Site, prepared by Disability Services, DHS and SJB Planning Pty Ltd, May 2005' and 'Heritage Impact Statement, prepared for DHS by HLCD Pty Ltd, May 2005' and 'Proposed Development, Report on Submissions, HLCD Pty Ltd, July 2005'*
- 2. Proposed development of Stages I and II for residential development including community houses as set out on drawing HVS\_2B dated July 2005, and in the 'submission in support*

*of an application for a Heritage permit, pursuant to s.67 (1) of the Heritage Act 1995, Former Kew Cottages Site, prepared by Disability Services, DHS and SJB Planning Pty Ltd, May 2005' and 'Heritage Impact Statement, prepared for DHS by HLCD Pty Ltd, May 2005' and 'Proposed Development, Report on Submissions, HLCD Pty Ltd, July 2005'.*

**SITE INSPECTION:** Yes on 28 June 2005, 1 July 2005, 27 July 2005 and 1 September 2005.

**DISCUSSION WITH APPLICANT:** Yes, on a number of occasions.  
Date: 1 July 2005, and 27 July 2005 and via emails.

**RECORD OF CURRENT CONDITIONS:**  
Slides/photographs in Heritage Victoria collection

## **BACKGROUND**

On 12 September 2001, Sinclair Knight Merz, acting on behalf of the Department of Human Services, wrote to Heritage Victoria, enclosing a copy of *Kew Cottages Cultural Heritage Survey, prepared by Biosis Research, August 2001*, requesting an indication as to whether it regards any elements of the site as having cultural heritage significance? In particular it requested Heritage Victoria to advise under what circumstances the site would be assessed under s.32 of the *Heritage Act 1995*?

In relation to historic cultural heritage values, the *Kew Cottages Cultural Heritage Survey, prepared by Biosis Research, August 2001*, recommended that a "Conservation Management Plan for the site should be prepared, which addresses the condition, significance and conservation requirements of the buildings and landscape elements. This should specifically include the central historic core, the Perkins Art Centre and Old Gym, and any other architecturally designed buildings, and the cultural value of the historic trees and landscape".

The study carried out a preliminary assessment of the surviving historical buildings, but noted that more detailed architectural research was required to determine the cultural heritage significance of each structure. Also more detailed assessment was required of the landscape. Page 31 of the Report provided a preliminary assessment of buildings and other elements. See Table 1

On 1 October 2001, Heritage Victoria responded advising that the site had not been nominated to the Heritage Register. It further advised that

"after a preliminary inspection by officers of Heritage Victoria and after consulting the Gary Vines report it would seem to me that a nomination would struggle to make a case for State significance and the registration of Kew Cottages, The physical fabric is not impressive, nor particularly intact, nor amongst the best examples of the cottage approach to mental health. Notwithstanding, the landscape and plantings are very fine. So to my mind Kew cottages would most likely to be judged to be of local significance were it to be assessed formally under the Heritage Act. As such the most likely outcome would be a recommendation for inclusion in the heritage overlay to the Boroondara planning scheme."

<b>Site name/ building number</b>	<b>Contributory/ primary significance</b>	<b>Potential level of significance</b>
Unit 9	<b>primary</b>	Regional-state
Unit 10	<b>contributory</b>	local
Unit 11	<b>contributory</b>	local
House/Hostel	<b>contributory</b>	local
Parents Retreat/Chapel	<b>primary</b>	Regional-state
STAD	<b>primary</b>	Local-regional
South west garden plantation	<b>primary</b>	State
Main Drive	<b>primary</b>	State
Lower Drive	<b>primary</b>	Local-regional
Other Trees/landscape	<b>primary</b>	Local-regional
Sculpture	<b>contributory</b>	Local
Long term residents memorial	<b>contributory</b>	Local
1996 fire memorial	<b>primary</b>	Local
site of unit 32	<b>primary</b>	Local
Perkin Art Centre	<b>contributory</b>	Possible architectural significance
Old Gym	<b>contributory</b>	Possible architectural significance

Table 5: Preliminary Cultural Significance assessment of Historic Sites

*Social value component predominant*

In 2002 a Conservation Management Plan for the site was commissioned, as recommended in the Biosis [Gary Vines] Report. Bryce Raworth, together with John Patrick prepared this study.

In relation to an assessment of the cultural heritage significance of the site, the Executive Summary in the Final Report, dated September 2002, made the following recommendations:-

<b>1.</b>	<b>Number</b>	<b>2.</b>	<b>Building Name/ 3. Landscape elements</b>	<b>4.</b>	<b>Significance 5. /Integrity</b>	<b>6.</b>	<b>Recommendation</b>
1.	7.	Unit 9	8.	High/low	9.	Retain and restore original fabric if possible	
2.	10.	Unit 10	11.	High/low	12.	Retain and restore original fabric if possible	
3.	13.	Unit 11	14.	Low/low	15.	Retain or demolish	
4.	16.	House/Hostel	17.	Low/low	18.	Retain or demolish	
5.	19.	Retreat/Chapel	20.	High/high	21.	Retain	
6.	22.	STAD Building	23.	High/high	24.	Retain	
7.	25.	Perkins Art Centre	26.	Low/high	27.	Retain or demolish	
8.	28.	Old Gymnasium	29.	Low/low	30.	Retain or demolish	
9.	31.	Age/Geiger Building	32.	Low/low	33.	Retain or demolish	
10.	34.	Lower Drive	35.	High/high	36.	Retain avenues (replant as required)	
11.	37.	Main Drive	38.	High/high	39.	Retain avenues (replant as required)	
12.	40.	Boundary Road	41.	High/high	42.	Retain avenues (replant as required)	
13.	43.	Central Garden	44.	High/high	45.	Retain specimen trees	
14.	46.	Sculpture	47.	Low/high	48.	Retain or relocate	
15.	49.	Residential memorial	50.	Low/high	51.	Retain or relocate	
16.	52.	1996 Memorial	53.	Low/high	54.	Retain or relocate	
17.	55.	Site of Units 30 & 31	56.	High/nil	57.	Retain or relocate	
18.	58.	Tennis Court	59.	Low/low	60.	May be retained or removed as required	
19.	61.	River Redgums	62.	High/high	63.	Retain	
20.	64.	Scarred Tree	65.	High/low	66.	Retain or relocate	

21.	67.	Bishops Pine	68.	High/high	69.	Retain
22.	70.	Holly leaf Cherry	71.	High/high	72.	Retain
23.	73.	Southwest garden	74.	Low/high	75.	Retain selected plants

**Table 2**

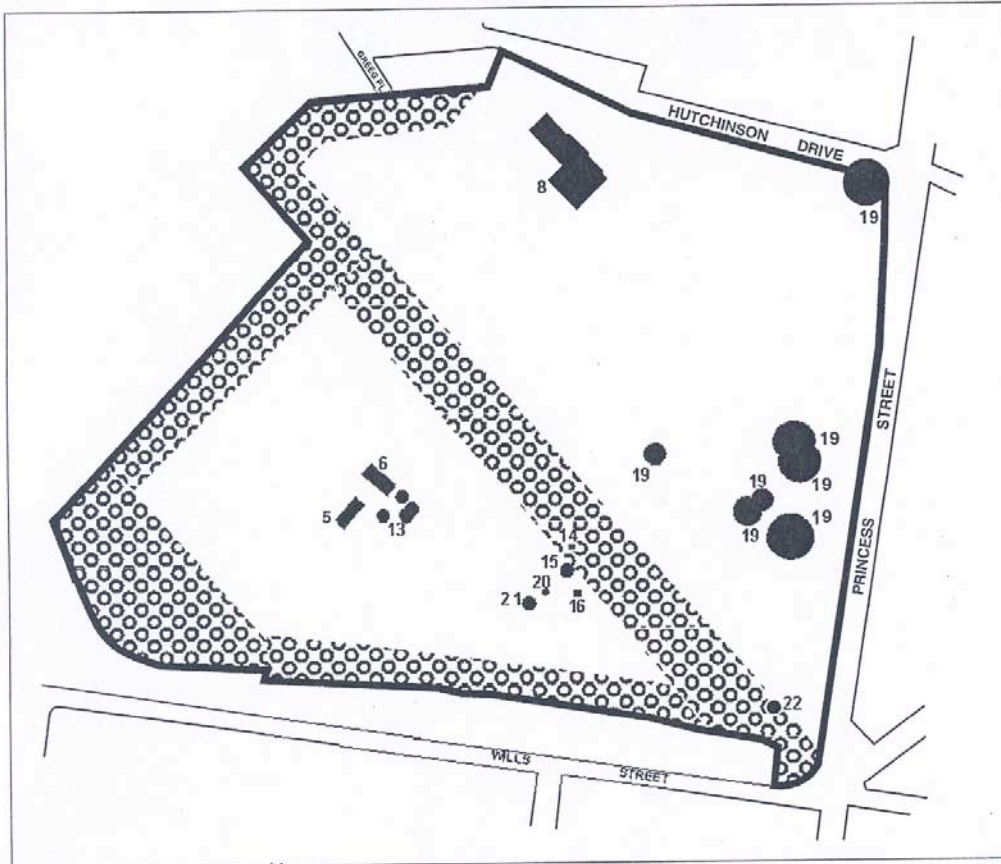
The CMP concludes that the site, buildings and landscape elements were of local cultural heritage significance.

In October 2003, Boroondara City Council wrote to Heritage Victoria advising it was preparing Amendment C38 for the Kew Cottages site by:

- Rezoning the land from Public Use Zone (PUZ3) to Residential Zone 1 (R1Z)
- Introduce a new schedule 7 to Clause 43.02 “Design and Development Overlay” (DDO) to specify design objectives and requirements to be met in the event of demolition of specified buildings, removal or lopping of specified trees and or future development of the site.

A plan accompanying the proposal identified items and landscaping within the site identified in the “*Kew Cottages: Conservation and Management Plan, Final Draft, April 2002*” for retention. This appears to be different to the recommendations made in the Executive Summary, September 2001, above in relation to elements to be retained, and shows only two buildings as requiring retention. See Plan below.

**Map 2: Conservation**



Numbers indicated on the above map accord to the numbering in the "Kew Cottages: Conservation and Management Plan, Final Draft, April 2002"

- 5 Parents retreat / chapel
- 6 Stad Building
- 8 Old Gymnasium
- 13 Central Garden Plantation
- 14 Sculpture
- 15 Long term residents memorial
- 16 1996 fire memorial
- 19 River Red Gum
- 20 Scarred Tree
- 21 Bishops Pine
- 22 Holly-leaved Cherry



**Plan 1**

Due to a number of difficulties, the Government subsequently developed its own Urban Design Framework. This revised UDF (dated October 2003) was adopted by the then Minister for Planning and incorporated into Amendment C53 to the Boroondara Planning Scheme, which came into effect on 13 November 2003.