

## Willsmere & Kew Gardens



### Location

Australia

### Client

Central Equity Limited

### Project Value

AUD\$60.0 Million

### Office Responsible

Cardno Grogan Richards

### Responsibilities

Structural, Civil and Traffic Engineering

### Contact

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### Project Scope

Willsmere, a 120 year old Victorian mental hospital complex adjacent to Yarra Bend Park, Kew, was purchased in 1994 by Central Equity Limited from the Victorian Government. The site comprised an extensive precinct of dilapidated heritage buildings, flanked by gardens with numerous significant trees and overlooking a considerable area of undeveloped grassland.

Located on Yarra Boulevard and a short distance from the city, Central Equity's vision for Willsmere was to create a new residential suburb comprising a range of low to high-density dwellings within an historic precinct.

The project was advanced in two zones. Firstly, the hospital buildings and grounds were re-developed to provide a medium to high-density residential complex. This incorporated the refurbishment of the heritage buildings, the construction of a number of new apartment blocks, undercover parking and a perimeter road system. Secondly, a conventional residential estate named 'Kew Gardens' was developed on the adjoining grassland, providing approximately 100 detached house and land packages within an intensely landscaped and carefully planned public street system.

Cardno Grogan Richards were engaged in the first instance to assess the traffic requirements of each site, involving the

provision of access, circulation and parking of vehicles and the arrangement of roads within the estate.

On the delivery of a functional traffic design, Cardno Grogan Richards was appointed to plan, document and construct the road system and civil engineering infrastructure for the development. This demanded a challenging design approach working closely with planners, architects, the City of Kew and each of the statutory authorities.

There were many design constraints to consider including the preservation of historic structures, the incorporation of existing tree planting, the retention of major supply reticulation alignments and the observation of statutory development regulations.