

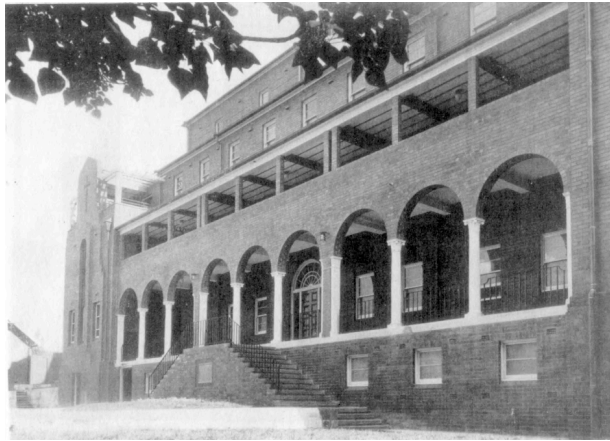
## PROPOSED DEVELOPMENT

AT

## CATHOLIC HEALTH CARE, LEWISHAM

THOMAS STREET/WEST STREET  
LEWISHAM, NSW

## REVISED HERITAGE IMPACT STATEMENT



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Prepared for

Catholic Health Care

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Frontispiece      The West Street frontage of the Novitiate as built

Source: *Art in Australia*, May 1936

## 1.0 INTRODUCTION

### 1.1 BRIEF

This report has been prepared to assess the impact of the proposed development of the Lewisham aged care site at West Street, Lewisham. This report (Volume 2) addresses the impact of the new development and site works. The impact of the changes to the former Novitiate and Ann Walsh building are the subject of separate assessment (Volumes 4 & 6).

### 1.2 BACKGROUND

The design has been the subject of ongoing discussions with the consent authority and has been revised to address some of the issues raised. An addendum to the original reports was prepared by this office in August 2019:

John Oultram Heritage & Design, *Proposed Redevelopment of the Former Novitiate of the Little Company of Mary & Ann Walsh Building, West Street, Lewisham, Heritage Impact Statement Addendum*, dated August 2019.

The addendum was specifically prepared to respond to Council concerns outlined in their letter dated 24<sup>th</sup> July 2019 to comment on proposed design changes or to provide further justification for some of the changes proposed.

Council has requested that the Heritage Impact Statements prepared for the development be updated to reflect these and other changes to provide a consistent suite of reports on the current proposals.

The revised report has been prepared on behalf of Catholic Health Care, the owners of the property.

### 1.3 OTHER REPORTS

The works involve the redevelopment of the whole of the site for aged care use including:

- Redevelopment of the site to the south and west for aged care buildings in the form of three towers and a low level podium
- Associated site works and landscaping
- Redevelopment of the former Novitiate for aged care use
- Associated works to the East and North Gardens to the Novitiate
- Redevelopment of the Ann Walsh Building for aged care use

The works to the site overall including the new buildings and site works, the former Novitiate and its gardens are the subject of a separate heritage impact statements (see below).

Conservation Management Plans have also been prepared for the former Novitiate and the Ann Walsh building.

This report is part of a suite of reports prepared by this office that have been structured as follows:

- Volume 1      *Lewisham Aged Care, Thomas Street/West Street, Lewisham, Heritage Assessment and Conservation Development Strategy*
- Volume 2      *Proposed Redevelopment, Catholic Health Care, Thomas and West Street Lewisham NSW, Heritage Impact Statement*
- Volume 3      *Former Novitiate of the Little Company of Mary, West Street, Lewisham, Conservation Management Plan*
- Volume 4      *Proposed Redevelopment of the Former Novitiate of the Little Company of Mary, West Street, Lewisham, Heritage Impact Statement*
- Volume 5      *Ann Walsh Building, West Street, Lewisham, Conservation Management Plan*
- Volume 6      *Proposed Redevelopment of the Ann Walsh Building, West Street, Lewisham, Heritage Impact Statement*

The reports have been structured to avoid repetition of the common history of the site and the assessments of its components.

#### 1.4 STUDY AREA

The study area is the Lewisham Aged Care bounded by Thomas Street, West Street, Lewisham, the western railway line and the grounds to Trinity Grammar Infants' School and St. Thomas Becket Church (Figure 1.1 -1.3).

##### 1.4.1 Location

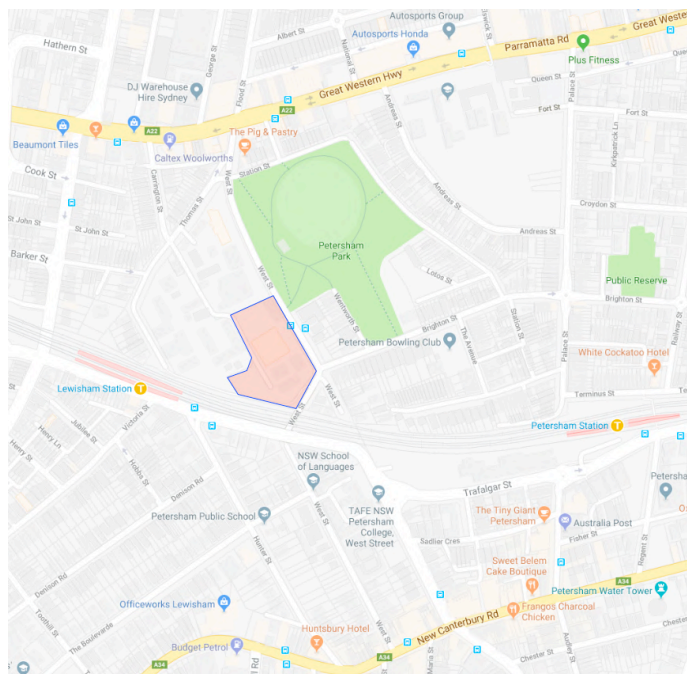
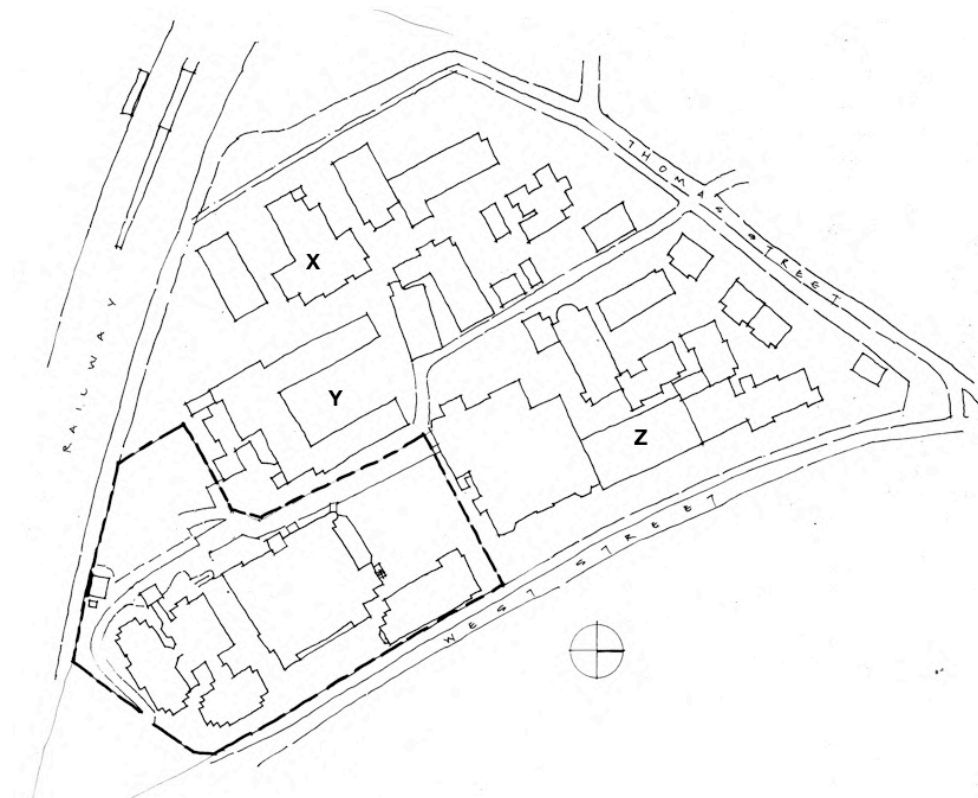


Figure 1.1      Lewisham Aged Care - Location Plan. Site highlighted by author

Source: Google Maps

### 1.4.2 Lewisham Hospital

The site was formerly part of Lewisham Hospital and the former hospital buildings about the site to the north and are now used as the headquarters of the Society of St. Vincent de Paul. The original formation of the site included the Church precinct to the west that includes the St. Thomas Becket Church, the presbytery and various school buildings now occupied by Trinity Grammar Infants' School. This area played a role in the historic development of the site and is referred to in this report as *the site*. (Figure 1.3)



ITEM	BUILDING	
X	ST THOMAS BECKET CHURCH	
Y	TRINITY GRAMMAR SCHOOL	
Z	FORMER LEWISHAM HOSPITAL (ST VINCENT DE PAUL SOCIETY)	

Figure 1.2 The Study Area – Former Lewisham Hospital site

### 1.4.3 Lewisham Aged Care

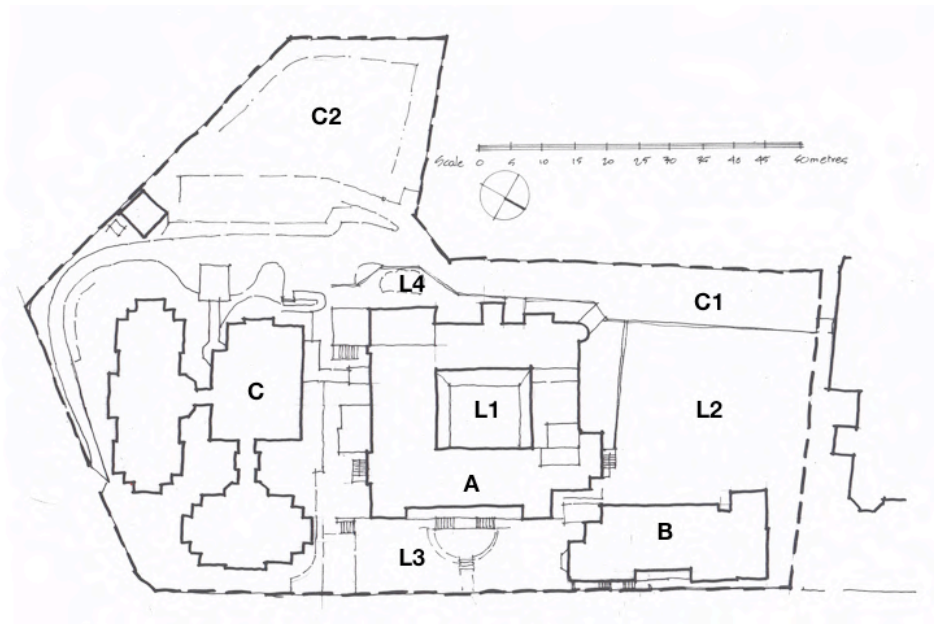


Figure 1.3 The Study Area – Lewisham Aged Care

The site contains a number of buildings and site areas:

ITEM	BUILDING	
A	NOVITIATE	
B	ANN WALSH BUILDING (FORMER OUTPATIENTS' DEPARTMENT)	
C	AGED CARE HOSTEL	
	LANDSCAPE AREAS	
L1	CLOISTER	
L2	NORTH GARDEN	
L3	EAST GARDEN	
L4	WEST GARDEN	
	OTHER AREAS	
C1	CAR PARK AND DRIVE	
C2	CAR PARK	

This heritage impact statement is for the development of the site outside of the former Novitiate and the Ann Walsh Building and separate statements have been prepared for the development in these areas.

### 1.5 ARCHAEOLOGICAL HERITAGE ASSESSMENT

The site was the subject of a separate archaeological study:

Dominic Steele Consulting Archaeology, *Aboriginal and Non-Aboriginal Archaeological Heritage Assessment, Former Lewisham Hospital, Convent and Cemetery*, dated February 2012

(Steele)

The recommendations of this report are noted below.

## 1.6 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Inner West Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

## 1.7 LIMITATIONS

The report only addresses the European significance of the place and refers to the Archaeology Report (Steele) for Aboriginal significance.

The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

## 1.8 AUTHORS

This report has been prepared by John Oultram of John Oultram Heritage and Design. Historical research for the previous reports by this office was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

## 1.9 LIST OF CHANGES – ANN WALSH BUILDING

The amendments to the design that have impacted on the site overall are noted below. Some of the amendments were in previous drawings issues but have been retained in the latest issue under Revision F.

Changes to the Novitiate and its gardens and the Ann Walsh Building have been assessed in revised Heritage Impact Statements for those buildings (Volumes 4 & 6).

The major alteration has been the deletion of the access road to West Street along the north side of the Ann Walsh Building that would have required the demolition of the north wing to the building and the removal of part of the north garden to the Novitiate. These changes are addressed in the respective reports.

Changes to the new development are limited to relatively minor changes to the layout and detail of the proposed buildings to the south of the site and these are not at a level that would have altered the level of impact on the site overall.

Where text has been altered, additional text and illustrations provided these are noted in blue.

## 2.0 HISTORICAL DEVELOPMENT

Volume 1 contained a detailed history of the place that is summarized below.

### 2.1 EARLY NINETEENTH CENTURY COLONIZATION AND THE PETERSHAM ESTATE

The study area is located within part of a Crown land grant of 60 acres. Within this larger holding, the Catholic Church firstly completed a chapel in 1852 that was the genesis of the present day St Thomas Becket church and school complex. Following the church came a large burial ground that was open to internments for Catholics between 1865 and 1885. On the closure of the burial ground, the brethren of the Little Company of Mary (LCM) developed the West Street frontage into an interconnected complex of hospital, convent and novitiate that was known as Lewisham Hospital until its closure in 1987.

DATE	ITEM	COMMENT
1794	Two grants of 40 and 60 acres to Neil Mackellar	Mackellar (?-1804) was a captain in the NSW corps. The grant was named Glendarwell
		The land was cleared for cultivation and livestock
1799	Mackellar presumed dead and his property divided between his wife and children	
1803/1809	Glendarwell sold to William Minchin and later to Garnham Blaxcell	Blaxcell was a merchant and trader
1817	Land at Petersham placed for sale	
1826	William Charles d'Arcy Wentworth acquired the land as his country seat	The land had increased to 2500 acres and was leased
1840s	Parcels of land put up for sale	Known as the Petersham Estate included the Village of Petersham at the corner of Parramatta Road and Old Canterbury Road
1855	Station opened at Ashfield	
1857	Station opened at Petersham	

### 2.2 ST THOMAS BECKET CHURCH AND SCHOOL

The historic association of the site with the Catholic Church commenced in the early 1850s with the building of the first church of St Thomas Becket.

DATE	ITEM	COMMENT
1818	Benedictine mission extended to Australia	
1852	Site for the Catholic Church secured by Archbishop Polding	The site was reconfigured due to the building of the railway
	Chapel completed in the same year	
1859	The balance of the site was sold to the Rev. John Michael Murphy	An attempted subdivision did not proceed and the site was sold back to the Church
1860s	Four acres set aside for a Catholic cemetery	The cemetery closed in 1885
1880's	Portion of the site secured by the Little Company of Mary	
1888	First stage of current St. Thomas Becket Church	
1889	Rebuilding of the presbytery	
1901	New school hall	
1907	New two storey school	

## 2.3 PETERSHAM CEMETERY

The commencement year of the cemetery is thought to be prior to 1856 and possibly around 1848, though the first burial may have occurred in 1863.

DATE	ITEM	COMMENT
1865	Cemetery consecrated by Archbishop Polding	The area was four acres and the total number of burials was put at 4,400
1877	Archbishop Polding buried at Petersham	A tomb was erected over the grave in 1881 to the design of architect William Wardell
		The remains of the Archbishop were placed in the crypt of St. Mary's Cathedral in 1933 and the site marked with a grotto
1885	Cemetery closed	
1891	Southern boundary reset for the construction of the railway	
1925	Lewisham Cemetery Act was passed	The Act provided for the removal of graves
By 1948	Most of the cemetery had been resumed for development	The balance of the land was developed by the Little Company of Mary

## 2.4 THE LITTLE COMPANY OF MARY (LCM)

### 2.4.1 Introduction to the LCM

The West Street frontage of the site was for many decades associated with the Little Company of Mary (LCM) (often referred to as the Nursing Sisters or Blue Sisters). This Catholic religious order was founded in Nottingham, England in 1877 by Mary Potter (1847-1913) and their mission was the care of the poor and the sick, and equally, the advancement of nursing standards.

DATE	ITEM	COMMENT
1885	Pioneer group of six sisters led by Sr Raphael Byrne Farrar Raphael arrived in Sydney	
1887	Sisters relocated to Lewisham on completion of a convent	
1886	Foundation for convent stone laid by Cardinal Moran	The convent was known as the Maternal Heart and was within the grounds of the later Hospital
1889	Children's hospital opened	The hospital was known as the Holy Child and accommodated about 50 patients
1892	Women admitted	
1897	Training school for the blind opened	
1898	Foundation stone for hospital laid	The hospital was designed by Herbert E Wardell and Denning and was known as Lewisham Hospital
1908	New convent opened	
1911	Private hospital completed	

## 2.5 LATER HOSPITAL DEVELOPMENTS

In December 1934 the *Lewisham Hospital and Church Lands Act* was passed to confirm the legal ownerships of the land that Archbishop Polding had acquired.

DATE	ITEM	COMMENT
1935	New Novitiate erected	With 130 bedrooms the Novitiate became the central training facility for the LCM
		It was designed by architects JD Moore & VL Dowling
		The earlier training facility was later demolished
1950s	Control of the Hospital passed to the Hospital Commission	The change allowed the hospital to be the subject of grants
1953	Multi storey nurses' home built on the Thomas Street frontage	
1980	New Central Services Wing completed	Now demolished
1967	Convent at Lewisham converted to lay nurses' home and religious moved to the Novitiate	
1987	Hospital closed	
1988	Property conveyed to the St Vincent de Paul Society	

## 2.6 ST VINCENT DE PAUL SOCIETY

The St Vincent de Paul Society is a charitable institution affiliated with the Catholic Church. It was founded in Paris in the 1830s by Frederic Ozanam. From France, the Society's outreach resulted in founding local branches in England (1844), America (1846) and Australia in 1854.

The site of the former Lewisham Hospital has been used for a variety of purposes by the Society including a homeless shelter

Subsequently, the Society used the existing hospital and convent buildings to house initially its NSW headquarters and from 1994 also the national office. The southern half of the property, being the Lewisham Retirement Hostel and the subject of this study, came under the umbrella of Catholic Healthcare in 2007.

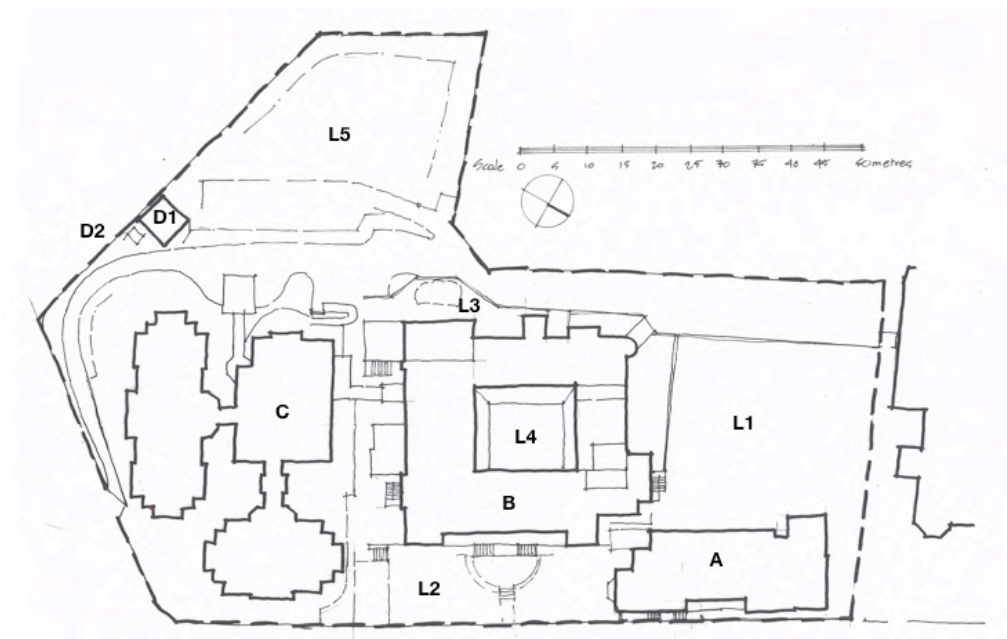
## 2.7 LEWISHAM RETIREMENT HOSTEL

The Lewisham Retirement Hostel currently offers low care accommodation for 40 residents. It was built in 1992 for the St. Vincent de Paul Society on the site of the former nurses' accommodation and laundry that were demolished.

### 3.0 PHYSICAL EVIDENCE

#### 3.1 GENERALLY

The aged care facility is a complex of buildings set on a site to the west of West Street Lewisham. It was formerly part of Lewisham Hospital that occupied a larger site including buildings to the northern side of the subject site that are now owned and occupied by the St. Vincent de Paul Society. The aged care facility, including the Ann Walsh Building, the former Novitiate and the Aged Care Hostel, is a stand alone facility owned by Catholic Health Care and comprises:



	BUILDINGS
A	Ann Walsh Building
B	Former Novitiate, now an aged care facility
C	Aged Care Hostel
	Ancillary Buildings
D1	Former brick substation
D2	Modern Substation
	LANDSCAPE AREAS
L1	North Garden
L2	East Garden
L3	West Garden
L4	Cloister
L5	Car Park

Figure 3.1 Site Plan – Lewisham Aged Care

The site boundary to the north and west is generally not marked though there are fences to West Street and the railway line and part of the school site.

## 3.2 BUILT ELEMENTS

The built elements at the site are described in Volume 1 and detailed descriptions of the former Novitiate and its gardens and the Ann Walsh Building are contained in Volumes 3 & 5.

### 3.2.1 Ann Walsh Building

The Ann Walsh Building is a two/three storey building in the Federation Free Classical style set to the northeast corner of the site. The building is in face brick with render banding on a battered, rockface sandstone base with a hipped and gabled terracotta tile roof. The building is reasonably intact but has been altered with later additions to the north and south. The additions are marked by the lower sections being in brick.

The main entrance to the building was originally off West Street with a double set of stone steps up to a projecting, brick bay with a parapet to the street with brick, corner piers. The entrance has a decorated cornice supported on round, classical columns. To the north is a two storey verandah under the main roof with a brick spandrel supported on classical, concrete columns. There is a second projecting bay to the north with a jerkin head roof.

There is a second entrance to the north that is part of the later addition with a classically detailed façade in brick with render decoration to the central entrance. The addition has a roof top infill in fibro. There is a stone and brick wall boundary wall to West Street.

### 3.2.2 Novitiate

In the centre of the site is the former Novitiate, a three to five storey building set around a central cloister with three storey wings to the north and east and five storey wings to the south and west. There is basement area to the east and north.

The building is in the Inter War, Spanish Mission style with some Romanesque style detailing in face brick with a gabled, terracotta tile roof. The building is reasonably intact but has been altered externally with a new lift tower to the west, external, steel stairs to the south and some smaller ancillary additions to the north and south. The second, third and fourth floors have been converted to aged nursing care and have been altered internally with walls removed and original fabric and joinery replaced. The lower floors are more intact though there is a new entrance hall to the west.

The building layout reflects its original use with cellular rooms off single or double loaded corridors. The main entrance was originally from the west with a central, brick and stone stair leading to a colonnaded verandah with arched brick openings supported on classical, stone columns with a central, arched door opening with a solid door and glazed sidelights leading to an inner hall and the main corridor.

The chapel is a double height space with a gallery to the west. The upper floors are divided into cellular rooms off the corridors with bathrooms and service areas at the corners. There are viewing areas at the first floor to the chapel (now blocked).

The upper floors have been converted to aged care with bedrooms, nurses' stations, offices, services rooms, dining spaces and lounges. To the north is an open terrace above the chapel.

There are gardens and passages to each side of the building with a formal garden to the east and north. There is an access stair from the northern, ground floor offices to the North Garden.

### 3.3 GARDENS AND LANDSCAPING

#### 3.3.1 North Garden

To the north of the former Novitiate and the west of the Ann Walsh Building is a formal, terraced garden that is laid out with random pattern, stone paths and raised lawns with sandstone retaining walls. The garden has a north-south diagonal axis with a pergola at the northern end and a circular garden bed to the south with a statue of the Sacred Heart. There is a second axis leading to the side entrance to the Marian Wing of the former Lewisham Hospital.

#### 3.3.2 East Garden

To the east of the former Novitiate is a terraced, formal garden that is laid out with stone paths and steps on the axis of the main entrance to the convent. There is a double set of steps to the convent verandah with a curved, stone terrace with steps on the axis to a timber gate to West Street and paths to the north and south leading to the other buildings and the rear of the former Novitiate.

#### 3.3.3 West Garden

To the west of the Novitiate is a small garden bounded by a high brick wall that is covered in ivy. It is largely a passage across the rear of the building but has some planting, including some mature pines, and a stone grotto. There is a large palm tree set in a stone planter to the north of the area.

The grotto is a high, arched, sandstone rubble structure covered in cement that opens to the rear of the Novitiate.

#### 3.3.4 Car Park

To the east of the Aged Care buildings is an asphalt drive leading to the rear of the buildings with a car park set on a raised terrace. There is an asphalt drive up to the car park with low, stone entrance bollards. The car park is laid with grass and gravel and is marked with log barriers. There is a chain wire fence to the school grounds and a ripple iron and steel post fence to several outbuildings that appear to be on the school site. The car park follows the line of the railway where there is a chain wire fence with a pedestrian path along the line.

To the west of the car park is a single storey, brick electricity sub-station with a gabled, terracotta tile roof. There is second, pre-fabricated sub-station beyond. The bank carries around the west of the site to West Street with a narrow, raised section bounded by a brick wall.

### 3.4 SETTING AND SURROUNDINGS

The early extent of the site remains readable in the area bounded by West Street, Thomas Street and the Railway line. Within this there are various complexes of institutional buildings.

#### 3.4.1 Lewisham Hospital

As noted above, the Aged Care Complex was formerly part of Lewisham Hospital that contains a large collection of buildings and that was originally the site for the convent of the Little Company of Mary. The Order developed the site as a hospital that grew to be a large facility with buildings from various periods and includes:

	Buildings	
L1	Mary Potter Wing	Three storey face brick building in the Federation Queen Anne style with a hipped terracotta roof
L2	Children's Hospital of the Holy Child	Two storey, face brick building
L3	Petersham Convent of the Maternal Heart	Two storey, face brick building
L4	Marian Wing	Two storey, face brick building in the Federation Free classical style on a stone base
L5	Chapel and Belltower	High, face brick building and tower in the Inter War Romanesque style
L6	Staff Dining Room	Two storey, painted brick building with a hipped roof
L7	Chaplains Residence	Two storey, painted brick building with a hipped terracotta tile roof
L8	Nurse Accommodation	
L9	Central Services Building	Modern, three storey steel and glass building with a flat roof

Along with the Novitiate and Ann Walsh building the buildings form, an impressive range along West Street and read as a contiguous complex.

The Aged Care site was originally an enclosed site with fences and walls all round but it is now open to the Hospital. The closest building is the Marian Wing, a two storey building in the Federation Free Classical style in face brick building on a stone base with a hipped terracotta tile roof.

#### 3.4.2 St. Thomas Becket Church, School and Presbytery.

To the west of the study area is the St. Thomas Becket Church, School and Presbytery that now partly occupied by the Trinity Grammar Infants' School.

The site includes:

S1	St. Thomas Becket Church	
S2	Church Hall	
S3	School Hall	
S4	Classrooms	
S5	Presbytery	
S6	Classrooms	

The modern classrooms are the most dominant feature in relation to the subject site being set close to the access drive though the complex. Other areas have little visual relationship and there are limited views from the built sections of the site to the church group, though they are visible through the wire fence to the car park.

### 3.4.3 Railway Line

To the southwest of the study area is a multi-rail, railway line set into a cutting as it approaches the West Street bridge. There is small station in Thomas Street. The line is largely not visible from the study area due to the high brick wall along the western boundary that has a pedestrian path along it, though there are views through the chain link fence in the car park.

### 3.4.4 Petersham Park

To the east of the site across West Street is Petersham Park, a large park with a central oval and outbuildings including a grandstand, scoreboard and band rotunda. There are mature tree plantings along the West Street boundary and a formal stone entry gate at the northern end of West Street.

### 3.4.5 Environs

This part of Lewisham is largely residential interspersed with commercial buildings along the main arteries.

#### 4.0 HERITAGE LISTINGS & CONTROLS

The heritage listings and controls applying to the site are noted in Volume 1. The property is listed on the following:

AUTHORITY	Listed
Australian Heritage Council	
National Heritage List	No
NSW Heritage Council	
State Heritage Register	No
State Heritage Inventory	Yes
Inner West Council	
Heritage Item	Yes
Conservation Area	No
Heritage Items in the Vicinity	Yes
Heritage Conservation Areas in the Vicinity	Yes

##### 4.1.1 Local Authority

The local authority for the area is Inner West Council. The property is listed as a heritage item in Schedule 5 Part 1 of the *Marrickville Local Environmental Plan 2011* (as amended) (MLEP) as part of the former Lewisham Hospital.

REF	ADDRESS	ITEM	RANKING
I63	1 Thomas Street and 2B and 2C West Street	Former Lewisham Hospital, Convent and grounds, including interiors	Local

The property is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I64	3 Thomas Street	St. Thomas's Catholic Church, School and Presbytery, including interiors	Local
I225	2 Station Street	Petersham Park including park and stone boundary walls, pergolas and memorial gardens	Local
I230	West Street	Petersham Girls' High School (former) including interiors	Local

The property is in the vicinity of heritage conservation areas at:

REF	ADDRESS	ITEM	RANKING
C3		Petersham North Heritage Conservation Area	
C26		Lewisham Estate Heritage Conservation Area	Local

The heritage provisions of the LEP relating to the development of a heritage item in the vicinity of a heritage item and a conservation area would apply to the development at the site<sup>1</sup>.

<sup>1</sup> Marrickville Council was amalgamated into the Inner West Council and the Marrickville planning controls will apply till new controls are gazetted

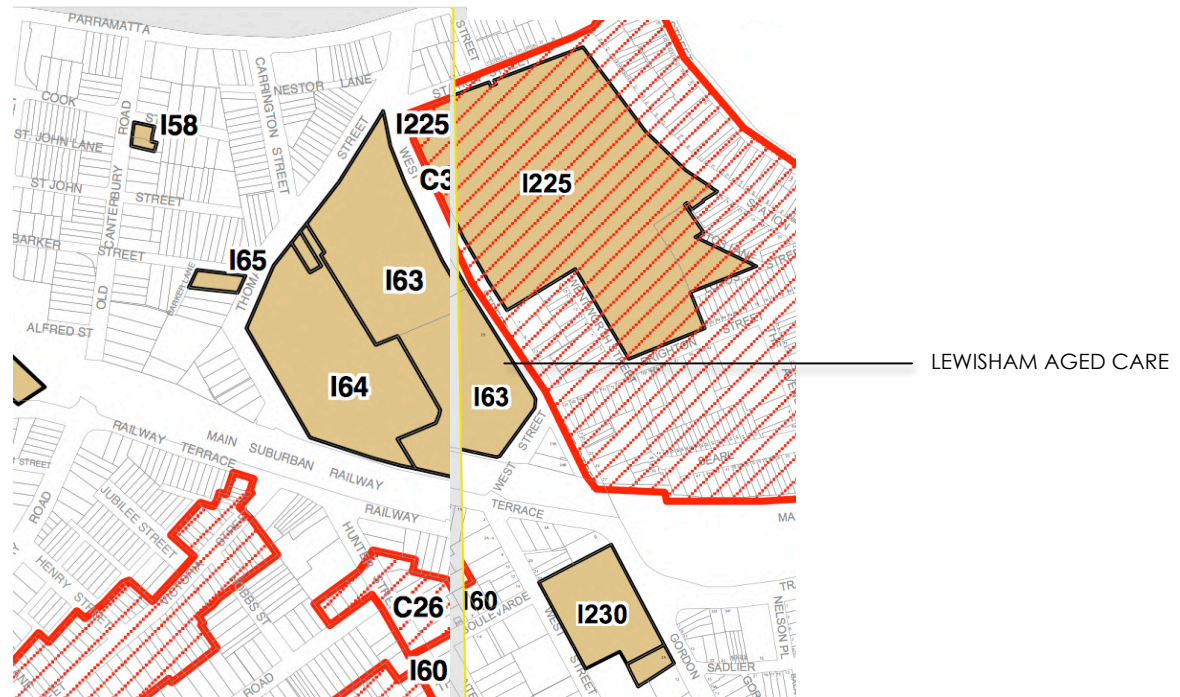


Figure 4.1 Marrickville Local Environmental Plan 2011 Heritage Maps HER\_001 & 003

Council may also take into consideration the heritage provisions of the *Marrickville Development Control Plan 2011* (as amended MDCP) that contains detailed objectives and controls for the development of heritage items.

## 5.0 ASSESSMENT OF SIGNIFICANCE

Volume 1 contained a detailed assessment and statement of significance that is summarised below.

### 5.1 HISTORIC SIGNIFICANCE

The historical development of the study area is quite complex and is associated with several periods of European settlement and development:

PHASE	PERIOD	DATES
Phase I	Early Settlement	1794-1851
Phase II	Church Establishment	1851-1865
Phase III	Cemetery,	1865-1885
Phase IV	Little Company of Mary and the establishment of the hospital	1885-1916
Phase V	Hospital Expansion	1916-1934
Phase VI	Expansion of the convent and Novitiate to closure	1934-1987
Phase VII	Aged Care development	1987-2012

The Hospital closed in 1987 and was sold to the St. Vincent de Paul Society in 1988. Part of the Novitiate was converted to aged care in 1979 and the study area was purchased by Catholic Health Care in 2007.

### 5.2 COMPARATIVE SITES

There are hospitals throughout Sydney developed by religious Orders that have developed in a similar manner as the Lewisham Hospital site such as:

SITE	ORDER	DATE
St Vincent's Hospital, Darlinghurst	Sisters of Charity	1870
St. Joseph's Hospital, Auburn	Sisters of Charity	1892

Lewisham is a little unusual as it included the establishment of the convent on the site for the Little Company of Mary who made the site their headquarters and built two convents there and a Novitiate, though other sites had religious living and training on site.

The sites followed the pattern of the development at Lewisham starting with a small hospital caring for the poor and sick and then expanding into general hospitals with large, purpose built buildings on large campuses.

### 5.3 ARCHITECTS

#### 5.3.1 Architectural Development

The development of the site and the study area are associated with several architects of note. For the study area, architects included:

BUILDING	ARCHITECT
Outpatients' Department	Wardell & Denning
Novitiate	JD Moore & VL Dowling

The Hospital is an interesting essay in the development of architectural styles ranging from Gothic for the early church, through Federation in several forms to Romanesque for the later buildings. The Hospital buildings have some similarities in their materials (brick and stone), scale (two to three storeys) and the use verandahs and internal courtyards but the buildings are quite distinct and do not form a coherent architectural pattern.

### 5.4 LANDSCAPE AND SETTING

The study area has two, fine garden areas, a central cloister to the former Novitiate and a smaller landscaped area that contains the grotto. The areas have been divided into four sections:

- North Garden
- East Garden
- Cloister
- West Garden

The main gardens and cloister provide very a handsome setting to the earlier buildings on the site and the larger areas are very finely detailed, though a little altered. There are some secondary areas around the aged care complex and a large car park to the west. The car park provides a utilitarian setting to main buildings but allows views to the former Novitiate from the west. The entrance drive winds though the complex from Thomas Street but has no features of note and is dominated by the modern school buildings to the west.

### 5.5 SOCIAL SIGNIFICANCE

The site has been associated with the Catholic Church since the 1850's and the early chapel and the later Church have served the religious needs of the catholic community for over 150 years. The site was part of Petersham cemetery and presumably there were many locals buried there.

The site would be held in particular regard by the surviving religious of the Little Company of Mary being their first foundation in Australia and the headquarters of the Order.

The study area was formerly part of Lewisham Hospital that was established by the Little Company of Mary in 1887 and that has provided health care to the local community for over 150 years.

## 5.6 TECHNOLOGICAL/SCIENTIFIC SIGNIFICANCE

### 5.6.1 Archaeology

The study area has been the subject of a separate archaeological report that confirms that the archaeological potential of the site is limited (Steele).

#### 5.6.1.1 Aboriginal Occupation

The archaeological report concludes:

*No previously documented Aboriginal archaeological sites, features or deposits have been identified to occur on the property.*

*It is expected that any Aboriginal archaeological evidence that may be present/survive on the site will consist most likely of low-density distributions of flaked stone artefacts that will occur within disturbed soil profiles and/or in redeposited fill contexts that will retain limited integrity and archaeological (scientific) value*

Steele p. 74, 75

#### 5.6.1.2 Cemetery

A large portion of the site including the study area was set aside for a Catholic cemetery in the 1860's. Over 4000 burials took place there but the cemetery closed in 1886. The cemetery appears to have covered the southern portion of the site (excluding the church precinct) with an entry gate and sexton's cottage to West Street. The archaeological report concludes:

*It appears possible that human remains and funerary 'relics' associated with the former Petersham Cemetery may remain buried within the LNH precinct of the site. It would also appear that intact burials are unlikely to have survived, but rather dispersed cemetery materials are more likely to occur within disturbed subsurface contexts.*

*The strip of land to the east of the novitiate and garden, and now sealed by a bitumen road, would appear to possess potential archaeological sensitivity for the likelihood to contain human remains and other cemetery 'relics'.*

Steele p. 75

#### 5.6.1.3 Early Buildings

There were previous buildings in the study area that have been demolished.

There is little visible evidence of these former structures and the level of development and excavation around the Aged Care Hostel would preclude there being any remains in this section of the site. The archaeological report concludes:

*Archaeological evidence for the former sexton's cottage and later additions to it may also survive beneath the road and parking areas bordering the novitiate building and garden area to the north.*

*Finally, archaeological evidence associated with Polding's underground vault may remain below the existing grotto and/or in areas of the LNH nearby.*

Steele p. 75



A	Boiler House	1904?
B	Motor Garage	1904?
C	Laundry and Nurses Accommodation	1904
D	Dormitory	1908
E	Sexton's Cottage	1880s
F	Cemetery entrance	1880s

Figure 5.1 Plan showing demolished buildings

## 6.0 CRITERIA FOR ASSESSMENT OF SIGNIFICANCE

### 6.1 GENERALLY

### 6.2 CRITERIA FOR ASSESSMENT

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property. The following assessment is based on these guidelines.

#### 6.2.1 Definitions

The Australia ICOMOS *Burra Charter* defines cultural significance as:

*..aesthetic, historic, scientific or social value for past, present or future generations.*

### 6.3 THE STUDY AREA

The following assessment is taken from Volume 1

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The Catholic aged care precinct was formerly part of Lewisham Hospital that was established in 1886 by the Little Company of Mary on land provided by the Catholic church under Archbishop Polding
	The site was originally part of land purchased by Archbishop Polding in 1852 with the intent of establishing a Catholic church and cemetery
	The study area was formerly part of Petersham Cemetery, a large parcel of land consecrated in 1865 by Archbishop Polding for Catholic burials and that was the site of the grave of the Archbishop that was removed to St. Mary's cathedral in 1901
	The precinct contains the former Outpatient's building (Ann Walsh Building) that was opened in 1918 as part of Lewisham Hospital
	The precinct also contains the former Novitiate for the LCM that was built in 1935
	The precinct contains a stone grotto built by the LCM in 1937 that marks the site of the grave of Archbishop Polding
	High Local Significance

Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The place has association with
	Archbishop Polding, an English born Benedictine monk who came to Australia in 1835 who vigorously supported the Catholic mission in Australia and the work of religious orders in providing support for the Catholic communities in Sydney
	The cemetery was the burial place of several prominent Catholics including merchants John Cuthbery, Robert Coveney and politicians Daniel Egan, Joseph Leary and Michael Fitzpatrick
	The place also has associations the original land grant to Captain Neil McKellar in 1794 and the <i>Petersham Estate</i>
	High Local Significance

Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The place contains several elements of note
	The former Outpatients Department (Ann Walsh Building) a three storey, Federation Free Classical style building opened in 1918 and designed by architects Wardell & Denning that was purpose designed and retains much of its original layout and fabric including a vaulted waiting room
	The former Novitiate, an Inter War, three to five storey Spanish Mission/Romanesque style building built in 1935 and designed by architects JD Moore and KL Dowling that is set around a central cloister and that contains well detailed common areas and offices and an interesting chapel
	Two finely detailed gardens in the Mediterranean style:
	North Garden: a richly planned and detailed, terraced garden with stone retaining walls, axial stone paths and steps, a faux stone pergola and rustic, stone seating
	East Garden: a finely detailed walled, terraced garden with stone retaining walls and paths
	High Local Significance
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The site has been associated with the Catholic Church since the 1850's and the early chapel and the later St. Thomas Becket Church has served the religious needs of the Catholic community for over 150 years
	The site would be held in particular regard by the surviving religious of the Little Company of Mary being their first foundation in Australia and the headquarters of the Order
	The study area was formerly part of Lewisham Hospital that was established by the Little Company of Mary in 1887 and that has provided health care to the local community for over 150 years
	High Local Significance
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The archaeological potential of the site is low though there were previous buildings on the study area
	It is likely that all of the graves from the Petersham Cemetery have been removed and the remains exhumed
	Does not meet the criterion
Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	There are other religious based healthcare sites in Sydney and beyond but the site is unusual in the local area due to its history, its scale and the quality of its buildings
	Is rare locally
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	The study area is an example of a religious hospital foundation
	Does not meet the criterion at a State level
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>
	The study area is an example of a religious hospital foundation
	Representative Historically Locally Representative Aesthetically Locally Representative Socially Locally Rare Locally

#### 6.4 STATEMENT OF CULTURAL SIGNIFICANCE

Lewisham Aged Care is an example of a Catholic aged care precinct that was formerly part of Lewisham Hospital established in 1886 by the Little Company of Mary (LCM) on land provided by the Catholic Church under Archbishop Polding. The site was originally part of land purchased by the Archbishop Polding in 1852 with the intent of establishing a Catholic church and cemetery (Petersham Cemetery) that was consecrated in 1865 and that contained the grave of Archbishop Polding that is now marked by a stone grotto built by the LCM in 1937. The precinct contains the former Outpatient's building (Ann Walsh Building) a three storey, Federation Free Classical style building opened in 1918 and designed by architects Wardell & Denning and the former Novitiate for the LCM, an Inter War, three to five storey building in the Spanish Mission/Romanesque style built in 1935 and designed by architects JD Moore and KL Dowling.

The study area has historical associations with Archbishop Polding, an English born Benedictine monk who came to Australia in 1835. The cemetery was the burial place of several prominent Catholics. The place also has associations the original land grant to Captain Neil McKellar in 1794 and the Petersham Estate of which it formed part. The study area contains two finely detailed gardens in the Mediterranean style; the North Garden, a richly planned and detailed, terraced garden and the East Garden, a finely detailed walled, terraced garden. The site has been associated with the Catholic Church since the 1850's and the early chapel and the later St. Thomas Becket Church has served the religious needs of the Catholic community for over 150 years. The site would be held in particular regard by the surviving religious of the Little Company of Mary and the study area was formerly part of Lewisham Hospital that was established by the Little Company of Mary in 1887 and that has provided health care to the local community for over 150 years.

Volume 1 p. 100

## 7.0 DEFINING AND RANKING SIGNIFICANT ELEMENTS

### 7.1 PREAMBLE

In determining the conservation strategy for the place significant elements were identified and ranked in Volume 1 according to their relative significance. The following elements were identified and assessed on the associated diagrams:

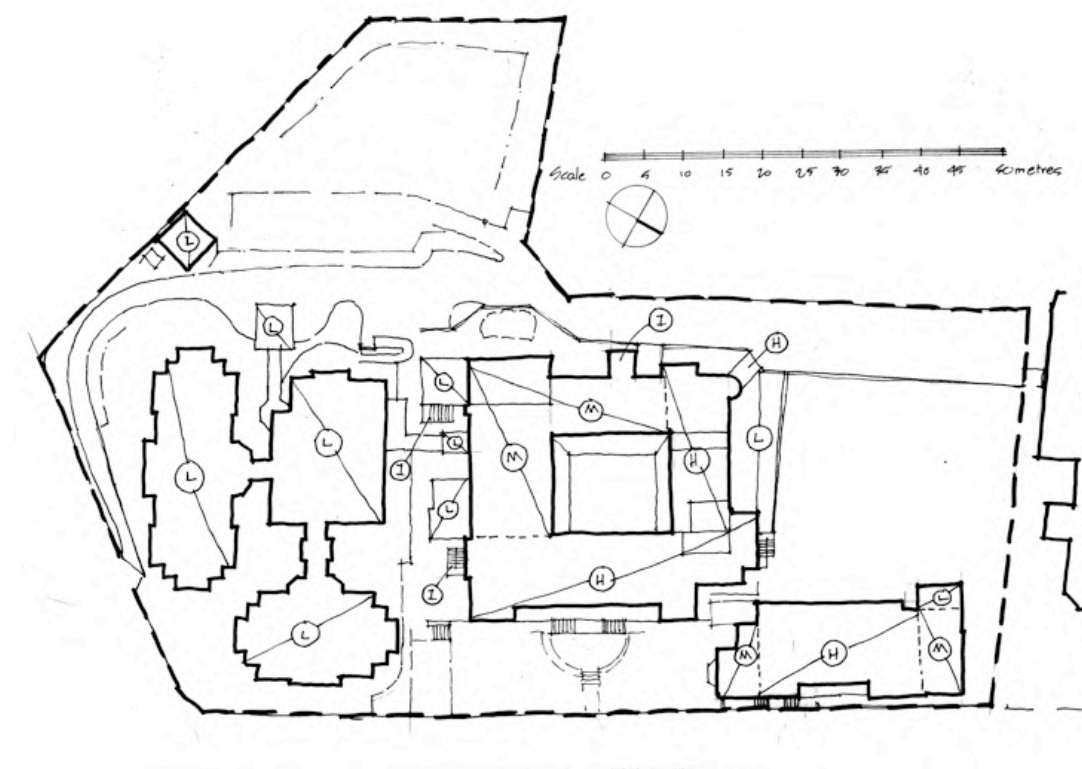
### 7.2 GRADINGS OF SIGNIFICANCE

Different components of the place may make a different relative contribution to its heritage value. The NSW Heritage Manual has identified gradings of significance that can be applied to the place that have been amended as follows:

H	High	High degree of original fabric
		Demonstrates a key element of the of the items significance
		Alterations do not detract from significance
M	Moderate	Altered or modified elements
		Elements with heritage value and which contribute to the overall significance of the item
L	Little	Altered or modified elements with little heritage value
		Alterations detract from significance
		Difficult to interpret
I	Intrusive	Damaging to the items heritage significance

The gradings for the major elements are identified in Figures 7.1-7.2.

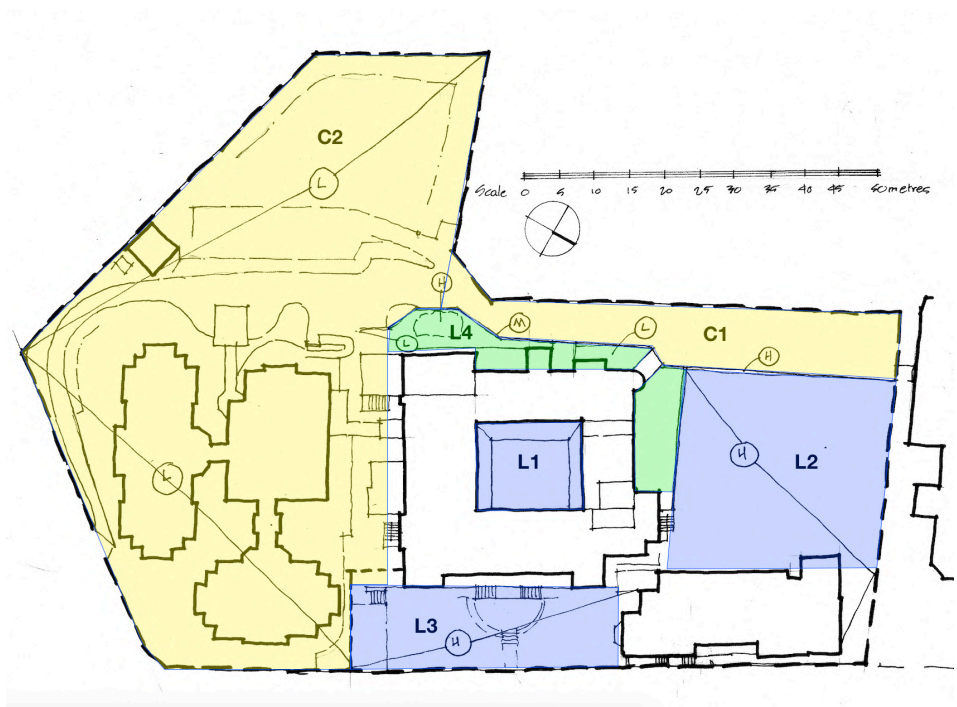
## 7.3 BUILDINGS



	BUILDINGS
HIGH	ANN WALSH BUILDING
	FORMER NOVITIATE
MODERATE	SOUTHERN SECTION OF THE NOVITIATE
	LATER EXTENSIONS TO THE ANN WALSH BUILDING
LITTLE	AGED CARE DEVELOPMENT
	SIDE ADDITION TO THE ANN WALSH BUILDING
	FORMER BRICK SUBSTATION
	MODERN SUBSTATION
	ANCILLARY ADDITIONS TO THE NOVITIATE
INTRUSIVE	ANCILLARY ADDITIONS TO THE NOVITIATE

## SITE PLAN

Figure 7.1 Gratings of Significance – Buildings



RANKING		AREA	
HIGH	L1	CLOISTER	
	L2	NORTH GARDEN	
	L3	EAST GARDEN	
		GROTTO	
MODERATE	L4	WEST GARDEN	
LITTLE		DRIVE	
INTRUSIVE	C1	CAR PARK AND DRIVE	
	C2	CAR PARK	

Figure 7.2 Gradings of Significance - Landscape

More detailed gradings of significance for the former Novitiate (and its associated gardens) and the Ann Walsh building are provided in the respective CMPs (Volumes 3 & 5).

## 8.0 PROPOSED DEVELOPMENT

### 8.1 DEVELOPMENT PROPOSAL

Catholic Health Care is committed to expanding the level of aged care accommodation on the site. The organization would also like to upgrade the amenity of its accommodation and provide better facilities for residents and staff.

The DA seeks approval for the following:

- Site preparation works and excavation;
- Retention of the Ann Walsh building with alterations and additions to create accommodation for ILUs and ancillary uses;
- Retention of the Novitiate Building with alterations and additions to create accommodation for ILUs and ancillary uses;
- Demolition of the existing Aged Care Hostel on the southern part of the site and construction of:
- A 5 storey podium along the southern portion of the site which includes 144 RACF beds. Above the podium is a communal roof terrace and two building elements which include an additional 7 storeys (Building 1) and an additional 4 storeys (Building 2) comprised of accommodation for ILUs;
- A 7 storey building (Building 3) along West Street including accommodation for ILUs. It is noted that the upper three levels are setback from the building edge; and
- Two basement levels for car parking which are accessible via the new internal vehicular access route.
- Internal vehicle access driveway with connection points to West Street and Charles O'Neill Way, and drop off zone;
- New cycle way/access path along rail corridor; and
- Landscaping works, including ground level landscaping and public facilities for the creation of a communal open space area for future residents.

### 8.1.1 Architectural Drawings

The current proposals for development are shown on the following drawings:

DA-000	COVER / LOCATION
DA-010	SITE ANALYSIS
DA-011	DEMOLITION PLANS
DA-012	DEMOLITION PLANS
DA-013	AERIAL PHOTO
DA-014	STAGING DIAGRAM
DA-030	SITE PLAN / ROOF PLAN
DA-100	BASEMENT 2 PLAN
DA-101	BASEMENT 1 PLAN
DA-102	GROUND FLOOR PLAN
DA-103	LEVEL 1 PLAN
DA-104	LEVEL 2 PLAN
DA-105	LEVEL 3 PLAN
DA-106	LEVEL 4 PLAN
DA-107	LEVEL 5 PLAN
DA-108	LEVEL 6 PLAN
DA-109	LEVEL 7 PLAN
DA-110	LEVEL 8 PLAN
DA-111	ROOF PLAN
DA-200	ELEVATIONS - SHEET 1
DA-201	ELEVATIONS - SHEET 2
DA-202	ELEVATIONS - SHEET 3
DA-203	ELEVATIONS - SHEET 4
DA-204	ELEVATIONS - SHEET 5
DA-205	ELEVATIONS - SHEET 6
DA-206	ELEVATIONS - SHEET 7
DA-300	SECTIONS - SHEET 1
DA-301	SECTIONS - SHEET 2
DA-302	SECTIONS - SHEET 3
DA-303	SECTIONS - SHEET 4
DA-304	SECTIONS - SHEET 5
DA-305	SECTIONS - SHEET 6
DA-306	SECTIONS - SHEET 7
DA-400	3D VISUALISATIONS
DA-500	PROJECT SIGNAGE
DA-600	MATERIALS
DA-700	SEPP 65 COMPLIANCE SOLAR ACCESS
DA-701	SEPP 65 COMPLIANCE SOLAR ACCESS
DA-702	SEPP 65 COMPLIANCE SETBACKS & SEPARATIONS
DA-703	SEPP 65 COMPLIANCE CROSS VENTILATION
DA-704	SEPP 65 COMPLIANCE CROSS VENTILATION
DA-705	SEPP 65 COMPLIANCE OPEN COMMUNAL SPACE
DA-710	BUILDING ACCESSIBILITY STUDY SHEET 1
DA-711	BUILDING ACCESSIBILITY STUDY SHEET 2
DA-720	APARTMENT ACCESSIBILITY STUDY SHEET 1
DA-721	APARTMENT ACCESSIBILITY STUDY SHEET 2
DA-730	ROUTE TO WASTE STORE FOR ANNE WALSH AND NOVITIATE
DA-800	SOLAR ANALYSIS - JUNE 21
DA-801	SOLAR ANALYSIS - JUNE 21
DA-900	METRICS

SK - 201	AW - LEVEL 01
SK - 202	AW - LEVEL 02
SK - 210	AW LEVEL 1 HERITAGE GRADINGS OF SIGNIFICANCE
SK - 211	AW - LEVEL 2 HERITAGE GRADINGS OF SIGNIFICANCE
SK - 240	AW - INTERNAL 3D VIEW APARTMENT WITH VAULTED CEILING
SK - 301	NV - GROUND LEVEL
SK - 302	NV - LEVEL 1
SK - 311	NV - GROUND LEVEL HERITAGE GRADINGS OF SIGNIFICANCE
SK - 312	NV - LEVEL 1 HERITAGE GRADINGS OF SIGNIFICANCE
SK - 320	NV - WEST ST ELEVATION
SK - 325	NV - INTERNAL COURTYARD TOWARDS WEST
SK - 326	NV - INTERNAL COURTYARD TOWARDS NORTH
SK - 327	NV - INTERNAL COURTYARD TOWARDS EAST
SK - 328	NV - INTERNAL COURTYARD TOWARDS SOUTH

(all issue F) dated June 2020 and prepared by Jackson Teece.

The works include:

## 8.2 DEMOLITIONS

- Current aged care facility
- Ancillary buildings (substations)
- South wings and later additions to the Novitiate including the lift

The north wing to the Ann Walsh Building will be retained.

## 8.3 ADAPTIVE REUSE

- Ann Walsh Building
- Former Novitiate

The buildings will be retained and will accommodate senior living. The former Novitiate already provide aged care accommodation and this will be extended throughout the building.

## 8.4 EXCAVATION

- Excavation of the southern and eastern section of the site for basement car parking

## 8.5 NEW BUILDINGS

The new buildings are set in a development area to the south and west of the former Novitiate. The buildings will provide independent living units in a series of three towers with the western towers set over a five level podium.

- A seven storey building fronting West Street to the south of the former Novitiate
- Two multi-storey buildings to the western and south eastern section of the site set on a five storey podium

The taller buildings are four and seven levels above the podium with a terrace above the podium breaking the towers into two blocks at the higher levels. The building to West Street is separated from the towers by a planted courtyard with pedestrian access from the southern end of West Street.

The new buildings are set close to the eastern, southern and western site boundaries and are separated from the former Novitiate by an access road and central courtyard (Village Centre) that forms the focus of the podium and western towers.

The buildings will be in concrete, with textured terracotta panels and lightweight cladding with vertical glazed screens with solid balustrades and aluminium windows and doors. The buildings have well articulated plan forms and expressed floor plates to provide shade.

## 8.6 SITE DEVELOPMENT AND LANDSCAPING

The site will have reconfigured access roads with some parking at grade. There is some alteration to the retained gardens and new hard and soft landscaped areas set between the new buildings and the Novitiate. The current car park and service roads will be removed.

### 8.6.1 West Street

- Relocation of the service drive to the former Novitiate
- New drive to the south of the Novitiate

The new access road to the front of the Ann Walsh building has been deleted.

The new access road into the site from West Street has a new entrance to the south that provides access to the main, underground car park and links to the existing service road along the west side of the former Novitiate.

There is a new substation off the access road set into the East Garden to the former Novitiate.

The brick wall to West Street will be retained.

### 8.6.2 North Garden (Novitiate)

- Relocation of the grotto from the Western Garden to the East Garden

The North Garden to the Novitiate will be retained.

### 8.6.3 East Garden

- Relocation of the existing service drive to the south to form a new access drive and re-landscaping along its edge
- Relocation of the grotto
- New substation

### 8.6.4 West Garden

- Alteration of the current access drive and re-landscaping
- Transplantation of the Palm Trees
- Relocation of the grotto to the North Garden

The at-grade parking areas to the west of the North Garden will be reconfigured to suit.

## 8.7 LANDSCAPING

The landscape proposals are shown on Drawings Nos. 18-548 401 to 406 (inclusive) and 501 dated October 2018 and prepared by Arcadia Landscape Architecture.

The proposal include:

### 8.7.1 New development

- Selective removal of trees
- Hard and soft landscaping to the Village Centre
- Landscaping along the new access road
- Landscaping to the street frontages and railway corridor
- Rooftop garden to the western podium

### 8.7.2 East Garden

- Reconfiguration of the garage drive
- Selected new plantings

The central and curved path arrangement and steps will be retained along with all of the existing trees.

### 8.7.3 North Garden

- New terrace to the lounge in the basement to the Novitiate
- Refurbishment of the arbor
- New arbor structures
- Reconfiguration of the northern section
- Fitness station
- New fencing to the north

The stone flagged paths, steps, seating and retaining walls will be retained and conserved along with the majority of the existing trees.

### 8.7.4 Cloister

- Refurbishment of the plantings

The general arrangement of the cloister will be retained.

## 9.0 IMPACT OF THE PROPOSED DEVELOPMENT

### 9.1 PREAMBLE

The Catholic Aged Care site is of heritage significance and contains building and landscape areas that signal the early development of the site both as the headquarters of the Little Company of Mary (LCM) and Lewisham Hospital. The Hospital was established by the Order and expanded over time to incorporate public facilities such as the Ann Walsh outpatients' building.

The facility was part of a wider Catholic development of the site that included St. Thomas Beckett Church, presbytery and school and a large Catholic cemetery that covered the southern section of the site. Later development included Trinity Grammar School. The Novitiate closed in the late 1980s and the direct association with the Order ceased.

The former Lewisham Hospital is now the headquarters of the Society of St Vincent de Paul and the site around the former Novitiate (including part of the building) has been developed for aged care. The Ann Walsh building is currently vacant.

The major issue is whether the site is appropriate for a seniors living development in the manner proposed and the proposals have been assessed in heritage terms under the following considerations:

- Use
- Excavation and Archaeology
- Demolitions
- New Buildings
- Setbacks
- Views
- Form
- Massing and Scale
- Height
- Curtilage and Setting
- Materials
- Landscaping

Lewisham Aged Care has been identified as a place of cultural significance and one that should be conserved. Conservation of the place should be carried out in accordance with the guidelines contained in the ICOMOS *Burra Charter 2013*.

### 9.2 LIMITATIONS

This report only addresses the overall impact of the proposal and particularly the new development to the south. The impact of the proposed changes to the Ann Walsh Building and the former Novitiate (and its associated gardens) are assessed in detail in separate Heritage Impact Statements (Volumes 4 & 6).

### 9.3 USE

The site has been used for buildings linked to the provision of health care since the establishment of the first hospital in 1886 by the Little Company of Mary. This use expanded over time and led to the construction of the Ann Walsh Building in 1917 (for outpatients) and the Novitiate in 1935.

The hospital closed in 1987 and since then the southern section of the hospital site has been developed for Catholic aged care that is a complementary use for the site.

The current aged facility was built in 1992 on the site of the former nurses accommodation and laundry.

The Ann Walsh building will be adaptively reused and the seniors living extended throughout the Novitiate.

We consider that the ongoing use of the site for aged care and seniors living and the adaptive reuse of the retained heritage buildings are complementary to its original use particularly as it will retain the important heritage components on the site and the connection to the Catholic Church.

### 9.4 EXCAVATION AND ARCHAEOLOGY

#### 9.4.1 Aboriginal Archaeology

The archaeological report concluded that the site has little potential for Aboriginal archaeology particularly in consideration of the level of development of the site.

The *Archaeology Report* noted;

*Where Aboriginal objects may be revealed, the NSW Office of Environment and Heritage (OEH) would need to be notified of the discovery, and advised of the circumstances of that discovery.*

#### 9.4.2 European Archaeology

The development area has some archaeological potential as there were previous buildings in the development areas. The archaeological remains in the study area are:

A	Boiler House	1904?
B	Garage	1904?
C	Laundry and Nurses Accommodation	1904
D	Dormitory	1908
E	Sexton's Cottage	1880s
F	Cemetery entrance	1880s

(See Figure 5.1)

All of the above buildings have been demolished and the level of subsequent development would likely preclude their being any remains.

The cemetery was cleared of graves prior to the development of the area by the LCM.

The site should be the subject of a watching brief and any finds assessed by a suitable qualified archaeologist. If finds are significant then the notification and approvals process outlined in the *Archaeological Report* should be implemented.

## 9.5 DEMOLITIONS

### 9.5.1 Buildings

The assessment in Volume 1 identified elements that could be demolished including:

A	FORMER SUB STATION
B	AGED CARE HOSTEL
	NOVITIATE
C	SINGLE STOREY SERVICE WINGS TO THE NOVITIATE
D	METAL FIRE STAIRS
E	LIFT TOWER
F	LATER ADDITIONS TO THE ANNE WALSH BUILDING INCLUDING THE ROOF ADDITION TO THE NORTH
G	BOUNDARY WALL TO THE WEST OF THE NOVITIATE
H	SOUTH AND EAST WINGS TO THE NOVITIATE
J	GROTTO

The proposal follows these recommendations.

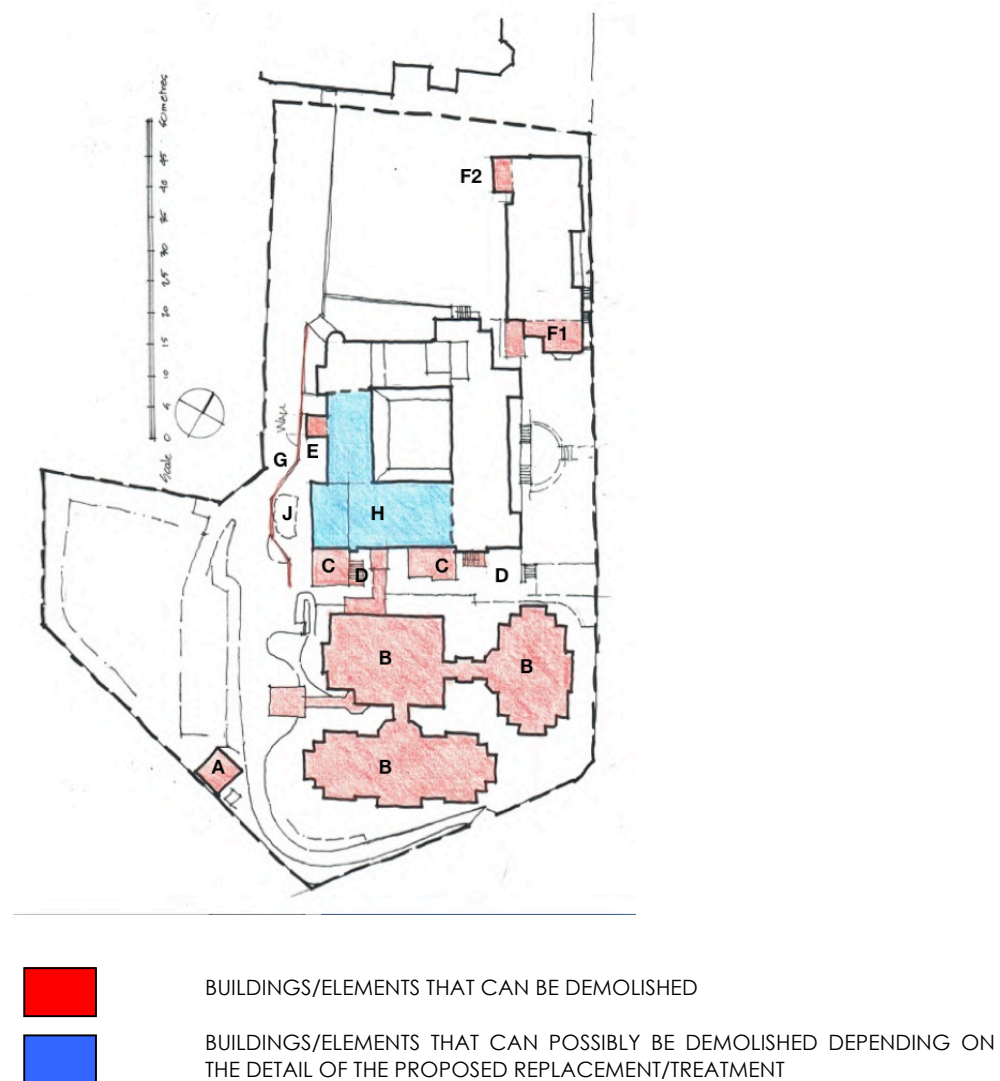


Figure 9.1 Potential Demolitions

### 9.5.2 Ann Walsh Building

The proposal now retains the north wing to the Ann Walsh Building.

Demolition of other built element to the Ann Walsh Building and the former Novitiate are discussed in the respective heritage impact statements (Volumes 4 & 6).

## 9.6 ADAPTIVE REUSE AND ALTERATIONS

There are two major buildings that are to be conserved

### 9.6.1 The Novitiate

The Novitiate is of high significance and is a well-detailed piece of period architecture designed by architects of note. It has been altered with additions to the south, north and west. Some of the additions (e.g. the lift tower and metal fire stairs) are intrusive.

The interiors were purpose built for a convent and contain some fine joinery and finishes and some important spaces such as the eastern offices, main hall, curved stair, the Chapel and the central Cloister. However the extent of more detailed elements is limited and, due to the nature of the building, the joinery details are repetitive.

The basement has been altered and has less evidence of its former use. The extension to the north is intrusive, though hidden from view from the North Garden by a later wall. The upper floor plans are generally single or double loaded corridors with cellular rooms off

The upper floors have been previously converted to aged care accommodation with rooms connected and service areas added.

The building will be used for seniors living. The proposal includes the demolition of the intrusive service additions that is a strong positive in heritage terms.

As discussed elsewhere, the southern and western wings and the upper floors are less significant architecturally and will be the subject of considerable change. Internal changes will be quite extensive over all levels.

Only limited additions are proposed and parts of the facades will be altered to provide contemporary elements for the aged care rooms. The building will be largely conserved to its original, external form and detail to the primary elevations and sympathetically altered for aged care use.

The works are discussed in detail in the HIS for the building (Volume 4).

### 9.6.2 Anne Walsh Building

The Ann Walsh Building is of high significance and is a well-detailed piece of period architecture designed by architects of note. It has been altered with additions to the south, north and west. The former additions were reasonably sympathetic but the northern addition is utilitarian and the rooftop addition to the north is intrusive.

The building is to be converted to seniors living.

The interiors were purpose built for an outpatients department and contain fine joinery and finishes. The waiting room is an unusual, timber vaulted structure (though it has a later, false ceiling). The basement contained laboratories and pathology rooms but this area has been altered and has less evidence of its former use.

Only limited additions are proposed. The building will be conserved to its original, external form and detail and sympathetically altered for aged care use.

The works are discussed in detail in the HIS for the building (Volume 5.

## 9.7 NEW BUILDINGS

### 9.7.1 Location

The heritage Assessment (Volume 1) identified areas for new development:

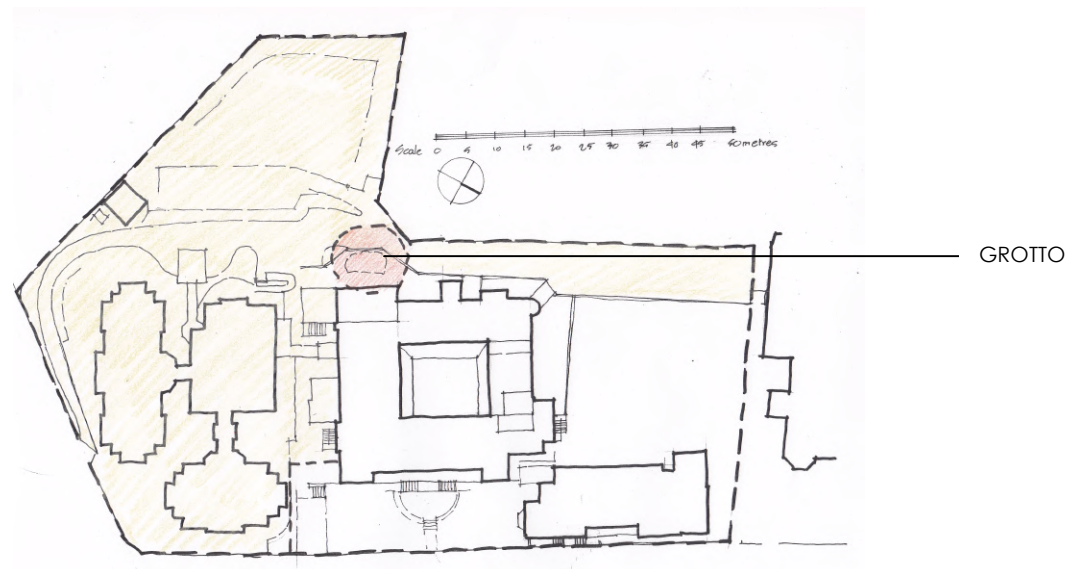


Figure 9.4 Areas for new buildings highlighted

It was recommended that no new structures should be built in the Cloister or the North and East gardens and the proposal follows this recommendation. [The grotto will be relocated to the East Garden.](#)

The buildings replace the current aged care buildings that are in a similar location in part.

### 9.7.2 Setbacks

The new buildings are set back from the Novitiate with roads, landscaping and paved areas between. The southern sections of the Novitiate have little of the quality of the facades to West Street and the North Garden and the proposed buildings are set to the rear of the site.

### 9.7.3 Views

The new building to the southeast of the site is a stand alone building set on the alignment of the Ann Walsh Building to provide a visual frame to the main façade of the Novitiate while maintaining view corridors from the northeast (West Street and Petersham Park) and the east.

There are no significant views to the Novitiate from the south as the site is bounded by the railway line and the new buildings will provide a built backdrop to the Novitiate. The major views from the Novitiate and Ann Walsh Building are from the verandahs to West Street to Petersham Park and these will not be affected by the works.

#### 9.7.4 Form and Scale

The proposal adopts the form of independent living units in three, multi-storey buildings two of which are set on a podium that will provide for common spaces and services. The podium will activate the new landscape areas to the centre of the site.

The site is large but its major heritage components (the Ann Walsh Building, the former Novitiate and its gardens) cover half of the site and limit development to the south. A cleared site would allow a lower scale development across its whole and the proposals seek to conserve the heritage components, provide adequate separation and a distinct curtilage around them and build taller sections in the development area to compensate for the loss of built volume resulting from the heritage constraints.

A comparison (on a larger scale) is with the development of the CUB brewery close to Central Station where the introduction laneway and parks and the retention of heritage buildings has led to a variety of heights to the development to achieve floor space while creating a lively and popular residential, commercial and retail precinct.



Figure 7,1 The CUB development at Haymarket

The seniors living development requires a critical mass of accommodation to be a feasible development and the provision of this in higher rise buildings is a sensible approach that:

- Allows the retention of the heritage buildings on the site
- Allows the retention of the North and East heritage gardens
- Allows a curtilage to the rear of the Novitiate
- Limits the footprint of the new buildings
- Allows setbacks between the new buildings to limit their visual impact

### 9.7.5 Massing

The buildings are arranged as three elements with the two, higher buildings to the rear. The building to West Street is a stand-alone element to provide a flank building to the Novitiate in the manner of the Ann Walsh Building and allow views between it and the buildings to the south.

The podium links the two buildings to the rear and ties the development together at the lower levels to provide connectivity and to meet servicing requirements. The podium forms a courtyard to the rear of the Novitiate that will become the focus of the development.

### 9.7.6 Height

The height of the new buildings varies from seven storeys at West Street to eight and eleven level buildings beyond including a five storey podium.

The building to West Street is set close to the height of the Novitiate that has six levels to the rear and the podium to the west relates to this level.

As noted above the taller building forms are driven by the restricted nature of the site and the desire to retain the heritage component including gardens. The heritage recommendations in the site assessment (Volume 1) recommended that no new structures be built in the heritage gardens or cloister and this recommendation has been followed. The guidelines also recommended:

*The height of new buildings should be limited to the general scale of the current buildings (i.e. to the height of the current buildings – five storeys) to avoid an impact on the setting of the place*

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The development will considerably exceed this but the higher buildings are set to the rear of the site, well back from the Novitiate and the East Garden and well away from the North Garden and the Ann Walsh Building limiting their visual impact on the older buildings. As can be seen at the CUB site noted above, robust heritage buildings can live quite comfortably with higher scale development around them. The heritage components are close together and their placement to the north and east of the aged care precinct means they will continue to read as part of the wider development of Lewisham Hospital retaining the built relationship and setting between the parts.

There are no physical linkages between the heritage building and the new development and the heritage buildings will continue to read as stand alone components. The taller buildings will be part of the backdrop and the taller towers are well separated from the rear of the former Novitiate by a landscaped courtyard and drive.

### 9.7.7 Curtilage and Setting

The overall curtilage of the site (including the Lewisham Hospital, church and schools) is its original lot boundaries that were established when the site was in Church ownership. These will not be affected by the development.

The site has seen considerable change and development with a gradual expansion of the hospital facilities and the provision of accommodation and services for the Little Company of Mary. The southern section of the site was largely given over to use the Order on the construction of the Novitiate and the development will also maintain this division of the overall site.

The precinct occupied in the Order has been developed for aged care use and this use will be continued and expanded.

Development will impact most on the former Novitiate. Along West Street the current, modern aged care buildings will be replaced with a building of a comparable scale to the Novitiate and the building is separated by the new landscaped drive. There is currently no defined curtilage to the rear of the former Novitiate and no associated gardens or landscaping as the site tapers out to the car park and railway line. Here the towers and podium are set well back from the Novitiate and are separated by a landscaped court that will improve the setting to the rear of the Novitiate. The separation of the major heritage landscape components from the new development will strongly mitigate any impact.

The Ann Walsh Building was set tight to its boundaries and its garden setting relies on the heritage gardens to the former Novitiate. It has a tightly contained curtilage and the development will have no impact on this.

We consider that the setbacks and scalar treatment to the development will not overly impact on the setting of the heritage buildings and gardens and, from West Street, the visual strength of these components will not be overwhelmed by the new development beyond.

#### 9.7.8 Style and Materials

The design is contemporary as there are few design cues from the heritage buildings.

The selection of materials is as could be expected of a contemporary development on the site and the current buildings provide few design cues as to the treatment of new buildings, particularly the taller elements. The use of brick to the higher levels of the former Novitiate demonstrates the difficulties of this material to such a tall building. However, the use of brick to the heritage buildings is reflected in the use of terracotta cladding to parts of the new buildings but the new development has its own, contemporary language and forms and the material selection reflect this.

### 9.8 LANDSCAPING

The proposal includes landscaping of the eastern and southern portions of the site to complement the new buildings and provide an appropriate setting to the southern and western side of the former Novitiate that is currently occupied by an ad-hoc car park, service areas and the current aged care facility. The landscaping is as could be expected of a development of this scale.

The proposal involves some alterations to the retained heritage gardens and drives and this is assessed in detail in the respective heritage impact statements for these components.

#### 9.8.1 Drive

There is currently no access drive to the site from West Street and access is from the service road through the older section of the former Hospital to the west.

The vehicular access proposed from West Street at the northern end of the Ann Walsh Building has been deleted and the north wing of the building retained.

### 9.8.2 North Garden

The North Garden is an area of High Significance but will be largely retained to become a community garden.

The north drive, that would have required the relocation of some of the sandstone elements to the North Garden, has been deleted.

The wall and pergola to the northern section of the Novitiate basement was built to provide an enclosed space when the Novitiate was occupied by the religious. The wall will be removed as this function has ceased but the proposed garden retains mature plantings and early built elements including stone seats, steps and retaining walls. The pergolas that will be rebuilt and extended.

The impact is assessed in more detail in Volume 4.

### 9.8.3 East Garden

The East Garden is of High Significance and will be retained with new landscaping to the service drive that is to be removed. The works will maintain an important aspect of the building and its presentation to West Street.

The impact is assessed in more detail in Volume 4.

### 9.8.4 West Garden

The west garden will be removed to allow for the new drive. It is a utilitarian space of low significance and is walled to the west. The grotto was reputedly built by the LCM on the site of the grave of Archbishop Polding but this is not the case. The archbishop's remains have been removed to the Cathedral.

The grotto is an element of high significance but not its location and it is proposed to relocate the Grotto to the community garden to the east.

### 9.8.5 Cloister

The cloister to the Novitiate will remain.

## 10.0 STATUTORY CONTROLS

### 10.1 MARRICKVILLE LOCAL ENVIRONMENTAL PLAN 2011 (MLEP)

#### 10.1.1 Impact on heritage items in the Vicinity

The site is in the vicinity of a number of heritage items, including the section of the original hospital site to the northwest.

##### 10.1.1.1 Former Lewisham Hospital

As noted in the history of the site, the subject area is closely associated with the development of Lewisham Hospital by the LCM and includes the Ann Walsh Building that was an outpatients department.

The listing sheet for the property (SHI 2030005) contain a statement of significance:

*The hospital is one of two in the municipality which began in the late 1800's and continued to grow and serve the community until the present day. Of the surviving gravestones (now in Rookwood) 90% have Irish connections, indicating the importance of St. Thomas' to the local Irish Catholic population*

The development area is to the south of the Novitiate and Ann Walsh Building and though there is some change of scale in the new aged care buildings, the development is separated from the former Hospital (now offices) by the retained heritage buildings and gardens that provide the immediate setting to the heritage components on the former hospital site.



Figure 9.4 Views to the former Private Hospital (1911) and recent four/five storey office wing fronting West Street

The proposal includes a new building to West Street that is six storeys that will maintain the scale of the buildings to the main street with the higher buildings set to the rear behind the Novitiate that is six storeys in part.

We consider that the development will have a limited and acceptable impact on the item.

### 10.1.1.2 St. Thomas's Catholic Church, School and Presbytery, including interiors

The church and school site is to the west of the subject site and contains an early church and presbytery and later school buildings.



Figure 9.5 View to the Church and original school from Thomas Street and view looking northwest along Charles O'Neill Way with the modern school buildings to the left

The church and school site has some historical connections with the subject site being part of the Catholic Church landholdings that were secured by the Church in 1852. The current church was completed in 1888, the presbytery in 1899 and the first school in 1901.

The listing sheet for the property (SHI 2030386) contain a statement of significance:

*The church served a large Irish Catholic population from the surrounding district. It is part of a large complex which included the Petersham cemetery and Lewisham Hospital and is therefore associated with the development of spiritual, education and medical services in the area*

The development site is set away from the earlier buildings and is separated from it by the modern John Berne School that is opposite the Novitiate. There is open ground at the junction of the sites with demountable classrooms and tree plantings.



Figure 9.6 View to the edge of the subject site fronting the School complex

The development will read as part of the Lewisham Hospital and aged care site and the development is sufficiently separated to allow the change of scale to the school buildings.

We consider that the development will have a limited and acceptable impact on the item.

### 10.1.1.3 Petersham Park

The park was proclaimed in 1887 and contains a large oval (1892), a Band Rotunda (1902), Memorial Gates (1921), a Pavilion (1924) and a Score Board (1937). The Park is well planted.

The listing sheet for the Park (SHI 2030006) contain a statement of significance:

*Petersham Park is largely intact and provides active and passive recreational space within an attractive setting, which includes many important design features.*

*Statement of Significance (from RNE Listing Sheet)*

*Petersham Park is an urban municipal park commenced in 1887. It is important for exhibiting a richness of cultural features as follows: a band rotunda; a giant draughts board; the T J Andrews scoring board; sandstone seating; pergolas as entry arches; a palm arbour with mature specimens of Canary Islands palms; and a carefully pruned Brush Box and Camphor Laurel avenues.*

*The park is important for demonstrating a distinctive way of life and custom as follows: the establishment of the oval demonstrates the importance of sport at the end of the 19th century; the erection of the scoring pavilion demonstrates the importance of cricket and the style demonstrates architecture of the 1930s; the gates and memorial plaque demonstrate the importance of commemorating soldiers from World War I; the Brush Box/Camphor Laurel avenues demonstrate successful use of a native and exotic tree combination and skilful coppicing for form effect.*

*The park is valued by the community because many features have commemorative importance.*



Figure 9.7 View to the Park from the corner of Thomas and West Street

The park is a large, open area set across West Street from the subject site. The retention of the Ann Walsh Building and Novitiate will maintain the historic setting of the Park and allow a transition of scale to the new aged care units with the most immediate building being six storeys to West Street.

The visual impact on the Park will be limited and there is currently medium density development close to the Park (to the site to the south).

#### 10.1.1.4 Former Petersham Girls' High School

The listing sheet for the property (SHI 2030025) contain a statement of significance:

*The High School Buildings (1878 - 1890) facing Gordon Street form a particularly attractive group of Gothic Revival buildings with the adjoining Presbyterian Church. The school represents the development of Public Schools leading up to the NSW Public Instruction Act of 1880 and their rapid growth following it.*

The School is in West Street but is across the railway line from the subject site that provides a physical and visual barrier. The school site is some way from the development site and has little visual relationship with it. It has a well-defined curtilage and there is considerable development between the sites. We consider that the proposal will have no impact on the setting of the former school

#### 10.1.2 Impact on the Conservation Areas in the Vicinity

There are several conservation areas close to the site.

##### 10.1.2.1 Petersham North Heritage Conservation Area

This area includes Petersham Park and the surrounding residential development that contains single and two storey houses from the late Victorian period onwards. The former Lewisham Hospital provides the edge to the HCA with a change of use and scale. As noted for the impact on Petersham Park, the retention of the heritage buildings and garden areas on the subject site will maintain the setting of the HCA along West Street. The immediate site across from the Novitiate is being developed for medium density housing.

##### 10.1.2.2 Lewisham Estate Heritage Conservation Area

The two sections of the conservation area are across the railway line from the development site and the proposal will have no impact on their immediate setting.

#### 10.2 MARRICKVILLE DEVELOPMENT CONTROL PLAN 2011 (MDCP)

The MDCP contains detailed objectives and controls for development of heritage items but the controls are largely directed at smaller scale development.

In general terms, the site has been the subject of a Conservation Development Strategy and the proposal has been developed in regard to this to:

- Retain the heritage buildings
- Retain the heritage gardens
- Maintain the setting of these components
- Maintain the scale of buildings along West Street
- Locate the major sections of development to the rear
- Provide for an appropriate use for the site and the retained heritage buildings

## 11.0 SUMMARY AND RECOMMENDATIONS

### 11.1 SUMMARY

The assessment in Volume 1 noted:

*It can be seen from the above that Lewisham Aged Care is a place of considerable cultural significance that should largely be conserved. It contains built and landscapes elements of some importance that should also be conserved.*

*It is clear that there is the potential for additional development at the site that can occur without impacting on the significance of the place. There are also elements of lesser significance, or that are intrusive, that can be removed, or replaced to enhance the setting of the more significant elements at the place.*

We consider that the proposed development is a very well considered and are a high quality response to the site and its heritage components.

The proposal:

- Maintains the two major heritage buildings on the site and proposes an appropriate adaptive reuse
- Maintains the major landscape components with limited change
- Limits the scale of buildings along West Street to maintain the visual setting and views to the retained heritage buildings
- Places the higher development to the rear of the site along the railway corridor
- Allows good separation between the higher elements and the Novitiate
- Limits the impact of the development on the heritage items in the vicinity

In heritage terms we would strongly support the proposal and consider that, in heritage terms, the proposal should be approved.

## 11.2 RECOMMENDATIONS

We would recommend the following:

### 11.2.1 Archaeology

The development should be the subject of an archaeological watching brief and any finds assessed by a suitable qualified archaeologist. If finds are significant then the notification and approvals process outlined in the Archaeological Report should be implemented.

### 11.2.2 Archival Recording

The site and heritage elements be the subject of photographic archival recording in accordance with the Heritage Division *Guidelines for the Recording of Heritage Sites, Buildings and Structures* for digital capture.

### 11.2.3 Heritage Consultant

Design development involve the services of a suitably qualified heritage consultant to ensure that the detail design of the proposal pays due regard to the heritage significance of the place and its elements and limits the impact of detailed design on the fabric and setting of the place,

A handwritten signature in black ink, appearing to read 'J. Oultram'.

JOHN OULTRAM