

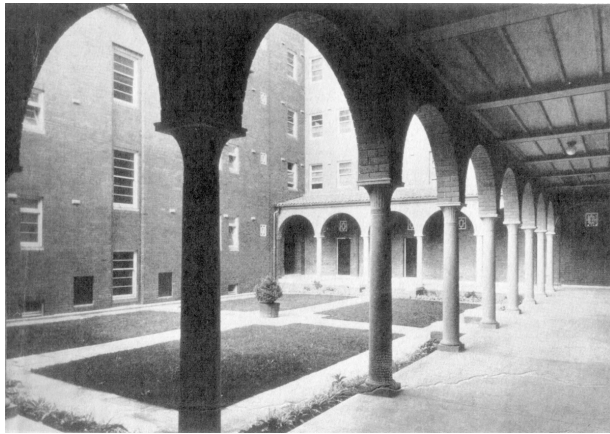
**PROPOSED REDEVELOPMENT**

**OF THE**

**FORMER NOVITIATE OF THE  
LITTLE COMPANY OF MARY**

**WEST STREET, LEWISHAM, NSW**

**REVISED HERITAGE IMPACT STATEMENT**



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Prepared for

Catholic Health Care

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**TABLE OF CONTENTS**

1.0	INTRODUCTION	6
1.1	BRIEF	6
1.2	BACKGROUND	6
1.3	OTHER REPORTS	6
1.4	STUDY AREA	7
1.4.1	Location	7
1.4.2	Lewisham Hospital	8
1.4.3	Lewisham Aged Care	9
1.5	ARCHAEOLOGICAL HERITAGE ASSESSMENT	9
1.6	METHODOLOGY	10
1.7	LIMITATIONS	10
1.8	AUTHORS	10
1.9	LIST OF CHANGES – NOVITIATE	11
2.0	HISTORICAL DEVELOPMENT	12
2.1	NOVITIATE	12
2.1.1	Early Development	12
2.1.2	Later Development	16
3.0	PHYSICAL EVIDENCE	17
3.1	GENERALLY	17
3.2	BUILT ELEMENTS	18
3.2.1	Novitiate	18
3.3	GARDENS AND LANDSCAPING	22
3.3.1	Cloister	22
3.3.2	North Garden	23
3.3.3	East Garden	25
3.3.4	West Garden	26
3.4	SETTING AND SURROUNDINGS	27
3.4.1	Lewisham Hospital	27
3.4.2	St. Thomas Becket Church, School and Presbytery.	29
3.4.3	Railway Line	29
3.4.4	Petersham Park	29
3.4.5	Environs	29
4.0	ASSESSMENT OF SIGNIFICANCE	31
4.1.1	Definitions	31
4.2	THE STUDY AREA	31
4.3	STATEMENT OF CULTURAL SIGNIFICANCE	33
5.0	DEFINING AND RANKING SIGNIFICANT ELEMENTS	34
5.1	PREAMBLE	34
5.2	GRADINGS OF SIGNIFICANCE	34
5.3	RANKING OF INTERNAL DETAIL AND FINISHES	34
5.4	RANKING OF EXTERNAL DETAIL AND FINISHES	34
5.5	RANKING OF EXTERNAL SPACES AND LANDSCAPING	35
5.5.1	Aged Care Site	35
6.0	HERITAGE LISTINGS AND CONTROLS	36
6.1	LOCAL AUTHORITY	36
6.1.1	Other Planning Controls	37
6.2	OTHER STATUTORY CONTROLS	37
7.0	PROPOSED DEVELOPMENT	38
7.1	DEVELOPMENT PROPOSAL	38
7.2	FORMER NOVITIATE	39

8.0	IMPACT OF THE PROPOSED WORKS	41
8.1	PREAMBLE	41
8.2	CURRENT AGED CARE USE	41
8.3	DESIGN APPROACH AND CULTURAL SIGNIFICANCE	42
8.4	USE	42
8.5	PROPOSED WORKS	43
8.5.1	Lower Ground Floor	43
8.5.1.1	Demolitions	44
8.5.1.2	Alterations	45
8.5.1.3	Additions	46
8.5.1.4	Treatment of Fabric	46
8.5.2	Ground Floor	47
8.5.2.1	Demolitions	48
8.5.2.2	Alterations	49
8.5.2.3	Additions	50
8.5.2.4	Treatment of Fabric	51
8.5.2.5	Fire Rating to Chapel Windows	52
8.5.2.6	Verandah Divisions	52
8.5.2.7	Treatment of Fabric	53
8.5.3	Level 1	54
8.5.3.1	Demolitions	55
8.5.3.2	Alterations	57
8.5.3.3	Cloister Openings	58
8.5.3.4	Outer Facades	58
8.5.3.5	Verandah Divisions	59
8.5.3.6	Additions	60
8.5.3.7	Treatment of Fabric	61
8.5.4	Level 2	62
8.5.4.1	Generally	63
8.5.4.2	Demolitions	63
8.5.4.3	Alterations	64
8.5.4.4	Additions	65
8.5.4.5	Treatment of Fabric	65
8.5.5	Level 3	66
8.5.5.1	Generally	66
8.5.5.2	Demolitions	67
8.5.5.3	Alterations	68
8.5.5.4	Additions	68
8.5.6	Level 4	69
8.5.6.1	Generally	69
8.5.6.2	Demolitions	69
8.5.6.3	Alterations	70
8.5.7	Roof	70
8.5.8	Elevations	71
8.5.8.1	Generally	71
8.5.9	East Elevation	72
8.5.9.1	Alterations	73
8.5.10	North Elevation	74
8.5.10.1	Alterations/Additions	75
8.5.11	South Elevation	76
8.5.11.1	Alterations/Additions	77
8.5.11.2	Central Glazing and Balconies	77
8.5.12	West Elevation	79
8.5.12.1	Alterations/Additions	80
8.5.12.2	Balconies Glazing	80
8.5.13	Cloister Elevations	81

8.6	LANDSCAPING	83
8.6.1	Cloister	83
8.6.1.1	Proposed Works	84
8.6.2	North Garden	85
8.6.2.1	Proposed Works	86
8.6.3	East Garden	88
8.6.3.1	Proposed Works	89
8.6.3.2	Grotto Relocation	90
9.0	ASSESSMENT AGAINST THE CONSERVATION GUIDELINES	91
9.1	PREAMBLE	91
9.2	ARCHAEOLOGY	92
9.2.1	Aboriginal Remains	92
9.2.2	European Heritage	92
9.3	GUIDELINES FOR THE USE OF THE PLACE	92
9.3.1	Historic Use	92
9.3.2	Compatible Use	92
9.4	MANAGEMENT OF USE	92
9.4.1	Incompatible Use	92
9.5	TREATMENT OF THE SIGNIFICANT SPACES	93
9.5.1	Interior Spaces and Fabric	93
9.6	ADAPTATION OF EXTERIORS	94
9.7	TREATMENT OF SIGNIFICANT INTERNAL FABRIC	94
9.7.1	Fabric to be Conserved	94
9.7.2	Fabric to be Maintained	95
9.7.3	Fabric that may be Removed	95
9.7.4	Fabric that may be Demolished	95
9.7.5	Restoration and Reconstruction	95
9.8	ADAPTATION OF SIGNIFICANT FABRIC	96
9.8.1	Interior Fabric	96
9.9	ADAPTATION FOR FIRE, DISABLED ACCESS AND OTHER STATUTORY REQUIREMENTS	97
9.9.1	Compliance with Statutory Requirements	97
9.9.2	Adaptation for Installation of New or Replacement Services and Fittings	97
9.9.3	Identification of Adaptation	97
9.10	ADDITIONS	97
9.11	SETTING, LANDSCAPE AND VIEWS	98
9.12	BUILDING SIGNAGE AND LIGHTING	99
9.13	GUIDELINES FOR INTERPRETATION	100
9.13.1	Generally	100
9.13.1.1	Interpretation	100
9.13.2	Interpretation of Adaptations	101
9.13.3	Movable heritage	101
9.14	CONSERVATION PROCEDURES	102
9.14.1	Guidelines	102
9.14.2	Professional Conservation Team	102
9.14.3	Skilled Trade Team	102
9.14.4	Reference Documentation	102
9.14.5	Archaeological Finds	102
9.14.6	Photographic Survey	102
9.14.7	Conservation Practice	102
9.14.8	Compliance with Conservation Guidelines	103
9.14.9	Review of Conservation Guidelines	103
9.14.10	Distribution of Conservation Guidelines	103
9.14.11	Compliance with Conservation Guidelines	103
9.14.12	Review of Conservation Guidelines	103
9.14.13	Distribution of Conservation Guidelines	104

10.0	SUMMARY AND RECOMMENDATIONS	105
10.1	SUMMARY	105
10.2	RECOMMENDATIONS	105
10.2.1.1	Conservation Guidelines	105
10.2.2	Archaeology	105
10.2.3	Archival Recording	105
10.2.4	Heritage Consultant	106

Frontispiece: The cloister of the novitiate as built

Source: *Art in Australia*, May 1936

## 1.0 INTRODUCTION

### 1.1 BRIEF

This revised report has been prepared to assess the impact of the proposed redevelopment of the former Novitiate at the Lewisham aged care site at West Street, Lewisham. This report (Volume 4) addresses the impact of the redevelopment on the Novitiate. The impact of the overall site development and site works is assessed in Volume 2 and the impact of the changes to the Ann Walsh building are the subject of separate assessment (Volume 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 to the former Novitiate are part of a wider development of the Lewisham Age care site at West Street that involves 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 Ann Walsh Building for aged care use
- Associated works to the East and North Gardens to the Novitiate

The works to the site overall including the new buildings and site works and the Ann Walsh Building 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. These reports have not been updated as they were stand-alone documents not prepared for any particular development proposal.

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

### 1.4.1 Location

The study area is part of the former Lewisham Hospital complex bounded by Thomas Street, West Street, the western railway line and the grounds to Trinity Grammar Infants' School and St. Thomas Becket Church (Figures 1.1 – 1.3).

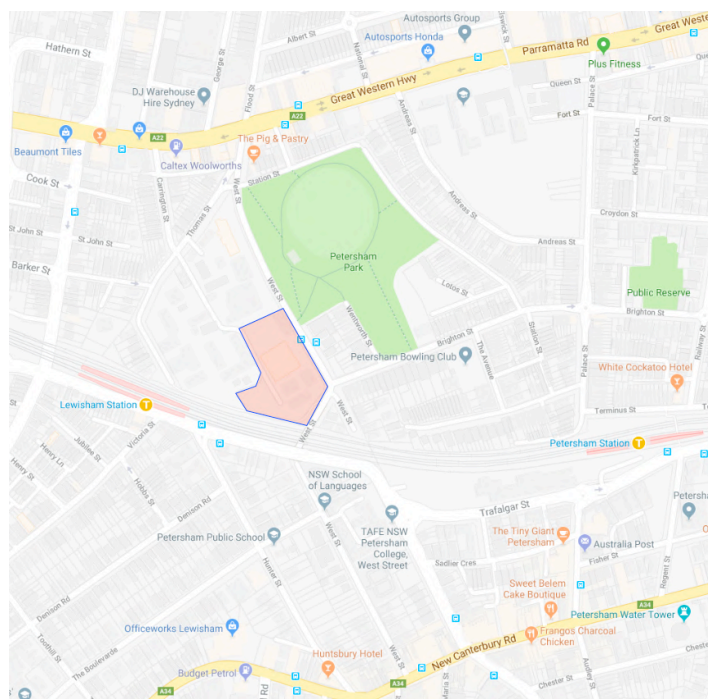
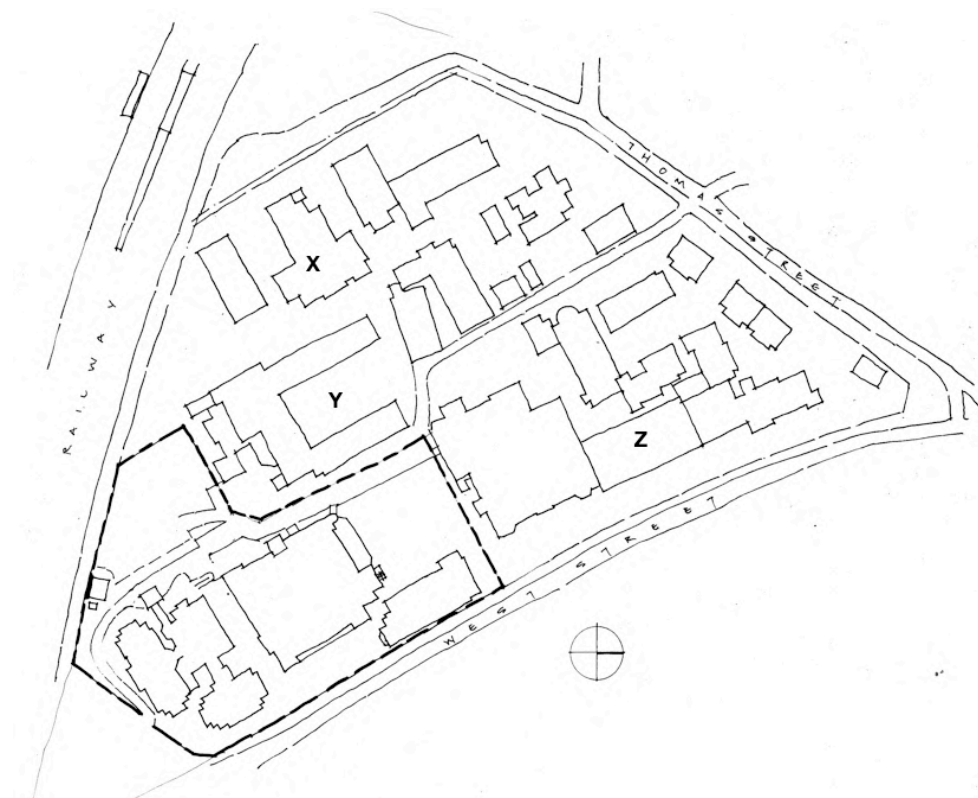


Figure 1.1      Lewisham Aged Care - Location Plan. Site highlighted by author

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

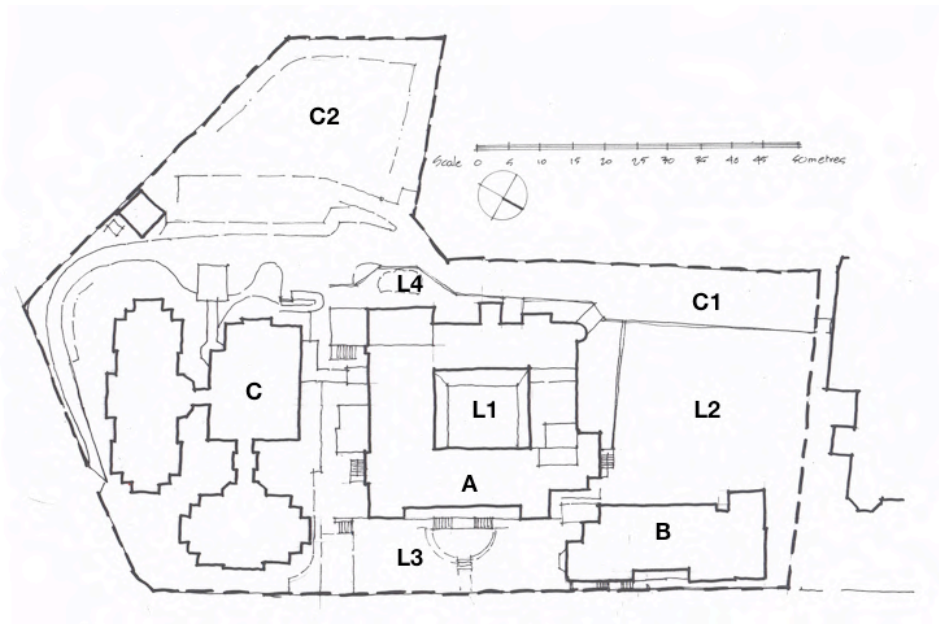


Figure 1.3 The Study Area – Lewisham Aged Care

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	

### 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.

The proposals have also been assessed against the conservation guidelines in the Conservation Management Plan for the building.

## 1.7 LIMITATIONS

This report only addresses the European significance of the place and refers to the archaeology report on aboriginal and archaeological 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 was prepared by Nick 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 – NOVITIATE

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

DRAWING	REV	ITEM	REPORT SECTION
DA-030	F	NEW ROAD TO NORTH REMOVED	8.6.2
		NORTH GARDEN RETAINED	8.6.2
		GROTTO RELOCATED TO EAST GARDEN	8.6.3
		BOUNDARY WALL TO EAST GARDEN RETAINED	8.6.3
DA-101	F	NEW ROAD TO NORTH REMOVED	8.6.2
DA-102	F	GROUND FLOOR NOVITIATE PLAN REVISED	8.5.2
DA-103	F	LEVEL 1 NOVITIATE PLAN REVISED	8.5.3
DA-104	F	LEVEL 2 NOVITIATE PLAN REVISED	8.5.4
DA-105	F	LEVEL 3 NOVITIATE PLAN REVISED	8.5.5
DA-106	F	LEVEL 4 NOVITIATE PLAN REVISED	8.5.6
DA-200	F	WALL TO EAST GARDEN RETAINED	8.6.3
		EAST ELEVATION REVISED	8.5.9
DA-203		WEST ELEVATION REVISED	8.5.12
DA-204	F	NORTH & SOUTH ELEVATION REVISED	8.5.10 & 8.5.11
DA-301	F	CLOISTER ELEVATIONS REVISED	8.5.13
SK-301	F	GROUND FLOOR DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.2
SK-302	F	LEVEL 1 DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.3
SK-311	F	GROUND FLOOR DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.2
SK-312	F	LEVEL 1 DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.3
SK-320	F	EAST ELEVATION DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.9
SK-325	F	INTERNAL COURTYARDS (WEST) DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.13
SK-326	F	INTERNAL COURTYARDS (NORTH) DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.13
SK-327	F	INTERNAL COURTYARDS (EAST) DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.13
SK-328	F	INTERNAL COURTYARDS (SOUTH) DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.13

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

## 2.0 HISTORICAL DEVELOPMENT

The history of the place is comprehensively described in Volume 1 and the Novitiate CMP (Volume 3) and this has been edited below to focus on the development of the former Novitiate.

### 2.1 NOVITIATE

#### 2.1.1 Early Development

The Hostel precinct was fully developed for uses associated with the LCM in the 1930s. Associated with the undertaking of this development, in December 1934 the *Lewisham Hospital and Church Lands Act* was passed. The cemetery land was reduced to around one acre and the balance was transferred to the LCM. The development comprised the novitiate, nurses training block, electricity substation, engineer and electrician's shop, boiler room, and workshops; only the former novitiate remains, with the other buildings being demolished in the early 1990s.

The novitiate was erected in 1935, which was the golden jubilee of the arrival of the LCM in Sydney and the new novitiate formed part of the celebrations of the occasion.

A survey dated 1945 indicates the developments of the 1930s removed all built fabric associated with the cemetery (sexton's cottage, gate and fences) and later LCM additions of these.

The novitiate, and presumably the other contemporary buildings, was designed by JD Moore and VL Dowling and built by Kennedy and Bird.

Associated with the novitiate was a quadrangle of garden sited to the north and screened from West Street by the outpatients department. This area was granted to the LCM in 1932 and was cleared for a garden and enclosed and fenced from the adjoining cemetery by a colonnade. The garden was awarded by the NSW Horticultural Council at its 150<sup>th</sup> anniversary show of March 1938.<sup>1</sup>

The garden had a grotto that it is said marked the site of Archbishop Polding's burial vault. However, contemporary accounts of the location of Polding's grave stated it was at the centre of the cemetery and in the 1930 aerial photograph the centre was to the south-west of the garden.

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<sup>1</sup> CMP 1990 Appendix

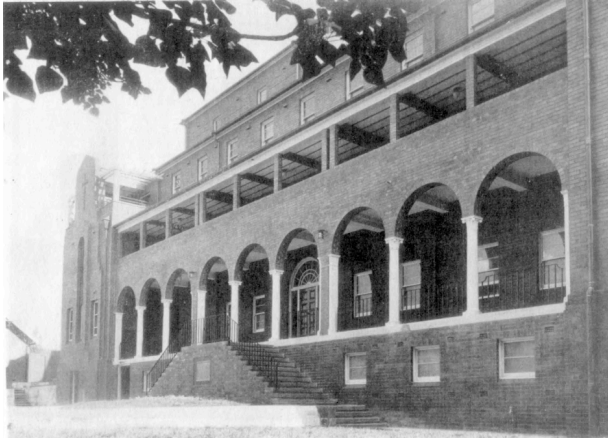


Figure 2.1 The West Street frontage of the novitiate as built

Source: *Art in Australia*, May 1936

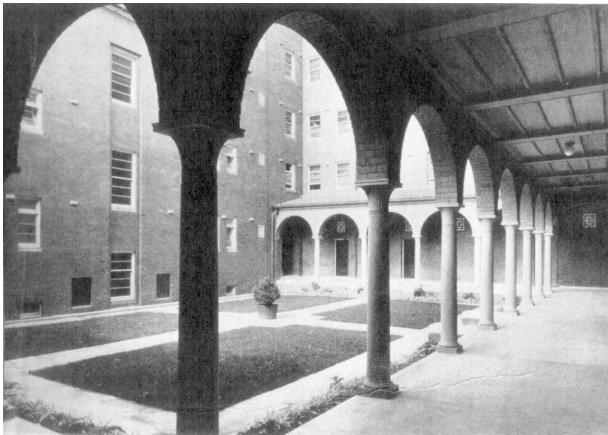


Figure 2.2 The cloister of the novitiate as built

Source: *Art in Australia*, May 1936



Figure 2.3 The chapel of the novitiate as built. Note the 'choir stall' arrangement of the seating

Source: *Art in Australia*, May 1936



Figure 2.4 The main staircase of the novitiate as built

Source: *Art in Australia*, May 1936

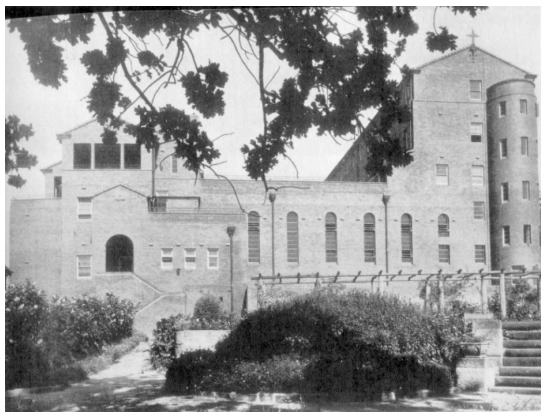


Figure 2.5 The north elevation and garden setting of the novitiate in 1936. Note the open trellis structure to the garden now replaced with a wall.

Source: *Art in Australia*, May 1936



Figure 2.6 The north garden in 1938

Source: State Library Home and Away Collection (Image 19187)

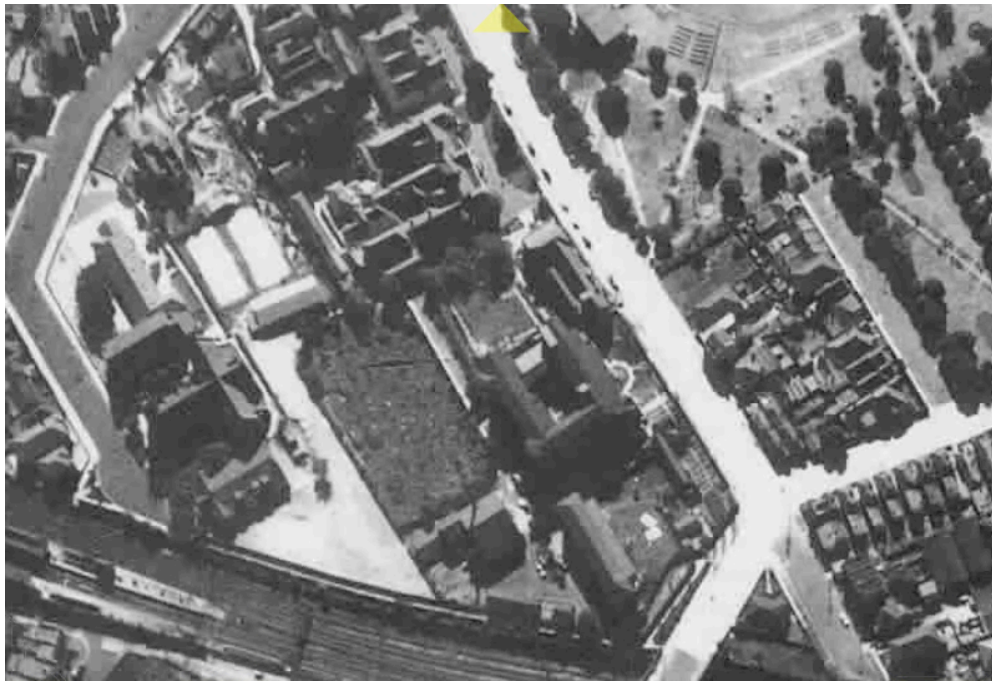


Figure 2.7 Detail of an aerial photograph of the church land at Lewisham dated 1943

Comparison with the aerial photograph of 1930 above (Figure 2.9) shows the extent of the 1920s/1930s clearances of the cemetery for the LCM developments

Source: Roads and Traffic Authority 'From the Skies' CD-ROM



Figure 2.8 Oblique aerial photograph overlooking the church land, not dated (mid 1930s). Note the gravestones in the remnant section of the closed cemetery

Source: State Library of NSW Government Printing Office Collection (1-07223)

### 2.1.2 Later Development

The historic association of the Hostel precinct with the LCM ended in 1988 on the sale of the Lewisham Hospital property to the St Vincent de Paul Society. The Society may have had some involvement in the Hospital prior to this as designs were prepared for the alteration of part of the Novitiate in 1978/79 for aged care use. The designs were prepared by architects Gordon M. Jenkins And Associates and included conversion of the second, third and fourth floors to aged care and some minor alterations to the lower floors. A new lift was added to the west elevation and two, steel fire stairs to the south.

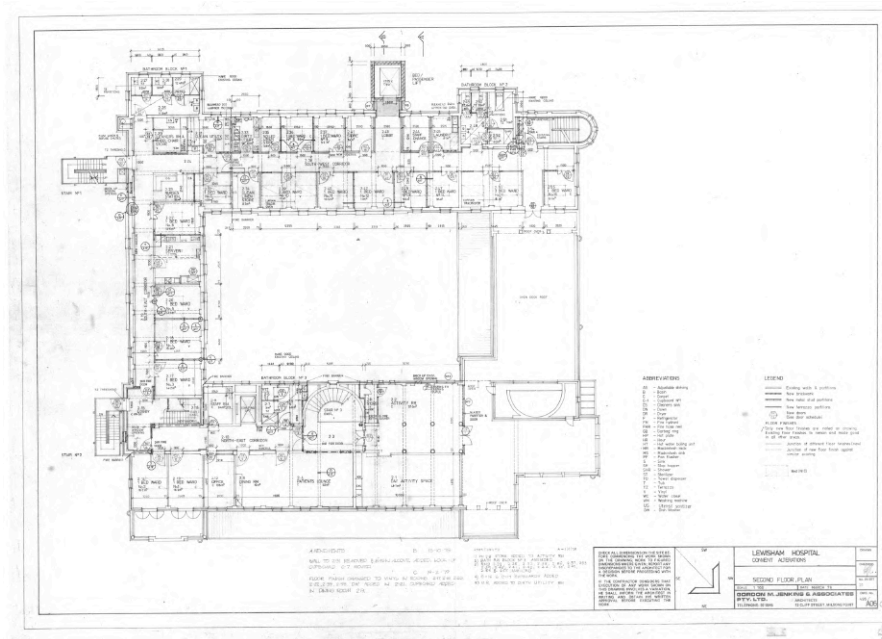


Figure 2.9 Lewisham Hospital Convent Alterations Second Floor Plan

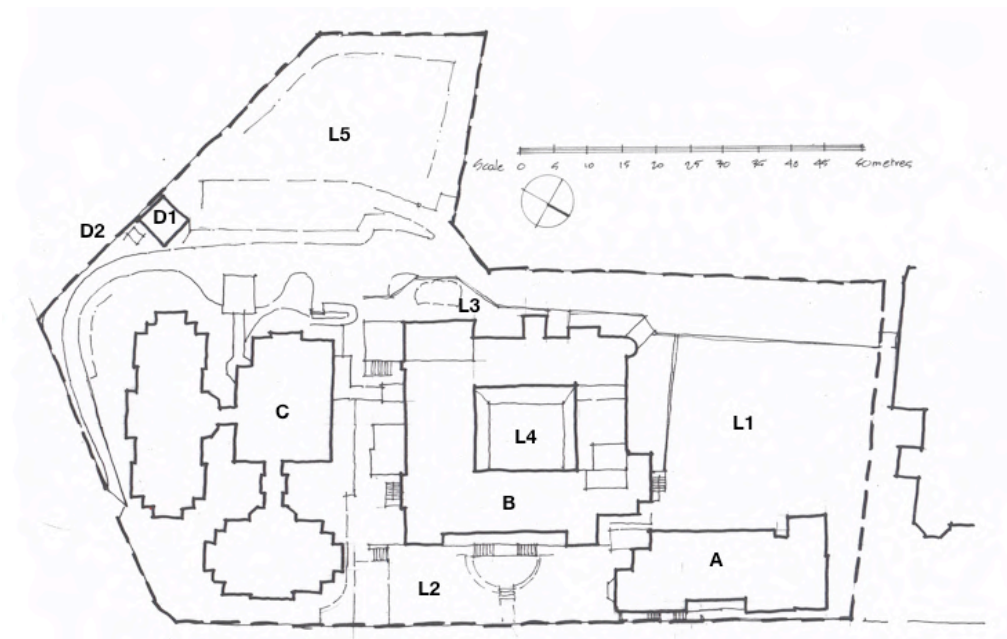
Gordon M. Jenkins and Associates, dated March 1978

In 1992 the Society constructed the Aged Care Hostel at the south of the study area and demolished the former nurses accommodation and laundry. The building was designed by architects Thomson Adsett & Partners.

### 3.0 PHYSICAL EVIDENCE

#### 3.1 GENERALLY

The Novitiate is 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.



	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

### 3.2.1 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 a inner hall and the main corridor.

The basement occupies the east and part of the northern section of the building and is divided into store rooms and workshops. The northern section has been converted to a day care centre and has a modern extension to the north that extends to the wall of the North Garden.

The ground floor contains the service elements for the former convent including offices, dining rooms, meeting rooms and a chapel. There is a handsome, curved, concrete and terrazzo staircase off the main entrance hall that has been enclosed at the upper levels. There are arched entrances to the central cloister that is three sided with colonnades of arched brick arches supported on classical stone, columns. There are two lifts, one the original lift (that has recently been refitted) and a modern lift in a brick and concrete tower to the west of the building. There is a curved stair tower to the north west corner. The interiors are more ornate at this level with parquet floors, polished timber wall paneling, glazed dividing doors, coffered ceilings and original doors and windows.

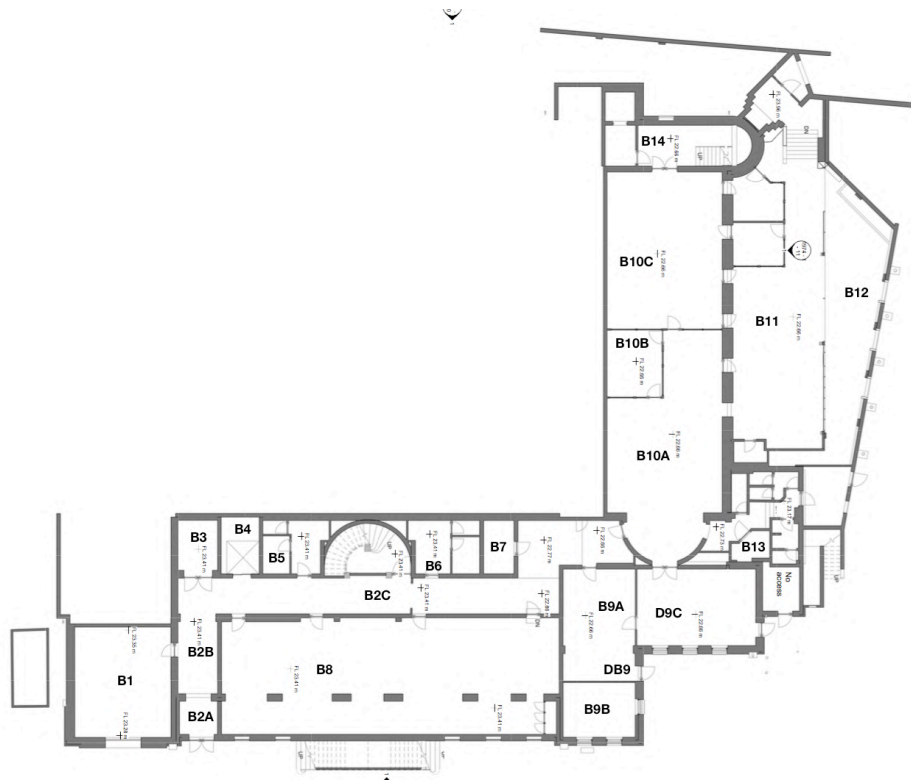
The chapel is a double height space with a gallery to the west and a raised dais to the east set in a curved apse with a polished marble altar. It has a parquet floor and an acoustic ceiling set between downstand beams. The walls have polished timber paneling to head height. There are arched, steel windows each side. There are ornate, polished timber seats that have been rearranged in rows.

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.

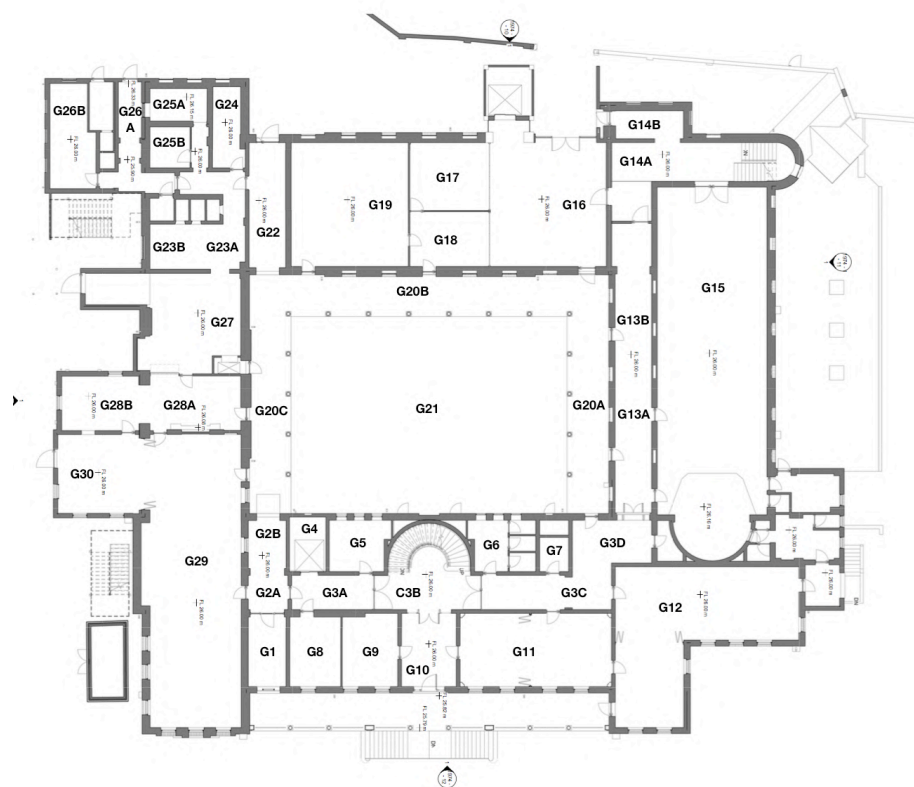
The upper floors have been converted to aged care with bedrooms, nurses' stations, offices, services rooms, dining spaces and lounges. To the north is an open terrace above the chapel.

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

Figures 3.2 - 3.4

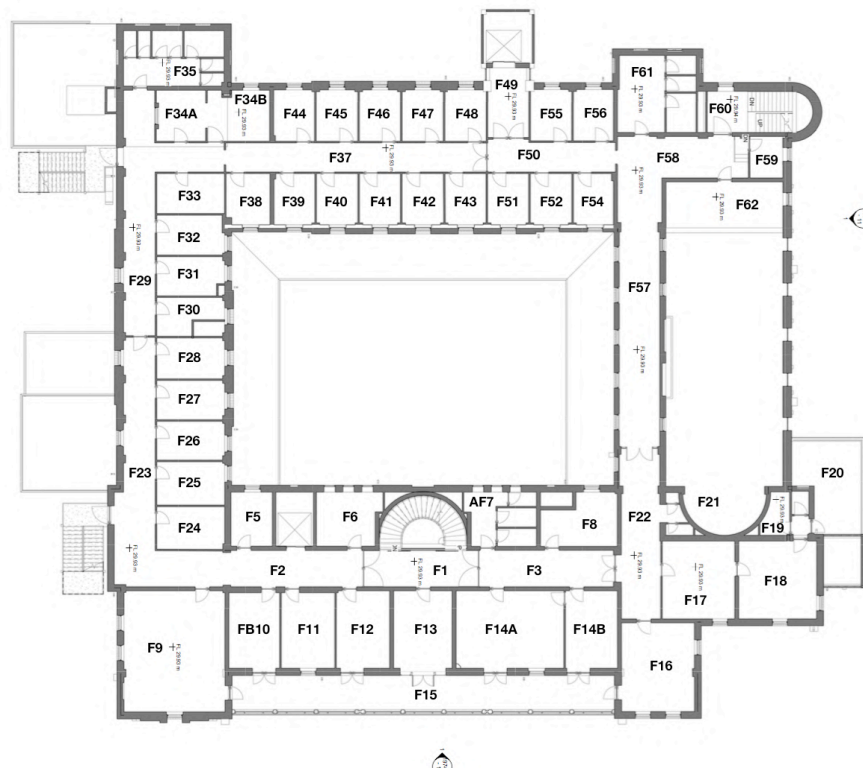


BASEMENT

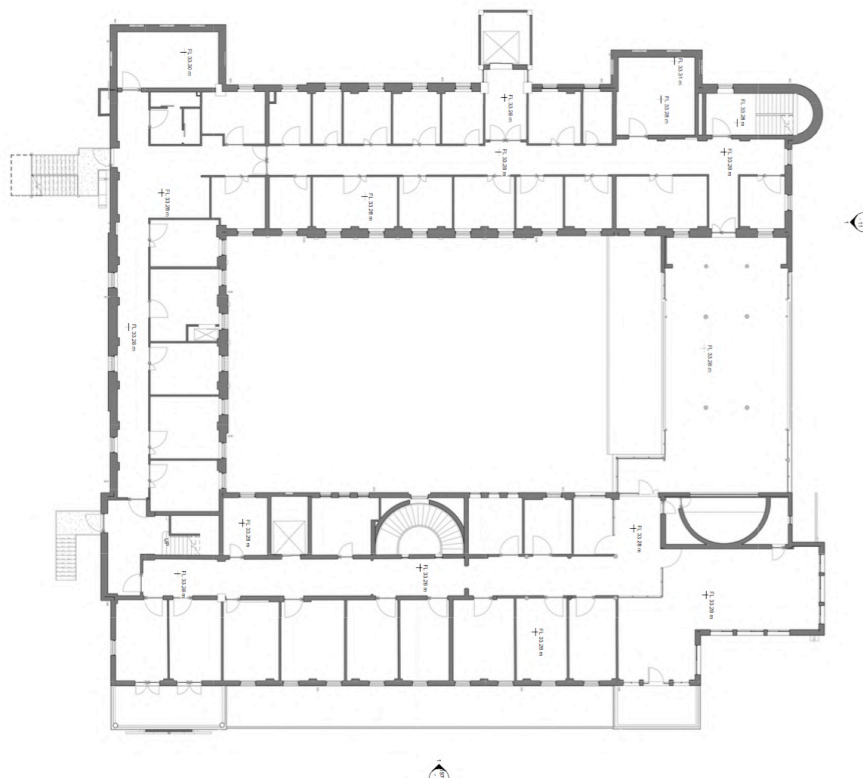


GROUND FLOOR

Figure 3.2 Former Novitiate - Basement and Ground Floor Plan

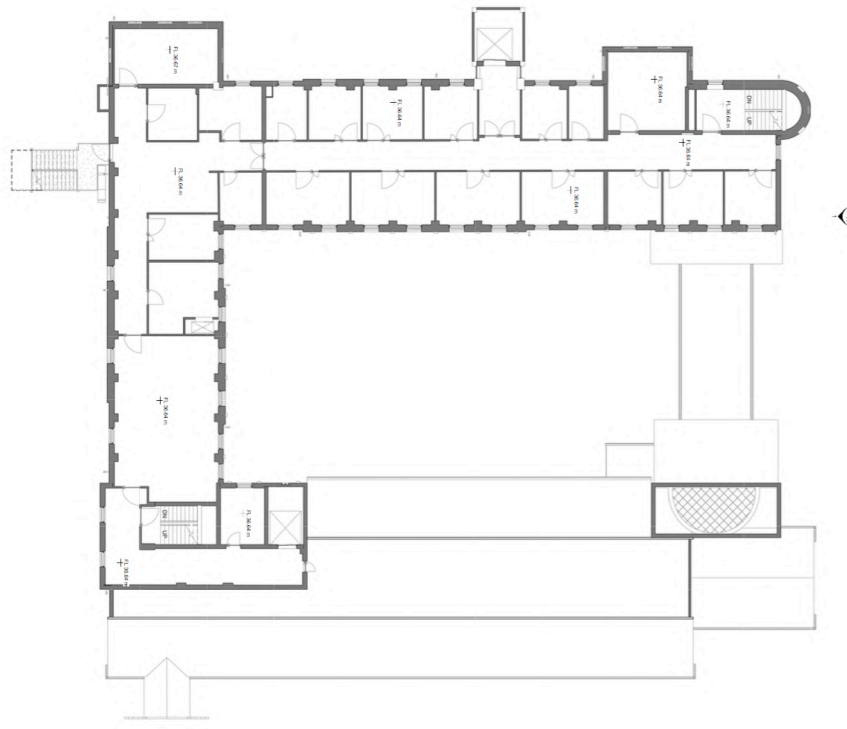


FIRST FLOOR



SECOND FLOOR

Figure 3.3 Former Novitiate – First and Second Floor Plans



## THIRD FLOOR

Figure 3.4 Former Novitiate – Third Floor Plan

Source: Architect

### 3.3 GARDENS AND LANDSCAPING

#### 3.3.1 Cloister

The cloister is a simply designed, three sided colonnade with decorated columns and brick arches around a central lawn that has stone paths at the borders and a cruciform central paths. There are entrances at each corner.

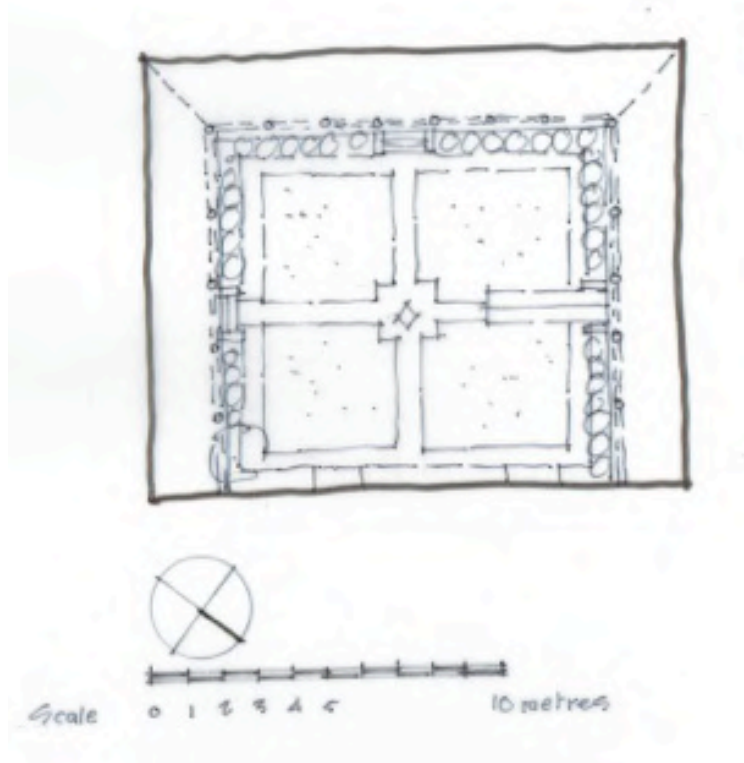


Figure 3.5 Former Novitiate – Cloister

### 3.3.2 North Garden

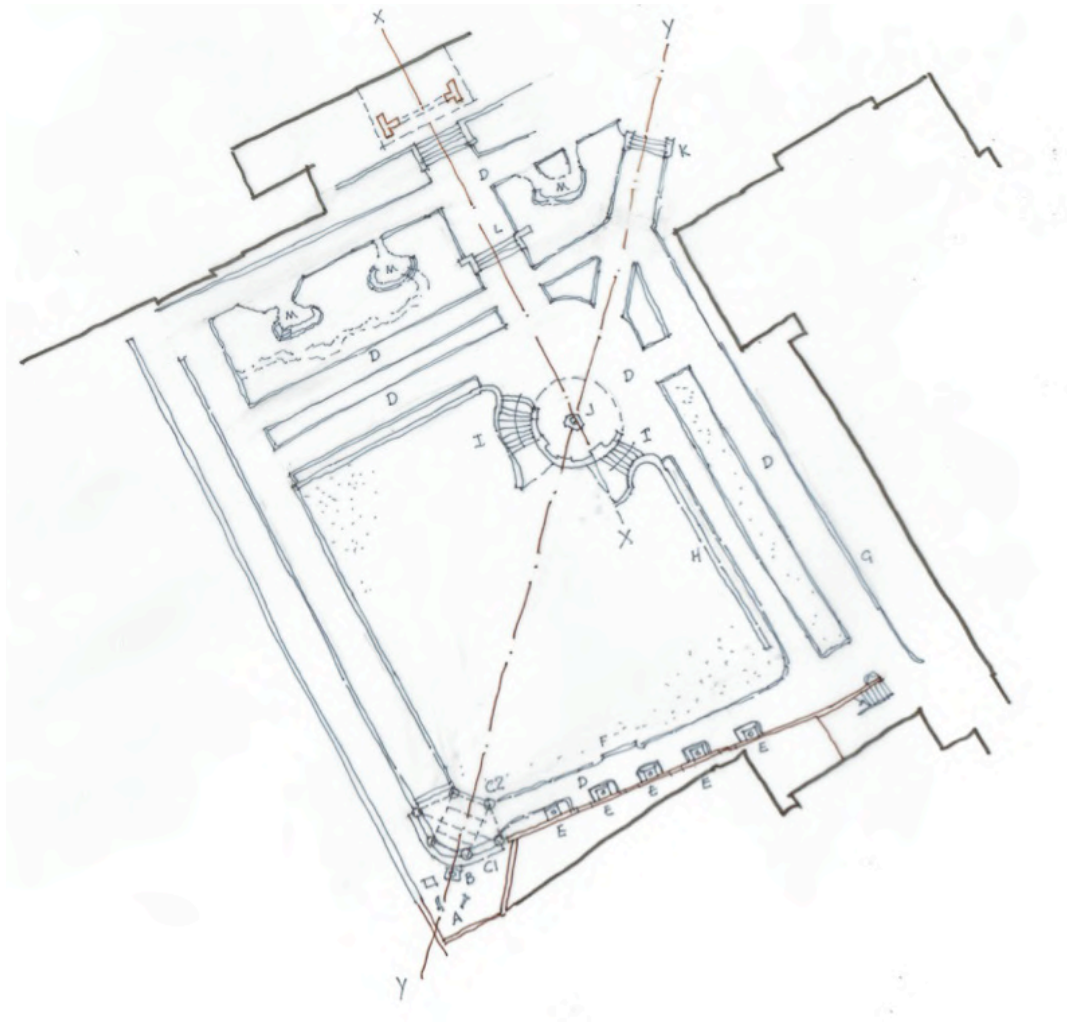
To the north of the former Novitiate and the west of the Ann Walsh Building is a formal, terraced garden that is laid out with random pattern, stone paths and raised lawns with sandstone retaining walls. The garden has a north-south diagonal axis with a pergola at the northern end and a circular garden 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.

The pergola is a hexagonal structure of faux, log columns and log cross pieces supported on rendered bases with inset, stone seats and steps. There are perimeter paths forming a central square of lawn that has two sets of stone steps around a circular planter.

There are secondary paths to the east with a brick retaining wall to the basement of the Ann Walsh building. The garden is bounded to the south with an angled wall to the convent building with openings to the basement level yard and brick and sandstone steps up the former offices.

To the west is a high brick wall stepped to follow the slope of the site with concrete framed openings. There is no boundary to the north and the garden runs into the paths along the south side of the St. Vincent de Paul Buildings. Along this side there is a densely planted garden with palm trees and low shrubs with several rustic seating areas made from stone flags.

The paths extend to the front of the Ann Walsh Building where there is a paved forecourt to the building with a circular planter bed.



REF	ITEM
A	GRAVESTONES (RELOCATED)
B	STATUE
C1/C2	PERGOLA
D	STONE PATH
E	PERGOLA PIERS
F	STONE STEPS
G	STONE EDGING
H	STONE PLANTER WALLS
I	STONE STEPS
J	STATUE
K	STONE STEPS
L	STONE STPES
M	FREESTONE SEATS

Figures 3.6

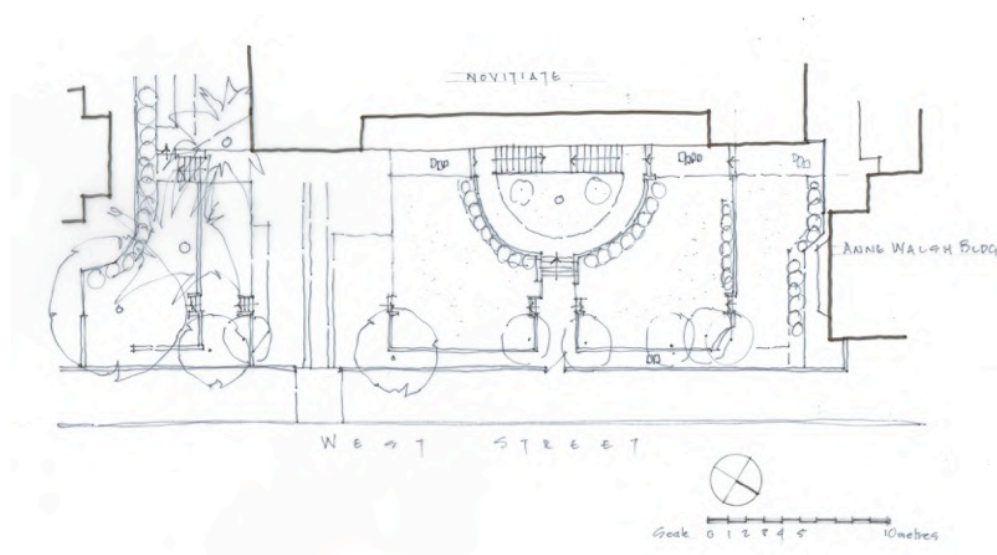
Former Novitiate – North Garden

### 3.3.3 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.

Each side of the axis are raised lawns with perimeter shrub planting with brick edgings. To the north is a lower lawn with a retaining wall to basement windows of the Ann Walsh building. To the north is a second lawn that has concrete paved areas and a double concrete drive to a modern metal gate to the street. There are stone retaining walls to a raised planted area to the north with steps up to the side passage to the south of the Novitiate and the aged care building beyond. The stone walls are in random coursed, partly dressed stone. There is a stone birdbath to the curved terrace and an inscription stone to the wall to the steps to the convent.

The garden has mature trees including a large Liquidamber tree and several palm trees set close to the stone retaining walls to the north. There is a high, brick wall to the street that is stepped following the shallow slope of the garden to the south. The wall is in a modified English garden wall bond with a capping of an inset row of brick headers.



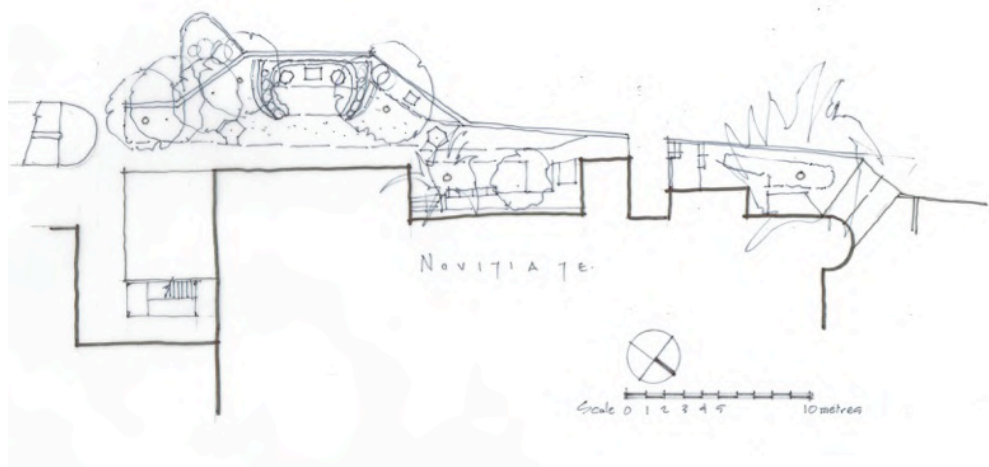
Figures 3.6 Former Novitiate – East Garden

### 3.3.4 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 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. It has a raised planter each side and a low planter each side of this. The grotto has a concrete floor with a raised platform with a cross and a statue of the Virgin Mary on a stone pedestal. There is a second pedestal to the other side. There are two stone benches each side of the cross. There is an angel statue to the garden beyond (possibly removed from the grotto).

There are concrete paths along the side of the buildings and brick steps to the rear entry to the convent cloisters. There are concrete plinths for clothes' lines.



Figures 3.7 Former Novitiate – West Garden

### 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	
Mary Potter Wing	Three storey face brick building in the Federation Queen Anne style with a hipped terracotta roof
Children's Hospital of the Holy Child	Two storey, face brick building
Petersham Convent of the Maternal Heart	Two storey, face brick building
Marian Wing	Two storey, face brick building in the Federation Free classical style on a stone base
Chapel and Belltower	High, face brick building and tower in the Inter War Romanesque style
Staff Dining Room	Two storey, painted brick building with a hipped roof
Chaplains Residence	Two storey, painted brick building with a hipped terracotta tile roof
Nurse Accommodation	
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. The building has a verandah to West Street (now enclosed) and an internal courtyard. The building has some relationship to the subject site effectively closing the North Garden with an axial entrance related to the paths in the garden.

Figures 3.8 – 3.10



Figure 3.8 Lewisham Aged Care, Lewisham  
Former Lewisham Hospital  
Marian Wing



Figure 3.9 Lewisham Aged Care, Lewisham  
Former Lewisham Hospital  
Mary Potter Wing



Figure 3.10 Lewisham Aged Care, Lewisham  
Former Lewisham Hospital  
Main entrance to West Street

### 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:

St. Thomas Becket Church	Late Victorian Gothic style building in white stone with a gabled slate roof and stone tower
Church Hall	
School Hall	
Classrooms	Two storey Federation period building in face brick with a gabled slate roof
Presbytery	Two storey, late Victorian house in rendered masonry with a gabled slate roof and projecting front bay with flanking verandah
Classrooms	Range of single and two storey buildings from the late Victorian period onwards

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 is mature tree planting 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.



Figure 3.11 Lewisham Aged Care, Lewisham  
St. Thomas Becket Church



Figure 3.12 Lewisham Aged Care, Lewisham  
Presbytery



Figure 3.13 Lewisham Aged Care, Lewisham  
Central drive and Trinity Grammar School

## 4.0 ASSESSMENT OF SIGNIFICANCE

The Novitiate CMP (Volume 3) contained a detailed assessment of significance and the summary is included below.

### 4.1.1 Definitions

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

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

### 4.2 THE STUDY AREA

The former Novitiate is of cultural significance because:

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 Novitiate 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 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 place also has associations the original land grant to Captain Neil McKellar in 1794 and the Petersham Estate
	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 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
	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

### 4.3 STATEMENT OF CULTURAL SIGNIFICANCE

The following statement is taken from the CMP:

*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 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.*

CMP p. 67

## 5.0 DEFINING AND RANKING SIGNIFICANT ELEMENTS

### 5.1 PREAMBLE

The Novitiate CMP (Volume 3) contained rankings of spaces and fabric of the former Novitiate and these are shown on Section 9.0 in the assessment of the proposals.

### 5.2 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:

VH	Very High	Very high degree of original fabric
		Demonstrates a key element of the of the item's significance
H	High	High degree of original fabric
		Demonstrates an important 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 building was constructed in 1935 and appears to have remained intact till the 1970s when parts of the building were converted to aged care use. The period selected for the identification of significant fabric is 1935 to 1978.

### 5.3 RANKING OF INTERNAL DETAIL AND FINISHES

The NCMP contained rankings of internal details and finishes in table form that are reproduced in table form in Section 9.5 below with an indication of their treatment in the proposed works. Only elements ranked moderate and above in significant spaces are noted.

### 5.4 RANKING OF EXTERNAL DETAIL AND FINISHES

The CMP contained rankings of the external elevations and details in table form that are reproduced in table form in Section 9.5 below with an indication of their treatment in the proposed works. Only elements ranked moderate and above are noted.

The Novitiate has a very high quality elevation to the east though, as the scale rises to the west, the elevations become a little overbearing and these areas, apart from the northern elevation, do not have the quality of the eastern elevation. The southern elevation has been altered and the later fire stairs are particularly intrusive. The same would apply to the lift to the western elevation.

The general detailing is repetitive to most of the elevation apart from where there are more decorative elements such as the eastern loggia and the treatment of windows and doors is common throughout apart from the main entry doors.

5.5 RANKING OF EXTERNAL SPACES AND LANDSCAPING

5.5.1 Aged Care Site

The overall rankings for external spaces are show in Figure 6.6.1. The East Garden and North Garden provide the major setting to the Novitiate and the cloister is a high quality space. The West Garden has little planting of note but contains the Grotto that acts as a memorial to Archbishop Polding.

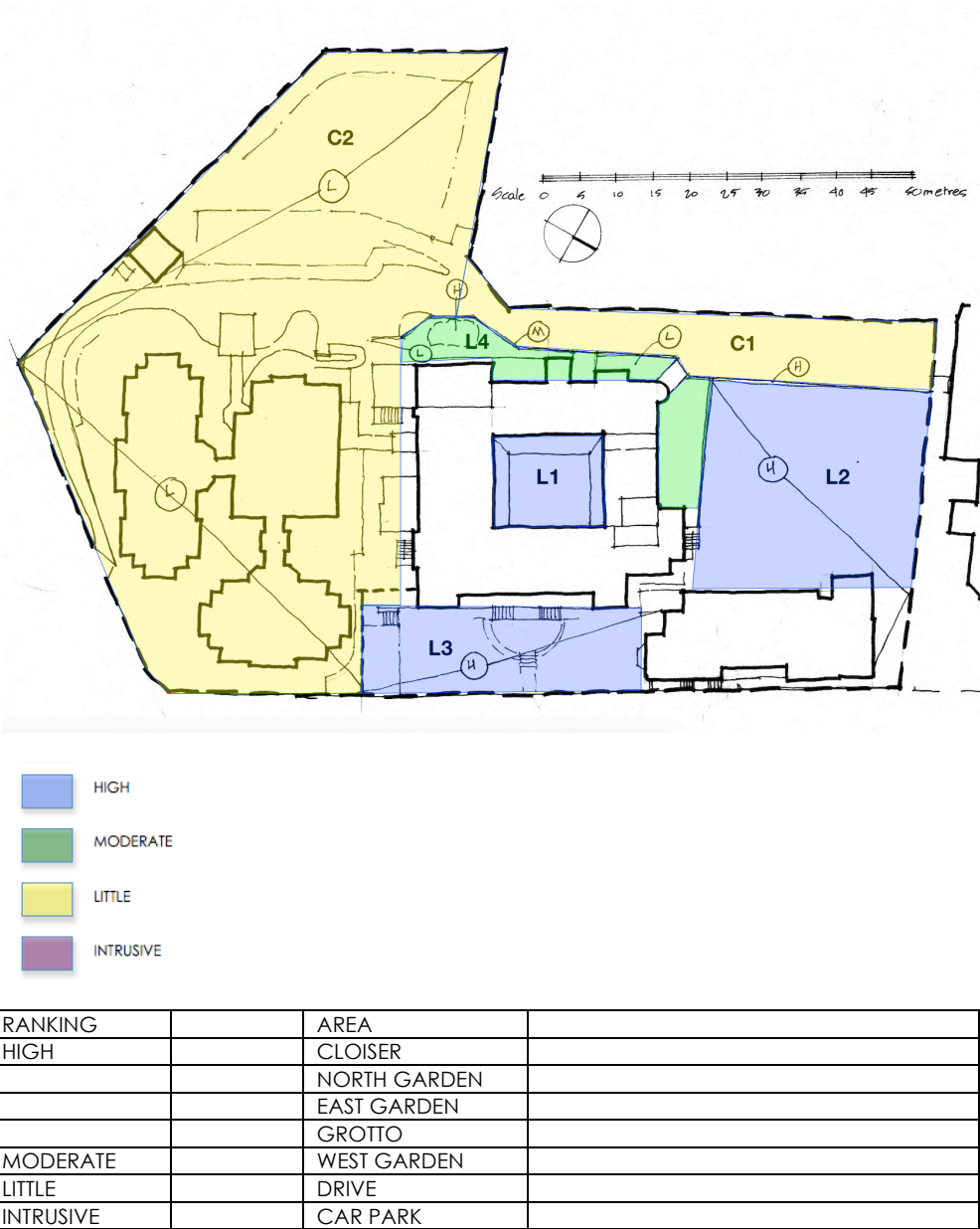


Figure 6.6.1 Gradings of Significance – External Spaces and Landscaping

The CMP contained rankings of the external spaces and landscaping in table form that are reproduced in table form in Section 9.5 below with an indication of their treatment in the proposed works. Only elements ranked moderate and above are noted.

## 6.0 HERITAGE LISTINGS AND 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

### 6.1 LOCAL AUTHORITY

The local authority for the area is Inner West Council<sup>2</sup>. The property is listed as a heritage item in Schedule 5 Part 1 of the *Marrickville Local Environment Plan 2011* (as amended) (LEP) as part of the former Lewisham Hospital.

ITEM	ADDRESS		RANKING
I63	1 Thomas Street and 2B and 2C West Street	Former Lewisham Hospital and grounds including convent	Local

The property is not within a conservation area but is in the vicinity of several heritage items:

ITEM	ADDRESS		RANKING
I64	3 Thomas Street	St. Thomas's Catholic Church, School and Presbytery, including interiors	Local
I65	Thomas Street	St. Thomas's Catholic School	Local
I225	2 Station Street	Petersham Park including park and stone boundary walls, pergolas and memorial gates	Local
I230	West Street	Petersham Girls' High School (former) including interiors	Local
I324	17 Railway Terrace	Two storey Federation Queen Anne style residence	Local

The property is also in the vicinity of two conservation area identified in Schedule 5 Part 2 of the LEP:

ITEM	ADDRESS		RANKING
C3		Petersham North Heritage Conservation Area	Local
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 in the vicinity of a heritage conservation area would apply to the development at the site.

<sup>2</sup> Marrickville Council has recently been amalgamated and till new controls are gazette the Marrickville Planning controls apply

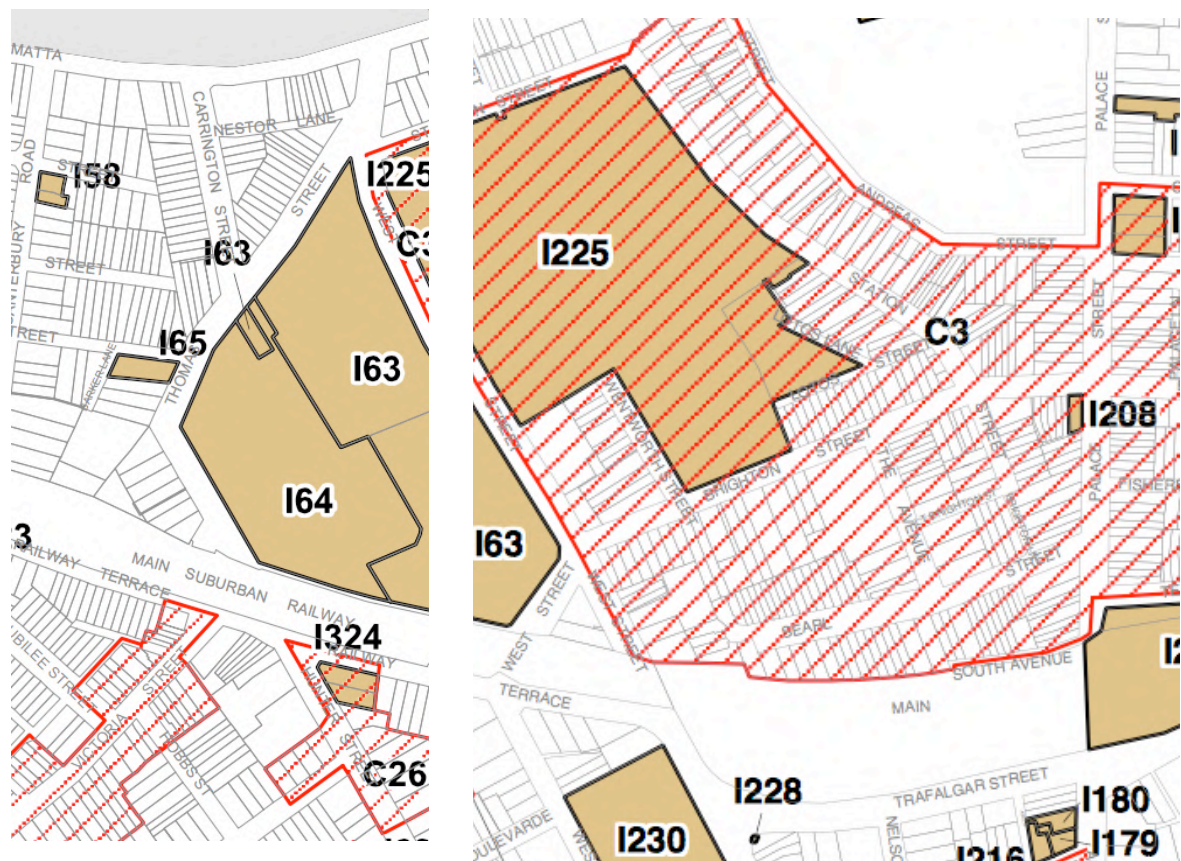


Figure 7.1 Marrickville Local Environment Plan 2011 Heritage Maps HER\_001 and HER\_003

Heritage items are coloured brown

Source: Inner West Council

#### 6.1.1 Other Planning Controls

Development at the site will be the subject of the other relevant planning controls adopted by the Inner West Council.

#### 6.2 OTHER STATUTORY CONTROLS

Development at the site may be the subject of other statutory control such as the Building Code of Australia (BCA), the Disability Discrimination Act and State and Federal controls relating to the operation and design of aged care facilities. These can have an impact on works to heritage buildings where the requirements for fire rating and disabled access can lead to changes and impact on significant fabric and spaces.

Any works related to the implementation of the relevant controls should be carried out in accordance with the conservation guidelines below.

## 7.0 PROPOSED DEVELOPMENT

### 7.1 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 users.

The aged care site will, be comprehensively developed and the overall development has been assessed in the heritage impact statement for the site.

The former Novitiate and the Ann Walsh building (the two major heritage components on the site will be retained) and converted to aged care use.

The East and North gardens will be retained with some change to allow for access pathways and the like. The West garden will be largely removed and the grotto is to be relocated to the East garden.

The following assessment relates only to the works to the Novitiate and its associated gardens and the works to the Ann Walsh Building are the subject of a separate HIS.

## 7.2 FORMER NOVITIATE

The 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 are extensive and the extent of the works is shown on plans below with proposed works noted in the following tables with an assessment of the impact of the works against each element.

Not all works are described in detail and the focus is on the impact of the major changes to the building and the extent to which the works are mitigated by the retention of significant spaces and fabric.

The assessment is divided into the following:

- Demolitions
- Alterations
- Additions

## 8.0 IMPACT OF THE PROPOSED WORKS

### 8.1 PREAMBLE

The former Novitiate is a place of considerable significance that relates very strongly to its construction by and for the Little Company of Mary for the training of its young novices who served in the adjoining hospital.

The building was of a bespoke design though it incorporated elements seen in other convents such as the eastern colonnade and verandah and the central cloister. The Novitiate was a large building to accommodate the high number of sisters though entrants to the Order gradually declined till the Novitiate closed in 1987.

The building contained common teaching and worship areas (including the Chapel) and that are the most decorated areas of the building though generally the interiors are not highly decorated and the joinery and plasterwork is not of the highest order. The layout is as could be expected in the manner of the planning seen in traditional University buildings with rooms off a single or double loaded corridor.

Much of the building was given over to bedrooms in a repetitive, cellular plan of small bedrooms that reflected the ethos of the Order. This inevitably led to a very repetitive detail to joinery and windows that is common throughout the building.

The overall form of the building was quite accomplished in the lower scale elements to the east and north where there is a finer degree of massing in gables, rounded stairs and balconies but the higher elements to the south and west were less successful in architectural terms with the scale not responding well to the style and extensive use of brickwork and repetitive fenestration gives these sections an overbearing presence.

The Novitiate also has important, garden settings to the east and north that signal the early use of the place and the contemplative nature of the Order.

### 8.2 CURRENT AGED CARE USE

The building has been partly converted to aged care use in the upper floors with the resident rooms being largely set in the original bedrooms or linked rooms with walls removed. The cellular layout has been partly retained (apart from common areas where walls have been removed) but the amenity of the rooms is poor by contemporary standards as they are small and do not have ensuites or sitting areas and no external private open space. The current layout makes for poor observation and servicing by staff and the aged care area has a strong institutional feel that is out of kilter with current trends and best practice.

Even the low-key conversion of the upper floors has led to changes with original bathrooms upgraded and doors largely replaced to meet access requirements. The current proposals are looking to a more comprehensive development that will allow for aged care facilities to a contemporary standard and that meet the high level of statutory controls now applying.

### 8.3 DESIGN APPROACH AND CULTURAL SIGNIFICANCE

The focus of the design is to respond to the cultural significance of the place by:

- Retaining significant spaces and detail
- Limiting change to significant spaces
- Retaining a sample of the more significant detail
- Retaining the overall form of the building
- Limiting the extent of change to the more significant facades
- Removing intrusive additions
- Limiting the extent of additions
- Providing for sympathetic alteration and additions to provide for contemporary elements (external open space)
- Retaining the garden setting to the building

### 8.4 USE

The site has been used for buildings linked to the provision of health care since the establishment of the first hospital (on the associated site to the west) 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.

We consider that the ongoing use of the site for aged care and seniors living and the adaptive reuse of the former Novitiate are complementary to its original and current use particularly as it will retain this important heritage component on the site, revitalise the disused areas of the building and maintain the important connection to the Catholic Church.



## 8.5.1.1 Demolitions

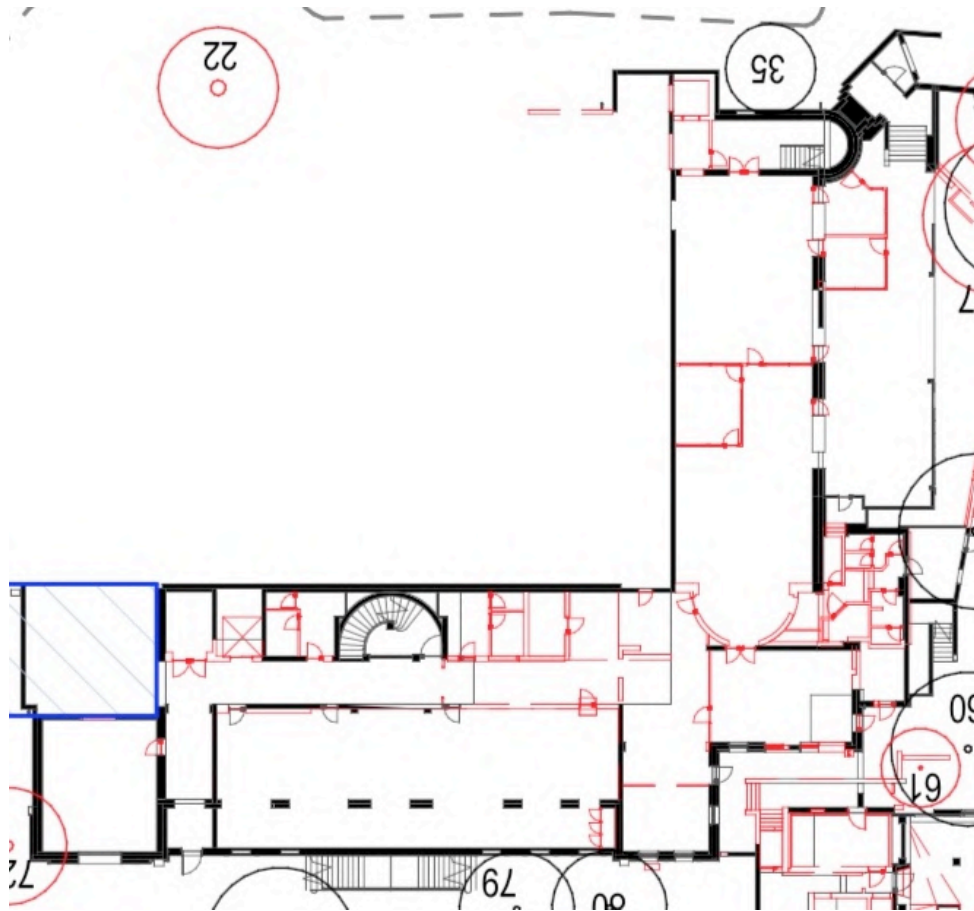


Figure 8.5.2 Lower Ground Floor Demolition Plan

AREA	ITEM	COMMENT/IMPACT
B1-B7	Removal of walls and detail to service and storage areas	These areas have no features of note
B8	Part removal of hall wall	This area has no features of note
B9	Removal of hall and interior walls	The internal office wall are modern and the layout is of little significance
		Existing doors will be salvaged for reuse
B10	Removal of apse wall	The wall supports the apse wall above but at this level as simply structural and has no features of note
	Removal of internal walls	The walls are modern
	Removal of windows and doors to 'external' wall	The glazing is modern
B11	Demolition of walls	The walls and glazing are modern
B12	Demolition of external wall and remnant pergola piers	The wall is a later alteration and the piers are remnants of the early detail and are in poor condition
B13	Removal of internal walls	The layout is very convoluted and has no features of note
B14	Removal of store walls	The area is of limited significance

The two most significant features, the main stair and the secondary stair will be retained along with all current external windows.

## 8.5.1.2 Alterations

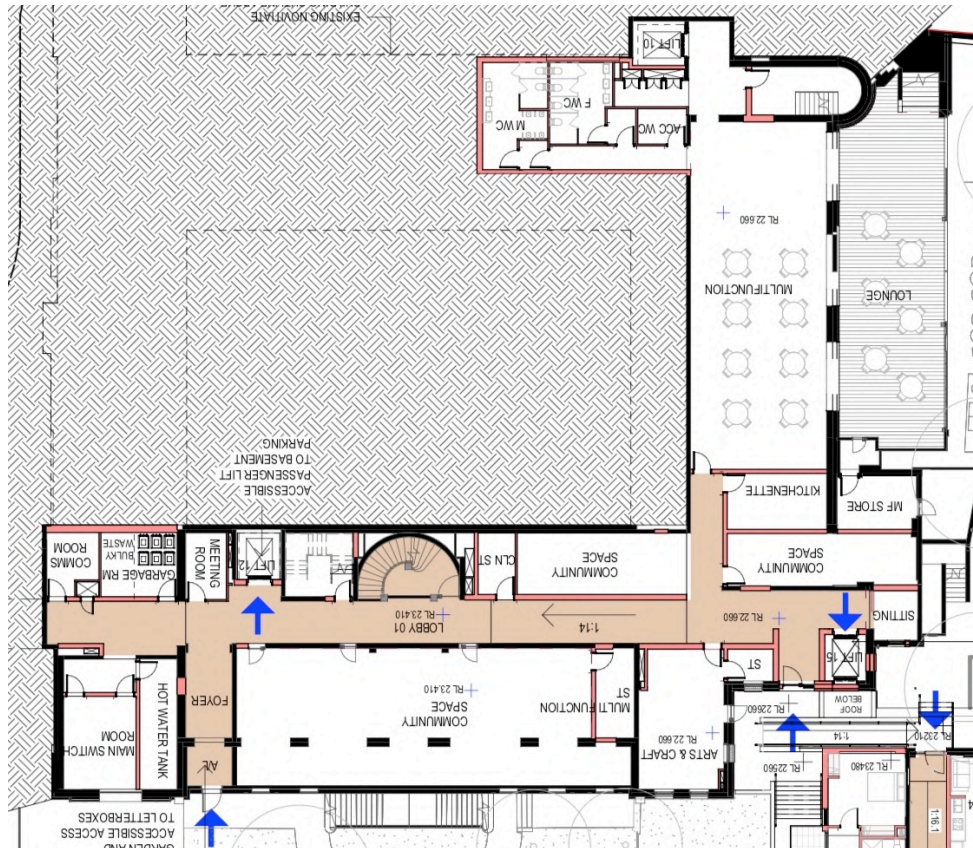


Figure 8.5.3 Lower Ground Floor as proposed

AREA	ITEM	COMMENT/IMPACT
Off B1	Excavation for storage and comms room	The area has no archaeological potential
Off B14	Excavation for lavatories	The area has no archaeological potential
B1	Reconfiguration	Minor
B3-B7	Reconfiguration	Minor
B8	Reconfiguration	Minor
B9	Reconfiguration	Minor
B10/B13	Reconfiguration	Minor
B10	Enlarged openings to external wall and new doors	The wall has previously been altered and the works will allow a good connection to the new lounge while retaining the majority of the wall
	<i>Recommendation</i>	<i>Exposed brickwork be left exposed or if covered be done in a reversible manner (e.g. linings on battens)</i>
B14	Relocation of door	Minor with no impact on stair

## 8.5.1.3 Additions

AREA	ITEM	COMMENT/IMPACT
B11	New lounge	The lounge will replace the existing structure and allow access to the North Garden
		It is a single storey and will have little impact on the north elevation
	<i>Recommendation</i>	<i>Exposed brickwork be left exposed or if covered be done in a reversible manner (e.g. linings on battens)</i>

## 8.5.1.4 Treatment of Fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

- R Retain is situ  
 S Salvage for Reuse  
 D Demolish and remove

ROOM	USE	ITEM	RANKING	TREATMENT
B2C	STAIR	Terrazzo stair and balustrade	H	R
		3+2 pane DHS windows	H	R
B5	BATHROOM	Subway tiling	M	D
		Four panel door	M	S
		One panel stall doors	M	D
B9	OFFICES	Polished timber floors	M	R
		Four panel external door	M	R
		Four panel internal doors	M	S
B10	OFFICES	Polished timber floors	M	R
		Face brick walls		
B12	COURTYARD	Face brick wall	H	R
B14	STAIR	Terrazzo floor	M	R
		Terrazzo tread and metal balustrade	M	R

### 8.5.2 Ground Floor

The ground floor contained the principal rooms to the Novitiate including the Chapel and the main entrance hall from the east garden. Only sections have particularly decorated finishes and the detail to joinery is largely as other sections of the building. The common treatment of skirtings is a polished pencil round detail with a quad moulding at the floor. The door details are largely common throughout with four panel, internal doors with flush panels to the external doors all with inset, quad architraves. Many doors retain their original hardware. Windows are to a common pattern of horizontally proportioned, double hung, timber sashes (painted and polished) with hoppers to the services area and steel windows to the Chapel and stair.

There are no high quality plaster details to the ceilings that are largely in fibrous plaster with very discrete cornices to some rooms.

The proposed works are extensive and the aim in conservation terms is to retain the most significant spaces (e.g. the Chapel) and their extant details while retaining representative examples of significant detail elsewhere. The greatest change is in the east south and west wings where there are contemporary interventions to the facades.



Figure 8.5.4 Gradings of Significance- Novitiate Internal Spaces - Ground Floor

## 8.5.2.1 Demolitions

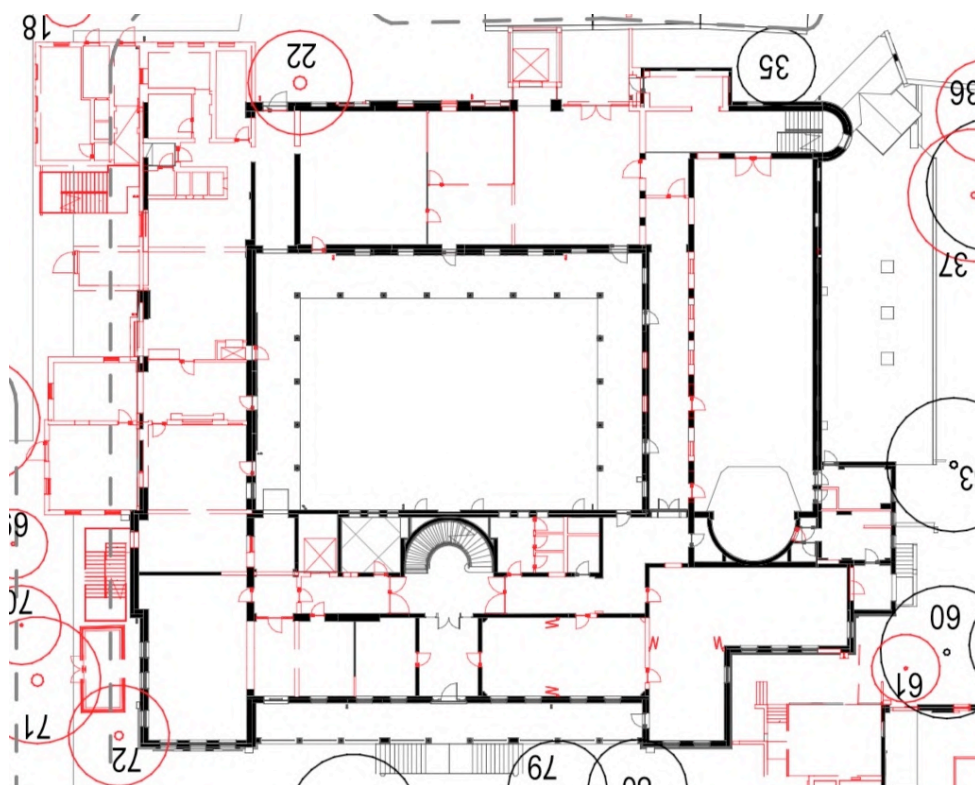


Figure 8.5.5 Ground Floor Demolition Plan

AREA	ITEM	COMMENT/IMPACT
G1	Demolition of internal walls	The works will an adaptive reuse
	<i>Recommendation</i>	<i>The arched opening be retained</i>
G2	Demolition of internal walls	The works will an adaptive reuse
		<i>The arched openings be retained</i>
G3	Removal of fire doors	The doors are modern and the change will remove an intrusive element
G6/G7	Demolition of service rooms	The works will allow for a new, complying fire stair allowing the removal of the hall fire doors
G12	Hall walls to be retained	Positive. The will be relocated to the west inside of existing structure
G13	Walls and windows of the chapel retained	Positive. Original fabric will be retained
	<i>Internal chapel windows fire rated</i>	<i>The windows and doors to the chapel are significant components in a space that is largely intact</i>
		<i>If fire protection is required consideration could be given to new linings over the hall walls rather than replacement or a fire engineered solution be developed (see below)</i>
G14	Demolition of internal walls	Minor
G16-G19	Demolition of internal walls	The area has been previously altered and the original configuration and use is no longer readable
G16	Demolition of the external lift	Positive. The works will remove an intrusive element
G22	Retention of hall walls and opening to west	Positive. Original fabric and layout will be retained

AREA	ITEM	COMMENT/IMPACT
G23-G25A	Removal of internal walls	The service areas are redundant and do not lend themselves to any adaptive reuse
G25	Demolition including external stair	The service wings are of low quality and have been altered
		The external stair is intrusive
G27-G28A	Demolition of internal walls and folding doors	These areas are of low quality and the change will allow for adaptive reuse
G28B-G30	Demolition including external stair	Positive. The service wings are of low quality and have been altered
		The external stair is intrusive

### 8.5.2.2 Alterations

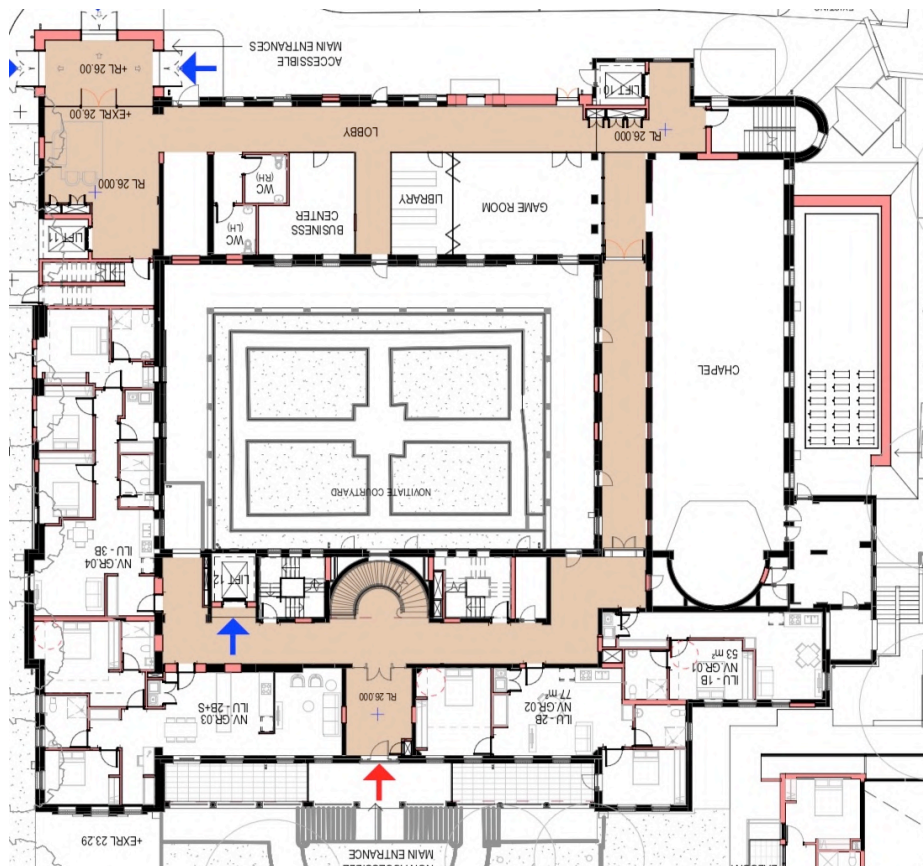


Figure 8.5.6 Ground Floor as Proposed

AREA	ITEM	COMMENT/IMPACT
G1/G29	Conversion to a unit	The change will have no impact on the primary elevations and will allow retention of the main entry hall
	Recommendations	The brick arches to the hall be retained
		The brick arch to the archive room be infilled in a manner that retains the arch
G03C	Relocation of the new fire stair with no alteration to the hall	Positive A complying fire stair is required in this location but will be set inside of the existing walls and the hall walls to the east retained
G4	New lift	Neutral

AREA	ITEM	COMMENT/IMPACT
G5	New stair	Neutral. The change will retain the general layout in this location
G8/9	Conversion to unit	The change will have no impact on the primary elevations and will allow retention of the main entry hall
G10	Infill of the side doors	The wall requires fire separation to the entry hall
		The timber panelling to the hall and the glazed door sets will be retained
	<i>Recommendation</i>	<i>The doors be locked in place and boarded over internally</i>
G11/G12		The change will have no impact on the primary elevations and will allow retention of the main entry hall
	<i>Recommendation</i>	<i>See note re fire stair to G03C that would involve reconfiguration of the unit</i>
G13A	Retention of doors and windows to Chapel	Positive. Original fabric will be retained (for fire rating see below)
G14/G15	Infill of the door to the Chapel	The stair require fire isolation and the current door are later replacement
		The works will require a new door of the hall and will require some change to the timber dado panelling to the chapel
	<i>Recommendation</i>	<i>The infill repeat the pattern of the timber panelling using salvaged timber where possible</i>
G14	New wall and door to the fire stair	Minor The stair require fire separation
G14B	New lift	The lift is sensibly located in the redundant service area
G16	Infill of the entry glazing	The glazing is modern
	<i>Recommendation</i>	<i>The works be done in manner that reinstates the early detail using brickwork and windows salvaged from elsewhere</i>
G16-G18	Reconfiguration to form a hall, common rooms and services	Neutral. The area has previously been reconfigures
	<i>Recommendation</i>	<i>Consideration be given to retention of the timber downstand beams</i>
G18	New external doors	Minor
	<i>Recommendation</i>	<i>The doors be detailed to match other doors to the cloister</i>
G22	Retention of hall walls and opening to west	Positive. Original fabric and layout will be retained
G23-G25A	Reconfiguration for lift and common area	See demolitions above
G27-G29	Reconfiguration for units	The change will have some impact on the secondary elevation (see below) but avoids changes to the cloister
	Infill of openings from the demolition of the external service areas	The works will be done in a manner to match the existing detail
	<i>Recommendation</i>	<i>Infill be done using bricks salvaged from demolitions</i>

### 8.5.2.3 Additions

Only one addition is proposed

AREA	ITEM	COMMENT/IMPACT
G15	New service terrace to the basement lounge	The works will allow the discrete placement of ac units and will not impact on the windows to the Chapel

## 8.5.2.4 Treatment of Fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

- R Retain in situ  
S Salvage for Reuse  
D Demolish and remove

ROOM	USE	ITEM	RANKING	TREATMENT
G2	HALL	Face brick walls and arches	M	S
		Four panel external door	M	R
		Breezeblock vents	M	R
G3	HALL	Parquet floor	H	R
		Reeded cornice to ceiling	M	R
		Four panel doors		S
G3B	STAIR	Terrazzo stair and metal balustrade	VH	R
		3+3 pane DHS windows	H	R
G3D	HALL	Parquet floor	H	R
		Double cornice to ceiling	M	R
		Four panel doors	M	S
		1+ 4 pane part glazed French doors and sidelights and arched toplight	H	R
G8	OFFICE	NI but likely to be as G11		R
G9	OFFICE	NI but likely to be as G11		R
G10	ENTRY HALL	Parquet floor	H	R
		Polished timber panelling to walls	H	R
		Double cornice to ceiling	H	R
		Four panel doors	M	R
		Eight panel, polished timber door and sidelights with arched toplight	VH	R
		Part glazed painted timber door and sidelights	H	R
		Plaque	H	R
G11	OFFICE	Parquet floor	H	R
		Corner panelling (purpose not known)	M	R (TBC)
		Moulded timber cornice	M	R (TBC)
		Polished 6 panel folding doors	M	S
		Four panel doors	M	S
G12	OFFICE	Parquet floor	H	R
		Polished 6 panel folding doors	M	S
		Four panel doors	M	S
G13	HALL	Parquet floor	H	R
		Double cornice	M	R (TBC)
		Four panel doors	M	S
G14	STAIR HALL	Terrazzo stair and metal handrail	H	R
		Steel framed hoppers	H	R
G14A	WASHROOM	Terrazzo floor	M	R

The treatment of fabric is shown on Drawing SK-311.

### 8.5.2.5 Fire Rating to Chapel Windows

The Chapel windows that face on to the side hall will require to be fire rated from one side but the drawings did not reflect the potential detail that would allow the windows to be retained. The fire rating will occur to the Hall side to allow the windows to be visible in the Chapel.

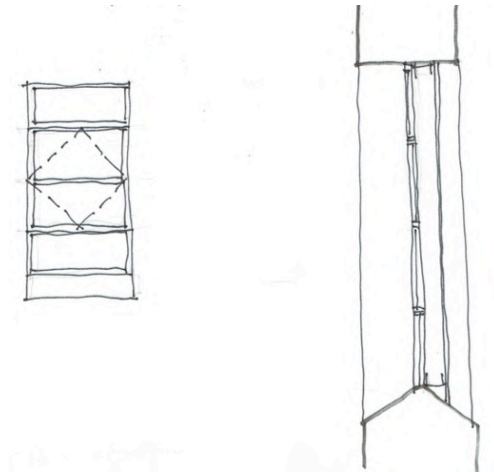


Figure 8.5.7 Elevation and section to the Chapel windows

### 8.5.2.6 Verandah Divisions

The eastern verandahs to the Novitiate are largely intact except for the first floor infill windows and the areas were noted as being of Very High significance in the Novitiate CMP. The proposals include the subdivision of the verandahs with screens to provide separated areas for the use of residents in the units.

The detail of the screens was not shown at the DA stage but the proposal now is as follows:

Ground Floor Provision of a low height 'screen' to match the balustrade to the front set behind the larger pier to each side of the entry doors.



Figure 8.5.8 Ground floor verandah division

Source: Jackson Teece

## 8.5.2.7 Treatment of Fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

- R Retain in situ  
S Salvage for Reuse  
D Demolish and remove

ROOM	USE	ITEM	RANKING	TREATMENT
G2	HALL	Face brick walls and arches	M	S
		Four panel external door	M	R
		Breezeblock vents	M	R
G3	HALL	Parquet floor	H	R
		Reeded cornice to ceiling	M	R
		Four panel doors		S
G3B	STAIR	Terrazzo stair and metal balustrade	VH	R
		3+3 pane DHS windows	H	R
G3D	HALL	Parquet floor	H	R
		Double cornice to ceiling	M	R
		Four panel doors	M	S
		1+ 4 pane part glazed French doors and sidelights and arched toplight	H	R
G8	OFFICE	NI but likely to be as G11		R
G9	OFFICE	NI but likely to be as G11		R
G10	ENTRY HALL	Parquet floor	H	R
		Polished timber panelling to walls	H	R
		Double cornice to ceiling	H	R
		Four panel doors	M	R
		Eight panel, polished timber door and sidelights with arched toplight	VH	R
		Part glazed painted timber door and sidelights	H	R
		Plaque	H	R
G11	OFFICE	Parquet floor	H	R
		Corner panelling (purpose not known)	M	R (TBC)
		Moulded timber cornice	M	R (TBC)
		Polished 6 panel folding doors	M	S
		Four panel doors	M	S
G12	OFFICE	Parquet floor	H	R
		Polished 6 panel folding doors	M	S
		Four panel doors	M	S
G13	HALL	Parquet floor	H	R
		Double cornice	M	R (TBC)
		Four panel doors	M	S
G14	STAIR HALL	Terrazzo stair and metal handrail	H	R
		Steel framed hoppers	H	R
G14A	WASHROOM	Terrazzo floor	M	R

The treatment of Fabric is shown on Drawing SK-311.

### 8.5.3 Level 1

The first floor contained some principal rooms to the Novitiate including the Chapel but the majority of the floor was given over to the cellular rooms for the novices. Only sections have particularly decorated finishes and the detail to joinery is largely as other sections of the building. Where doors are fitted into single skin brick walls then the architraves are pencil round on low skirting blocks. Many original doors have been replaced with flush timber doors in the original frames with the hardware re-fixed.

There are no high quality plaster details to the ceilings that are largely in fibrous plaster with very discrete cornices to some rooms. There is a vaulted ceiling to the hall to the south of the Chapel.

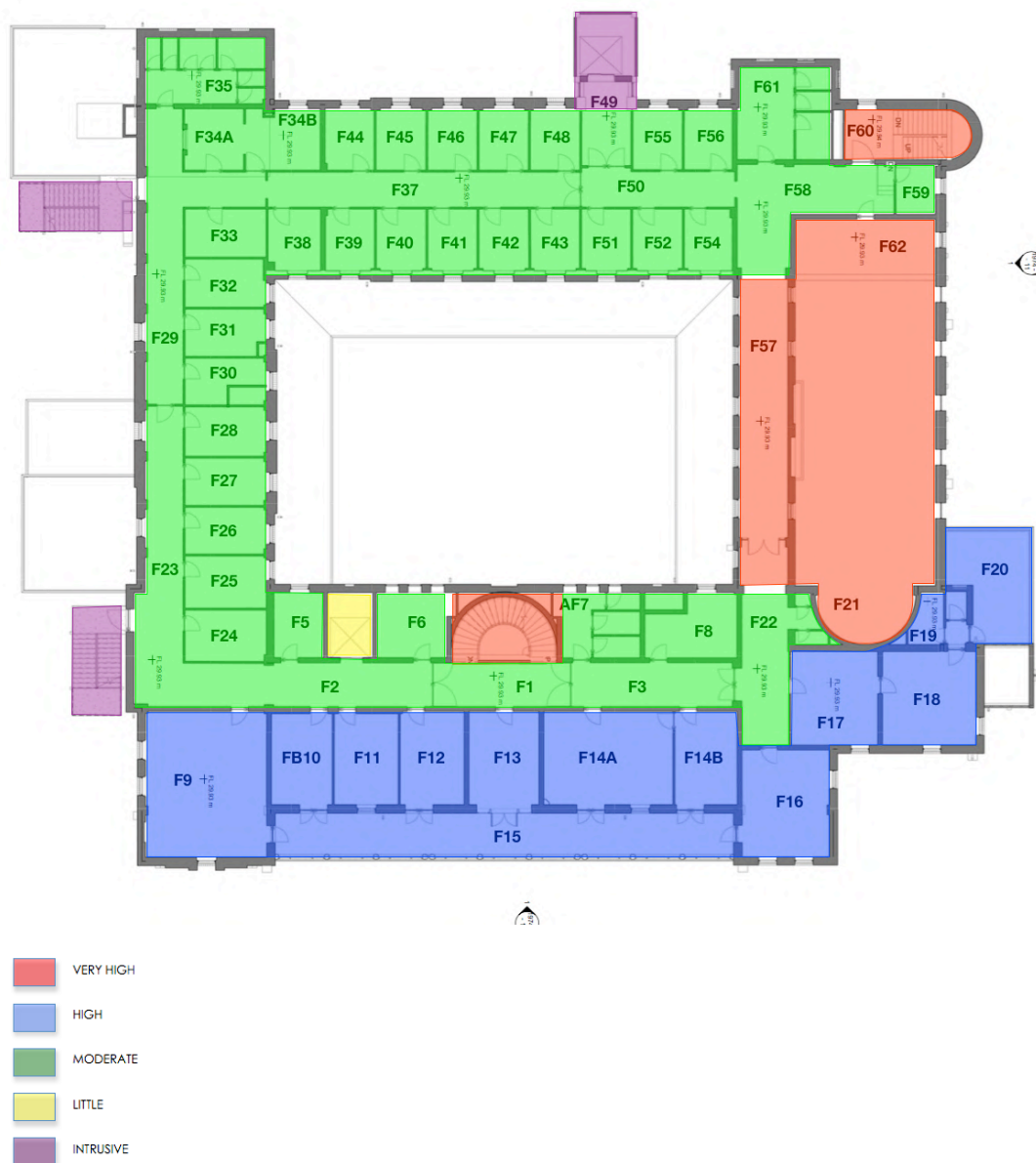


Figure 8.5.9 Gradings of Significance- Novitiate Internal Spaces - Level 1

### 8.5.3.1 Demolitions

The proposed internal demolitions will remove the largely cellular layout of the building albeit this will be replaced with a cellular plan to a different layout. There are some changes to the external walls to form new openings for balconies and the like and these are assessed below. The assessment below concentrates on the retained elements rather than the internal changes or changes that will have some impact on significant spaces and fabric.

As discussed above the cellular arrangement of the convent does not lend itself to adaptive reuse for contemporary aged care due to the smallness of rooms and the focus of the works is on the retention of elements of high and very high significance that demonstrate the major features of the place while retaining samples of original detail (joinery and the like).

The focus is also on retaining the external form of the building and limiting changes to the external facades and concentrating these in areas of lesser significance. Intrusive external elements will be removed.

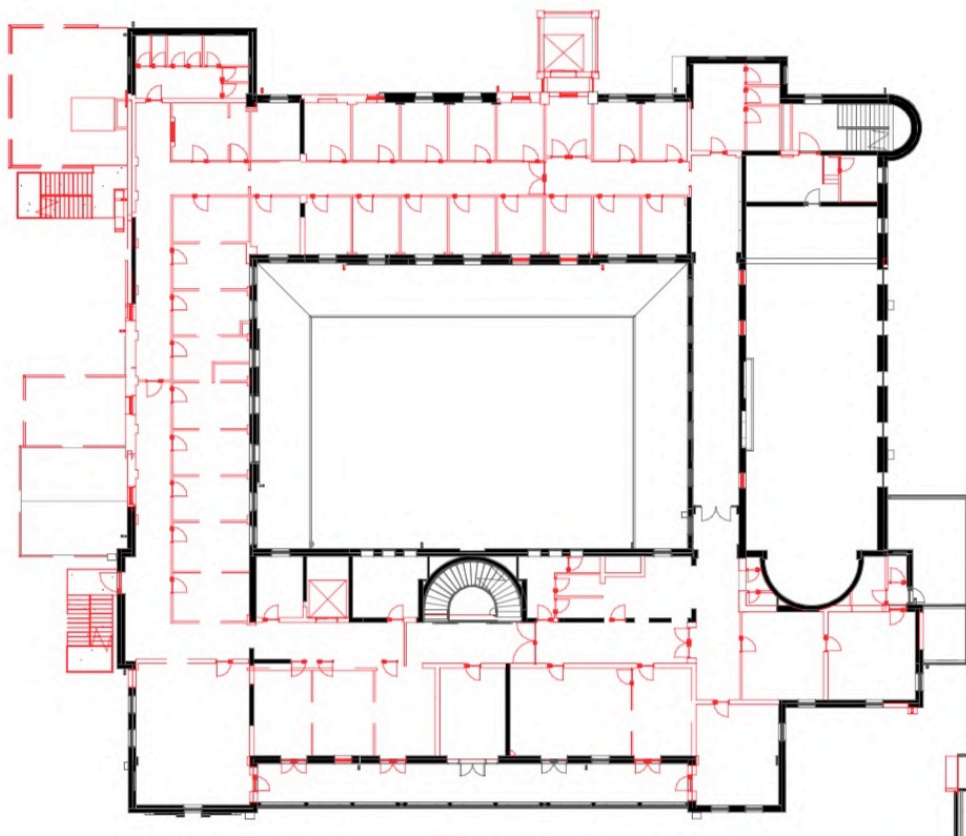


Figure 8.5.10 Level 1 Demolition Plan

AREA	ITEM	COMMENT/IMPACT
F1	Removal of fire doors	Positive
	Removal of screening to the stair	Positive. The works will allow the stair to be open to the main hall
	Demolition of the east wall to the hall	The wall will be relocated to suit the new layouts but the space has no features of note
F15	Removal of the verandah infill	Strong positive
F23	New openings to external wall	The works will allow for external areas to the units and are a measured change of a secondary elevation
F27/F28	New openings to external wall	The works will allow for external areas to the units and are a measured change (see below)
F39/F40	New openings to external wall	The works will allow for external areas to the units and are a measured change (see below)
F43/F51	New openings to external wall	The works will allow for external areas to the units and are a measured change (see below)
F44/F45	New openings to external wall	The works will allow for external areas to the units and are a measured change of a secondary elevation
F48/F49	New openings to external wall	The works will allow for external areas to the units and are a measured change of a secondary elevation and the external wall has previously been altered for the lift
	Removal of southern Fire Stair	Positive
	Removal of western Lift	Positive

8.5.3.2 Alterations

The floor will be reconfigured throughout.

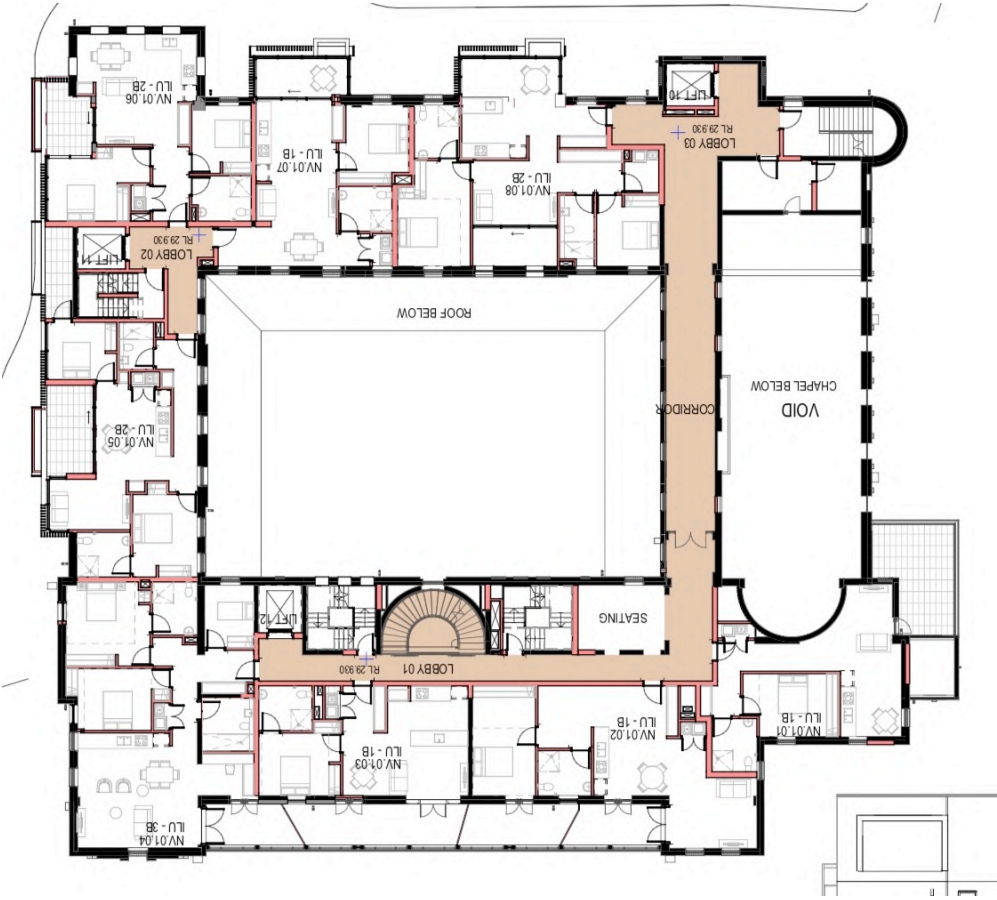


Figure 8.5.11 Level 1 as Proposed

The following elements will be retained:

AREA	ITEM	RANKING
F1	Main Stair	Very High
F21	Chapel and apse	Very High
F57	Chapel hall and vaulted ceiling	Very High
F60	Stair	Very High
F62	Chapel Balcony	Very High
F15	Front verandah	High
F20	North balcony	High

There internal changes do not generate extensive changes to the external facades and, where these occur they have been well considered and balanced against the retention of a the external brickwork and the current, regular pattern of fenestration.

The external changes repeat at various levels and the changes to the outer facades, the changes to the cloister elevations and elsewhere are discussed below.

AREA	ITEM	COMMENT/IMPACT
F7/F8	Relocation of the new fire stair	Positive. The hall arrangement can be retained
	Verandah	
F9/F18	Replacement of the single door with French doors	The verandah has a pattern of French doors and the new door will be to match
F10	Conversion of French doors to a window	The window will be to match the common pattern
	Recommendation	The infill be carried out to signal the former detail
F12	Infill of the French doors	The doors clash with the internal wall lines
	Recommendation	The infill be carried out to signal the former detail
F14B	Infill of the French doors	The reasoning for the work is unclear
	Recommendation	The change be reconsidered

All other details to the verandah will be retained including the central door and sidelights.

	Chapel Hall	
F57	Retention of the windows to the Chapel	Positive
	Recommendation	The infill retain the windows or overboard them to the hall side only with the infill inset to signal the window location
F60	Reconfiguration of the landing	The works are required to provide fire separation and will not impact on the stair detail
	Cloister openings	
F27/F28	New openings to external wall	See below
F43/F51	New openings to external wall	See below
	Outer Facades	
F39/F40	New openings to external wall	See below
F44/F45	New openings to external wall	See below
F48/F49	New openings to external wall	See below

#### 8.5.3.3 Cloister Openings

The current window pattern to the cloisters will be largely retained. Positive.

#### 8.5.3.4 Outer Facades

The proposal is similar to the cloister detail though the balconies will project from the wall lines and be continuous up the facades introducing a contemporary element to the south and west facades.

The new elements are not large and are alterations to the secondary facades that will retain large areas of the existing brickwork and the pattern of smaller windows elsewhere.

### 8.5.3.5 Verandah Divisions

The works include the removal of the glazing to the first floor that is a very strong positive in heritage terms (See also section 8.5.2.6 above).

First floor Provision of 1800mm high height screens that will be timber boarded. The screens are set at an angle to allow the connection from the verandah piers and the walls and their location is determined by the unit divisions beyond.

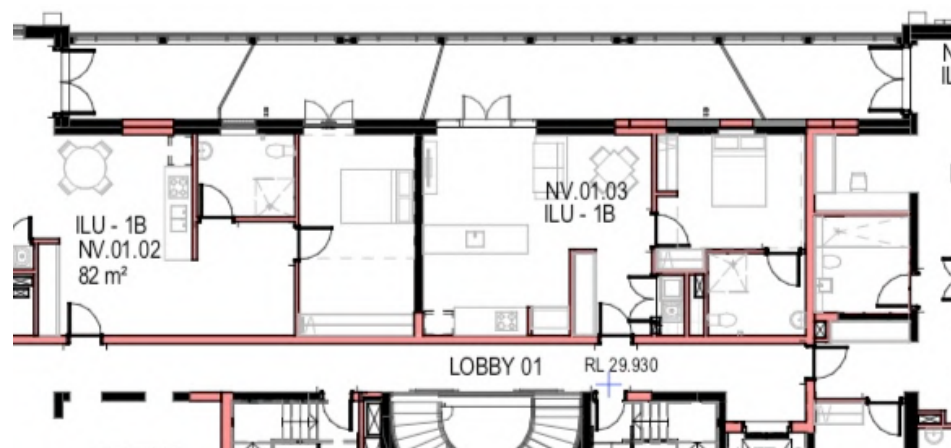


Figure 8.5.12 First floor verandah division

Source: Jackson Teece

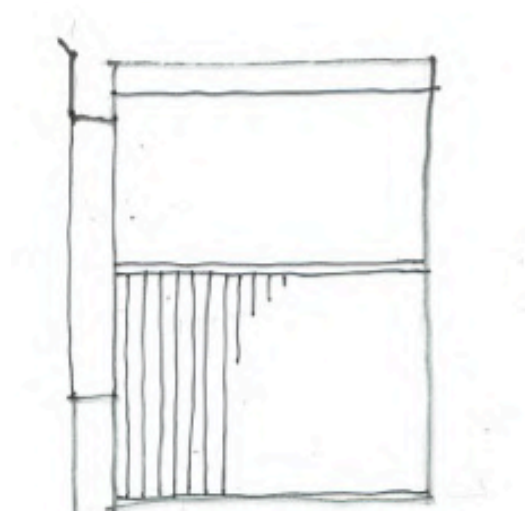
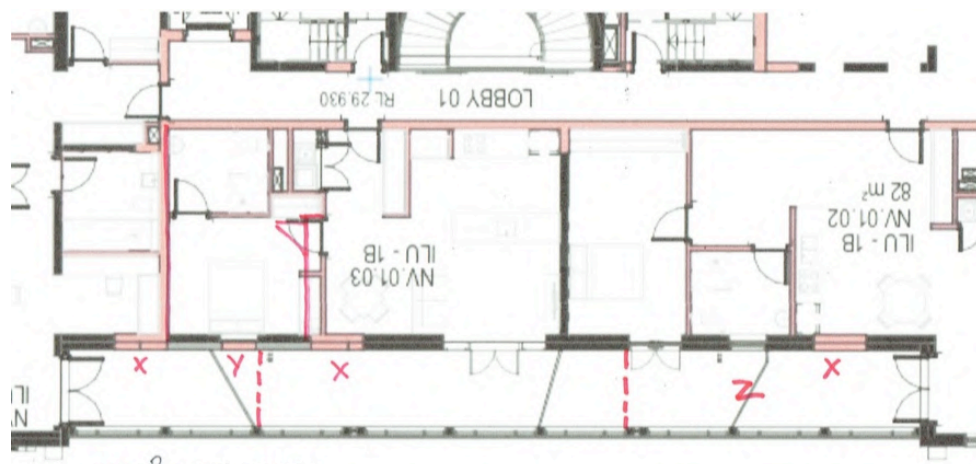


Figure 8.5.13 First floor verandah screen detail

The screens will not be highly visible and the treatment is very modest. While it 'privatises' the spaces these were never open to the public and the works will allow an appreciation of the original form and detail. Only two screens are required and these can be located behind the piers as per the drawing below.



X	RETAIN DOORS
Y	RETAIN WINDOW
---	REPOSITION SCREEN
Z	DELETE SCREEN (NOT REQUIRED AS SAME UNIT)

Figure 8.5.14 Suggested plan to the first floor verandah

#### 8.5.3.6 Additions

There are no additions to at this level apart from the balcony elements and the overall form and detail of the building will be retained.

## 8.5.3.7 Treatment of Fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

- R Retain in situ  
S Salvage for Reuse  
D Demolish and remove

ROOM	USE	ITEM	RANKING	TREATMENT
F1	STAIR/LANDING	Polished timber floor	M	R
		Fibrous plaster ceiling and reeded cornice	M	R
		6 pane timber DHS windows		R
		Polished terrazzo stair and metal balustrade	VH	R
F2	HALL	Polished timber floor	M	R
		Fibrous plaster ceiling and reeded cornice	M	R
F3	HALL	Polished timber floor	M	R
		Fibrous plaster ceiling and reeded cornice	M	R (TBC)
		Polished timber, four panel French doors	M	S
F10	BEDROOM	1+4 pane, part glazed French doors	H	R
F12	BEDROOM	1+1 pane, part glazed French doors (altered)	H	R
F13	BEDROOM	1+4 pane, part glazed French doors and sidelights (altered)	H	R
F14A	COMMON ROOM	1+4 pane, part glazed French doors	H	R
F14B	COMMON ROOM	1+4 pane, part glazed French doors	H	R
F15	BALCONY	Terrazzo floor	H	R
		Face brick walls	H	R
		Fibrous plaster ceiling with stained timber battens and cornices and down stand beams	H	R
		Tile creasing to piers	H	R
		Aluminium framed infill	I	TBC
F16	BEDROOM	1+4 pane, part glazed door	M	R
F17	SITTING ROOM	The rooms F17-F19 appears to have been a suite possible for the convent head		D
F20	BALCONY	Face brick walls	H	R
F24	BEDROOM	The rooms F24 to F56 are to a typical cellular layout as per the common detail		D
F30	BATHROOM	Typical detail	M	D
F35	BATHROOM	Typical detail	M	D
F57	Hall	Vaulted fibrous plaster ceiling and moulded reeded cornice	H	TBC
		Note opening to the chapel blocked		
F58	HALL	Timber steps to landing	L	R
F59	STORE	1+2+1 steel hoppers	h	S
F60	STAIR	Terrazzo stair and metal balustrade	H	R
		Steel framed hoppers	H	R
F61	BATHROOM	Typical detail		D

The treatment of Fabric is shown on Drawing SK-312.

#### 8.5.4 Level 2

The second floor has been converted to aged care largely within the original cellular room arrangement with some removal of walls to form sitting and dining rooms. There are fire doors dividing the halls and some areas have been separated with new walls and fire doors.

The timber floors have been covered and ceilings largely replaced in plasterboard. All original doors have been replaced to a wider format though the original architrave detail has been repeated. Original windows have largely been retained though some have been replaced in aluminium.

The curved stair has been enclosed at the landing and there is a third stair to the common detail to the southeast corner of the building. Bathrooms have been upgraded throughout.

The second floor has balconies to the two wings to the east and a connecting balcony at the north that has been upgraded with a new roof structure.

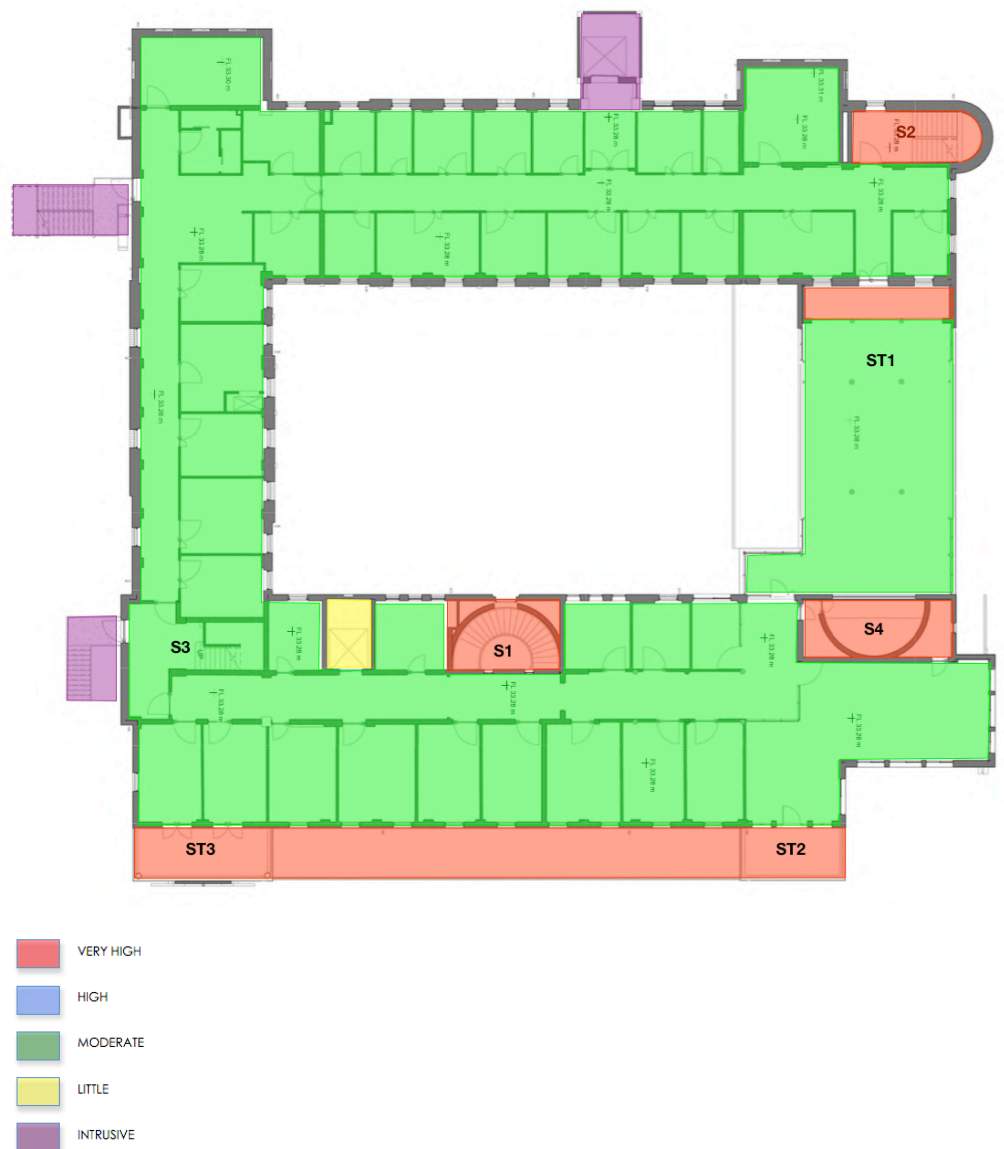


Figure 8.5.15 Gradings of Significance- Novitiate Internal Spaces - Level 2

#### 8.5.4.1 Generally

The works to the second level will have far less impact than those on the lower floors as the floor has already been converted to aged care accommodation and much of the original fabric removed. There are few elements of very high significance and these will largely be retained apart from the small verandah to the northwest opposite the chapel apse.

#### 8.5.4.2 Demolitions

The proposed internal demolitions will remove the largely cellular layout of the building albeit this will be replaced with a cellular plan to a different layout. There are some changes to the external walls to form new openings for balconies and the like and these are in the manner of Level 1 and are discussed above. The assessment below concentrates on the retained elements rather than the internal changes or changes that will have some impact on significant spaces and fabric.

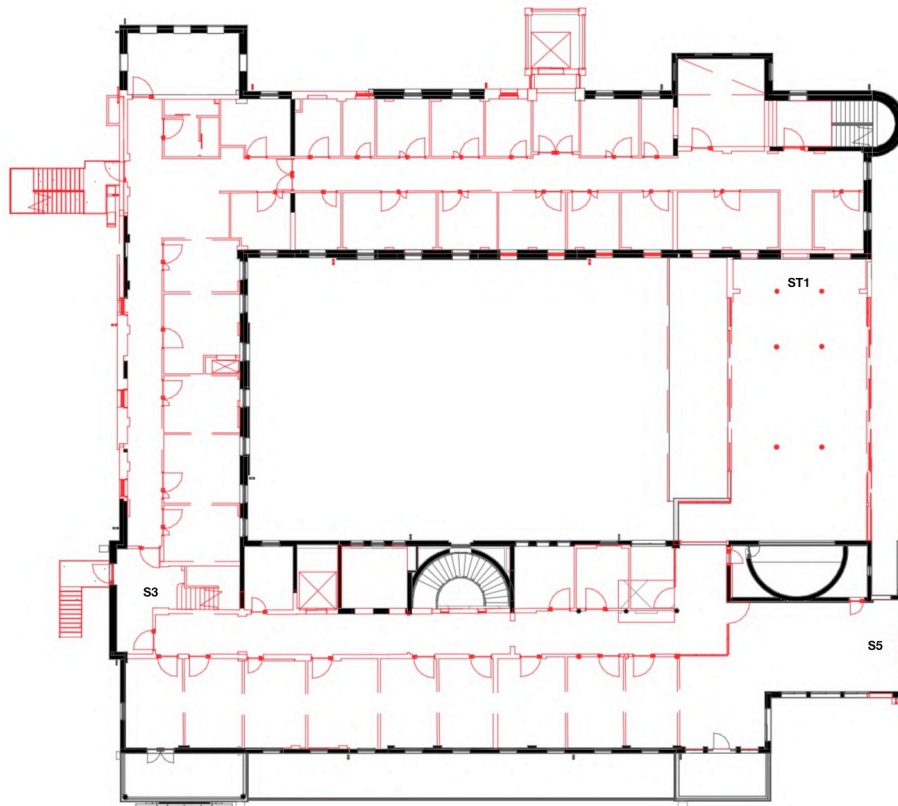


Figure 8.5.16 Level 2 Demolition Plan

AREA	ITEM	COMMENT/IMPACT
S3	Stair	The stair is original but the detail is represented in the other stairs that will be retained
ST1	Verandah structure	The terrace and columns are original but are a relatively minor feature of the north elevation
	Verandah coverings	The structure are modern
S5	Windows	The windows are a modern and they will be removed to form a balcony
	Recommendation	The balcony be reformed to its original detail (see Figure 9.5.7 below)

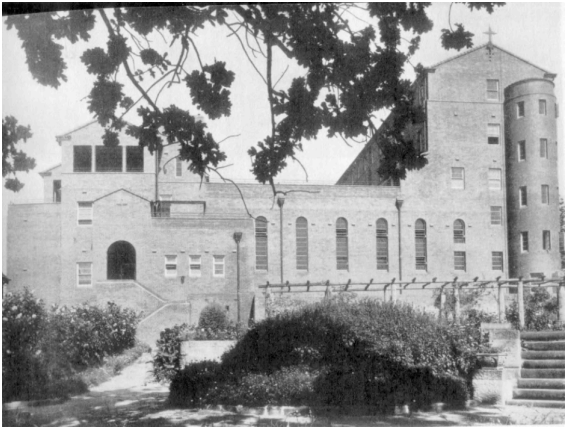


Figure 8.5.17 The north elevation and garden setting of the novitiate in 1936. Note the open balcony to the top left

Source: *Art in Australia*, May 1936

8.5.4.3 Alterations

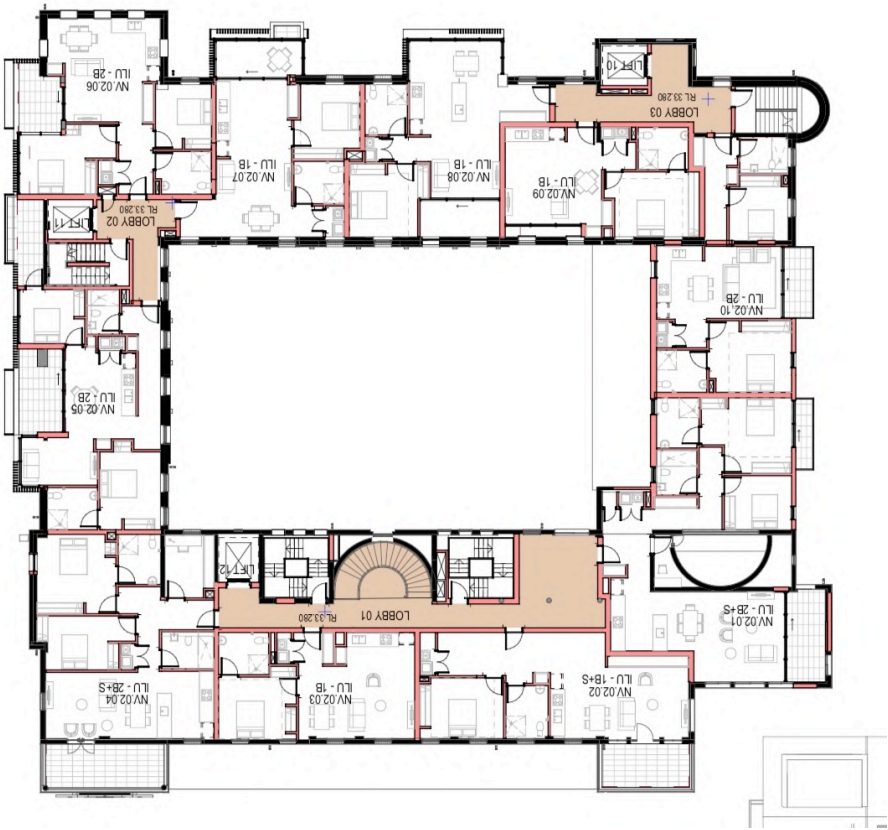


Figure 8.5.18 Level 2 Plan as Proposed

The floor will be reconfigured throughout. The following elements will be retained:

AREA	ITEM	RANKING
S1	Main Stair	Very High
S2	Stair	Very High
S4	Apse	Very High
ST2/ST3	Front balconies and roof	Very High

There internal changes do not generate extensive changes to the external facades to the external facades and where these occur they have been well considered and balanced against the retention of external brickwork and the current, regular pattern of fenestration.

The external changes repeat at various levels and the changes to the outer facades and cloister and are discussed above.

#### 8.5.4.4 Additions

There is an infill over the northern terrace (ST1) to provide a limited number of additional rooms. The addition is one level and as this section is lower will have higher flanking elements each side. The addition is in lightweight construction and is a relatively minor change to the overall composition of the elevation and the major elements here will remain. The terrace has been modernised and has later awning structures that will be removed.

The addition will abut the large window to the Chapel apse but the window can be retained, albeit covered. The works will raise the wall height to the Cloister but only be one level and the Cloister has higher wall to the other elevations.

	<i>Recommendation</i>	<i>The works include projecting balconies and these should be reconsidered as inset balconies</i>
		<i>The wall line to the north should be adjusted to provide a setback to allow the terrace balustrade to be retained and lessen the impact of the works on the lower elevation</i>
		<i>The steel window to the apse be retained</i>

#### 8.5.4.5 Treatment of Fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

- R Retain is situ  
S Salvage for Reuse  
D Demolish and remove

ROOM	USE	ITEM	RANKING	TREATMENT
S1	STAIR	Terrazzo stair and metal balustrade	M	R
		6 pane timber DHS windows	M	R
S2	STAIR	Terrazzo stair and metal balustrade	M	R
		Steel framed hoppers	M	R
S3	STAIR	Terrazzo stair and metal balustrade	M	R
S4	APSE	Steel framed window		R
ST1	TERRACE	Face brick walls	H	R
		Brick balusters and metal handrails (altered)	H	R/D
		Original loggia to west including columns	H	D
ST2	BALCONY	Face brick walls	H	R
		Brick balusters and metal handrails (altered)	H	R
ST3		Face brick walls	H	R
		Brick balusters and metal handrails (altered)	H	R

### 8.5.5 Level 3

#### 8.5.5.1 Generally

Level 3 has also been converted to aged care and the proposed works are similar to those on Level 2 but obviously reflective of the of the plan differences. The internal changes will be to the same effect but there are some external alterations that will impact on the building and these are discussed below. There are few features of note apart from the northwest stair and the roof forms to the lower floors.

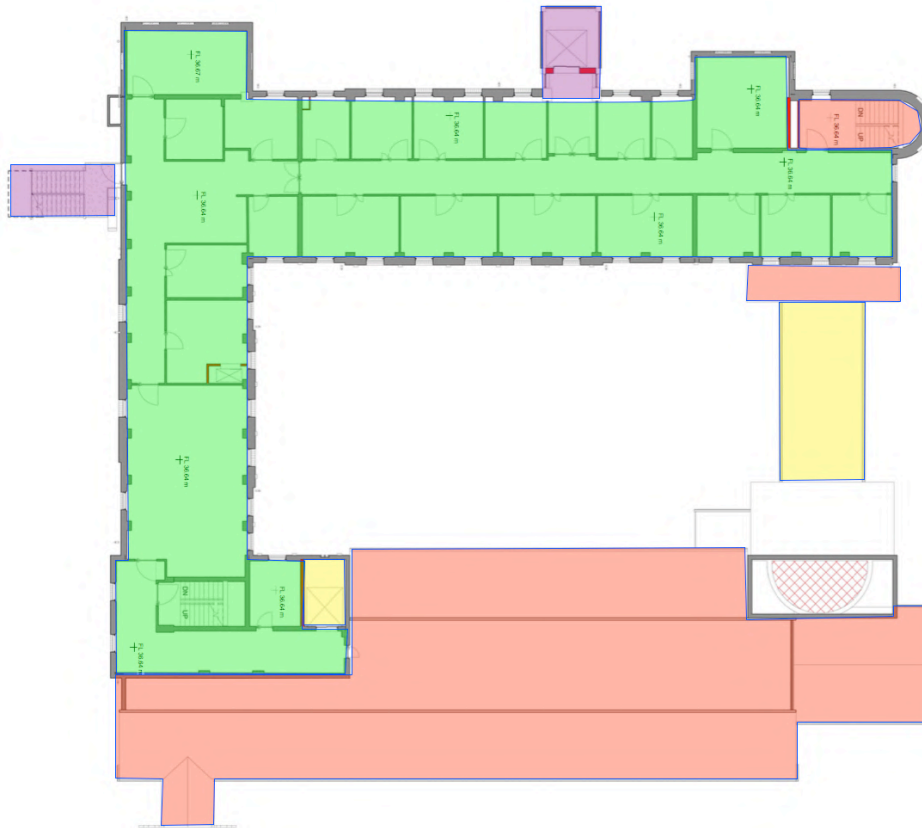


Figure 8.5.19 Gradings of Significance- Novitiate Internal Spaces - Level 3

A fabric assessment was not carried to the upper floors due to the level of change but significant elements such as the northwest stair will be retained along with representative examples of original joinery (e.g. windows).

## 8.5.5.2 Demolitions

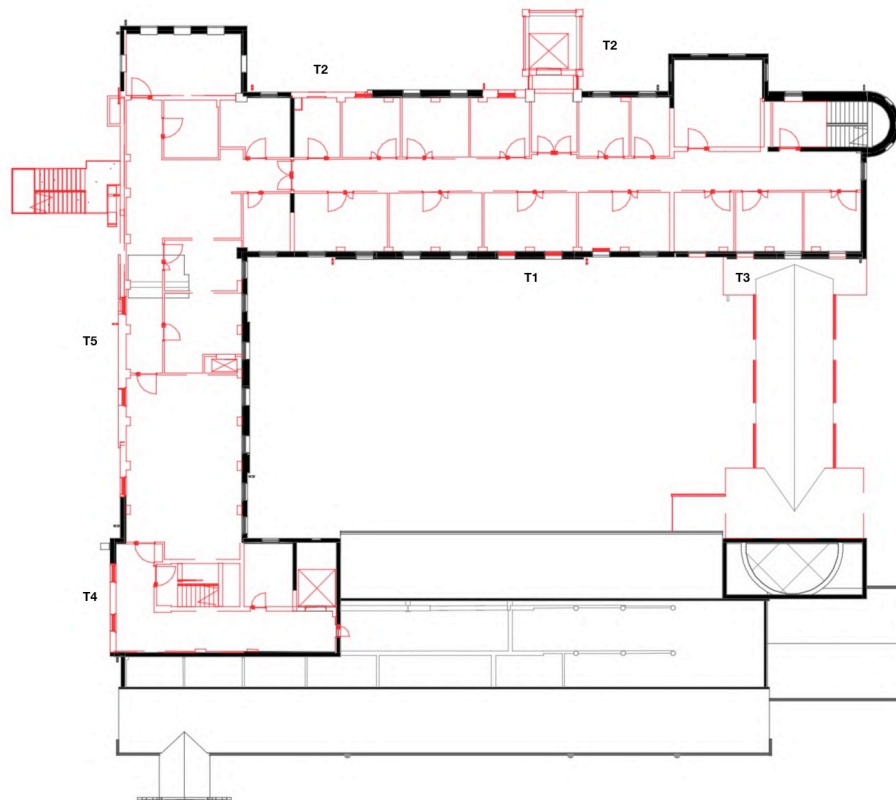


Figure 8.5.20 Level 3 Demolition Plan

The internal demolitions are similar to the lower floors but there is more extensive removal of the south wall to the building.

AREA	ITEM	COMMENT/IMPACT
T1	The new openings for balconies are to be deleted	Positive
T2	Removal of windows and wall to form balconies	This is discussed above
T3	Removal of windows and wall to form balconies	This is discussed above
	<i>Recommendation</i>	<i>The opening be reduces to allow for a nib wall to the north</i>
T4	Removal of windows and wall to form balconies	The southern wing forms part of the massing of the important front section and the changes will overly impact on this
	<i>Recommendation</i>	<i>Reconsideration or formation of an inset balcony in the manner of the balcony to the north wing (see Section 9.5.4.2 above)</i>
T5	Removal of windows and wall to form balconies	See Section 9.0 below

### 8.5.5.3 Alterations

The level of internal alteration is largely per below and the same comment would apply. The major external changes are to the southern façade and these are discussed below.

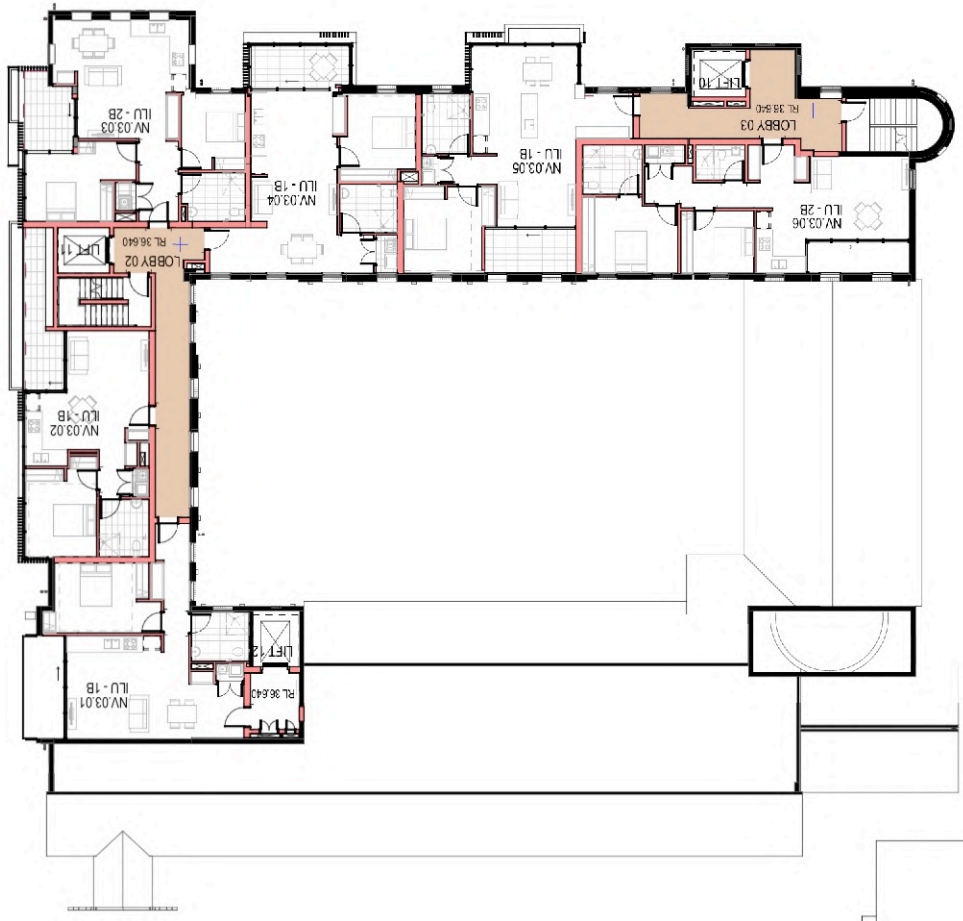


Figure 8.5.21 Level 3 Plan as Proposed

### 8.5.5.4 Additions

The major addition is the treatment to the southern façade and this is discussed below.

### 8.5.6 Level 4

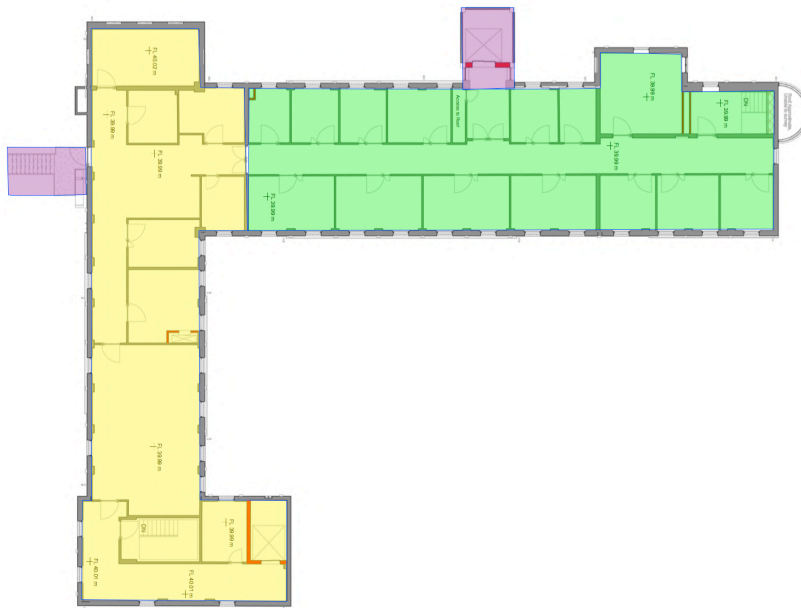


Figure 8.5.22 Grading of Significance- Novitiate Internal Spaces - Level 4

#### 8.5.6.1 Generally

The changes to level 4 are largely as level 3 and the same comments would apply. It should be noted that the internal arrangement here is only of Little to Moderate significance.

#### 8.5.6.2 Demolitions

The extent of works internally and externally is largely as per Level 3 and the same comments would apply.



Figure 8.5.23 Level 4 Demolition Plan

### 8.5.6.3 Alterations

The extent of works internally and externally is largely as per Level 3 and the same comments would apply.



Figure 8.5.24 Level 4 Plan as Proposed

The focus of the changes is to maintain the external form and detail to the with some contemporary style interventions to provide amenity and signal the changes.

### 8.5.7 Roof

The changes at all levels will not generate any changes to the roof forms apart from the infill of the terrace at Level 2.

### 8.5.8 Elevations

#### 8.5.8.1 Generally

The elevations are largely intact to their original detail apart from the intrusive elements to the south and west. There has been some change at the upper levels following the conversion to aged care particularly to the northeast corner where windows have been replaced and a balcony infilled.






As discussed in the CMP, the east and north elevations are the most successful architecturally due to their more complex detail, scale and massing. The use of brick was reasonably successful to the lower levels but the higher sections are rather forbidding in part due to the repetitive nature of the same scale windows.

The building has a distinctive form, outline and roof scape and the aim of the proposals is to largely maintain the important characteristic of the building with controlled interventions to provide amenity and signal that the building has been altered.

There are very limited changes to the east elevation and some changes to the north but these are not extensive and are in scale with the overall composition. The changes to the south and west elevations are more extensive but, as noted, these elevations have less complexity and sophistication than the others and are at a scale that can carry more extensive change

## 8.5.9 East Elevation



	VERY HIGH
	HIGH
	MODERATE
	LITTLE
	INTRUSIVE

RANKING	AREA	ITEM
VERY HIGH	WALLS	Face brick
		Central Loggia (See Section 6.4.6 above)
		Southern tower and decorative brickwork including parapet pediment
		Northern wing balcony
	ROOF	Spanish terracotta tiles
	DOORS	Main entry door
HIGH	FIRST FLOOR	Verandah
	SECOND FLOOR	Balconies
		Brick balustrades and metal handrails
	WINDOWS	Four pane double hung timber sashes
		Multi paned double hung timber sash windows
	DOORS	Part glazed four panel doors
		Part glazed French doors
MODERATE	WINDOWS	Basement windows
LITTLE	NONE	
INTRUSIVE		Garage door
		Verandah infill glazing

Figure 8.5.25 Gratings of Significance- Novitiate East Elevation

### 8.5.9.1 Alterations

The proposed level of change is low and the majority of the elevation will remain as is. There is some change to the door and window pattern to the verandah at level 1 and this is discussed above. Importantly the infill to the first floor verandah will be removed returning the building to a known original state. The works are very strong positive in heritage terms.



Figure 8.5.26 Novitiate - East Elevation as Proposed

AREA	ITEM	COMMENT/IMPACT
N1	Alterations to windows and doors	See Section 9.5.2 above
	First floor verandah	The balcony will reinstate an original element (See recommendations in Section 9.5.4.2)
N2	Removal of glazed infill	Strong positive
N3	Deletion of linked of windows changes with inset balconies behind openings	Positive. A large number of windows will be retained as is

The works will conserve the most significant elevation and maintain its presentation to West Street.

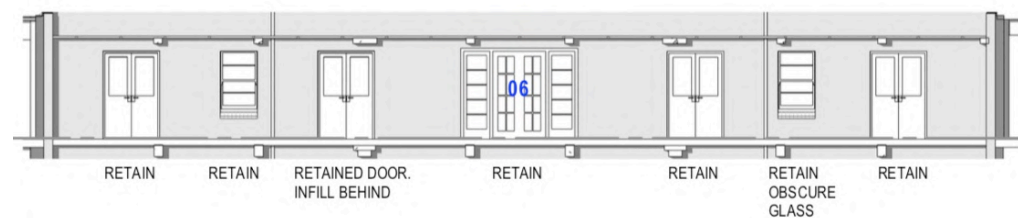


Figure 8.5.27 Novitiate - East Elevation to Level 1 verandah as proposed

The changes are discussed in Section 8.5.3 above.

The treatment of retained fabric is shown on Drawing SK-302.

## 8.5.10 North Elevation



RANKING	AREA	ITEM
VERY HIGH	WALLS	Stair tower
		Southern wing balcony
		Central terrace (original skillion section including columns)
	ROOF	Spanish terracotta tiles
HIGH	WALLS	Face brick including gables
	STAIRS	External stairs
	BALCONIES	Brick balustrades and metal handrails
	TERRACE	Brick balustrades and metal handrails
	WINDOWS	Four pane double hung timber sashes
		Multi paned double hung timber sash windows
	CHAPEL	Steel framed windows
	STAIR	Steel framed windows
	DOORS	Part glazed four panel doors
MODERATE	WALLS	Courtyard wall
LITTLE	GATES	Metal gates to courtyard
		Terrace roof and glazing
INTRUSIVE	COURTYARD	Infill glazing to courtyard

Figure 8.5.28 Gradings of Significance- Novitiate North Elevation

### 8.5.10.1 Alterations/Additions

The proposed level of change is low and the majority of the elevation will remain as is. There is a new lounge at the ground floor and an infill section at the central terrace that will be detailed as per the lower elevations.

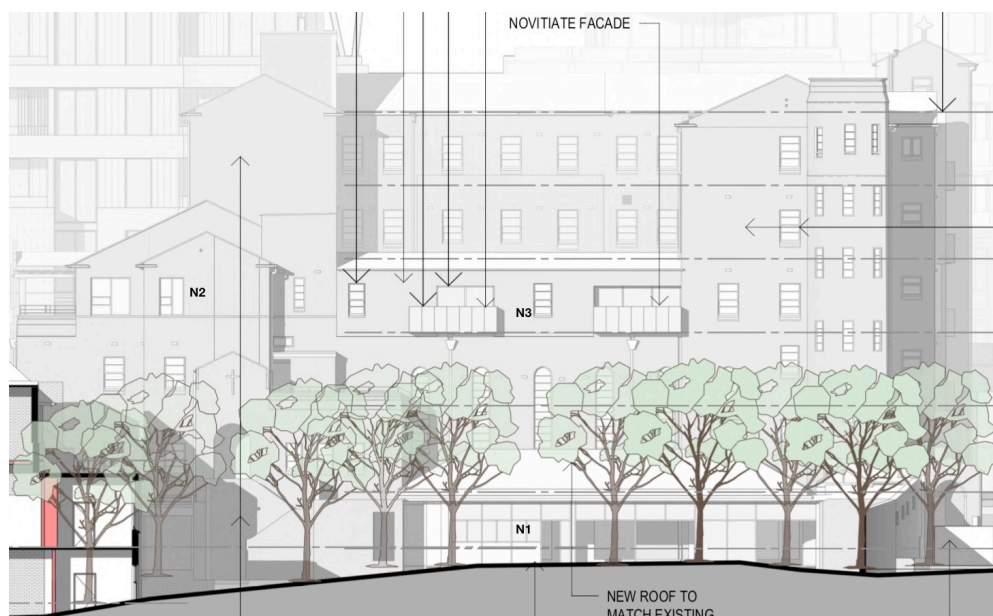


Figure 8.5.29 Novitiate - North Elevation as Proposed

AREA	ITEM	COMMENT/IMPACT
N1	Basement lounge	The addition is a discrete element to allow the common area to open to the north garden and is well scaled to the elevation overall
N2	Balcony	The balcony will reinstate an original element (See recommendations in Section 9.5.4.2)
N3	Terrace infill	The addition is a single set between the higher elements to the east and west and will be detailed match the remained of the faced to allow for a seamless junction with the existing rather than have a material that is out of kilter with façade
	<i>Recommendation</i>	<i>The works include projecting balconies and these should be reconsidered as inset balconies</i>

8.5.11 South Elevation



SOUTH ELEVATION

- VERY HIGH
- HIGH
- MODERATE
- LITTLE
- INTRUSIVE

RANKING	AREA	ITEM
VERY HIGH	WALLS	Side elevation to eastern facade
		Cross decoration
	ROOF	Spanish terracotta tiles
HIGH	WALLS	Face brick
	WINDOWS	Four pane double hung timber sashes
		Multi paned double hung timber sash windows
MODERATE	WALLS	Higher section of elevation
	WINDOWS	Timber hopper windows
LITTLE		Ground floor extensions and service rooms
INTRUSIVE	LIFT	Fire stairs

Figure 8.5.30 Gradings of Significance- Novitiate South Elevation

### 8.5.11.1 Alterations/Additions

The southern elevation is not as distinguished or complex as the east and north elevations and is ranked accordingly.

The proposed level of change is reasonably extensive and there is a contemporary intervention to the centre of the elevation. The ground floor openings will be infilled where the service areas are removed. A major positive is the removal of the external fire stairs that are intrusive.



Figure 8.5.31 Novitiate - South Elevation as Proposed

AREA	ITEM	COMMENT/IMPACT
S1	Basement lounge	Positive. The work will remove the ungainly service wings and fire stairs and the walls made good to match the existing detail
S2	Balconies and glazing	See below
S3	Removal of windows and wall to form balconies	As noted above the southern section forms part of the massing of the important front section and the changes will overly impact on this
	<i>Recommendation</i>	<i>Reconsideration or formation of an inset balcony in the manner of the balcony to the north wing (see Section 9.5.4.2 above)</i>

### 8.5.11.2 Central Glazing and Balconies

The central section to the upper floors will be reconfigured with a new a facade with new glazing and balconies to improve the amenity of the rooms beyond. The south faced is very robust and faces the new development to the west. The change will allow the retention of a large portion of the façade including the two gables but allow some dialogue with the modern elements opposite.

The current elevation is rather forbidding and the work will provide some lightness to the façade. The insertion is well articulated in itself and the modern materials will clearly signal the new works.

The intervention can be compared with a similar approach at the former Mansions Hotel in Kings Cross where part of facade was replaced with louvres to great effect.



Figure 8.5.32      Former Mansions Hotel in Kings Cross

The works will not be highly visible from West Street and will have a limited and acceptable impact on the overall form of the building.

8.5.12 West Elevation

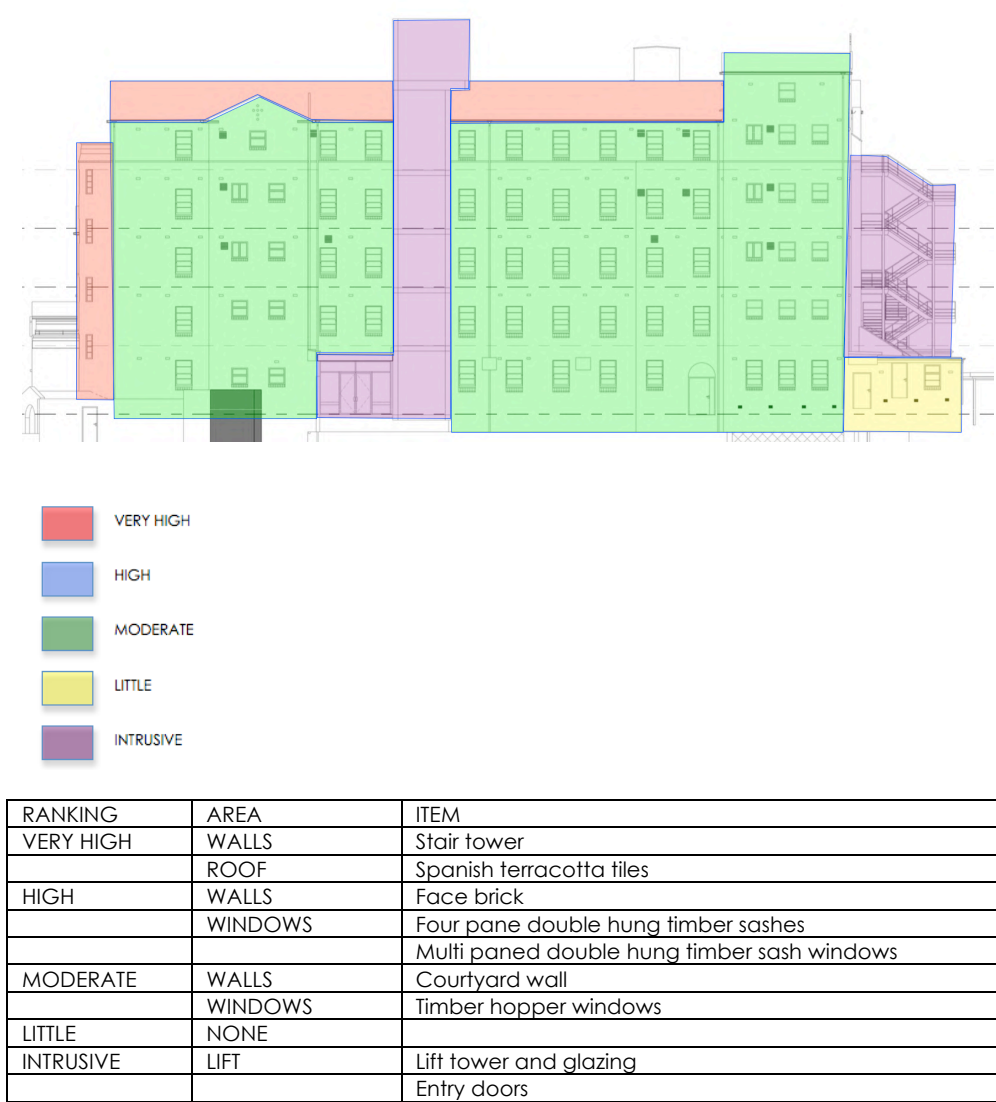


Figure 8.5.33 Gradings of Significance- Novitiate West Elevation

### 8.5.12.1 Alterations/Additions

The western elevation is not as distinguished or complex as the east and north elevations and is ranked accordingly.

The proposed level of change is not extensive and there is a contemporary intervention to the centre of the elevation. The ground floor openings at the entry and lift will be infilled. A major positive is the removal of the external lift that is intrusive.



Figure 8.5.34 Novitiate - West Elevation as Proposed

W1	Infill of the entry doors	Positive
W2	Removal of windows and wall to form balconies	The changes are as per the southern elevation
W3	New entry	The entry is well scaled and a minor change
W4	Retention of existing opening	Positive

### 8.5.12.2 Balconies Glazing

The intervention is similar to the works to the south elevation and the same comments would apply. The elements are not large in relation to the overall scale and the façade is robust enough to accommodate modern elements.

## 8.5.13 Cloister Elevations

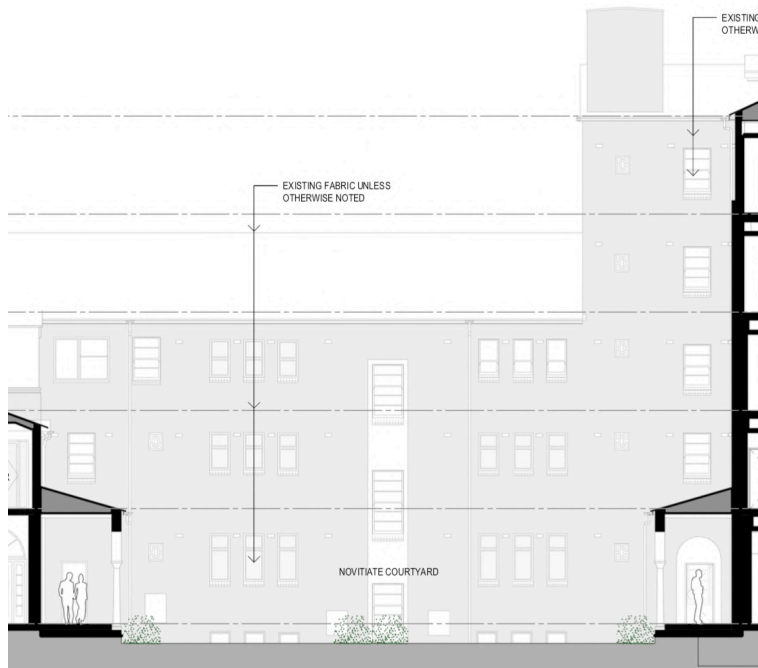


Figure 8.5.35 Cloister - west elevation as proposed

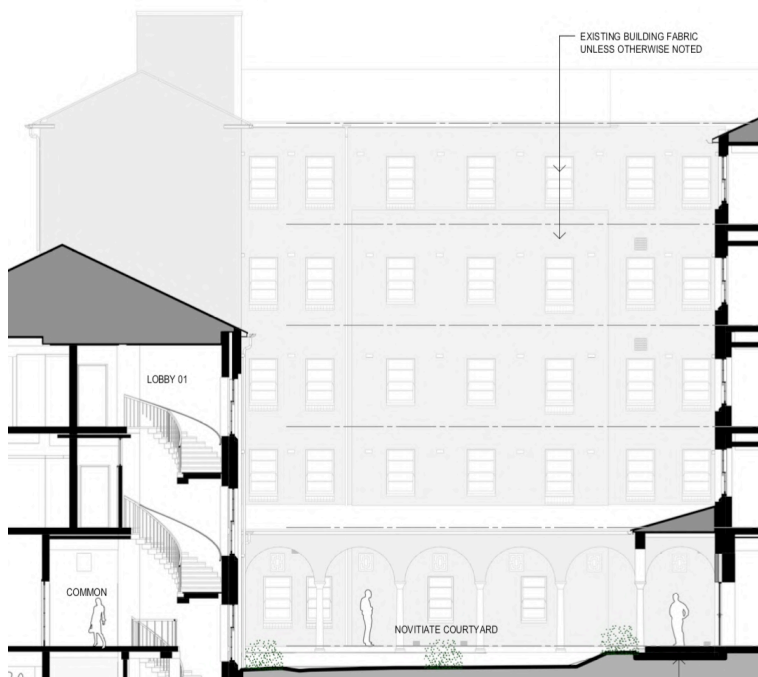


Figure 8.5.36 Cloister – north elevation as proposed

The alterations to the window pattern and insertion of inset balconies has been largely deleted,



Figure 8.5.37 Cloister – east elevation as proposed

The number of windows to be removed to form inset balconies has been heavily reduced and the brick divisions between the windows will be retained.

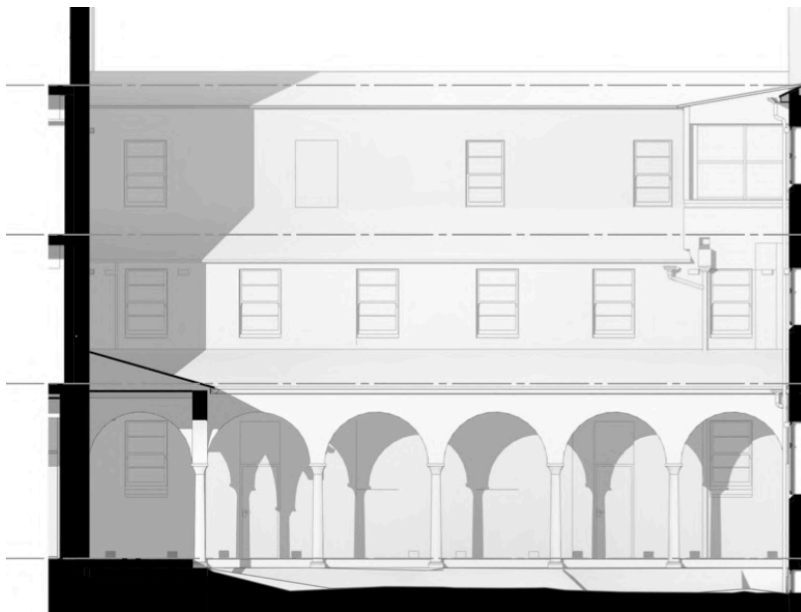


Figure 8.5.38 Cloister – south elevation as proposed

The elevation shows the addition to the level 2 terrace using matching details to that below.

## 8.6 LANDSCAPING

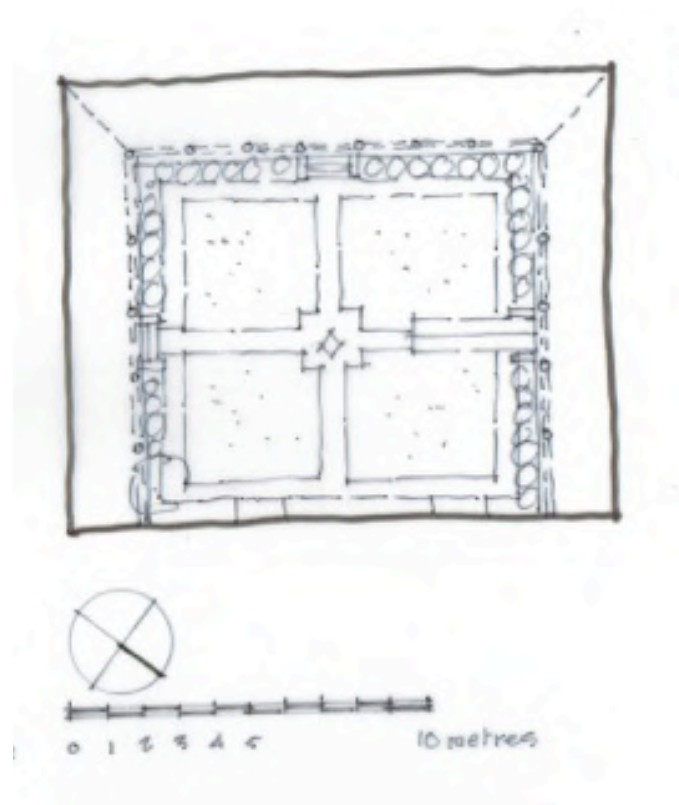
There are three major garden elements to the former Novitiate: the Cloister quadrangle, The North Garden and the East Garden. These will be retained to ensure that the setting of the building is maintained and the well-detailed garden areas are conserved.

The East Garden will remain largely as is but there is some change to the North Garden to accommodate the change of use but the changes are limited. The access drive that would have required relocation of some elements has been deleted.

The Cloister quadrangle will remain largely as is.

### 8.6.1 Cloister

The cloister provided for enclosed circulation and contemplation and is a simply detailed space with the buildings providing a strong sense of enclosure with the northern wing set low to allow sunlight.



RANKING	KEY	ITEM
VERY HIGH	GARDEN	Layout
		X and Y axes
HIGH		Stone flagged paths
		Brick steps and flank walls
MODERATE		Plantings
LITTLE		None
INTRUSIVE		Concrete ramp

Figure 8.6.1 Gratings of Significance Cloister

8.6.1.1 Proposed Works

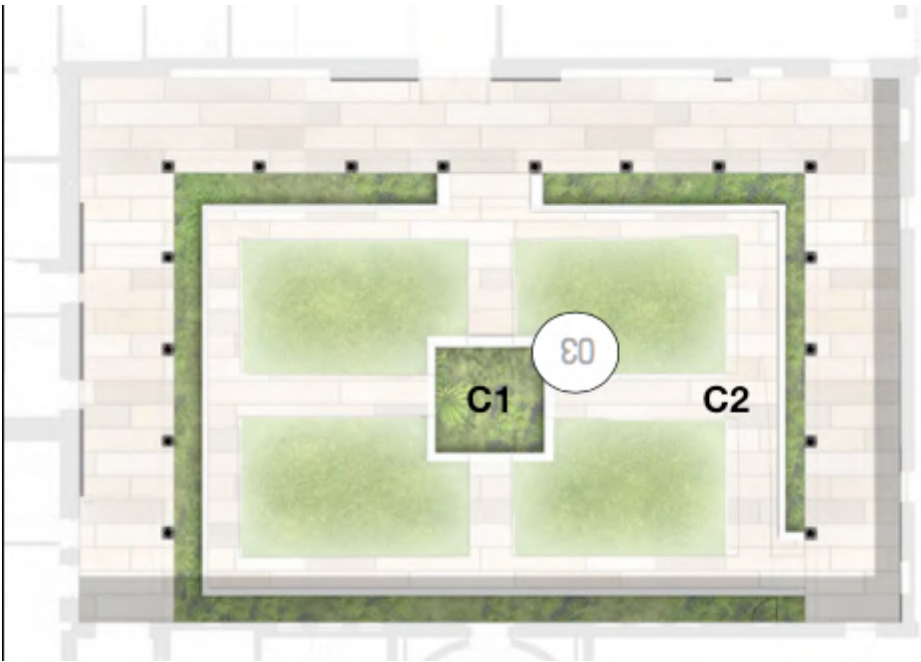


Figure 8.6.2 Novitiate Cloister as Proposed

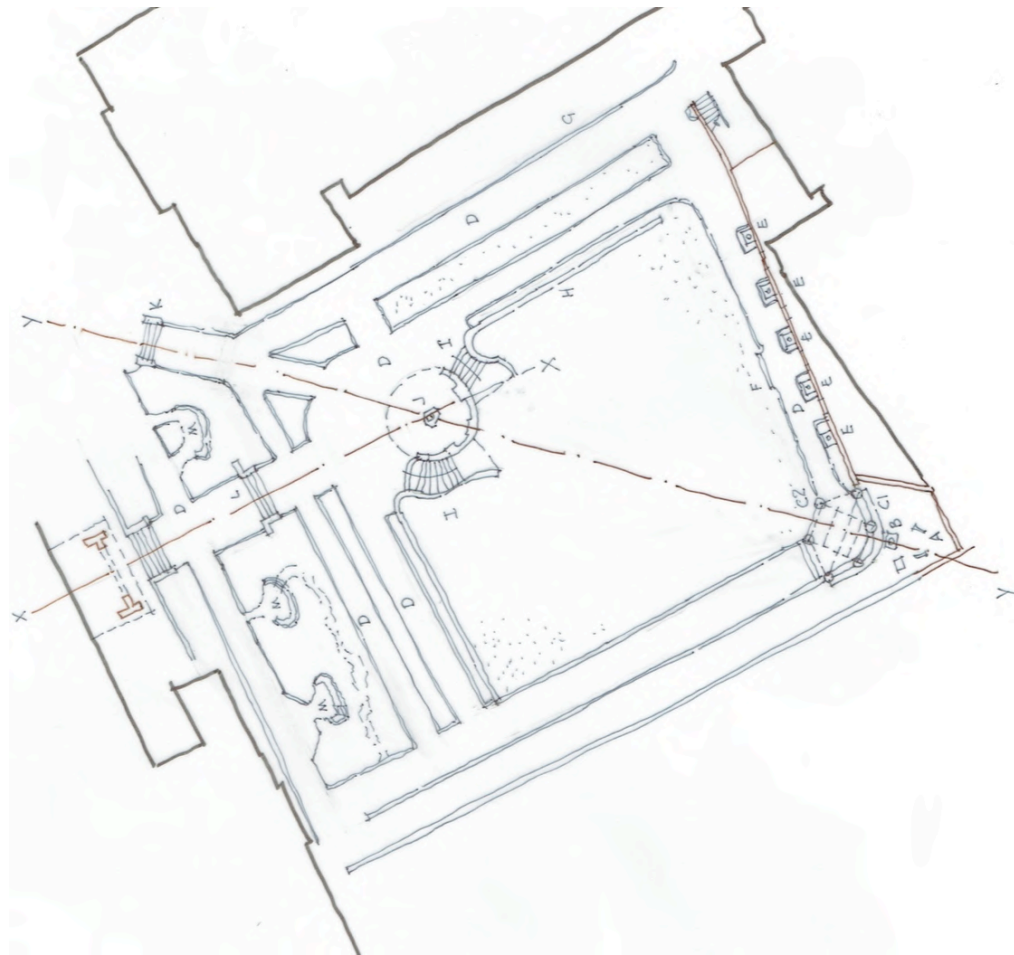
AREA	ITEM	COMMENT/IMPACT
C1	New planting to central feature	The feature is original works will cut the axes
	<i>Recommendation</i>	<i>Reconsideration and retention of existing</i>
C2	Removal ramp	Positive

The changes are very limited and will have no impact on the tranquil character of the space.

### 8.6.2 North Garden

The north garden is a well-planned space of high significance that provided the main, external recreation space to the Novitiate and is axially planned on the diagonal and the entry to the Marian Wing to Lewisham Hospital. The levels are finely manipulated and the stone retaining walls, steps, paths and rustic stone seating give it a finely detailed character reinforced by a faux stone loggia.

Much of the planting is to a later detail but the designed to reinforce the overall layout.



RANKING	KEY	ITEM
VERY HIGH	GARDEN	Garden Layout
		X and Y axes
HIGH		Stone flagged paths and edging
		Stone steps
		Stone retaining walls
		Statue of the Virgin Mary
		Stone seat and retaining wall
		Log piers and trellis
		Statue of Christ on plinth and circular paving
		Stone seats
MODERATE		Gravestones
		Brick plinths and columns and timber beam
LITTLE		None
INTRUSIVE		None

Figure 8.6.3 Gradients of Significance - North Garden

### 8.6.2.1 Proposed Works

The proposed drive to the north has been deleted allowing for the retention of the garden largely as is including stone steps, walls and seating.

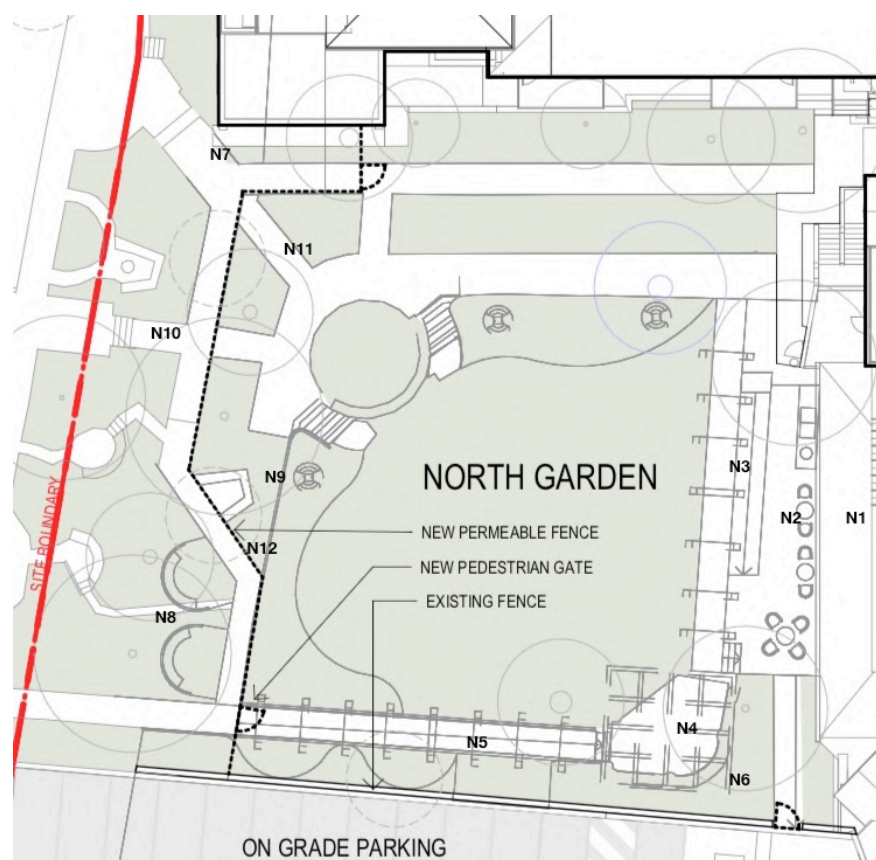


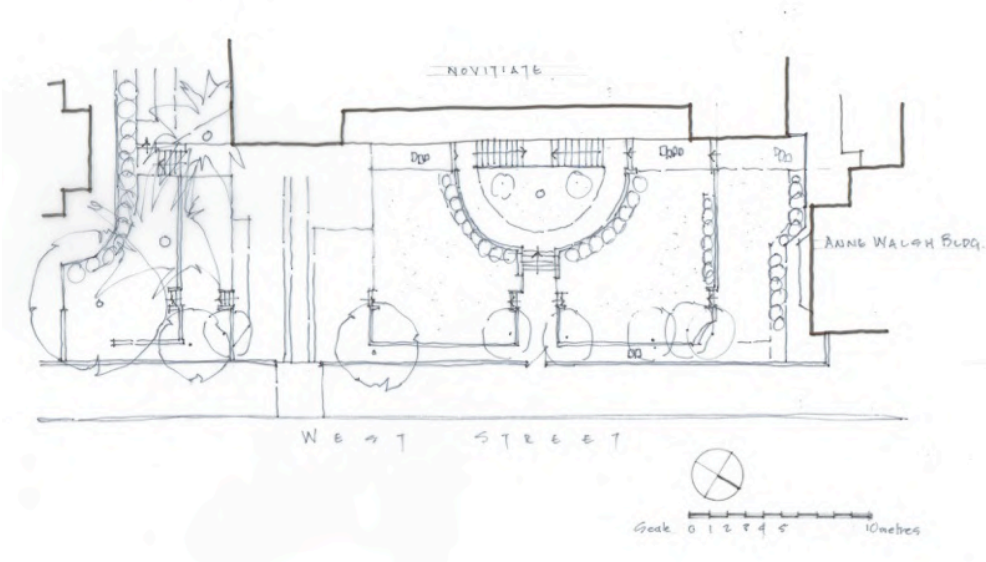
Figure 8.6.4 North Garden as Proposed

AREA	ITEM	COMMENT/IMPACT
N1	Removal of remaining wall and pergola posts	The wall appear to be a later addition as it does not appear on early photographs and its removal will allow a good connection to the garden from the new lounge area in the basement of the former Novitiate. The pergola posts are a remnant of the former detail
N2	New deck	Minor. The deck is at ground and will provide a external area for the lounge
N3	Pergola	Positive. The pergola posts were originally double with a timber structure over and has largely been removed. A new pergola structure will be rebuilt in a similar position reinstating the early detail
N4	New pergola and paving	This section of the original pergola is more intact and has faux timber columns on the axis of the circular stairs
	Recommendation	Consideration be given to retaining the element as is as this will allow the steps, retaining walls and gravestones and statuary to be retained

AREA	ITEM	COMMENT/IMPACT
N5	Pergola	Positive. A new pergola structure will be rebuilt in a similar position reinstating the early detail
N7	The Garden will be retained	Positive. The deletion of the new road allows for the change
N8	The stone seating will be retained	Positive. The deletion of the new road allows for the change
N9	The paths and landscaping will be retained	Positive. The deletion of the new road allows for the change
N10	The stone steps will be retained	Positive. The deletion of the new road allows for the change
N11	The stone steps will be retained	Positive. The deletion of the new road allows for the change
N12	New permeable fencing	The fencing is required for site security but will allow views into the garden and is sensibly located to allow a pedestrian route to the north

8.6.3 East Garden

The east garden is a relatively formal space that provides the setting for the most significant elevation of the Novitiate and is axially planned to the main entry door. It is a little spoiled by the drive and access to the garage but is strongly bounded by the buildings and perimeter walls.



RANKING	KEY	ITEM
VERY HIGH	GARDEN	Garden Layout
HIGH		Stone flagged path
		Stone steps
		Stone retaining walls
		Raised garden to south
		Perimeter wall
MODERATE		None
LITTLE		None
INTRUSIVE		Drive and hardstand

Figure 8.6.5 Gratings of Significance - East Garden

### 8.6.3.1 Proposed Works

The garden will be retained largely as is.

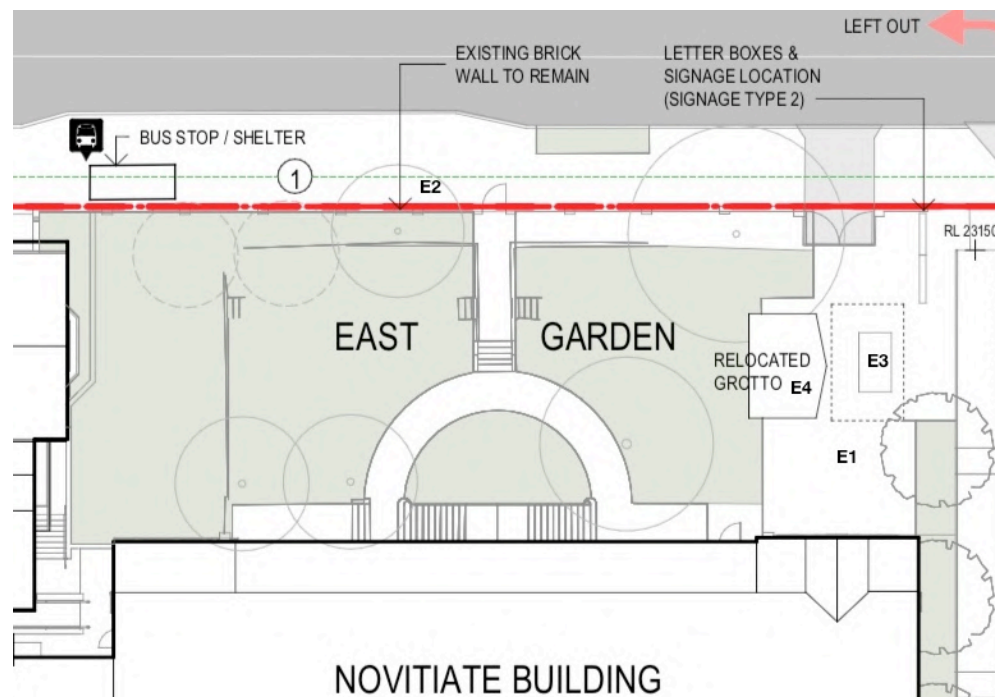


Figure 8.6.6 East Garden as Proposed

AREA	ITEM	COMMENT/IMPACT
E1	Removal of hardstand and repaving	Positive. The works will remove the unsympathetic drive to the garage
	<i>Recommendation</i>	<i>Unless paving is required for access the lawn area be extended to the path along the new drive</i>
E2	Boundary wall retained	Positive. The date of the fence is not known but will retain the walled compound around the Novitiate
E3	New substation	The substation is placed close to the street for access and is a discrete element that can be screened with planting
E4	Relocation of the grotto	The grotto is current poorly placed in the West Garden and will be relocated to a location in the East Garden – see below

### 8.6.3.2 Grotto Relocation

The proposal is to relocate the Grotto to the East Garden. The relocation will set the memorial away from the original site and allow for a more contemplative setting the East Garden. Structures of this type are common in convent gardens and the Grotto will be a positive element in the garden setting but discretely placed to avoid disturbing other features.

The proposed methodology for relocation is to:

- Remove statuary and seating
- Prepare measured drawings of the Grotto
- Erect a formwork inside of the grotto
- Carefully dismantle and salvage the stonework
- Construct a concrete base for the Grotto
- Relocate the formwork to the selected site
- Rebuild the grotto stonework
- Remove the formwork
- Reinstall the statuary and seating

Historical accounts note that the grave elements were removed to St Mary's Cathedral but it is not clear if there are any remains of a vault and the Grotto currently sits on a concrete slab. This can be investigated following removal of the Grotto. If remains are found these will be left in situ and protected with concrete slab over. The grave site can then be marked with an in-ground plaque.

## 9.0 ASSESSMENT AGAINST THE CONSERVATION GUIDELINES

### 9.1 PREAMBLE

The CMP contained conservation guidelines in relation to the:

- Archaeology of the place
- Use of the place
- Treatment of the fabric
- Removal of fabric
- Restoration and Reconstruction
- Adaptation of significant fabric
- Additions and new buildings at the place
- Setting, landscape and views
- Signage and Lighting
- Interpretation of the place
- Movable heritage
- Conservation procedures
- Adoption and review of conservation procedures

The proposed works are assessed against the relevant controls below. For clarity, the assessments are highlighted in blue.

## 9.2 ARCHAEOLOGY

The archaeological potential of the study is low due the level of subsequent development and most of the known archaeological remains are outside of the Novitiate site and gardens.

### 9.2.1 Aboriginal Remains

Policy A2 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.

Capable of compliance during construction.

### 9.2.2 European Heritage

Policy A3 Treat the place as having some archaeological potential in line with Figure 8.3.1. Monitor all excavations for evidence of previous structures and configurations and landscape layouts and allow the assessment of any finds by a suitably qualified archaeologist

Capable of compliance during construction.

## 9.3 GUIDELINES FOR THE USE OF THE PLACE

### 9.3.1 Historic Use

Policy A4 Allow the use of the place for its historic use as a Novitiate

The building is no longer used as a Novitiate and will not revert to this use.

### 9.3.2 Compatible Use

Policy A5 Allow for compatible use that maintains the cultural significance of the place.

- Educational use
- Commercial offices
- Aged care accommodation
- Hotel

Complies. An aged care use is proposed.

## 9.4 MANAGEMENT OF USE

Policy A6 Manage the use of the place to maintain the cultural significance of the place and allow its interpretation as noted in section 8.11

Complies. Once converted the building will continue in aged care use.

### 9.4.1 Incompatible Use

Policy A7 Restrict incompatible uses that diminish the cultural significance of the site or require substantial alteration of external form and landscape elements

The use is compatible.

## 9.5 TREATMENT OF THE SIGNIFICANT SPACES

### 9.5.1 Interior Spaces and Fabric

Policy A8 Allow the adaptation of interior spaces and features:

Ranking	Guideline
Very High	Preserve and conserve all significant fabric introduced prior to 1928 Fabric constructed post 1928 may be altered or removed unless it is identified as significant fabric Non significant fabric may be removed to restore/reconstruct earlier configurations Replacement of significant finishes (other than paints, varnishes etc.) not appropriate New partitions not appropriate Discrete openings allowed to enlarge or connect rooms Significant fabric where it remains only a remnant of a previous configuration or detail can be removed
High	Preserve and conserve all significant fabric introduced prior to 1928 Fabric constructed post 1928 may be altered or removed unless it is identified as significant fabric Non significant fabric may be removed to restore/reconstruct earlier configurations Replacement of significant finishes (other than paints, varnishes etc.) not appropriate New reversible partitions appropriate Discrete openings and partial removal of walls allowed to enlarge or connect rooms Sympathetic alterations appropriate Significant fabric where it remains only a remnant of a previous configuration or detail can be removed
Moderate	Preserve and conserve all significant fabric introduced prior to 1928 Fabric constructed post 1928 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations New non-reversible partitions appropriate New non-reversible fitments appropriate Sympathetic alterations appropriate Minor permanent structural alterations appropriate Covering of significant finishes by reversible construction appropriate
Little	Preserve and conserve all significant fabric introduced prior 1928 Fabric constructed post 1928 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations New reversible partitions appropriate New reversible fitments appropriate Sympathetic alterations appropriate Remodelling/alterations and additions appropriate provided some significant fabric or evidence of original room configuration is maintained Permanent structural alterations appropriate Covering of significant finishes appropriate
Intrusive	Allow the removal of intrusive fabric

Partly Complies. Areas of very high and high significance are to be altered but significant spaces such as the main stair and secondary stair to the northwest will be retained along with the ground floor entry hall, part of the secondary hall and the Chapel will remain largely as is. The proposal draws a reasonable balance of retention of significant spaces over a sensible adaptive reuse.

The impact of the changes is discussed in Section 9.5 above.

## 9.6 ADAPTATION OF EXTERIORS

Policy A10 Allow the adaptation of the exteriors as follows:

Ranking	Guideline
Very High	Preserve and conserve all significant fabric introduced from 1935 to 1978 Fabric constructed post 1978 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations Replacement of significant finishes including face brickwork (other than paints, varnishes etc.) not appropriate
High	Preserve and conserve all significant fabric introduced from 1935 to 1978 Fabric constructed post 1978 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations Replacement of significant finishes (other than paints, varnishes etc.) not appropriate Minor sympathetic alterations appropriate
Moderate	Preserve and conserve all significant fabric introduced from 1935 to 1978 Fabric constructed post 1978 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations Remodelling/alterations and additions appropriate provided some significant fabric is maintained Major permanent structural alterations appropriate
Little	Non significant fabric may be removed Remodelling/alterations and additions appropriate Permanent structural alterations appropriate Covering of finishes appropriate
Intrusive	Allow the removal of intrusive fabric

Largely Complies. Changes to the facades of very and high significance are limited and sympathetic and the more extensive changes are concentrated on areas of lower significance. Intrusive elements will be removed.

The impact of the changes is discussed in Section 8.5 above.

## 9.7 TREATMENT OF SIGNIFICANT INTERNAL FABRIC

### 9.7.1 Fabric to be Conserved

Policy A12 Conserve the following:

- All fabric of Very High and High Significance introduced from 1935 till 1978
- Fabric of moderate significance introduced from 1935 to 1978 for the preservation and reconstruction of the place
- All fabric restored or reconstructed in the future in accordance with these guidelines

Except:

- Where the fabric is clearly of a temporary nature
- Where representative examples are kept in the more significant spaces

Partly Complies. Fabric of very high and high significance will be altered and in parts removed but the intent is to retain a representative example of the original detail while conserving fabric in spaces of very high significance largely as is. The proposal draws a reasonable balance of retention of significant fabric over a sensible adaptive reuse. The impact of the changes is discussed in Section 8.5 above.

### 9.7.2 Fabric to be Maintained

Policy A13 Maintain the following:

- All fabric of Very High and High Significance introduced from 1935 till 1978
- Fabric of moderate significance introduced from 1935 to 1978 for the preservation and reconstruction of the place
- All fabric restored or reconstructed in the future in accordance with these guideline

Except:

- Where the fabric is clearly of a temporary nature
- Where representative examples are kept in the more significant spaces

Partly Complies. Fabric of very high and high significance will be altered and in parts removed but the intent is to retain a representative example of the original detail while conserving fabric in spaces of very high significance largely as is. The proposal draws a reasonable balance of retention of significant fabric over a sensible adaptive reuse. Where retained significant fabric will be maintained.

### 9.7.3 Fabric that may be Removed

Policy A14 The following fabric may be removed (this may include paint finishes and temporary coverings)

- All fabric introduced after 1978 except where it is identified as significant fabric

Complies.

### 9.7.4 Fabric that may be Demolished

Policy A15 The following fabric may be demolished:

- All fabric introduced after 1978 except where it is identified as significant fabric
- Fabric identified as of Little Significance or that is Intrusive
- Significant fabric where it is only a remnant of a previous configuration or detail

Complies.

### 9.7.5 Restoration and Reconstruction

Restoration and reconstruction should only be based on historical or physical evidence.

Policy A16 Allow the restoration or reconstruction of significant fabric that has been removed or altered and in particular:

- Original, first floor verandah

Complies.

## 9.8 ADAPTATION OF SIGNIFICANT FABRIC

### 9.8.1 Interior Fabric

Policy A17 Allow the adaptation of interior fabric and features:

Ranking	Guideline
Very High	Preserve and conserve all significant fabric introduced from 1935 to 1978 Fabric constructed post 1978 may be altered or removed unless it is identified as significant fabric Non significant fabric may be removed to restore/reconstruct earlier configurations Replacement of significant finishes (other than paints, varnishes etc.) not appropriate New partitions not appropriate Discrete opening not appropriate Significant fabric where it remains only a remnant of a previous configuration or detail can be removed
High	Preserve and conserve all significant fabric introduced from 1935 to 1978 Fabric constructed post 1978 may be altered or removed unless it is identified as significant fabric Non significant fabric may be removed to restore/reconstruct earlier configurations Replacement of significant finishes (other than paints, varnishes etc.) not appropriate New partitions not appropriate Minor sympathetic alterations appropriate Discrete opening allowed to enlarge or connect rooms Significant fabric where it remains only a remnant of a previous configuration or detail can be removed
Moderate	Preserve and conserve selected elements significant fabric introduced from 1935 to 1978 Fabric constructed post 1978 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations New reversible partitions appropriate New reversible fitments appropriate Remodelling/alterations and additions appropriate provided some significant fabric or evidence of original room configuration is maintained Permanent structural alterations appropriate Covering of significant finishes by reversible construction appropriate
Little	Non significant fabric may be removed New reversible partitions appropriate New reversible fitments appropriate Major alterations appropriate Permanent structural alterations appropriate Covering of finishes appropriate
Intrusive	Allow the removal of intrusive fabric

Partly Complies. Fabric of very high and high significance will be altered and in parts removed but the intent is to retain a representative example of the original detail while conserving fabric in spaces of very high significance largely as is. The proposal draws a reasonable balance of retention of significant fabric over a sensible adaptive reuse. Where retained significant fabric will be maintained.

## 9.9 ADAPTATION FOR FIRE, DISABLED ACCESS AND OTHER STATUTORY REQUIREMENTS

### 9.9.1 Compliance with Statutory Requirements

Policy A18 Allow adaptation of significant fabric in order to comply with fire safety and other statutory requirements but only after investigation of alternatives to determine design and construction strategies that minimize damage to significant fabric. Carry out alterations in areas and spaces of lower significance in preference to those of higher significance

Capable of Compliance.

### 9.9.2 Adaptation for Installation of New or Replacement Services and Fittings

Policy A19 Allow adaptation of significant fabric to allow the installation of new or replacement services provided that:

- They are installed in areas and spaces of lower significance in preference to those of higher significance
- They are designed and constructed in a manner that causes minimum damage to significant fabric and are removable without further damage to significant fabric
- They do not result in the removal of significant fabric
- The work is planned and carried out with regard to the potential underground archaeology of the place

Capable of Compliance.

### 9.9.3 Identification of Adaptation

Policy A20 Identify by method and style of construction all adaptations introduced pursuant of these guidelines

Complies. New work will be identifiable as such apart from in areas such as the second level terrace infill that will closely match the existing to avoid introducing a too modern an element to the façade.

## 9.10 ADDITIONS

Policy A21 Additions should be restricted to the following

- No additions to the east or north elevation
- No additions to the East and North Gardens
- Additions be restricted to the south and west elevations
- Additions to be a maximum of three storeys in height

Complies.

## 9.11 SETTING, LANDSCAPE AND VIEWS

Policy A22 Preserve the following landscape elements as noted in Figures 6.6.1 to 6.6.5 (of the CMP)

- Areas and elements noted as of VERY HIGH and HIGH significance
- All original statuary and garden features

Apart from:

- Allow the relocation of the Grotto

Largely complies apart from the removal of part of the north garden and changes to the corner pergola. The Grotto will be relocated to the East Garden. The changes here are discussed in Section 9.6.2.

Policy A23 Restoration of garden elements – allow the following

- Reinstatement of the covered walkway to the west of the North Garden
- Reinstatement of the garden pergolas

Partly complies. The garden pergolas will be rebuilt.

Complies.

Policy A24 Plantings - allow the following:

- Removal of non significant landscape elements introduced after 1978
- Removal of significant plantings where they are no longer capable of interpretation
- New planting related to landscaping for new development

Complies. The plantings to the section of the North Garden to be removed are largely modern.

Policy A25 Walls and Fencing - allow the following:

- Removal of non significant fences and walls

Complies.

Policy A26 Pathways and Roads - allow the following:

- Removal of non significant pathways and parking areas
- New pathways to suit

Complies.

Policy A27 Garden and Path Lighting - allow the following:

- Discrete lighting to all areas
- New pathway lighting to suit

Capable of compliance during design development.

Policy A28 Preserve the following Views:

- Views noted as significant in Figures 8.12.1

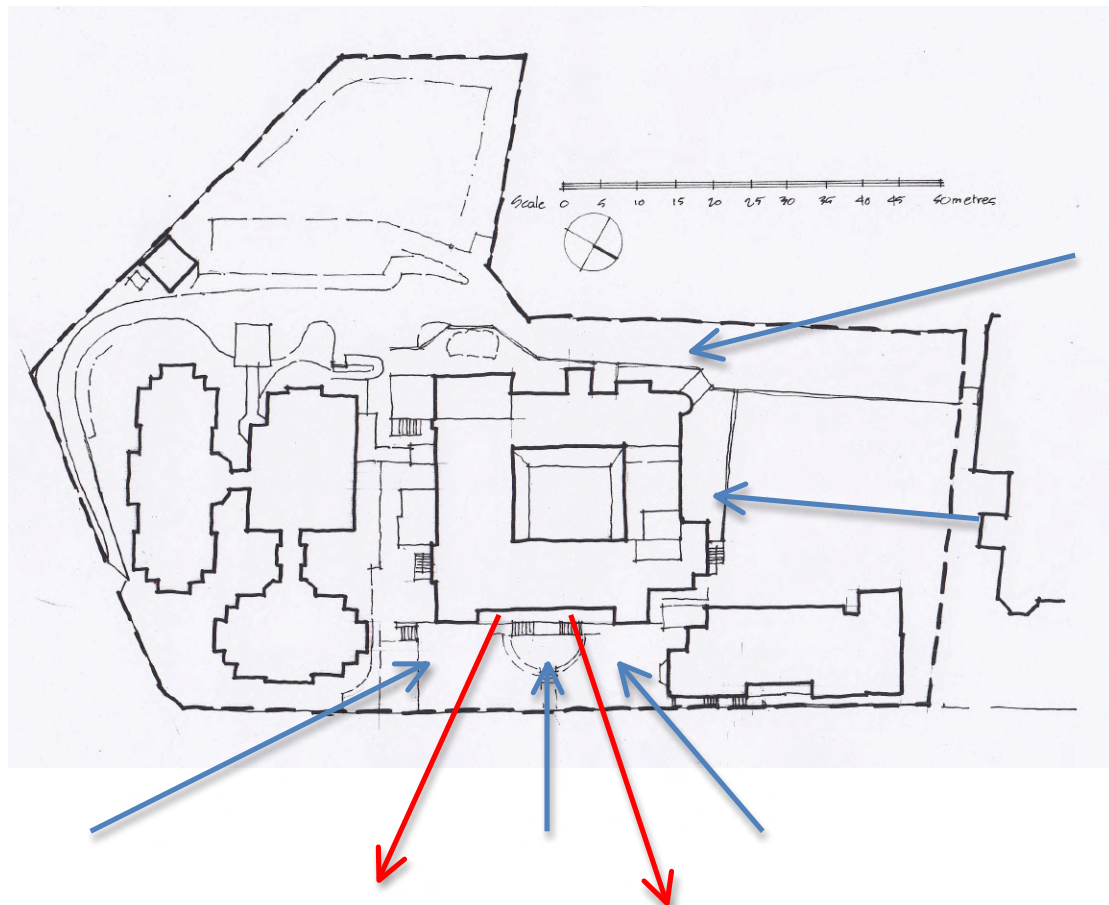


Figure 9.11.1 Views to be maintained

Complies

## 9.12 BUILDING SIGNAGE AND LIGHTING

Policy A29 Retain all commemorative plaques dating from 1935 to 1978

Policy A30 Allow discrete signage and locate signage to the following:

- The Novitiate entrances
- Directional and name signage to new and existing pathways

Capable of compliance during design development.

Policy A31 Locate external lighting to the heritage components as follows:

- Front facades and verandahs
- North and East Gardens

Capable of compliance during design development.

## 9.13 GUIDELINES FOR INTERPRETATION

### 9.13.1 Generally

Interpret the place to the public and to specialists by a combination of restoration and reconstruction works to significant fabric and introduced devices (plaques etc.).

#### 9.13.1.1 Interpretation

Policy A32 Interpret the Novitiate as a place of High Significance Locally as:

*... 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.*

*...containing the 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.*

*...containing 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*

and its associations 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 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.*

*....Archbishop Polding, an English born Benedictine monk who came to Australia in 1835. The cemetery was the burial place of several prominent Catholics*

*... the original land grant to Captain Neil McKellar in 1794 and the Petersham Estate of which it formed part.*

*...architects JD Moore and KL Dowling.*

Capable of compliance during design development. The preparation of an Interpretation Strategy is recommended (see below).

#### 9.13.2 Interpretation of Adaptations

Policy A33 Identify, by method and style of construction, all adaptations introduced pursuant of these guidelines

Complies. New works and adaptations will be readable as such.

Policy A34 Prior to any major development at the place develop a written interpretation strategy that will allow the interpretation of the place based on recorded information, extant fabric and photographic evidence

Capable of compliance during design development.

#### 9.13.3 Movable heritage

There are numerous items of movable heritage to conserve and any surviving elements from the development of the Novitiate between 1935 and 1978 should be catalogued conserved particularly those that reflect the occupation of the site by the Sisters of Charity.

Capable of compliance. All movable heritage will be conserved on site.

## 9.14 CONSERVATION PROCEDURES

### 9.14.1 Guidelines

The proposed guideline for the Conservation Procedures at the Place is to treat the place as of high cultural significance, and consequently guide activities at the place by the provisions of the *Australia ICOMOS Burra Charter*

### 9.14.2 Professional Conservation Team

Engage personnel skilled in the disciplines of conservation practice at a professional level as appropriate to advise on, and implement, the conservation aspects of the place.

### 9.14.3 Skilled Trade Team

Engage skilled trade building and engineering trades as appropriate to advise on the conservation of the place and to carry out all works at the place.

### 9.14.4 Reference Documentation

Assemble, catalogue and make readily available, copies of all known historical drawings, pictorial documents and major written primary and secondary records relating to the place in a permanent archive.

### 9.14.5 Archaeological Finds

Treat any archaeological remains in accordance with the archaeological study of the site. Assess and record all archaeological finds. Document and safely house all finds that have been, or are in future, removed from the place. Store in one location, apart from items that might be distributed elsewhere for particular research or interpretative reasons.

### 9.14.6 Photographic Survey

Carry out, catalogue and archive a systematic photographic survey of the place before any works in accordance with the Heritage Division guidelines for photographic archival recording (digital capture) and lodge the survey with a suitable archive (e.g. LCM archives and the Ashfield Local History Library)

### 9.14.7 Conservation Practice

Carry out works to the place in the following manner:

#### a) Condition Survey

Before commencement of work to an element of the place, a full photographic and measured survey should be carried out to record:

- the extent and nature of the significant fabric
- if possible, the age of each part of the fabric

#### b) Documentation of Works

Proposed works to an element should be documented for implementation, in a way that allows scrutiny by others before the work is executed and also in posterity. The documentary or physical evidence upon which the works are based should be clearly known and cited. A copy of the documentation, including plans and schedules, should be held at the archive for the place.

c) Preservation of Fabric and Patina

The documentation should be drawn up to retain the maximum amount of significant fabric and patina consistent with the preservation and significance of the element. Replacement fabric should be considered of far less heritage value than the original fabric.

f) Information Revealed during Works

New information revealed about materials, configuration, use, age, evolution etc., that comes to light during the works should be recorded and added to the archival record.

g) Identification of Personnel

Personnel involved in the documentation and implementation of the works at the place should be recorded for future reference.

#### 9.14.8 Compliance with Conservation Guidelines

Act only in accordance with the adopted guidelines. Proposals that are not in accordance with the Conservation Guidelines are only to be implemented following a revision of the whole of the guidelines that results in the conclusion that the proposals are consistent with the revised guidelines. Alterations to the guidelines should not be carried out in an ad hoc manner.

#### 9.14.9 Review of Conservation Guidelines

Review the Conservation Guidelines after the first major works at the place, or otherwise at regular intervals, say seven years after their adoption.

#### 9.14.10 Distribution of Conservation Guidelines

Allow this heritage study to be freely available by providing copies to public libraries. Supply a copy of any future conservation studies and guidelines to an appropriate archive (e.g. Marrickville Local History Library).

Capable of compliance during design development and construction.

#### 9.14.11 Compliance with Conservation Guidelines

Act only in accordance with the adopted guidelines. Proposals that are not in accordance with the Conservation Guidelines are only to be implemented following a revision of the whole of the guidelines that results in the conclusion that the proposals are consistent with the revised guidelines. Alterations to the guidelines should not be carried out in an ad hoc manner.

Capable of compliance.

#### 9.14.12 Review of Conservation Guidelines

Review the Conservation Guidelines after the first major works at the place, or otherwise at regular intervals, say seven years after their adoption.

Capable of compliance.

#### 9.14.13 Distribution of Conservation Guidelines

Allow this heritage study to be freely available by providing copies to public libraries. Supply a copy of any future conservation studies and guidelines to an appropriate archive (e.g. Marrickville Local History Library).

Capable of compliance.

## 10.0 SUMMARY AND RECOMMENDATIONS

### 10.1 SUMMARY

It can be seen from the above that former Novitiate and its associated gardens are a place of considerable cultural significance that should largely be conserved. It contains built and landscapes elements of considerable importance that provide the setting to the building.

The proposed development is a very well considered development of the place that takes due account of its established significance and maintains its most significant characteristic in terms of significant spaces and fabric, external form and detail and its relationship to the significant gardens.

The proposal:

- Maintains the former Novitiate on the site and proposes an appropriate adaptive reuse
- Maintains the major landscape components with limited change
- Limits the impact of the development on the heritage items in the vicinity

Despite the extent of change, the works achieve a reasonable and acceptable level of compliance with the conservation guidelines for the place in what is a complex building that does not readily lend itself to change.

### 10.2 RECOMMENDATIONS

We would recommend the following:

#### 10.2.1.1 Conservation Guidelines

We would recommend that development at the site be done in accordance with the conservation guidelines outlined in the CMP and the principles of the Burra Charter be applied to the conservation of the place.

#### 10.2.2 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.

#### 10.2.3 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.

#### 10.2.4 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', is written over a faint, light blue horizontal line.

JOHN OULTRAM