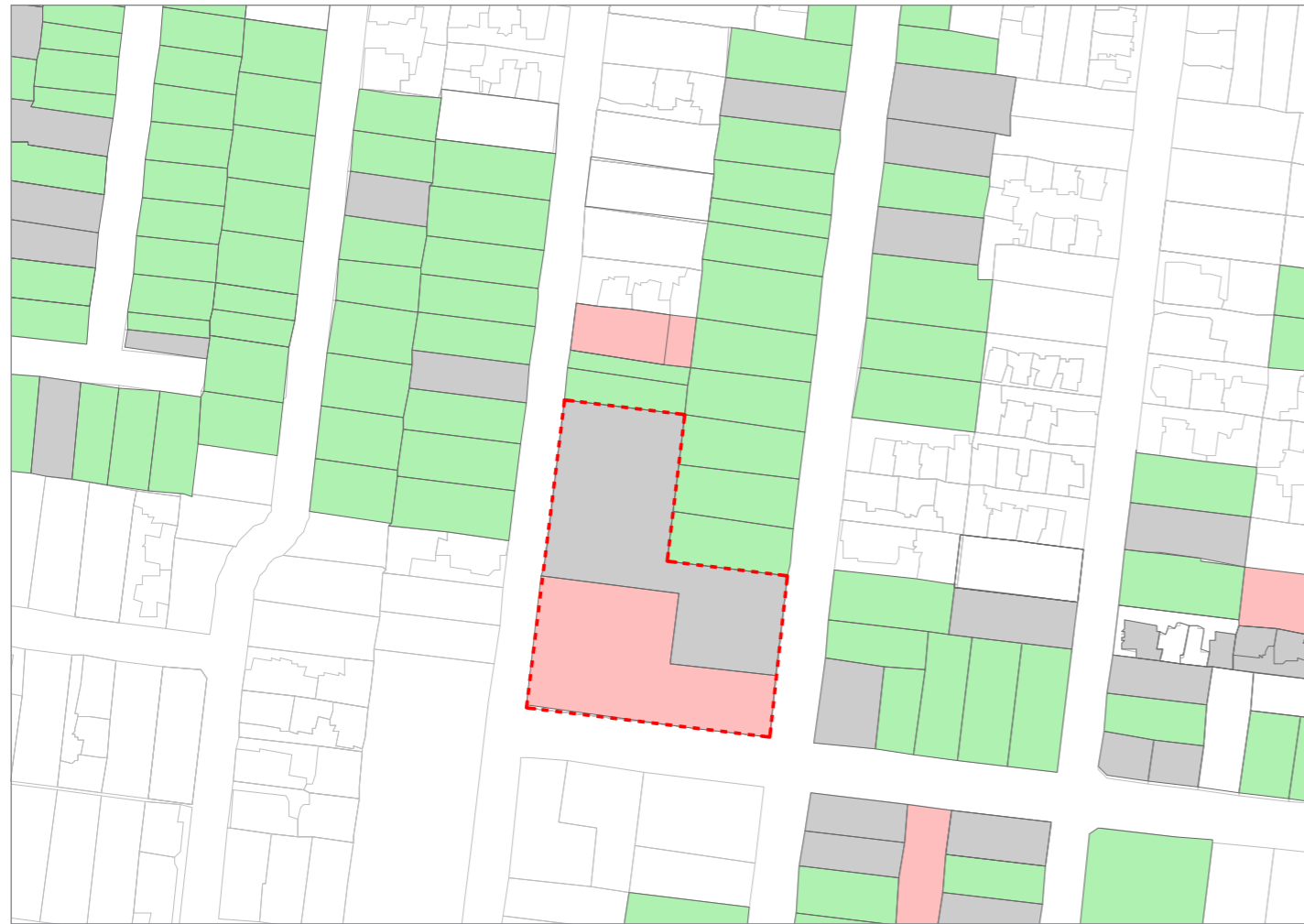


HERITAGE CONTEXT  
SCOPE OF SIGNIFICANCE

ADVERTISED  
PLAN



The Site is located within the Heritage Overlay-Schedule 670, which applies to the 'Surrey Hills English Counties Residential Precinct.' The statement of significance, which was prepared by Lovell Chen in 2014 and revised by Context Pty Ltd in 2016, identifies a portion of the Site as a 'significant place.'

- KEY**
- Contributory
  - Non-Contributory
  - Significant

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In its review of the Site, Lovell Chen notes in the Heritage Impact Statement (May 2026) which accompanies this application that:

'It is considered that significance is not evenly distributed across the subject site. An understanding of the relative contribution of different buildings and elements is well established as a technique in the management of change to heritage places and to achieving balanced outcomes. Consistent with recognised best practice, the assessment of the former St Joseph's Boys Home adopts a hierarchical approach that distinguishes between elements of primary significance and those that are contributory.'

- KEY**
- Primary Significance
  - Contributory

# HERITAGE CONTEXT

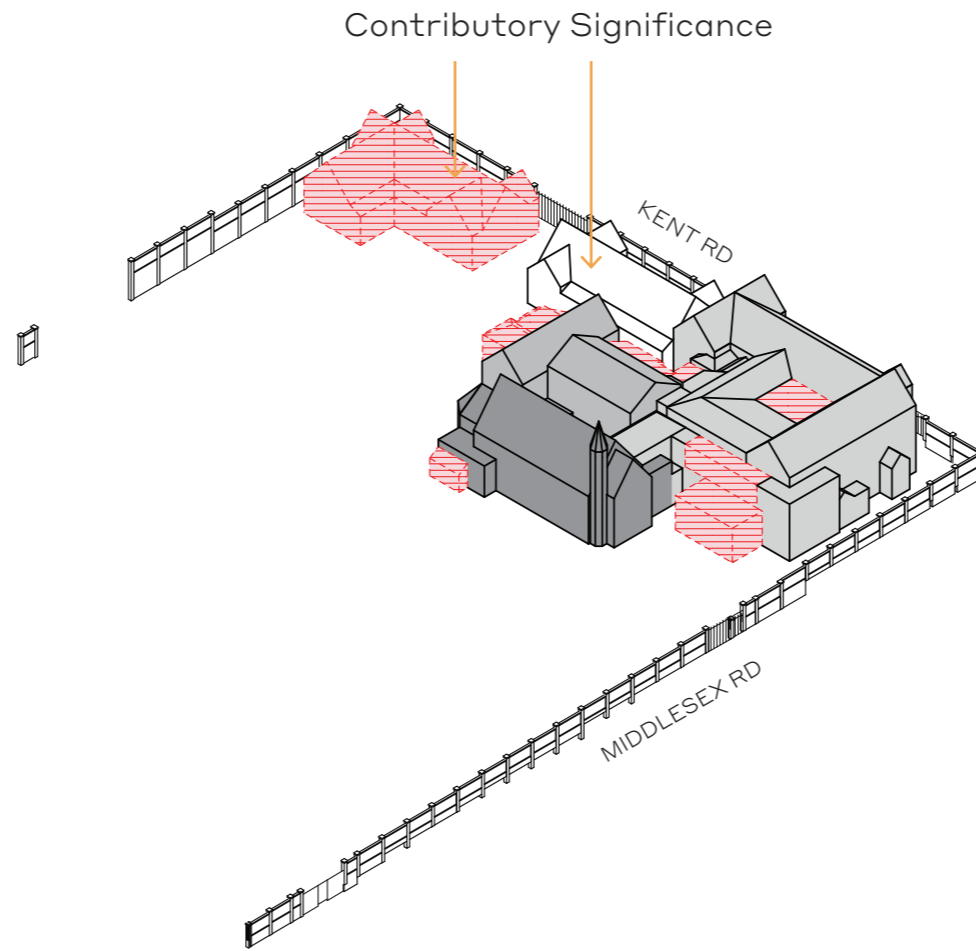
## SCOPE OF SIGNIFICANCE

As identified within the Heritage Impact Statement prepared by Lovell Chen which accompanies this application, the former St Joseph's Boys Home was established by the Sisters of St Joseph in 1890 as an orphanage. It was then expanded in various stages through 1941, encompassing the Federation, Victorian and interwar periods.

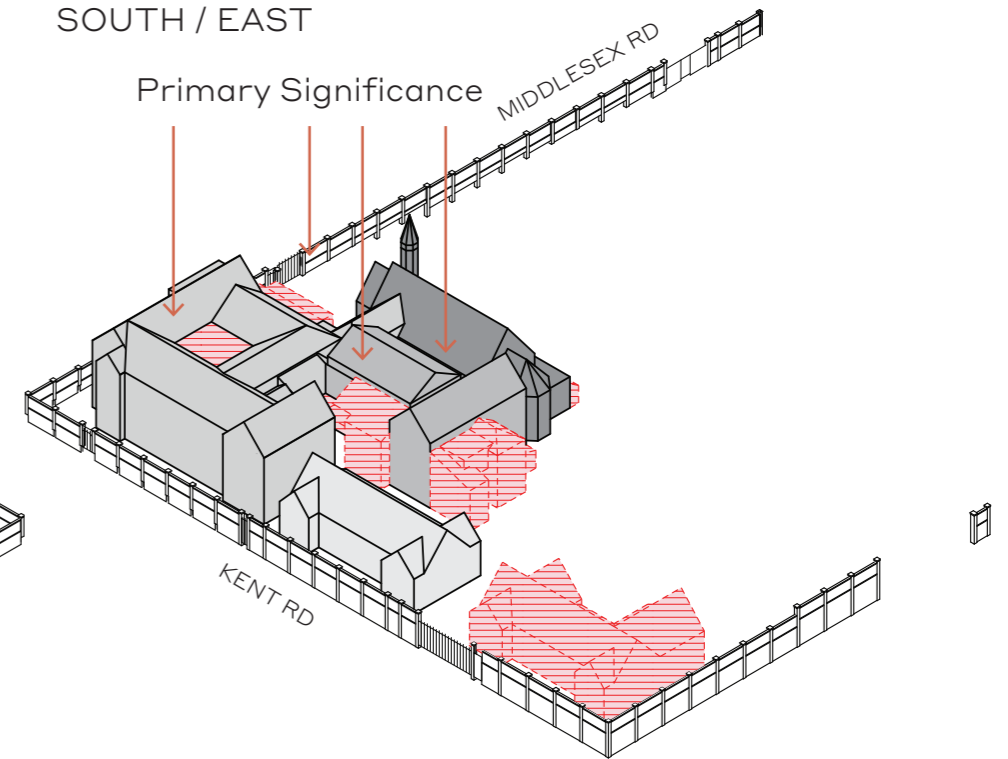
It is of historical significance as an example of church based welfare provision as well as its relatively intact facades when viewed from the surrounding streets.

Any future development should look to retain all of the buildings of primary significance as well as the brick perimeter fence. Buildings considered by Lovell Chen to have 'contributory significance' should be retained where appropriate and reinstatement of period features should also be explored. Any new work should look to be respectful of the heritage nature of the site and should attempt to provide a minimal presence when viewed from the street.

NORTH / WEST



SOUTH / EAST



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**ADVERTISED PLAN**

### KEY

- 1903 St Joseph's Chapel
- 1907 North-East Extension Building
- 1890 St Joseph's Home
- 1935 St Joseph's Infirmary
- Red Brick Boundary Fence
- Proposed Demolition

# HERITAGE ANALYSIS

## ST JOSEPH'S CHAPEL 1903

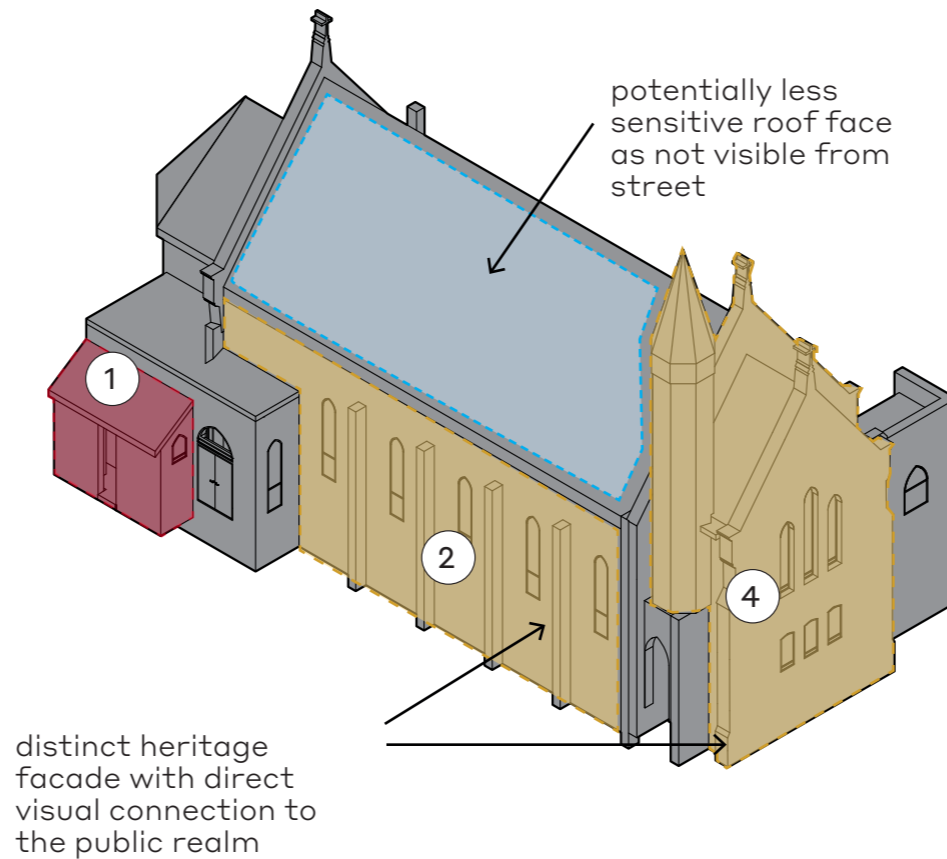
The chapel is the most intact of all buildings on the site. This applies to its external features including stained glass windows as well as its internal features such as the complex roof structure and ceiling treatment.

While the north, east and west facades are highly visible from other parts of the site and, to a lesser degree, the street, the southern facade, adjacent a small courtyard, is mostly hidden from view, providing opportunities for an intervention aimed at increasing light and air into the interior spaces. The same may also be said, although to a lesser degree, for the north and south facing rooves, provided any intervention can preserve the main structural elements.

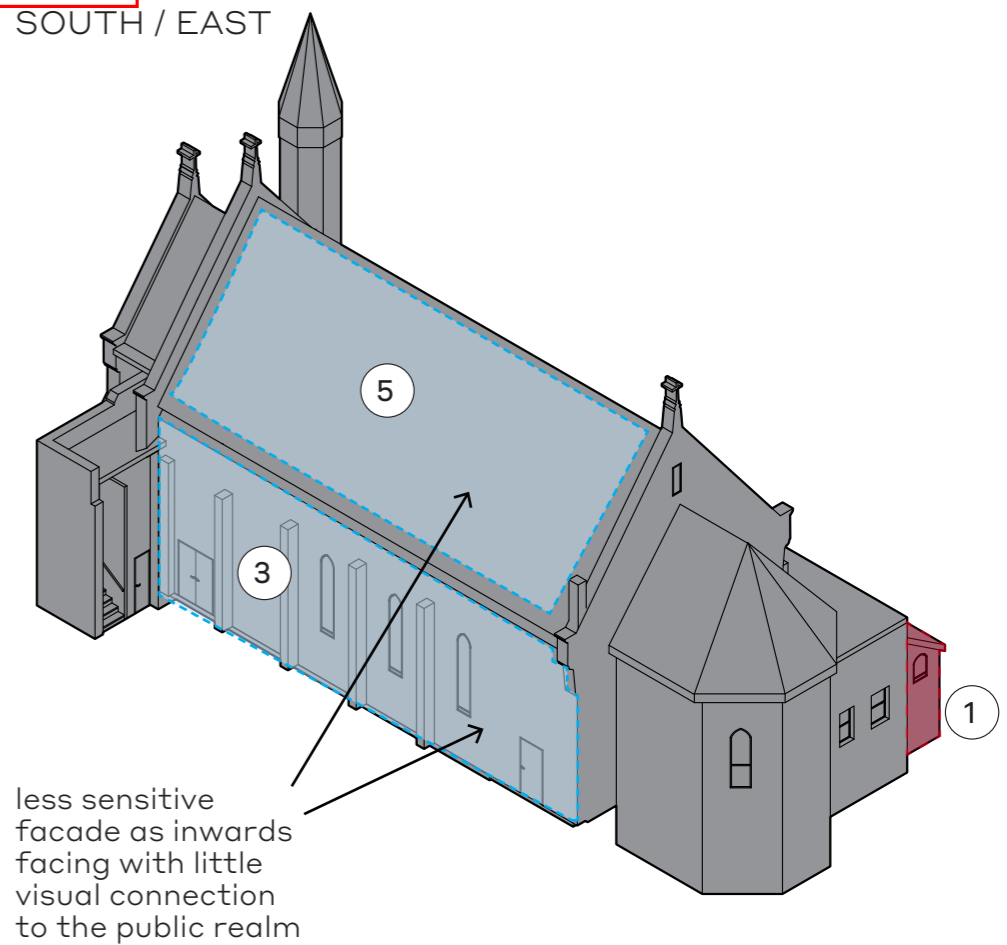
Conservation works may need to be considered for the stained glass windows in certain areas.

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NORTH / WEST



SOUTH / EAST



## ADVERTISED PLAN

1



2



3



4



5



### KEY

- Significant Heritage Fabric
- Less Sensitive Heritage Fabric
- Proposed Demolition

# HERITAGE ANALYSIS

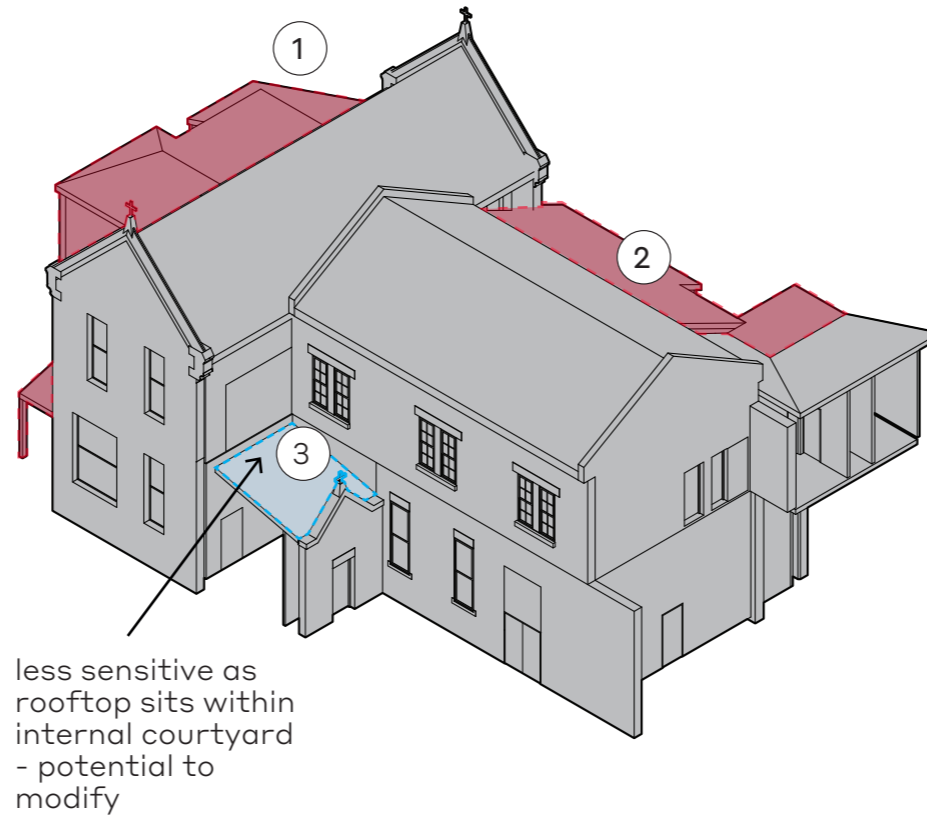
## NORTH-EAST EXTENSION BUILDING 1907

The northeast extension building, originally single storey, has undergone various renovations since its construction at the beginning of the 20th century. Most of these renovations, while aimed at increasing the amount of useable area and providing supplemental circulation that may have been required at the time, have had the affect of creating dark undercroft spaces externally and poor lighting to the adjacent internal spaces.

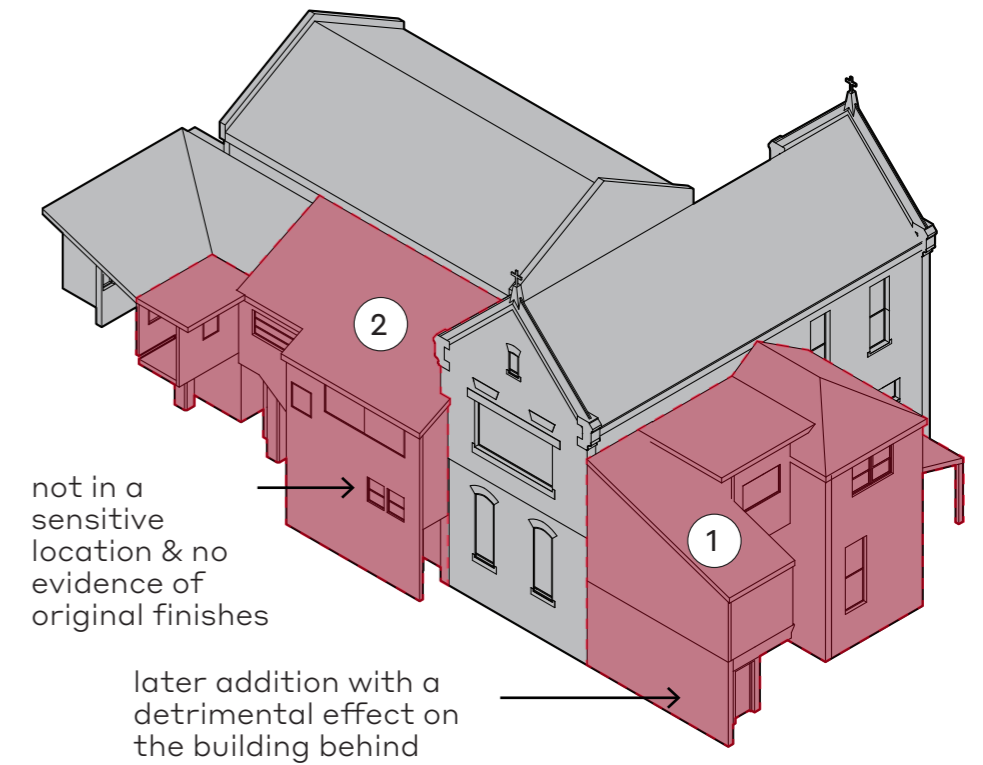
A first step in any intervention may be to remove these renovations and reinstate the verandahs from the original building, providing higher quality internal and external spaces.

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NORTH / WEST



SOUTH / EAST



## ADVERTISED PLAN



- KEY**
- Significant Heritage Fabric
  - Less Sensitive Heritage Fabric
  - Proposed Demolition

# HERITAGE ANALYSIS

## ST JOSEPH'S HOME 1890

# ADVERTISED PLAN

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This two storey face brick building is the earliest, most prominent and architecturally distinctive building on the site.

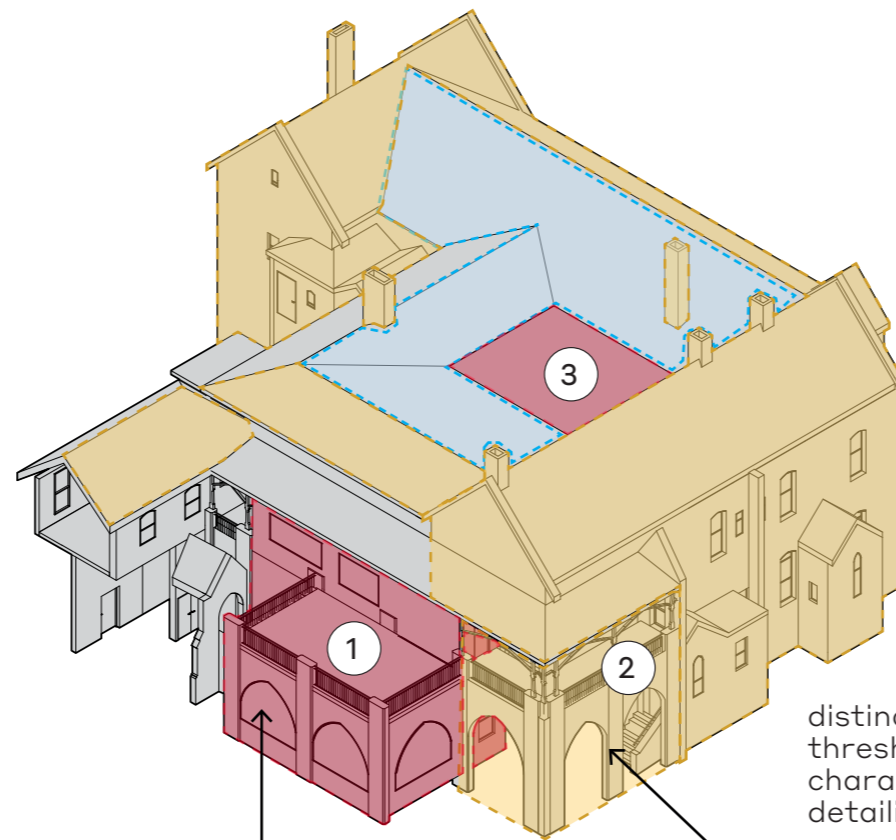
Its rhythmic facade has been kept mostly intact along the street facing south and west elevations. The northwest corner includes a first floor balcony with intricate timber detailing at the roof level and metal detailing to the balustrade. This verandah has been filled in at various sections and should be considered for reinstatement as part of any work.

An addition to the north elevation exhibits mimicry of the surrounding facade and should be considered for removal so that the original facade can be reinstated.

The typology of this building suggests that a courtyard may have been present in the centre of the building, although this has been filled in to gain more space. An investigation as to whether this courtyard, or a light court, can be reinstated, providing light and air deep into the building, should be undertaken.

Preservation of the street facing facades, rooves and chimneys should be prioritised, but opportunities to allow light and fresh air into the building may be considered for the parts of the building that are hidden from the street.

NORTH / WEST

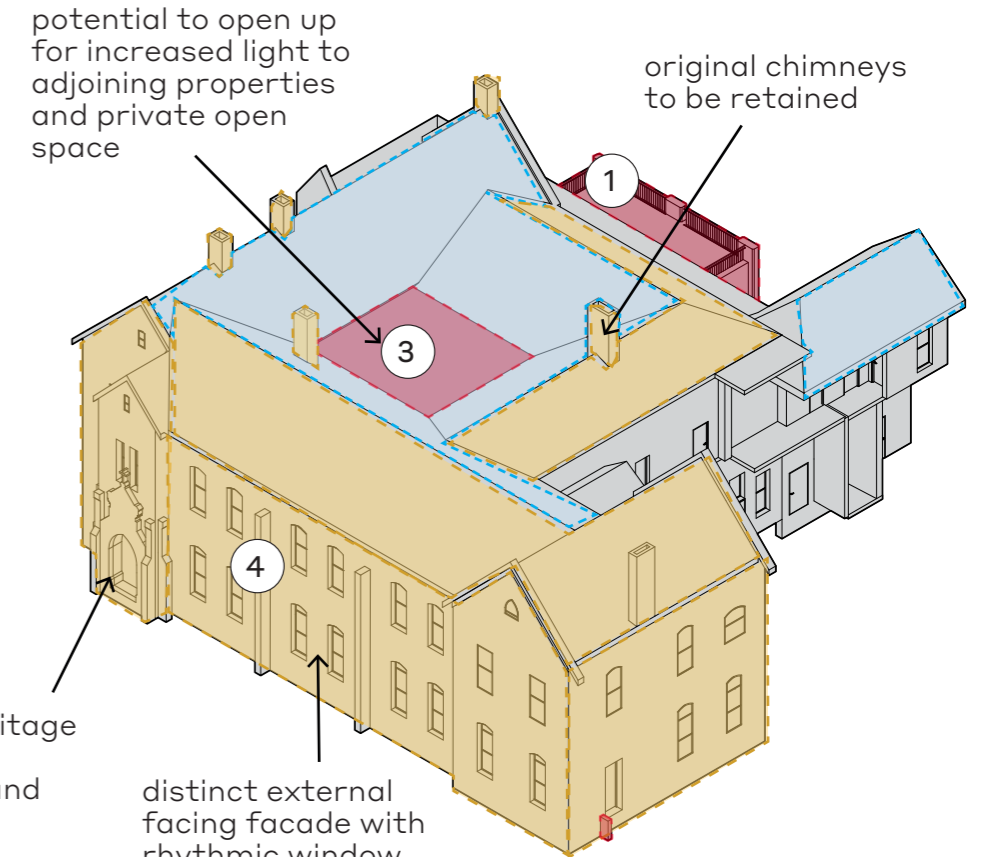


potential for facade reinstatement & continuation of original metal work balustrade

corner with original metal work balustrade, timber fretwork, and arches

distinct heritage threshold character and detailing

SOUTH / EAST



potential to open up for increased light to adjoining properties and private open space

original chimneys to be retained

distinct external facing facade with rhythmic window openings

1



2



2



3



4



### KEY

- Significant Heritage Fabric
- Less Sensitive Heritage Fabric
- Proposed Demolition

# HERITAGE ANALYSIS

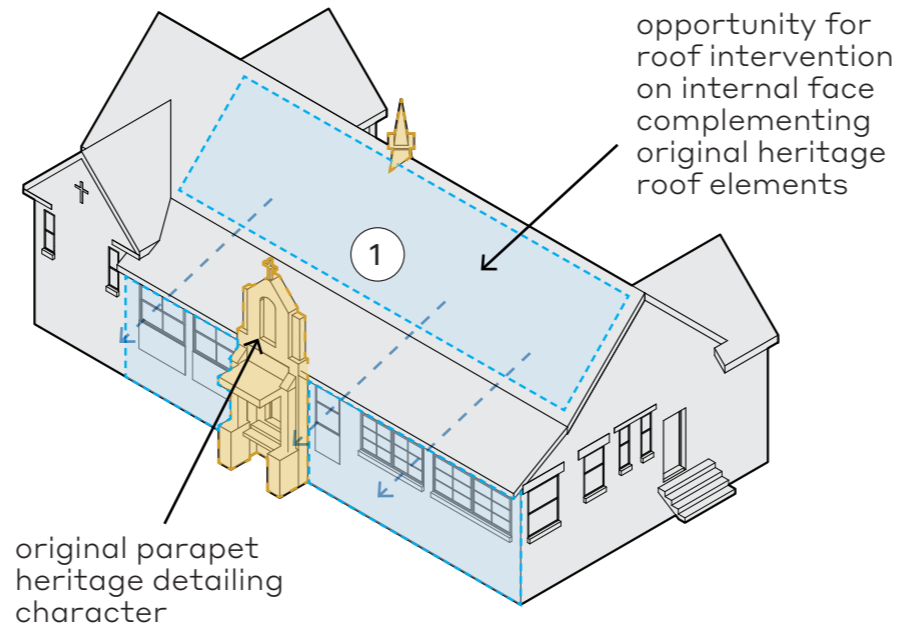
## ST JOSEPH'S INFIRMARY 1935

Unlike the other buildings on the site which are of primary significance, Lovell Chen considers that the infirmary holds contributory significance as an example of the supplemental functions required to run an orphanage.

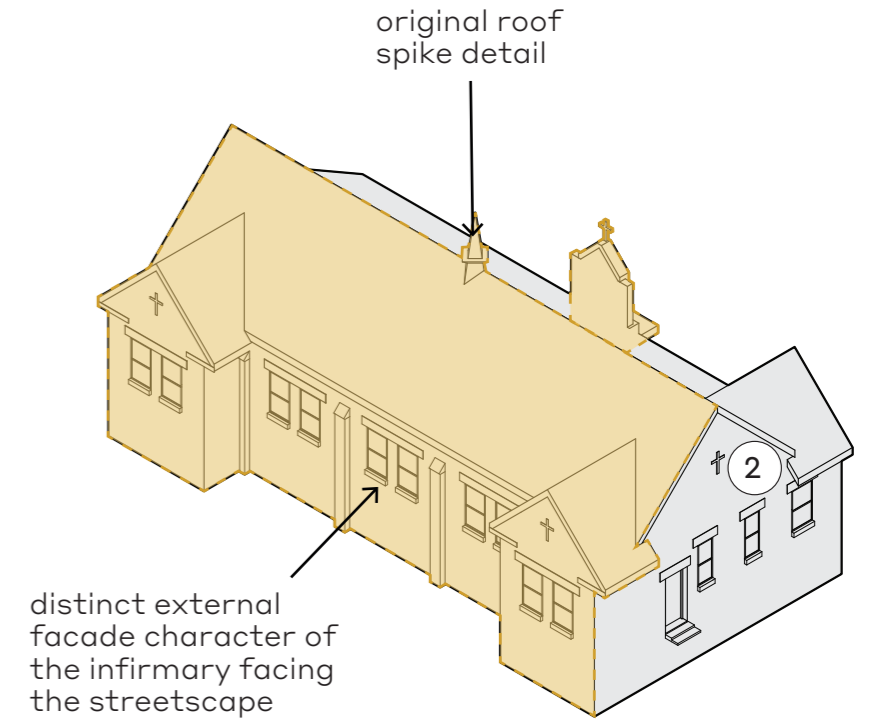
Any interventions to this clinker brick building should attempt to remain hidden from the street and seek to preserve heritage details such as the roof spike and intricate parapet detailing.

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NORTH / WEST



SOUTH / EAST



## ADVERTISED PLAN

1



1



1



2



### KEY

- Significant Heritage Fabric
- Less Sensitive Heritage Fabric
- Proposed Demolition

# DESIGN RESPONSE

## ST JOSEPH'S CHAPEL 1903

# ADVERTISED PLAN

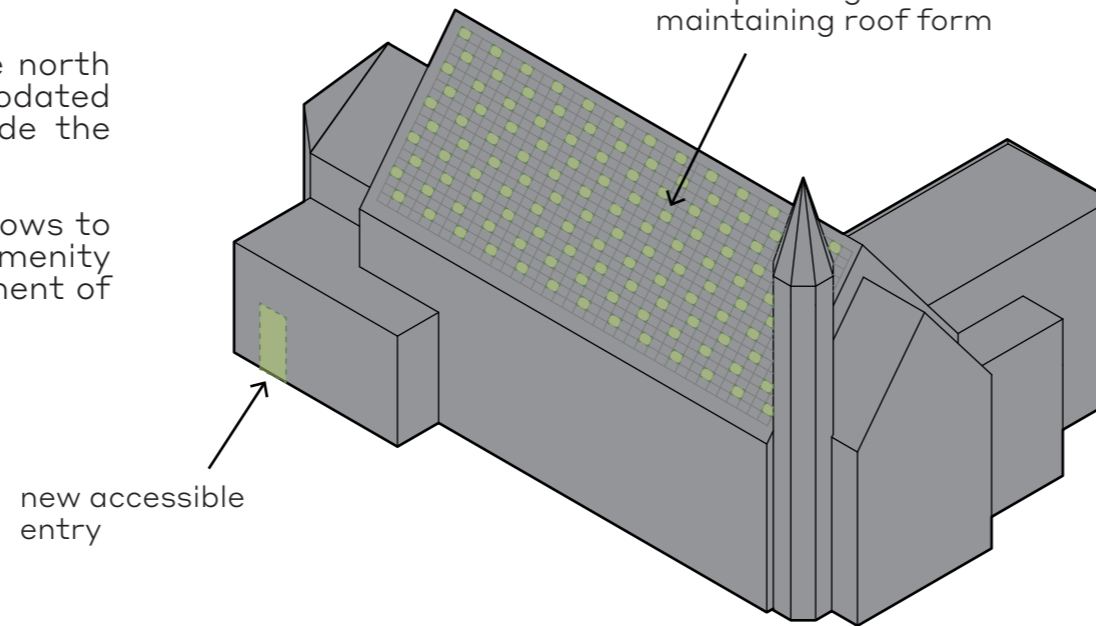
The strategy employed in the conversion of the chapel into a communal space for all residents is to limit work to the existing fabric, particularly the elements facing the public realm.

A new accessible entry is provided to the north where the change in levels can be accommodated without affecting the existing levels inside the chapel proper.

In lieu of providing light through new windows to the facade, the proposal seeks to improve amenity inside the chapel through partial replacement of the slate tiles with small areas of glazing.

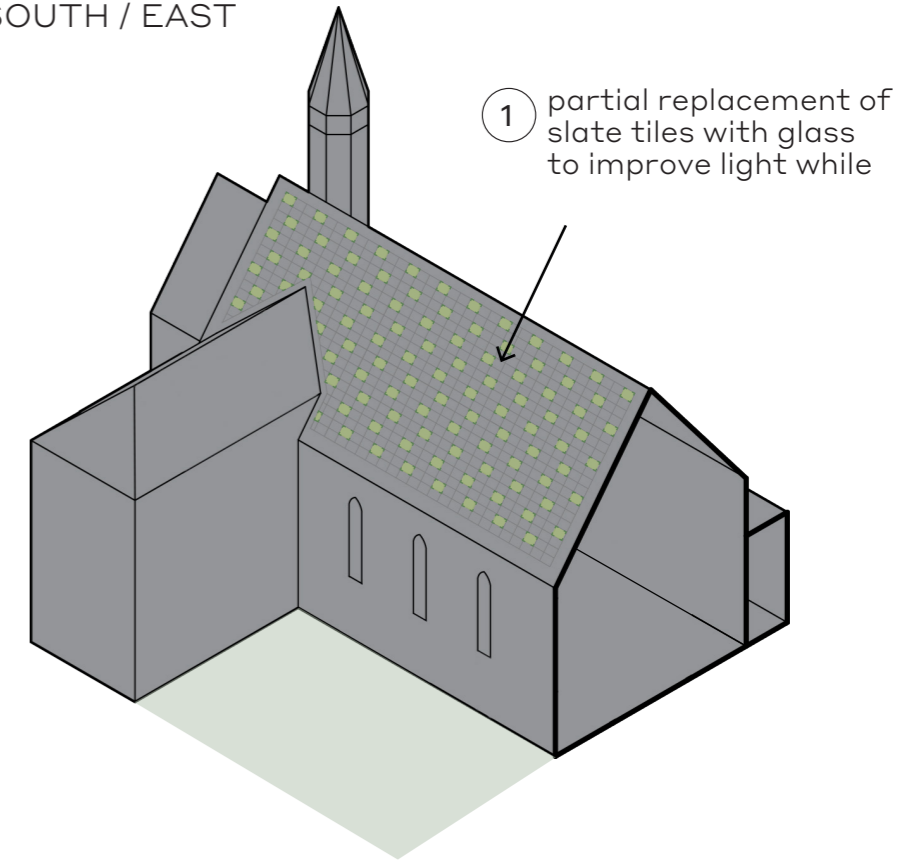
NORTH / WEST

① partial replacement of slate tiles with glass to improve light while maintaining roof form



SOUTH / EAST

① partial replacement of slate tiles with glass to improve light while



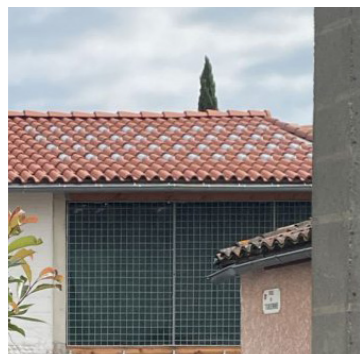
new accessible entry

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KEY

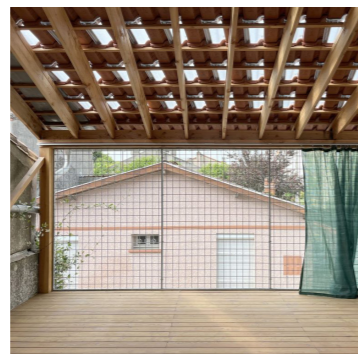
 Proposed

①



A12 Transformation, BAST

①



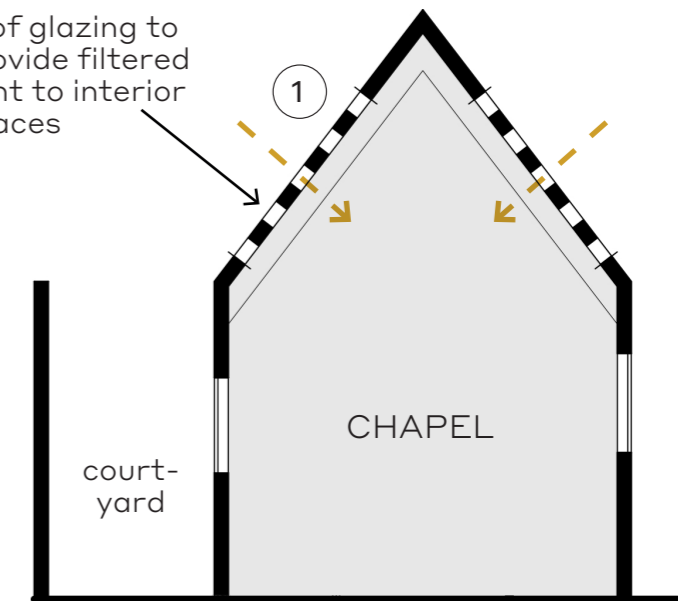
A12 Transformation, BAST

①



Museum Historische Oberamteistraße, Wulf Architekten

roof glazing to provide filtered light to interior spaces



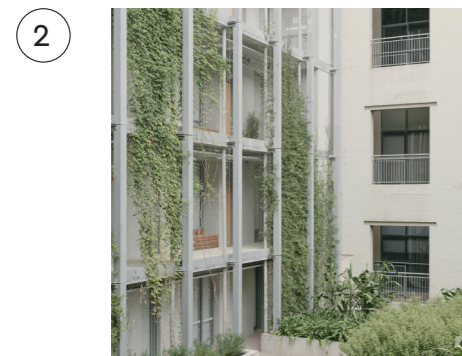
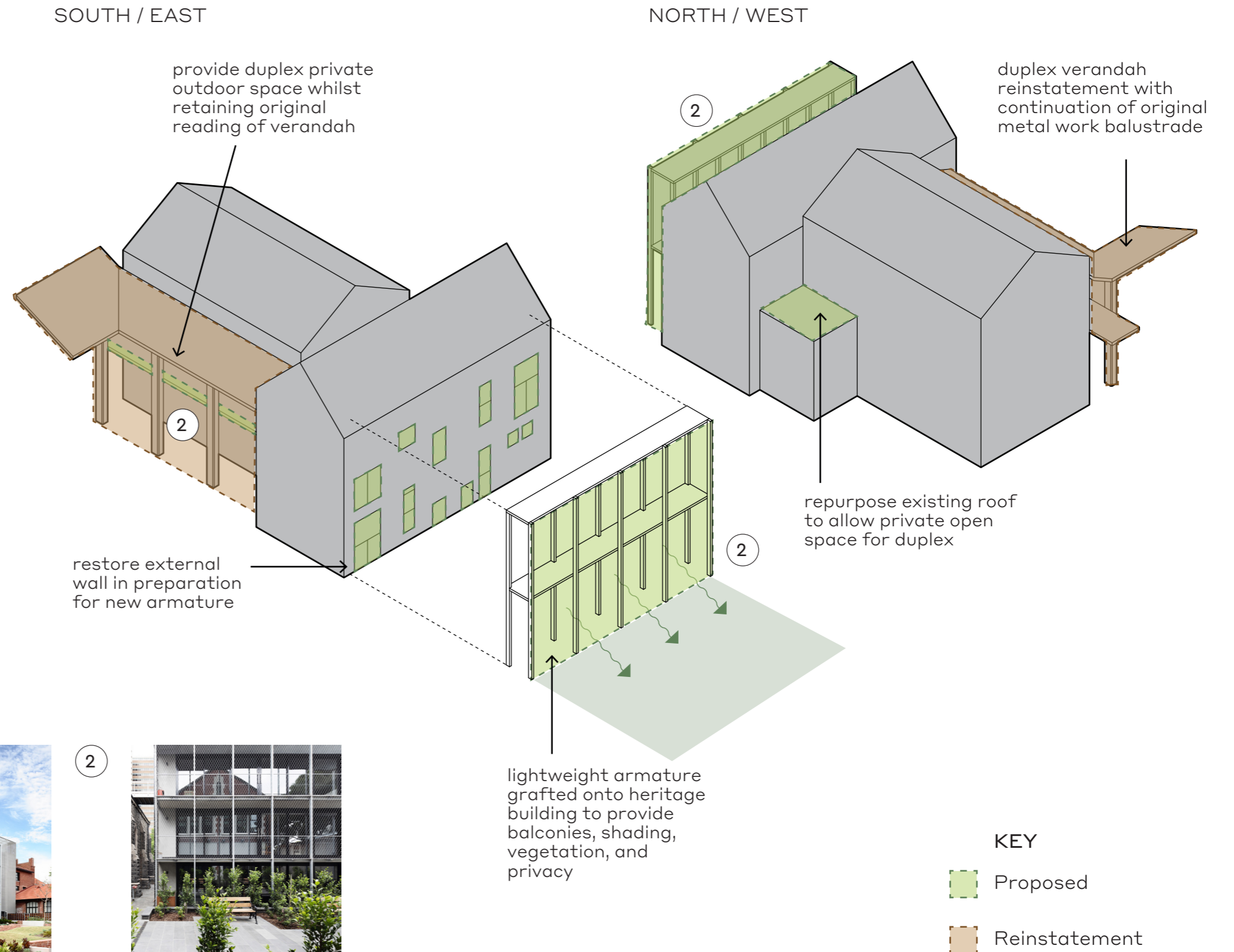
**DESIGN RESPONSE**  
NORTH-EAST EXTENSION BUILDING 1907

The primary step in adapting this portion of the precinct involves the peeling away of the subsequent layers of construction to reveal the original heritage fabric in preparation for restoration works and sensitive informations.

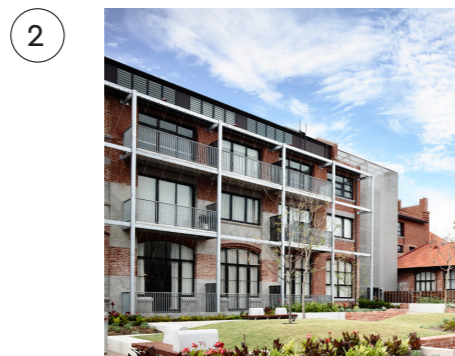
To the east face of the building, a lightweight armature has been added, fulfilling several requirements, including the housing of private open space for each of the residences and shading to the adjacent windows. The structure also provides a framework for creeping vegetation to inhabit the outside of the building, providing privacy for the occupants of the residences and a backdrop for the adjacent public piazza.

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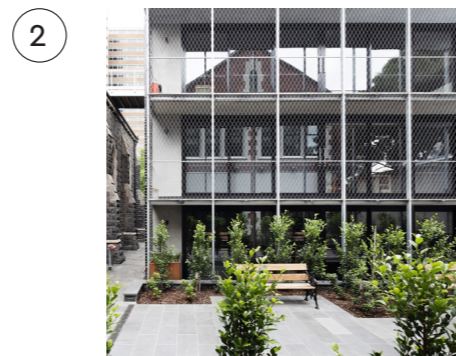
**ADVERTISED PLAN**



Kerr Street, KTA



Wertheim Factory Conversion, KTA



Church on Napier, KTA

**DESIGN RESPONSE**  
ST JOSEPH'S HOME 1890

**ADVERTISED PLAN**

The northwest corner of the oldest building on the site exhibits some of the most ornate detailing in the balustrade and fretwork to the terraces. This portion of the building is in a state of disrepair, requiring conservation works to be implemented.

Areas of the original terraces filled in with later additions will be removed and the full original scope reinstated. This will have the added benefit of providing passive surveillance over the adjacent landscape areas from the new private open space.

Later additions to the building include the infilling of a central courtyard to gain more floor area. By removing these elements, private open space is added to one of the residences, and light and ventilation gained for the four surrounding residences.

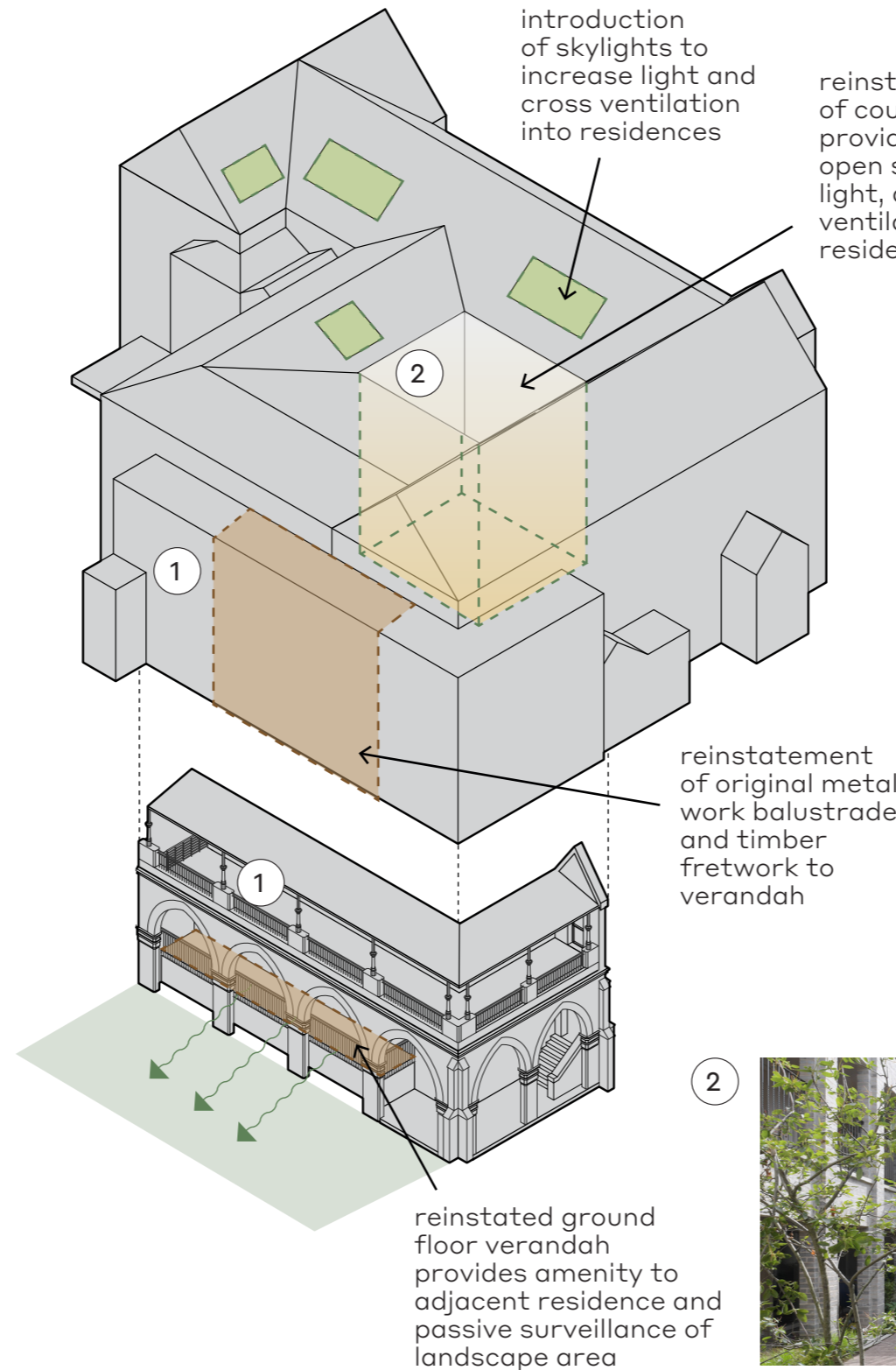
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1

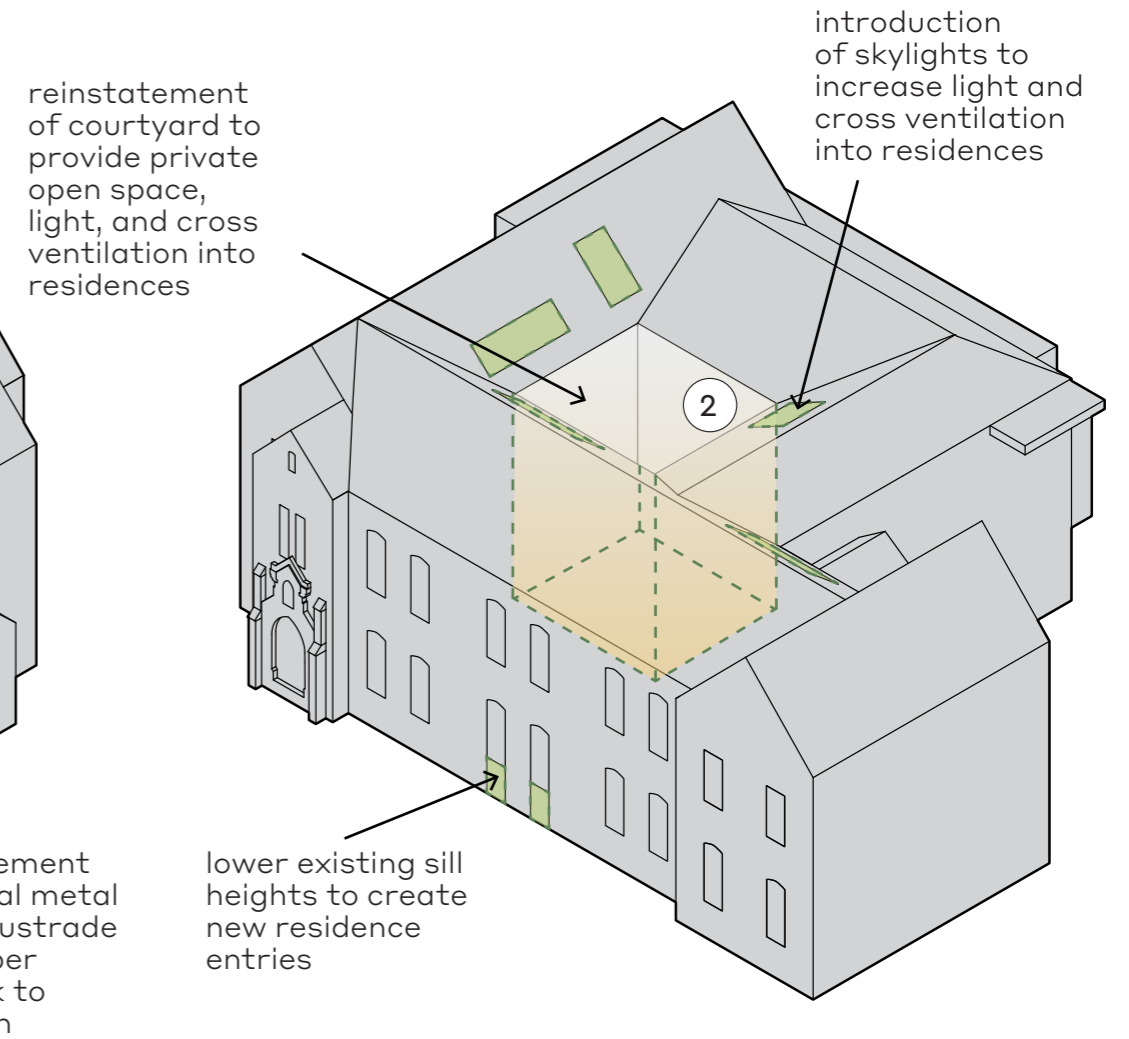


Original facade, as seen on photo taken on 16 September 1901

NORTH / WEST



SOUTH / EAST



2



Lavender Hill Courtyard House, Sergison Bates

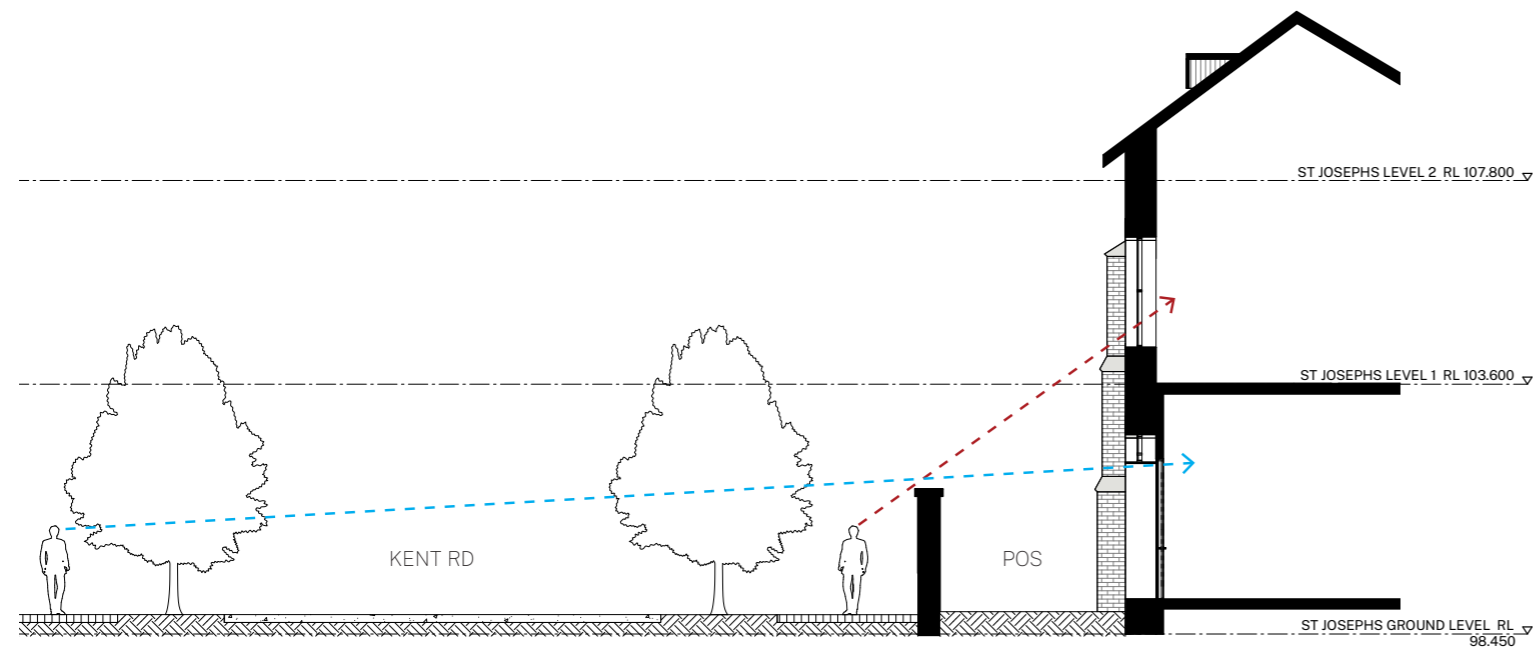
KEY

Proposed

Reinstatement

**DESIGN RESPONSE**  
 ST JOSEPH'S HOME 1890 - DUPLEX 3 & 4 NEW DOOR OPENINGS

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**ADVERTISED PLAN**



Proposed Duplex 3 & 4 entry doors are set within existing window openings, with lowered sills to allow access. Fan lights restored to match existing windows appearance from the street.

# DESIGN RESPONSE

## ST JOSEPH'S INFIRMARY 1935

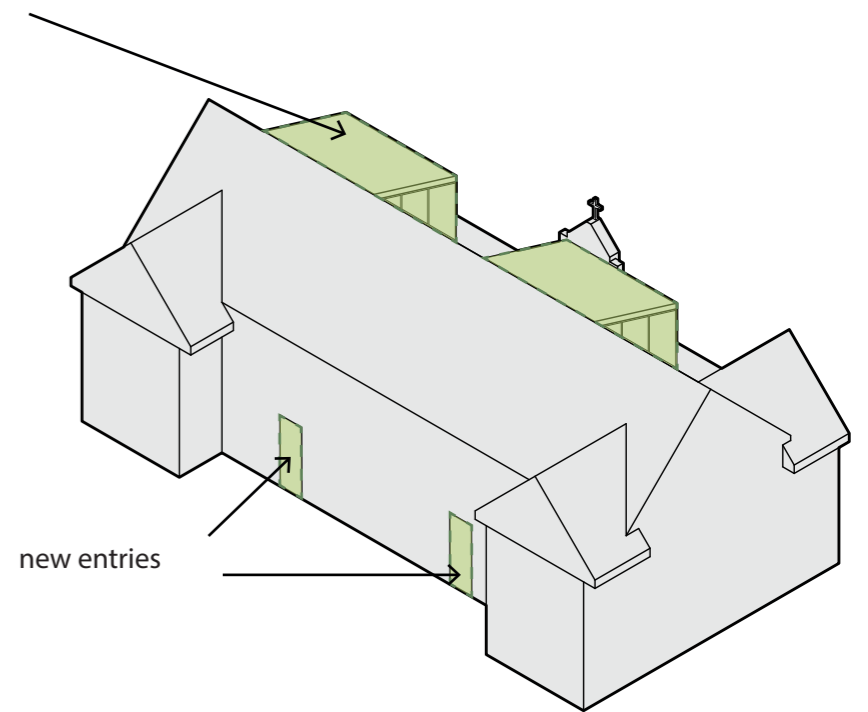
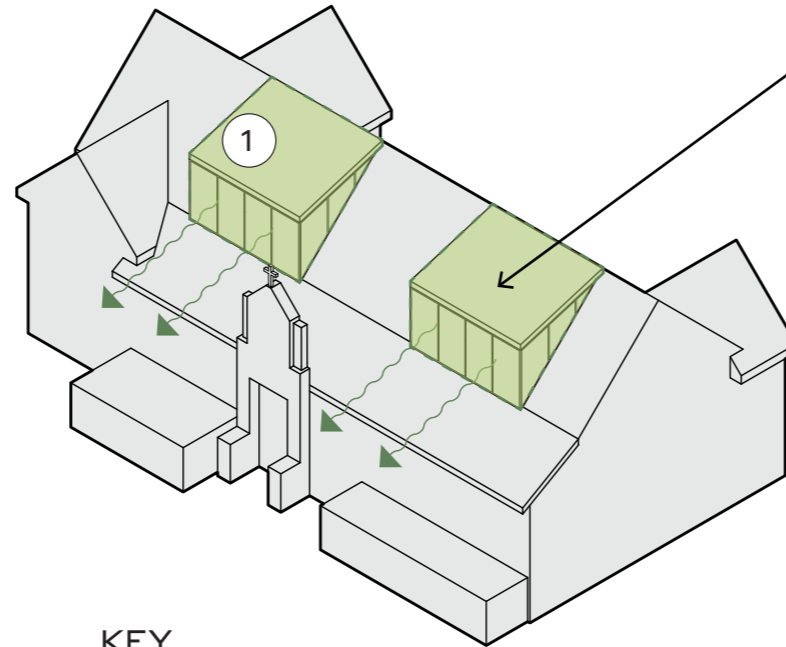
The conversion of the infirmary creates a unique opportunity to utilise the existing pitched roof form to create two storey residences largely within the existing fabric. By gently tilting up small sections of the roof, the usable area on the first storey is slightly increased to allow for the main bedroom and associated bathroom. By retaining the original terracotta tiles in these areas and using glass to the new walls, no new material types are introduced into the building and high quality light and ventilation are provided to all habitable rooms.

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### ADVERTISED PLAN

NORTH / WEST

SOUTH / EAST



roof pop-outs to increase head height and admit light and ventilation into first floor

new entries

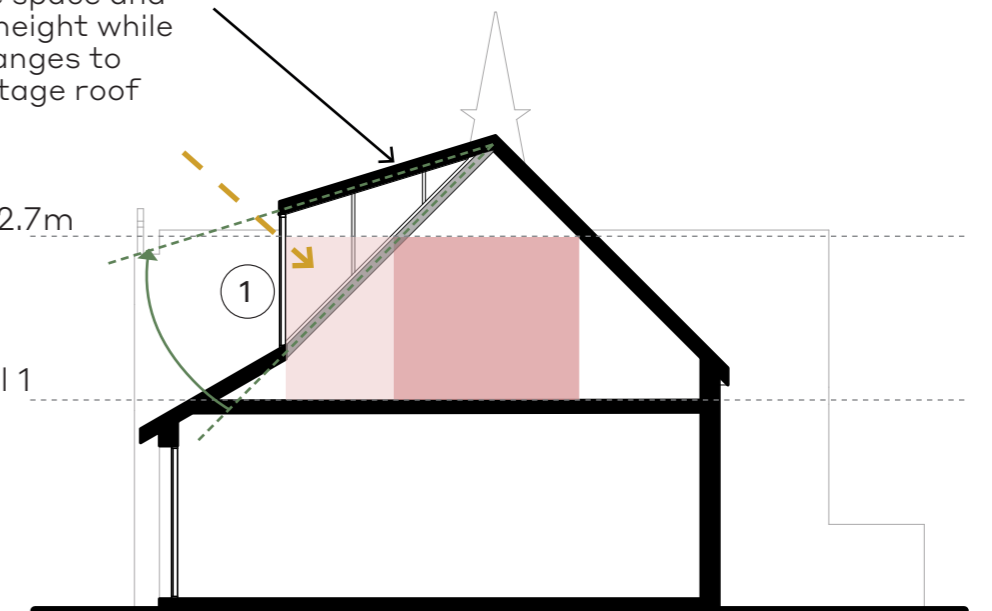
#### KEY

- Proposed
- Original functional area
- Extended functional area

roof lifted on an angle to create pop outs that allows sunlight into the space and adequate head height while minimalising changes to the original heritage roof elements

Head Height +2.7m

Infirmary Level 1



1



Priory Lodge Houses, Sergison Bates

1



External bay study, Causeway End barns, Sergison Bates

1



Attic conversion by schreinerei-kaeshammer

# DESIGN RESPONSE

## RED BRICK BOUNDARY FENCE WALL

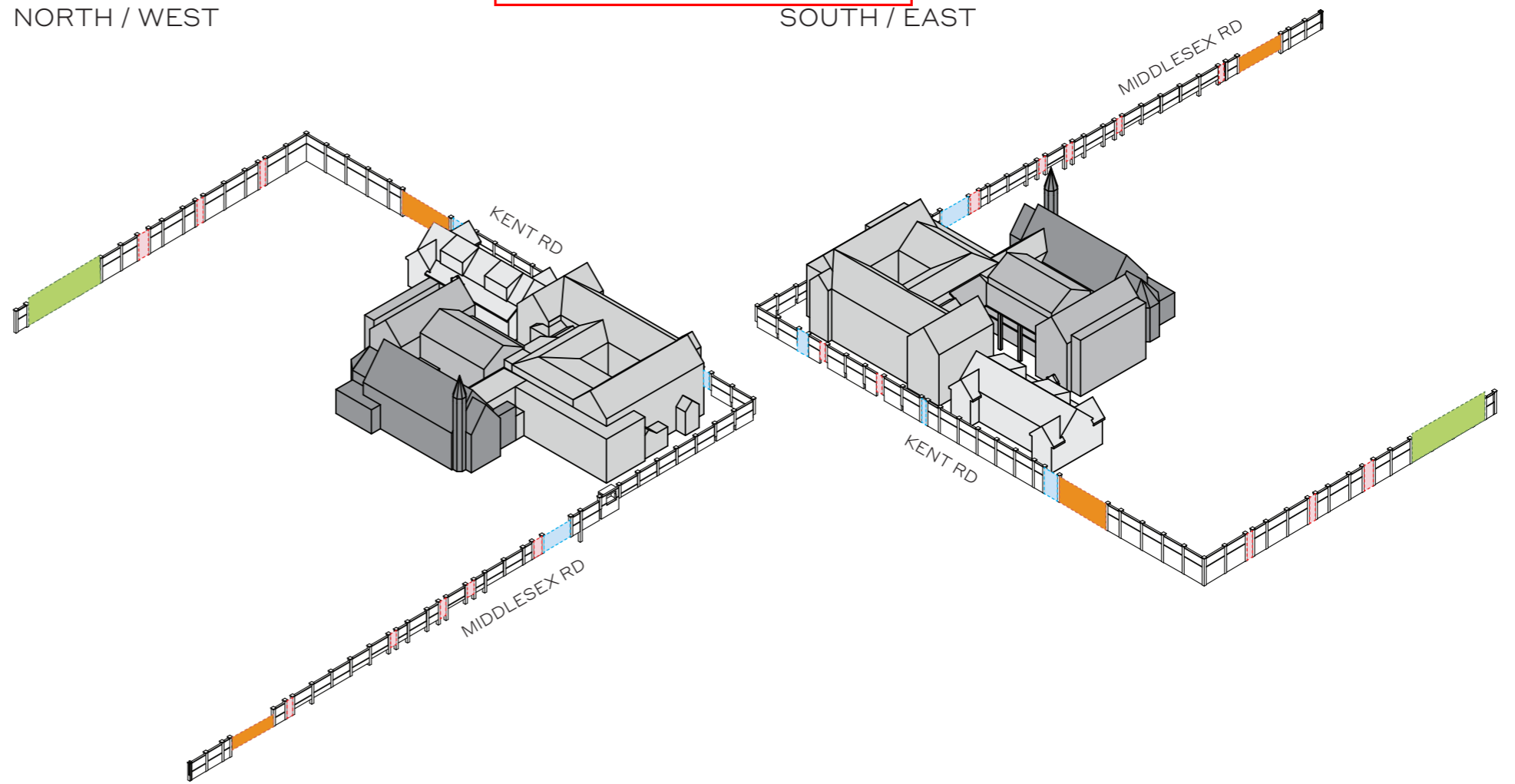
Defining the site's historic perimeter and setting, the existing red brick boundary wall will be retained on all three sides of the development. Restoration and conservation works will be required throughout to repair missing and damaged brickwork and rendered masonry caps.

While some new entries will be added within the boundary wall, these will be carried out in a sympathetic manner with new gates in keeping with those currently seen throughout the site.

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NORTH / WEST

SOUTH / EAST



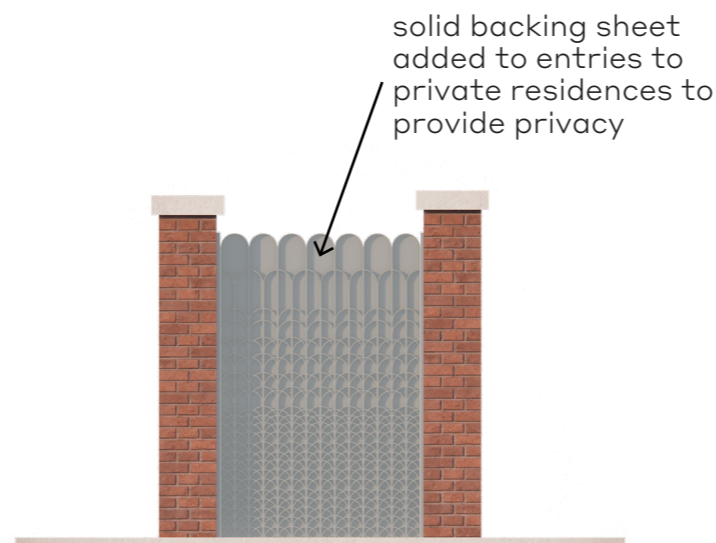
## ADVERTISED PLAN

1







Pedestrian entry to precinct

2



Pedestrian entry to private residence

### KEY

-  Existing Boundary Wall Opening with New Gate
-  Proposed Boundary Wall Opening with New Gate
-  New Boundary Wall Infill
-  Existing Boundary Wall Opening

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