

Heritage Victoria
GPO Box 2392
Melbourne, VIC 3001

March 31st 2026

Dear Madam

Permit Application P39005: - Former Little Sisters of the poor home for the aged (H1950) Response to Request for Further Information

Please find our response to Heritage Victoria's request for information (RFI) for application P39005 dated 10/2/2026 attached.

As requested in the RFI and discussed at the pre-application meeting on March 10th, the elevational treatment of the Early Learning Centre has been revised to better acknowledge the architectural language of the monastery. The drawings presented at the meeting are attached.

The RFI requested the following information:

Extent Archaeology report

Please see report attached.

Structural engineering advice regarding the impact of the basement construction on the heritage building.

BOT Engineering have provided a preliminary review that states, *"The proposed basement development adjacent to the heritage building presents manageable engineering challenges typical of urban infill construction in Melbourne. With a well – designed retention system, careful construction sequencing, and a robust monitoring regime, the heritage structure can be effectively protected throughout the works. The identified risks are considered manageable with standard industry controls, and the protection of heritage fabric can be effectively maintained throughout the excavation and construction phases."*

In summary the report contains the following information:

- Site investigation has revealed that the existing masonry and bluestone footings extend 400- 500 mm beyond the outer face of the monastery wall.
- The carpark walls will be set back 700 mm to allow adequate clearance.

- Risks including ground movement, settlement and vibration have been identified and assessed. The report details mitigation and protection measures and provides a sequencing program that establishes a suitably cautious approach to the engineering design and construction of the basement.

See *BOT Engineering Consultant Advice Notice* attached.

Revised landscape package.

Please find the updated ACRE landscape design set attached. The drawing set includes revised information regarding the design of courtyards to protect peppercorn trees, plant selection, interpretation of walling and spoon drains and the reuse of historic materials. TP8.06 and 8.07 have been included to communicate the heritage lead design strategies.

Renders

Please find new renders attached to show that the new buildings cannot be seen behind the heritage building from within the site, and view out from the heritage building as requested

Interpretation

The Greek Orthodox Church is in the process of preparing an Interpretation Strategy for the entire site. The strategy will ensure that story telling goes beyond QR codes and signage and is creatively incorporated in art works, way finding, signage and place-making generally in both public and private domains.

Rational and Economic arguments

Clarification of estimates, terminology and the scope of conservation works is provided in Section 3.2 of the HIS as requested. An updated Rational and Economic Use report from Urbis is also attached.

The following Information has been uploaded to Heritage Desk.

1. ACRE landscape design
2. Extent Archaeology report
3. BOT Engineering – Consultant Advice Notice
4. Tree Root Excavation Report 25/2/26 by John Patrick
5. WT Maintenance cost estimates PR-030786
6. Urbis Rational and Economic Use (Mar26) report
7. Functional Access report 27/3/26
8. ACA Heritage Impact Statement containing the following updated sections
 - 2.3.4 New internal elements and change of Use /Access (p53)
 - 2.5.3 Summary of the interpretation and reuse of historic elements in the landscaping (p104-106)
 - 2.5.4 Interpretation Strategy (p113)
 - 2.6.2.4 ELC (p128, 129)
 - 3.2 Economic Use (p134 - 136)

9. KUD : The full KUD drawing set is attached. Drawing sets C and D are pertinent to the Heritage Victoria RFI. Drawings sets A and B contain information requested by the Department of Transport and Planning RFI. Sets A and B do not include any changes to heritage buildings or landscaping which are not shown in sets C and D.

New architectural information includes:

- apartment plans and elevation (KUD 1 22-004 C) showing changes to courtyards and fencing to accommodate peppercorn trees
- amended elevations for the Early learning Centre (KUD2 22-004 C)
- workshop presentation drawing for revised Early Learning Centre
- renders demonstrating that the new built form cannot be seen behind the heritage building and views from the heritage building. The location of the renders is indicated on the attached Key plan

Further reports have been provided regarding the roots of the peppercorn trees and the ability to meet access regulations in and around the heritage building.

Please contact us if you require any further information on the above.

Yours Faithfully,

A handwritten signature in purple ink, appearing to read 'A. Andronas', enclosed within a large, loopy oval shape.

ANDRONAS CONSERVATION ARCHITECTURE
Arthur Andronas