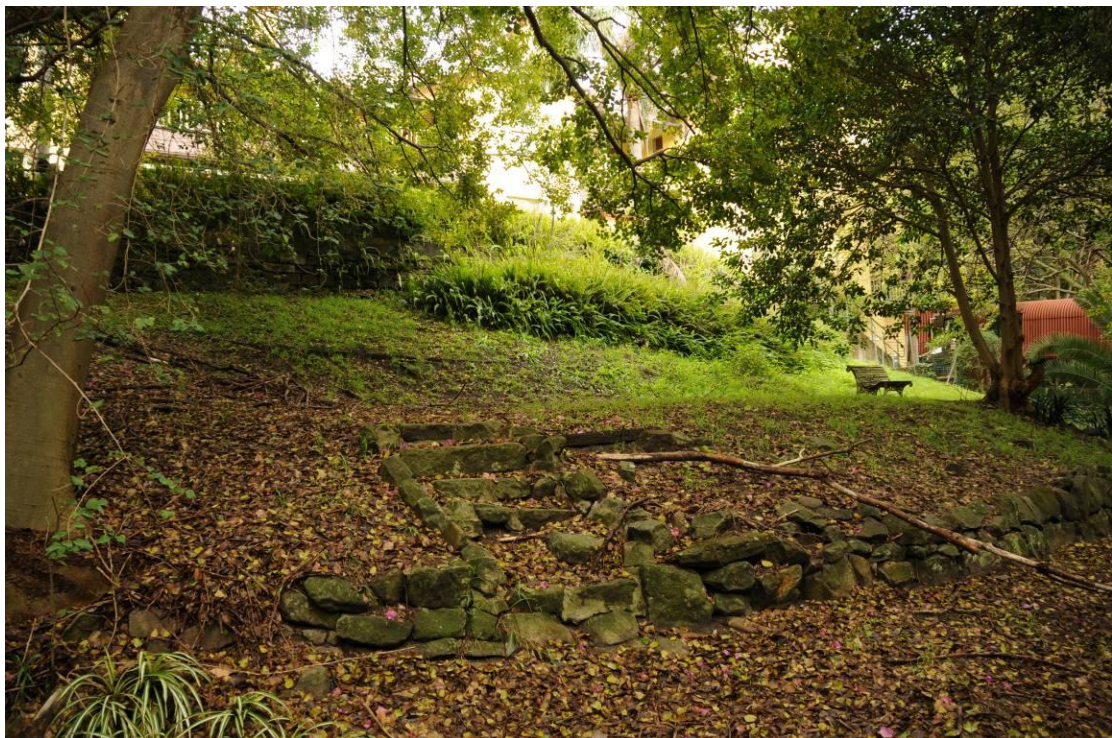


**MUSEcape**

**The Scottish Hospital Site, 2 Cooper Street,  
Paddington**

**Landscape Heritage Impact Assessment**



*Prepared by*

Chris Betteridge, **MUSEcape** Pty Ltd

*for*

**Cerno Management Pty Ltd**

**on behalf of the Presbyterian Church (NSW) Property Trust**

**Final, 5 October 2010**

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SPECIALISTS IN THE IDENTIFICATION, ASSESSMENT, MANAGEMENT & INTERPRETATION OF CULTURAL  
HERITAGE

## Executive Summary

The Presbyterian Church (New South Wales) Property Trust intends to redevelop the Scottish Hospital site in Paddington and has engaged Cerno Management Pty Ltd to project manage the development. JPR Architects have been engaged to design the new buildings for the site; Conybeare Morrison International Pty Ltd have been engaged as heritage architects for the adaptation of the historic building formerly known as “The Terraces”; Aspect Studios have prepared the landscape plans for the site.

The proposal involves demolition of the 20<sup>th</sup> century hospital buildings on the site, adaptive reuse of the historic “The Terraces”, construction of a new building complex including Independent Living Units and a High Care Unit and site landscaping that retains significant mature trees and adds new plantings and hard landscaping to suit the new uses.

**MUSEcape** Pty Ltd has been engaged to prepare a Landscape Heritage Impact Assessment as input to the Heritage Impact Statement to support the Major Project Application for the proposed development. This report summarises the heritage significance of the site landscape, analyses the impacts on the landscape that are likely to result from the proposal, concludes whether these impacts are within the limits of acceptable change for the place and makes recommendations for any mitigative measures to reduce negative impacts.

The report concludes that the Scottish Hospital site has exceptional and high cultural landscape heritage significance at a local level, derived from its historical, associational, aesthetic, social, technical/ educational and rarity values. The proposed development will result in considerable changes to the landscape but these are considered to be within the limits of acceptable change. The proposal provides for the sympathetic adaptive reuse of “The Terraces”, ensuring its conservation as a significant item of built heritage. The proposal also provides for retention and enhancement of the most significant soft landscape elements and for the retention and interpretation of the terraced slope to the north of the historic building. The proposal also provides for new landscaping that will be in keeping with the historic plantings on site and will also enhance the setting for residents, neighbours and passers-by.

## 1.0 Introduction

This section provides background information, the methodology used, authorship details, limitations, disclaimer and acknowledgments.

### 1.1 Background

In September 2001 Chris Betteridge, Director, **MUSEcape** Pty Ltd prepared a Landscape Assessment Report of the Scottish Hospital Site, Paddington, for Noel Bell Ridley Smith Architects (NBRSA) to complement the Conservation Management Plan that they were preparing to guide proposed redevelopment of the site at that time. That proposal did not proceed and since 2001 the operating theatre building and the heritage building formerly known as “The Terraces” have been closed, with only the Nursing Home building on the western side of the site remaining in use.

In September 2009 Cerno Management Pty Ltd, on behalf of the site’s owner, the Presbyterian Church (NSW) Property Trust, approached **MUSEcape** Pty Ltd with a view to providing an updated report on heritage landscape matters for inclusion in an updated Conservation Management Plan, Landscape Management Plan and subsequent Heritage Impact Statement for the Master Plan for a revised redevelopment proposal for the site.

**MUSEcape** Pty Ltd subsequently provided input to an updated CMP prepared by NBRSA which included the following:

- comparative analysis of the Scottish Hospital site in relation to other properties of similar age, use and significance;
- determination of an appropriate curtilage for the property;
- development of heritage landscape policies, strategies and actions for incorporation in the CMP

Other consultants have designed the new buildings for the site, the adaptation of “The Terraces” and the site landscaping.

NBRSA have prepared a draft Heritage Impact Statement for the proposed development. Casey & Lowe Archaeology have assessed the likely archaeological impact of the proposal and Tree Wise Men Australia Pty Ltd have provided arboricultural advice for the redevelopment of the site, with recommendations for retention or removal of trees according to their significance, condition, vigour and safe and useful life expectancy. This Landscape Impact Assessment should be read in conjunction with the latest revision of the DA architectural plans and drawings (revision P12) by JPR Architects and the landscape concept plan and detail drawings (revision 2) by Aspect Studios, as well as the heritage and tree reports mentioned above.

### 1.2 Methodology

The methodology employed in the preparation of this report is in accordance with the guidelines on heritage assessment and heritage impact assessment published from time to time by the Heritage Council of NSW, the Heritage Branch, NSW Department of Planning and the former NSW Heritage

Office as well as the requirements of the local government authority Woollahra Council. The report also follows the principles espoused in the Burra Charter and guidelines of Australia ICOMOS.

### **1.3 Authorship**

This report has been prepared by Chris Betteridge BSc (Sydney), MSc (Leicester), AMA (London), principal of **MUSEcape** Pty Ltd, Heritage Consultants, specialists in the identification, assessment, conservation and interpretation of cultural heritage places.

Chris has more than thirty years experience in both the NSW Public Service and in private practice in the conservation of cultural landscapes, including historic houses, parks, gardens, streetscapes and cemeteries. For ten years he was Specialist – Environmental / Landscape in the NSW planning departments, advising the Heritage Council of NSW on cultural and natural landscape matters. From 1988 to 1991 he was Assistant Director (Community Relations) at the Royal Botanic Gardens Sydney and since 1991 has been in private practice.

Chris was consultant Heritage Advisor to both Wollondilly Shire and Port Stephens councils for eight years. He is a member of Australia ICOMOS, the professional organization for heritage practitioners in this country and is a foundation member of the Australian Garden History Society. Chris has lectured and published widely on landscape conservation and regularly provides expert evidence on cultural landscape matters in the NSW Land and Environment Court.

### **1.4 Acknowledgments**

The assistance of the following individuals in the preparation of this report is gratefully acknowledged:

Peter & Bronwen Castor, Tree Wise Men Australia Pty Ltd;  
 Paul Di Cristo, Cerno Management Pty Ltd;  
 Pam Jeffery & Robert Staas, Noel Bell Ridley Smith Architects;  
 Tony Lowe, Casey & Lowe Archaeology;  
 Roland Martinez, Ian Poole & Dennis Rabinowitz, JPR Architects Pty Ltd;  
 Liam Noble et al., Aspect Studios;  
 Darryl Conybeare & Judith Rintoul, Conybeare Morrison International Pty Ltd;  
 Maria Toman, The Scottish Hospital;  
 Warwick Mayne-Wilson, Warwick Mayne-Wilson & Associates.

### **1.5 Limitations & Disclaimer**

This report is limited to consideration of cultural landscape heritage conservation and interpretation issues. Matters such as compliance with planning requirements, building codes, privacy issues, overshadowing, drainage, car parking, tree safety issues, access and car parking are dealt with by others.

Site investigations on 1 June 2010 were limited to visual inspection of the subject land and its immediate environmental context. No sub-surface

investigations were carried out. The potential for Aboriginal relics on site has not been investigated and has not been raised as a potential issue.

This document may only be used for the purpose for which it was commissioned and in accordance with the contract between **MUSEcape** Pty Ltd (the consultant) and Cerno Management Pty Ltd (the client). The scope of services was defined in consultation with the client, by time constraints imposed by the client, and the availability of reports and other data on the site. Changes to available information, legislation and schedules are made on an ongoing basis and readers should obtain up-to-date information.

**MUSEcape** Pty Ltd accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not intended to be a substitute for site specific assessment or legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.

## 2.0 Documentary and Physical Evidence

This section discusses the documentary evidence relating to the history of the site and updates the description of the site and its environmental context.

### 2.1 Location of Subject Property



Location of  
subject property

### 2.2 Site History

The site history has been further researched by NBRSA and included in the revised CMP.

### 2.2 Site Description

The site is adequately described in the NBRSA revised CMP.

### 3.0 Summary of Landscape Heritage Significance

This section summarises the significance of the cultural landscape of the Scottish Hospital site, based on previous assessment for the revised CMP.

#### 3.1 Principles and Basis for Assessment

The concept of ‘cultural significance’ or ‘heritage value’ embraces the value of a place or item which cannot be expressed solely in financial terms. Assessment of cultural significance endeavours to establish why a place or item is considered important and is valued by the community. Cultural significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place and the response that the place evokes in the contemporary community.

Cultural landscapes by their name imply human intervention but they may also include substantial natural elements.

*“They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to the place. Cultural landscapes have a strong role in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered important in establishing the communities’ sense of place.”<sup>1</sup>*

The *Burra Charter* of Australia ICOMOS and its Guidelines for Assessment of Cultural Significance recommend that significance be assessed in categories such as aesthetic, historic, scientific and social. The *NSW Heritage Manual* outlines the same broad criteria for assessing the nature of significance. These criteria are considered in addition to an item’s rarity and / or representativeness, criteria that relate to comparative significance. The seven criteria adopted by the Heritage Council of New South Wales for the assessment of items for potential listing on the State Heritage Register apply equally well for items of local significance.

#### 3.2 Previous Significance Assessments

The Scottish Hospital main hospital building (former “The Terraces”) and the Scottish Hospital grounds are listed as items of the environmental heritage in the Woollahra LEP 1995 and are located within the Paddington Heritage Conservation Area. Copies of the full listings are included in the Appendices to the revised CMP. In addition, several mature trees on the site are listed as significant trees under private ownership on Woollahra Council’s Register of Significant Trees. The Statement of Significance for the trees is also included in the Appendices to the revised CMP.

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<sup>1</sup> Pearson, Michael and Sullivan, Sharon (1995), *Looking After Heritage Places*, Melbourne University Press.



The Landscape Assessment by **MUSEcape** Pty Ltd, dated September 2001, included significance assessments for landscape elements including the major trees surveyed at that time.

The Preliminary Advice by Tree Wise Men Australia Pty Ltd, dated November 2009, included significance rankings for 144 trees surveyed on the site on a 1 to 4 scale and recommends those trees to be retained or removed, also on a four level scale A to D.

### **3.3 Statement of Significance for Cultural Landscape**

The significance rankings and retention values assessed by Tree Wise Men Australia Pty Ltd in 2009 are generally in agreement with the recommendations in the **MUSEcape** 2001 Assessment. The Tree Wise Men assessments provide a practical analysis of trees on site that balances retention of significance with maintenance of public safety and opportunity for sympathetic adaptive reuse of the site.

As a place the Scottish Hospital satisfies a number of the seven criteria established under the *NSW Heritage Act 1977* (as amended) for assessment of heritage significance and potential inclusion on the State Heritage Register or LEP heritage schedules. The summary Statement of Significance is as follows:

The Scottish Hospital site has historic, aesthetic and social significance at a local level. The place is historically significant as physical evidence of the development of private hospital and nursing care facilities in New South Wales, for its associations with historically significant persons John Edye Manning and Henry Burton Bradley and with Henry Burton, Bradley's Head Gardener from 1862 to 1873, who subsequently became Superintendent of the Sydney Botanic Gardens under Joseph Maiden. The place is also associated with George Sydney Jones and Sir Alexander MacCormick and with the welfare activities of the Presbyterian Church. It is representative of small private hospitals that began functioning in Sydney in the early 20th century, and of those private hospitals that operated from converted large residences and mansions located in inner suburbs ringing the city of Sydney.

The Scottish Hospital site encapsulates an earlier building, "The Terraces", which demonstrates an early phase of residential development within the municipality of Woollahra. The cultural landscape of The Scottish Hospital site demonstrates an ongoing complementary relationship between the original house and its grounds that was reflected initially in the terraced garden of the early Italianate house and continued in the mature landscape that complemented the Federation Arts & Crafts alterations by G Sydney Jones.

The original residential building on the site was named "The Terraces" after the terraced gardens for which the property was renowned. The garden retains considerable integrity, containing many mature trees representative of species that were popular for large gardens in the second half of the 19<sup>th</sup> century, including Port Jackson and Moreton Bay figs, Norfolk Island Pine,

Hoop Pine, Kauri and palms. The plantings include a number of individually listed heritage trees and a group of palms thought to be a memorial to the son of former owner Dr McCormick who was killed in World War I.

The cultural landscape of the Scottish Hospital retains visible and archaeological evidence of an historic designed landscape created in response to the site's steep topography, with later alterations associated with the adaptation of the site for hospital use. The Victorian garden terracing on the site is increasingly rare, particularly in the more urbanised parts of Sydney. The site has the potential to yield further archaeological evidence of the ways in which the steep topography was modified for horticultural purposes.

The landscape of the Scottish Hospital site is held in high esteem by the contemporary community of Paddington as a green oasis in an otherwise highly urbanized suburb.

The surviving section of terraced garden and the large mature trees on the site have exceptional / high historical, aesthetic and social significance for the area.

### **3.4 Comparative Analysis of Terraces**

While a number of wealthy Sydney landowners in the 19<sup>th</sup> century tried their hand at creating vineyards for wine and/or table grape production, there are few properties today with surviving evidence of the terraces originally constructed for such horticultural purposes. The terraces at the Scottish Hospital site are rare if not unique in the eastern part of Sydney although there is surviving evidence of vineyard terracing at a few early western Sydney properties such as Sir John Jamison's "Regentville" and at the Cox family's "The Cottage", Mulgoa, both south of Penrith, and in Brush Farm Park, part of the former Brush Farm estate of Gregory Blaxland, near present day Eastwood. These three properties are described in more detail below.

#### **3.4.1 Regentville**

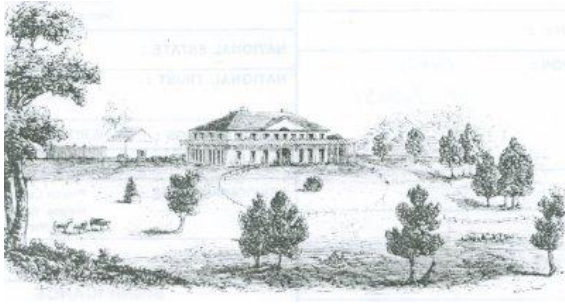
The foundation stone of Sir John Jamison's mansion "Regentville", at the northern end of the Mulgoa Valley, south of present day Penrith, was laid in September 1823<sup>2</sup>. Jamison developed a significant estate there, including extensive ornamental and utilitarian gardens, stables, workers' cottages and a cemetery. When portion of the estate was put up for sale in 1847, it included a vineyard with about 7 acres of terraced vines, and 3 1/2 acres of field vineyard. It also had a stone built house, containing four rooms, a large cellar for manufacturing wine, with wine press and still<sup>3</sup>. Archaeological evidence of the vineyard terraces survives to the present day.

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<sup>2</sup> *Sydney Gazette* 11 September 1823

<sup>3</sup> *Sydney Morning Herald* 16-21 October 1847





**Figure 1** Sketch of Sir John Jamison's mansion "Regentville" (Source: Penrith City Council Library)

### 3.4.2 The Cottage, Mulgoa

"The Cottage" at Mulgoa (circa 1811) was built on part of William Cox's land grant which was known as "Fernhills" and later "Fernhill". The cottage was the first of a number of Cox Family houses built in the Mulgoa Valley, including "Fernhill", "Winbourne" and "Glenmore", as well as St Thomas' Anglican Church. Historical archaeologist Judy Birmingham<sup>4</sup> has listed the literature on wine making that would have been available to the early European settlers of the colony, including William Macarthur's comprehensive *Letters on the culture of the vine* (1844). She cites William Cox's vineyard at Mulgoa as being planted in "deep trenches, and their parallel lines can still often be seen clearly as 'crop marks'"<sup>5</sup>.



**Figure 2 (Left)** Area north of "The Cottage", Mulgoa where terraces from the former vineyard are still evident, although partly obscured by vegetation and erosion. (Photo: Chris Betteridge, 27 January 2009); **(Right)** Images of the medal won by Edward Cox for wine produced from grapes grown on his property at Mulgoa, most likely on the vineyard terraces north of "The Cottage". (Source: *Australiana* November 2008)

In 1847 the medal shown in Figure 2 (right) was won by Edward Cox<sup>6</sup> for wines produced on his property, "Fernhill", competing against his brother and neighbour Henry at "Glenmore", also at Mulgoa, and Sir John Jamison at nearby "Regentville". Competition in 1847 for the West Cumberland Agricultural Society (now Royal Agricultural Society of NSW) medal for the production of the best wine, was stiff. The magnificent 3 1/2" diameter, 5 1/2 oz medal by Richard Lamb is a reflection on the status of the prize, possibly engraved by the colony's leading exponent Samuel Clayton, then living close

<sup>4</sup> *Australian Pioneer Technology*, 1979, p.158

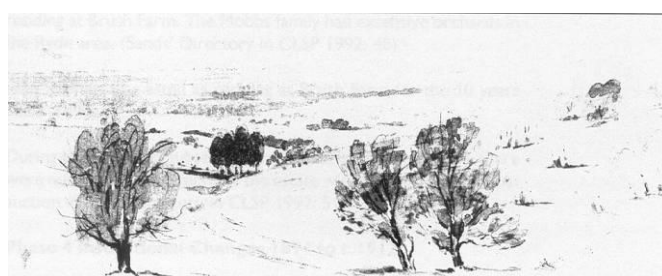
<sup>5</sup> *Ibid.*

<sup>6</sup> *Australiana*, November 2008

by at Windsor. A case could be made for this medal being amongst the earliest and possibly the grandest of all surviving New South Wales agricultural medals and one of the great objects of Australian silver.

### 3.4.3 Brush Farm

In 1807 Gregory Blaxland, later to become famous as one of the trio of explorers who first crossed the Blue Mountains, aggregated nine 1790 land grants into one parcel, which he purchased from William Cox and Simeon Lord. Between 1821 and 1828 Blaxland developed a vineyard on his Brush Farm estate. In 1821 he had three and a half acres under vines and the wine produced he carried to England where he was awarded a medal (1822) for 'good marketable' quality wine. The muster of 1822 indicates that Brush Farm was substantially cleared with 6 acres garden / orchard. In 1828 Blaxland described his vineyard on the side of a very steep hill.



**Figure 3** 'View from Brush Farm', Henry Grant Lloyd, 1861, showing hillside terracing remaining from Gregory Blaxland's vineyard. Evidence of this terracing remains in Brush Farm Park. (SLNSW Dixson Library ZPX42)

## 4.0 The Proposal

The proposal for redevelopment of the former Scottish Hospital site involves demolition of the present 20<sup>th</sup> century hospital buildings, adaptive reuse of the historic "The Terraces", construction of a new building complex including Independent Living Units and a High Care Unit and site landscaping that retains significant mature trees and adds new plantings and hard landscaping to suit the new uses.

Plans and drawings reviewed for this impact assessment report are shown in the table below.

### Architectural Plans and Drawings by JPR Architects: Project 2006067

All dated 7 June 2010, Revision P12, at a scale of 1:250 @ A1

Drawing No.	Details
DA200	Lower Basement
DA201	Upper Basement Parking
DA202	Level 01 Plan
DA203	Level 02 Plan
DA204	Level 03 Plan
DA205	Level 04 Plan
DA206	Level 05 Plan

<b>Drawing No.</b>	<b>Details</b>
DA207	Level 06 Plan
DA208	Level 07 Plan
DA209	Level 08 Plan
DA210	Level 09 Plan
DA211	Roof Plan
DA221	Longitudinal Sections, 1 (looking east) and 2 (looking west)
DA222	Longitudinal Sections, Cross Section C, looking south and Cross Section D, looking south
DA233	Elevations (with trees) – Sheet 3, North elevation – Dillon Reserve (with trees) and South elevation – Cooper Street (with trees)
DA234	Elevations (with trees) – Sheet 4, East elevation – Stephen Street (with trees) and West elevation – Brown Street (with trees)

### **Landscape Plans and Drawings by Aspect Studios: Project 10034**

All dated September 2010, Revision 2, scales as indicated below.

<b>Drawing No.</b>	<b>Details</b>	<b>Scale</b>
SK01	Draft Concept Plan	1:250 @ A1
SK02	Brown Street Frontage	1:100 @ A1
SK03	Central Terraces & Entry Plaza	1:100 @ A1
SK04	Parkland	1:100 @ A1
SK05	Plants and Materials	1:500 @ A1
SK06	Central Terraces (Section)	1:100 @ A1
SK07	Street Views	Not to scale

The Landscape Architects Design Statement by Aspect Studios and dated 23 September 2010 was also reviewed.

## **5.0 Heritage Landscape Impact Assessment**

### **5.1 Impacts on Views**

#### **5.1.1 Visual Exposure and Visibility**

Important in the assessment of the potential landscape and visual impacts of redevelopment of The Scottish Hospital site is determination of visual exposure or visibility and the perception of the proposed buildings from viewing points in the public domain – the extent to which the area may be visible from surrounding public areas, the likely number of viewers, the period of the view, view distance and context of the view..

Distance has a strong influence on visibility as the proportion of the total view frame occupied by any one new development on a site will decrease with distance. In addition, atmospheric influences tend to reduce the level of contrast between development disturbances and the landscape in which it is located, thus reducing the level of visibility. Also, the level of development

disturbance detail visible within the landscape is a factor of the size of the development disturbance and the view distance.

Potential public viewpoints around The Scottish Hospital include sections of Cooper Street, Stephen Street, Glen Street, Nield Avenue and Dillon Reserve, with limited viewpoints from a small section of Glenmore Road, the eastern ends of Macdonald Street, Glenview Street, Glenview Lane, Dillon Street, Dillon Lane and Gosbell Street and the western end of Glen Street..

Various parts of the site can also be seen from nearby residential properties.

### **5.1.2 Visual Absorption Capacity**

Also important is the visual absorption capacity of the proposed development site. This is an estimation of the ability of a particular area of landscape to absorb development without creating a significant change in visual character or a reduction in scenic quality of the area. The capacity to visually absorb development is primarily dependent on landform, vegetation and existing development. Flat or gently undulating open forest or woodland and heavily vegetated land with gullies have a higher capacity to visually absorb development than open heathland or swamp or heavily undulating topography with cleared ridges and slopes.

A major factor influencing visual absorption capacity is the level of visual contrast between any new proposed development and the existing elements of the landscape in which it is to be located. If, for example, a visually prominent development already exists, then the capacity of that area to visually absorb an additional development is higher than a similar section of land that has no similar development but has a natural undeveloped visual character. The Scottish Hospital site contains several visually prominent structures, including the heritage building (the former “The Terraces”), the former Operating Theatre building and the Nursing Home building, screened to varying degrees by topography and considerable vegetation. The site has considerable capacity to absorb replacement development without major changes to the way it is perceived from public viewing points.

The proposed new development has been designed to reflect and respect the sloping site and to work within the site’s capacity to absorb the new buildings visually. The siting and stepped design of the new buildings, retention of significant existing buildings and vegetation, together with considerable new landscaping all work towards minimising adverse visual impacts and allowing the new development to blend with the existing landscape. The resulting visual impact is considered by this author to be within the limits of acceptable change for the site and its environmental context. The new buildings will be largely seen through or against the existing canopy of mature trees, with new site landscaping located and designed to enhance the visual qualities of the site, including the street frontages.

### **5.1.3 Views into the property**

The most expansive unrestricted public domain viewpoint is from the carriageway of Cooper Street from which the southern elevation street front of

the former “The Terraces” heritage building can be seen. This building largely obscures views into the rest of the site although the elevated properties on the southern side of Cooper Street have views over the building into parts of the site. These views will be enhanced by the proposed use of native palms and other highly structural plantings in the few available locations along that frontage.

There are sequential views into the site from Brown Street / Nield Avenue and its intersections with streets to the west but these are obscured to varying degrees by the mature vegetation within the site’s western boundary. While one large tree on this boundary will be removed for safety reasons, extensive new planting will eventually serve to screen the new development and break up its visual bulk. The proposed decks and improved, more transparent fencing will also enhance the experience for passers-by.

Views into the site from Dillon Reserve are obscured to varying degrees by vegetation in the Reserve and on the site, although one large tree on site was recently uprooted during a severe storm. The proposed landscaping in the northern part of the site will maintain the park-like character while allowing views up to the historic building and the terraced slope.

Similarly, views into the site from Stephen Street and its intersections with streets to the east are currently restricted to varying degree by the dense boundary vegetation along the site’s eastern boundary. Much of this vegetation is self-sown and/or relatively short-lived and will be enhanced by additional landscaping and / or replacement with appropriate new species.

#### **5.1.4 Views out of the property**

Apart from views south from the heritage building into Cooper Street, views from other parts of the property are restricted to varying degrees by the mature vegetation on the site and on Dillon Reserve to its north. There is a narrow unrestricted view from the driveway out to Nield Avenue. Proposed plantings have been chosen to strike a satisfactory balance between outward views and solar access for the heritage building and new structures.

#### **5.1.5 Views within the property**

There are limited views from the car park and from the existing buildings into parts of the grounds although the mature vegetation generally restricts these views, so that no entire elevations of any of the existing buildings can be seen from many points. There are views from the terraced area north of the heritage building to parts of the northern elevation of the latter, although views to the heritage building from further north on the site and from Dillon Avenue are largely obscured by existing vegetation. The area of the site north of the car park has a grassy understorey with views to Dillon Reserve and the eastern boundary possible under the large mature trees. From the vehicular entrance gates on Nield Avenue there are narrow views to the car park and parts of the Nursing Home.

There are various views within the property limited to different degrees by the landform, existing buildings and the plantings of trees and shrubs. The

proposed landscaping has been designed to maximise views out from “The Terraces” over the terraced slope and views up-slope from the lower parts of the site. New terrace walls have been kept as low as possible to reduce / eliminate the need for balustrades and to interpret the former terracing in the new design.

## **5.2 Impacts on Hard Landscaping**

The most significant hard landscape elements on site are the remnants of the stone terraces and associated paths and steps to the north of “The Terraces”. While some of these elements are exposed, it is likely that others are buried beneath fill on the terraced slope or beneath the present carpark. The Archaeological Impact Assessment report by Casey and Lowe Archaeology addresses the impacts on these elements.

While the landscaping proposals pose changes to the terraced slope to adapt it for new uses, these changes respect the former use and maintain the rhythm of radiating terraces extending down-slope from “The Terraces”, re-interpreting the former use in the landscape design. Existing materials will be re-used where possible and some historic walling is likely to be buried under the new scheme, effectively protecting it for future investigation should the use of the site change.

## **5.3 Impacts on Vegetation**

The landscape proposal provides for 88 trees to be removed from the site, as follows:

- One (1) specimen categorised Retention Value A in the Tree Wise Men Report (Should be retained);
- Thirty-three (33) specimens categorised Retention Value B in the Tree Wise Men Report (Could be retained);
- Fifty-one (51) specimens categorised Retention Value C in the Tree Wise Men Report (Should not constrain proposed development);
- Three (3) specimens are categorised Retention Value D in the Tree Wise Men Report (Imminently dangerous or in an irreversible state of decline)

Eighty (80) new trees are proposed for the site, consisting primarily of locally native tree species with the exception of ten (10) specimens of Port Wine Magnolia (*Michelia figo*) located within the entry seating garden between the drop-off area and the park area.

It is considered that the balance between retention, removal and replacement of trees on site is acceptable, providing for conservation of the majority of exceptional and high significance trees and planting of appropriate new landscaping to enhance the setting of the historic building “The Terraces” and providing amenity for the new development.

It is considered that the plant species indicated in the Planting Schedule strike an appropriate balance between suitability for the local environment and the historic curtilage of “The Terraces”, together with environmental sustainability.

## **6.0 Conclusion and Mitigative Measures**

This section includes a conclusion in regard to the impact of the development proposal on the significance of the cultural landscape at the Scottish Hospital.

### **6.1 Conclusion**

This report concludes that the Scottish Hospital site has exceptional and high cultural landscape heritage significance at a local level, derived from its historical, associational, aesthetic, social, technical/ educational and rarity values. The proposed development will result in changes to the landscape through demolition of the existing hospital buildings, construction of new buildings, adaptation of the historic building “The Terraces”, removal of trees and other vegetation and new hard and soft landscaping to meet the requirements of the new development but these changes are considered to be within the limits of acceptable change.

The proposal provides for the sympathetic adaptive reuse of “The Terraces”, ensuring its conservation as a significant item of built heritage. The proposal also provides for retention and enhancement of the most significant soft landscape elements and for the retention and interpretation of the terraced slope to the north of the historic building. The proposal also provides for new landscaping that will be in keeping with the historic plantings on site and will also enhance the setting for residents, neighbours and passers-by. In the opinion of this author the proposal provides for a satisfactory balance between conservation of heritage significance and owner requirements for new, viable development of the site.

Subject to implementation of the mitigative measures recommended below, there are not considered to be any heritage landscape impacts that would warrant refusal of the Major Project Application.

### **6.2 Mitigative Measures**

Set out below is a list of mitigative measures which will reduce any negative impacts on the significance of the cultural landscape of the Scottish Hospital site. Many of these are landscape policies recommended in the revised Conservation Management Plan for the place and could be imposed as conditions of development consent.

#### **6.2.1 Trees and other soft landscaping**

Comply with any tree management requirements of Woollahra Council, particularly in regard to those trees listed on Council’s Register of Significant Trees.

Replace any trees assessed as Category A or B in the Tree Wise Men Australia Pty Ltd report and that are proposed for removal with the same species propagated from the original or with similar species to maintain landscape character.



Replace any trees assessed as Category C or D in the Tree Wise Men Australia Pty Ltd report that are proposed for removal with a like number of trees of appropriate species to maintain / enhance landscape character.

Transplant on site if possible any trees identified as 'transplantable' in the Tree Wise Men Australia Pty Ltd report.

Commission a suitably qualified and experienced arborist to carry out remedial tree surgery to those trees identified in the Tree Wise Men Australia Pty Ltd report as being of A or B retention value and to be retained in the landscaping scheme.

Prepare a Tree Management Plan for the site that provides for regular arboricultural monitoring and a tree maintenance designed to minimise public safety risks and extend the safe and useful life expectancy of significant plantings.

Protect significant trees and other landscape elements during preliminary earthworks and construction works on site by protective measures as recommended by the arboricultural industry and to comply with the requirements of Woollahra Council.

Carry out selective pruning of those trees to be retained to improve their shape and condition and to enhance solar access to "The Terraces" and any new buildings, subject to approval by Woollahra Council. Pruning of significant trees should conform to relevant Australian standards (e.g. AS 4373 Formative Pruning) and current best practice in arboriculture as recommended by relevant industry representative groups.

### **6.2.2 Future Landscaping**

Any future landscape works to be carried out strictly in accordance with the conservation policies contained in the CMP.

All future landscape construction or maintenance works undertaken on the subject site should be carried out by suitably qualified and experienced tradespeople. Reference should be made to the Heritage Branch list of qualified tradespersons for each trade – refer to the Heritage Branch website.

Final selection of new plant material should take into account height and canopy spread at maturity so that significant views to, from and within the site, enhance views, not block or detract from them.

New landscaping should be subject to a Maintenance Schedule that complies with Woollahra Council requirements and provides for the maintenance of new plant material during establishment.

It is recommended that the following water-saving strategies be implemented for new and existing planting:

- De-compaction of garden beds to encourage greater moisture penetration;

- Treatment of garden beds with soil-wetting agents;
- Mulching of garden beds with appropriate moisture-retaining materials to retain moisture and suppress weed growth.;
- New plantings should not include species with high water requirements unless these are essential to conservation of the original design intent;

### **6.2.3 Hard Landscaping**

Any damaged significant hard landscape fabric should be repaired by suitably skilled and / or qualified tradespersons, with materials used for repairs or reconstruction preferably being traditional materials already used in the construction of the landscape (e.g. sandstone).

### **6.2.4 Weeds, Feral Animals and Native Fauna**

Weeds and problem species including self-sown woody species should be controlled and / or removed under a staged control program, using well-established methods including manual removal and targeted use of approved herbicides, in collaboration with Woollahra Council, adjoining landholders and other relevant authorities / organisations

The presence of any feral animals such as rats, mice, foxes, feral cats, feral dogs or native animals such as possums or grey-headed flying foxes should be monitored, and any adverse impacts on significant items and areas, vegetation and wildlife recorded, with appropriate control measures implemented in consultation with relevant authorities.

### **6.2.5 Introduction of New Services**

Services and utilities such as water supply, drainage, power, phone and internet cabling for the new development should be provided in a manner which poses minimal environmental impact on the historic fabric or aesthetic qualities of the landscape.

### **6.2.6 Site Housekeeping**

Receptacles for on-site storage of rubbish, garden waste, landscape materials (e.g. mulch, compost) and building materials should be located in such a way that they do not detract from the aesthetic values of the original house and its landscape setting or significant trees on site.

Care should be taken to ensure that sites are left in good condition after construction works. Contractors engaged in new construction or conservation work should be required to clean up and remove all surplus materials such as cement, adhesives, drop sheets, packaging materials from site when they have completed their work.

### **6.2.6 Routine Maintenance**

Routine maintenance actions should be carried out in accordance with the general and specific guidelines in the revised CMP. Appropriate maintenance procedures should be developed, documented and implemented to ensure the ongoing retention of the cultural significance of the Scottish Hospital site. A pro-active program of cyclical planned maintenance should be developed with

records kept of all major repairs and maintenance to significant landscape and built elements.

#### **6.2.7 Archival Recording**

Removal of any exceptional or highly significant fabric must be preceded by photographic archival recording in accordance with the Heritage Branch guidelines for such work.

### 6.2.8 Archaeological Requirements

The recommendations of the Casey and Lowe Archaeological Impact Assessment should be adopted, including the obtaining of any necessary archaeological excavation permits from the Heritage Council of NSW.

### 6.2.9 Site Interpretation

Prepare an Interpretation Plan for the Scottish Hospital site that complies with the policy and guidelines published by the Heritage Council of NSW and which effectively communicates the heritage significance of the place to residents and visitors alike, in ways that are accurate, entertaining and stimulating of further enquiry.

The Interpretation Plan should recommend strategies, specific locations and media by which the heritage significance of the site can be communicated to current and potential future users of the site in culturally appropriate ways that respect the heritage values of the place.

## 7.0 Sources Consulted

In addition to the architectural and landscape plans and drawings cited in the text of this report, the following references were consulted.

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