

9.5 Extract from the *Paddington Heritage Conservation Area Development Control Plan 2008*, setting out the significance of the Paddington Heritage Conservation Area.

PADDINGTON HERITAGE CONSERVATION AREA DEVELOPMENT CONTROL PLAN 2008

Understanding the context

PART 2

2.1

THE SIGNIFICANCE
OF THE
PADDINGTON
HERITAGE
CONSERVATION
AREA

Paddington is a unique urban area which possesses historical, aesthetic, technical and social significance at a National and State level. An important factor in the significance of Paddington is its exceptional unity, encompassing, scale, character, history, architecture and urban form.

The built environment of Paddington is an excellent example of the process of nineteenth century inner city urbanisation of Sydney where the process was largely completed by 1890. The predominant Victorian built form is an excellent representative example of the phenomena of land speculation and a 'boom' building period between 1870 and 1895.

The terraces of Paddington clearly trace the evolution of the imported English Georgian and Regency terrace models into the distinct Australian style evident in the Victorian era terraces.

Paddington retains many significant types of buildings that represent all phases of the suburb's historical development. These building types range from modest, small-scale workers' cottages, to remnant examples of former gentry mansions, boom style middle-class terrace houses, apartment blocks and contemporary infill development all of which are set in a varied network of streets, lanes and pedestrian accessways which reflect the phases of subdivision and development.

Paddington has a multitude of important historical and social associations. It is linked with the early transport routes along South Head Road (Oxford Street) and Point Piper Road (Jersey Road), the construction of Victoria Barracks in the 1840s, the gentry estates, prominent figures of the early colony, the speculative building boom between 1870 and 1890 and the development of Australian tennis at the White City site. Its historical and social associations extend to the periods of occupancy by immigrant groups and minority groups including the Chinese market gardeners, the Jewish community around the turn of the century, the European immigrants in the 1950s and an alternative artistic and intellectual population in the 1960s and 1970s. Today Paddington has a high level of social esteem and is regarded as one of Sydney's most desirable inner-city urban areas. The changing sociology of Paddington demonstrates phenomenal variations in status and changes in community attitudes to the nineteenth century suburb.

Paddington has important associations with the evolution of the conservation movement in Australia, in particular with the actions by the National Trust and the Paddington Society, which ensured its conservation at a time of redevelopment threat in the 1960s. It is significant as the first suburb classified by the National Trust.

Paddington has a unique aesthetic significance due to the superimposition of the built form on a sloping topography which overlooks Sydney Harbour and its foreshores. The coherent and extensive Victorian built form comprising groups of terrace buildings on narrow allotments which step down hills, turn corners or sit in ranks along tree-lined streets produces a singularly recognisable image.

Paddington provides vast opportunity for research, education and interpretation through the physical layout of its road network, its subdivision pattern and the varied form of buildings. These buildings provide an excellent record of past technologies and domestic lifestyles through features such as original external and internal building fabric, detailing and room layouts. The terrace houses show the evolving attitudes towards families and the home from the early nineteenth century to the late twentieth century.

Note: The Paddington HCA includes part of Edgecliff shown shaded on Map 1.

9.6 Landscape Heritage Impact Assessment: The Scottish Hospital Site, 2 Cooper Street, Paddington. Chris Betteridge, MUSEcape Pty Ltd, Final, 5 October 2010.



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

Landscape Heritage Impact Assessment



Prepared by
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for
Cerno Management Pty Ltd
on behalf of the Presbyterian Church (NSW) Property Trust

Final, 5 October 2010

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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 20th 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 Development 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 Wollahra 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.

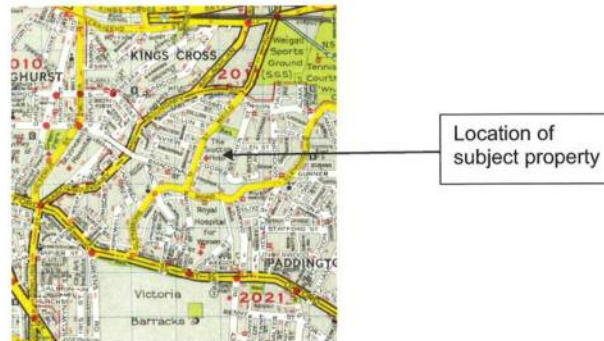
This document may only be used for the purpose for which it was commissioned and in accordance with the contract between **MUSEcape** Pty Ltd (the consultant) and Cerno Management Pty Ltd (the client). The scope of services was defined in consultation with the client, by time constraints imposed by the 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.

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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



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."

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.

¹ 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 19th 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 19th 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 1823². 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 still³. Archaeological evidence of the vineyard terraces survives to the present day.

² *Sydney Gazette* 11 September 1823

³ *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 Birmingham⁴ 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'⁵.



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 Cox⁶ 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

⁴ *Australian Pioneer Technology*, 1979, p.158

⁵ *Ibid.*

⁶ *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 20th 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

Drawing No.	Details
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.

Drawing No.	Details	Scale
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 Development 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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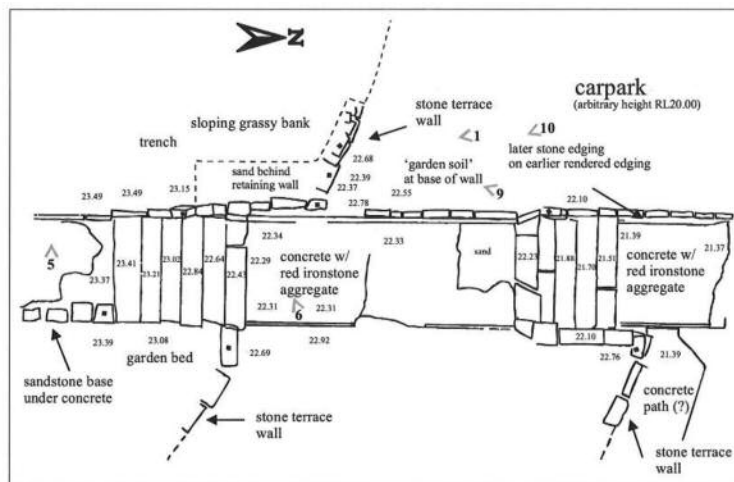
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**9.7 Assessment of Archaeological Impact: The Scottish Hospital, Paddington.
Casey & Lowe Pty Ltd, September 2010.**

Assessment of Archaeological Impact

The Scottish Hospital, Paddington



Report to

**The Presbyterian Church (NSW) Property Trust
c/o Cerno Management Pty Ltd**

September 2010

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Assessment of Archaeological Impact The Scottish Hospital, Paddington

1.0 Introduction

1.1 Background

This Assessment of Archaeological Impact analyses the likely impact of the proposed Development Application (as per plans dated 7/6/10) on the archaeological remains at the Scottish Hospital site. The proposed DA involves extensive excavation for basement levels and landscaping of the present grounds, although aspects of the terraces below the old house will be retained in the new landscape design.

Historical research has indicated that an extensive terraced garden was established at The Scottish Hospital site by 1866, probably designed by the owner Henry Burton Bradley.¹ A photo taken in that year shows the garden descending in multiple terraces to the north of the house, The Terraces (Fig. 1). The garden seems to have been created in the years following Bradley's family's move to the house in 1848 or 1849. Bradley was known as a keen horticulturist and gardener. The name of the house, which seems to reflect the built landscape, is first used in 1851.²

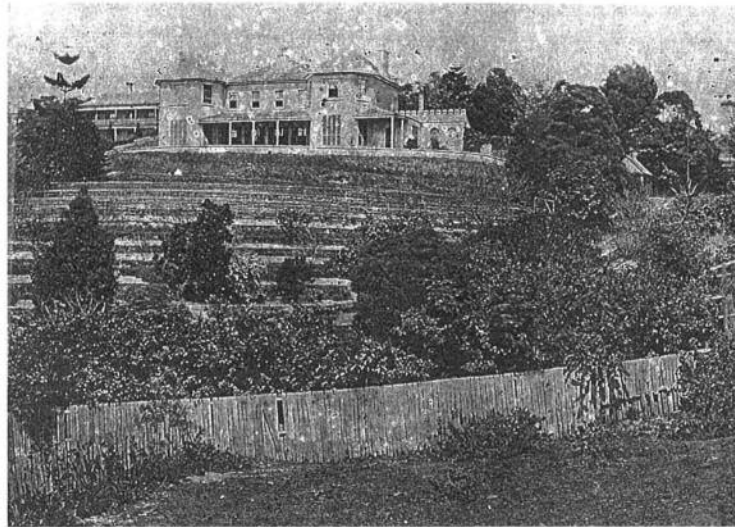


Figure 1: 1866 photograph showing the house and its terraced garden. Source: NBR&P.

¹ NBR&P, *Conservation Plan*, p.11.

² *Fords Sydney Commercial Directory*, 1851, 'The Terrace' and 'The Terraces' in *Waugh & Cox's Directory of Sydney*, 1855; NBR&P, *Conservation Plan*, Appendix 10.2.

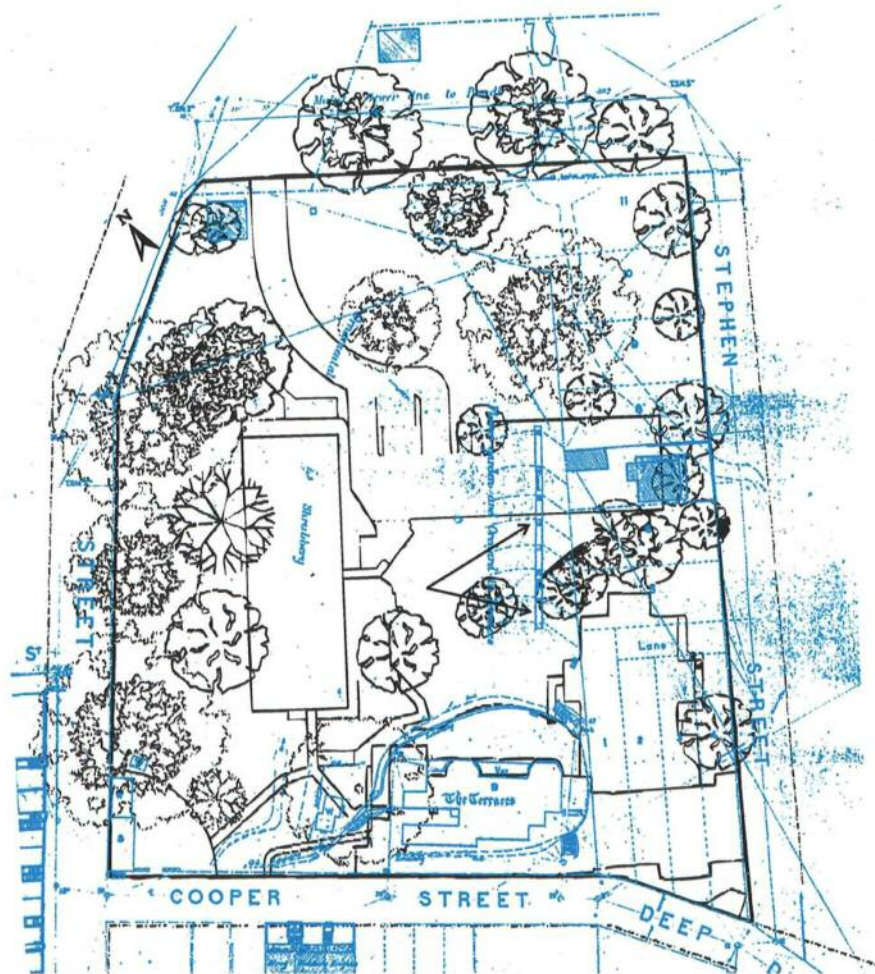


Figure 2: Modern site layout overlaid onto 1883/89 plan (blue), showing the eastern section of the terraces and the path (arrowed).

A plan dated 1883 with additions in 1889 shows a pathway with steps adjacent to each terrace at the eastern side of the garden (Fig. 2). The path is labelled 'concrete', while the steps were presumably sandstone. This plan also shows a house which fronted Stephen Street as well as a building in the northwest corner of the site. Both these buildings are present by 1889 and survived into the twentieth century.

Two archaeological reports are relevant to this statement of impact. The archaeological assessment of the site concluded:

The upper [southern] section of the garden below the house probably retains the remains of nineteenth-century garden terraces belonging to the original garden, which would include planting beds, terrace walls and pathways. The level above the northern half of the garden has risen substantially due to the importation of fills and probably covers the remains of the original garden.³

The second report detailed the results of the archaeological exposure of the extant path and stairs.⁴ The results indicated that:

- the central section of extant pathway, consisting of five segments of concrete path and four sets of steps, appears to be that shown on the 1883/89 plan.
- the pathway had been modified when the levels of the adjacent terraced garden were raised.
- the stone terrace walls belonging to the nineteenth-century garden are present to the east and west of the path, with the walls on the western side buried under later fills.
- the pathway and terracing are likely to continue under the carpark.



Figure 3: Detail of 1943 aerial photograph showing terraced garden with sparse plantings.
Source: LPMA.

³ Casey & Lowe, *Archaeological Assessment, The Scottish Hospital*, report to NBR&P, Feb. 2001, p.13. This report was a revised version of a preliminary assessment, dated March 2000.

⁴ Casey & Lowe, *Results of Initial Archaeological Testing, The Scottish Hospital*, report to NBR&P, April 2001.



Figure 4: Detail of site plan indicating placement of new buildings (shown in grey).

1.2 Statement of Heritage Significance

A statement of significance was formulated in the archaeological assessment and can be modified to take into account the results of the limited testing carried out in 2001. The section relevant to the garden reads:

- ♦ The archaeological remains within the study area have a medium level of historic and archaeological significance and research potential. Most of the remains of the historic terraces have been modified or are buried. The upper section of the pathway along the eastern side of the garden is relatively intact but the lower section has been lost or buried.
- ♦ Remains of the nineteenth-century garden are likely to be unique within the local area and part of a rare resource generally.
- ♦ The archaeological remains have a level of heritage significance at Local level.

2.0 New Development

2.1 Nature of Proposed Impacts

The main impact in terms of archaeology will be the excavation for the basement (Fig. 5). These will impact on the remains of the buried garden terrace and both the exposed and buried sections of the pathway. The site of the house off Stephen Street will also be impacted.

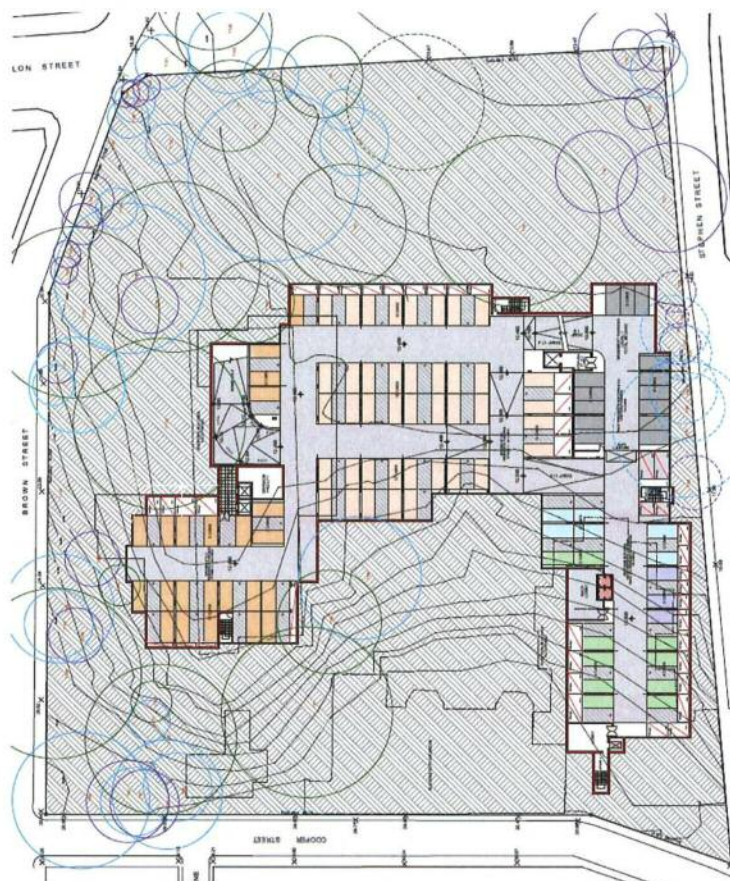


Figure 5: Detail of site plan showing extent of basement excavation.

2.2 Nature of the Archaeological Remains

The proposed development will impact on the sections of the site previously occupied by the terraced garden. Testing in the upper extant section of the garden has shown that remains are present in the form of relatively small stone retaining walls (Fig. 6). The section of exposed pathway, however, is reasonably intact and includes large sandstone stair treads as well as concreted path sections (Figs 7, 8). The site of the 1880s house off Stephen Street is regarded as having little archaeological potential due to its later nineteenth-century date.



Figure 6: Lower section of path (near carpark) with retaining wall to west. Scale 1m.



Figure 7: View of path looking southwards.



Figure 8: View of path looking southwards.

2.3 Impacts on the Archaeological Remains

Pathway - It is proposed that the pathway be shifted sideways to the west. This will involve removing and relaying all existing stonework.

Upper terracing – The landscaping of the area below the historic house will impact the earlier terraces, most of which have been buried or modified.

Lower terracing – The basement excavation will remove all remains of the terraced garden currently buried under the carpark and adjacent areas.

2.3 Mitigation of Impacts

Pathway – The pathway will be relaid in its original configuration, which will reinstate the steps at the existing southern and northern ends which have been altered. The concrete sections should be relaid using pebble aggregate, to replicate the original finish, with sandstone edging.

Upper terracing – a portion of the upper terracing should be archaeologically excavated and recorded prior to the civil works commencing.

Lower Terracing – a section of the carpark below the line of the pathway should be excavated and the pathway and its adjacent terraces recorded.

3.0 Results and Recommendations

3.1 Results

The proposed development will impact on the whole area once occupied by the terraced garden. Most of the remains will be removed. The extant pathway will be removed and rebuilt adjacent to its present alignment.

3.2 Recommendations

A S140 approval under the NSW Heritage Act 1977 should be obtained from the Heritage Council of NSW to permit the archaeological excavation and recording of least two areas of the garden, including the area of the present carpark below the pathway, and the shifting of the pathway, to be rebuilt in its original configuration.

The permit application should be accompanied by this statement and the 2001 results of testing, as well as a research design to guide the proposed archaeological investigation.