



HERITAGE IMPACT STATEMENT: MP10_0016 – PROJECT APPLICATION FOR SENIORS HOUSING AND CARE FACILITY

THE SCOTTISH HOSPITAL SITE
2 COOPER STREET
PADDINGTON NSW 2021

Issued 10th November 2010

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1.0 SUMMARY DESCRIPTION

<i>Name</i>	The Scottish Hospital, formerly called The Terraces Private Hospital and The Paddington Hospital.
<i>Address</i>	2 Cooper Street, Paddington NSW 2021 (alternative address: 74 Brown Street, Paddington)
<i>Land Title</i>	Lot 2 in Deposited Plan 607572, Parish of Alexandria, County of Cumberland
<i>Original Owner</i>	John Edye Manning
<i>Present Owner</i>	The Presbyterian Church (New South Wales) Property Trust.
<i>Local Government Area</i>	Woollahra Municipal Council
<i>Construction Dates</i>	c1848, 1902, 1936, c1955, 1975, 1993
<i>Architect</i>	c1848 - Unknown 1902 - George Sydney Jones 1975 – McConnell Smith and Johnson 1993 – Lawrence Nield and Associates
<i>Builder</i>	c1848 – Unknown 1902 - William Farley
<i>Summary History</i>	<p>The site was granted to John Edye Manning in 1833, and subsequently owned by Hamilton Collins Sempill and William Godfrey McCarthy. McCarthy subdivided the property retaining the Deep Dene House as his residence, and selling Lot 13 to Henry Burton Bradley in 1847. The sale was not finalised until 1851, by which time Bradley had constructed 'The Terraces' and laid out the grounds for his family. Bradley was widowed in 1872, leaving him to rear nine children. He married Louisa Portia O'Ferrall in March 1873, three days after giving the house to her as a settlement, and in October of the same year Richard Denne purchases the house. Denne resided at The Terraces until his death in 1881, having purchased another 3 roods 5 perches from WF McCarthy in 1878. The Terraces was purchased at auction in 1883 by John England. The England Family resided there until 1898, when the property was leased for approximately two years, and then sold to a group of prominent Sydney doctors for use as The Terraces Private Hospital. Extensive additions and alterations were undertaken in 1902 under the direction of the architect, George Sydney Jones.</p> <p>In 1926 Sir Alexander MacCormick, and the other owners, gave The Terraces as an endowment to the Presbyterian Church in memory of Alexander MacCormick Junior, who had been killed in World War 1, with the condition that the building was called The Scottish Hospital.</p>

In 1953 a new constitution was adopted by The Scottish Hospital, and the property transferred to The Presbyterian Church (New South Wales) Property Trust. It continued to function as a hospital, run by The Scottish Hospital Board.

The Victor Clark-Duff Hostel and AC Mackie Nursing Home were opened in 1977, and The Scottish Hospital building was extensively altered and extended in 1993. The hospital was leased to Impact Health Pty Ltd between 1995 and 1998.

Since 1998 the site has been managed by Presbyterian Aged Care – Sydney. The Scottish Hospital building has been unoccupied since 2001.

*Statutory
Heritage Status*

- NSW State Heritage Inventory (Heritage Database No. 19957)
- *Woollahra Local Environmental Plan 1995*
 - *Schedule 3 - Heritage Items*
 - *Paddington Conservation Area*
 - *Significant Trees Register*

*Summary
Description*

The Scottish Hospital is the result of several construction phases. The original building on the site, The Terraces, a two-storeyed residence, has been incorporated into the existing hospital and extensively altered and extended. George Sydney Jones adapted the hospital in the Federation Arts & Crafts style, although some of the walls and joinery survive from c1848, and are typical of Victorian detailing.

*Summary
Statement of
Cultural
Significance*

The Scottish Hospital has historic, aesthetic and social significance at the local level as a private hospital in the suburb of Paddington. It is representative of the conversion of large houses in Sydney to private hospitals that took place prior to the First World War. The building contains remnants of an early Victorian residence built by Henry Burton Bradley. The site represents the subdivision of the early land grants in the suburb, and the early suburbanisation of Paddington.

It has a long association with the Presbyterian Church in NSW, and its role as a health-care provider. The building is also associated with Sir Alexander MacCormick and the architect George Sydney Jones.

The Scottish Hospital has local aesthetic significance for its intact Federation Arts & Crafts exterior.

2.0 INTRODUCTION

2.1 Background

This Heritage Impact Statement was commissioned by Cerno Management Pty Ltd, on behalf of The Presbyterian Church NSW Property Trust, to accompany a Project Application to the NSW Department of Planning for the development of seniors housing and aged care facilities within the boundary of The Scottish Hospital site, Paddington NSW 2021. The proposed scheme is shown in the drawings listed in Appendix 9.1 of this report.

The proposed development has been declared a Major Project (MP10_0016) under the *State Environmental Planning Policy (Major Projects) 2005*. Declaration of projects of this type under the Major Development SEPP is non-discretionary and automatically falls within Part 3A of the Environmental Planning and Assessment Act 1979.

This Heritage Impact Statement has been prepared in response to the Director-General Environmental Assessment Requirements under Section 75F of the *Environmental Planning and Assessment Act 1979* which were issued on the 6th May 2010. It identified the following key issues to be addressed by the applicant, including the following heritage aspects of the design:

Issue 2. Built Form and Urban Design Impacts

The Environmental Assessment shall address the height, bulk and scale of the proposed development within the context of the locality and visual impact on heritage buildings and elements on and in the vicinity of the site and the Paddington Heritage Conservation Area. In particular, detailed envelope/height and contextual studies should be undertaken to ensure the proposal integrates with the local environment and heritage fabric...

Issue 3. Heritage

A Heritage Impact Statement (HIS) and Conservation Management Plan (CMP) for the site shall be prepared in accordance with the requirements of the NSW Heritage Council guidelines and Manual.

2.2 The Site

The Scottish Hospital site is located at 2 Cooper Street, Paddington, NSW 2021. The site is bounded by Brown Street to the west, Cooper Street to its south, Stephen Street to the east and Dillon Reserve to its north, , and is described as Lot 2 in Deposited Plan 607572 held by the NSW Land and Property Authority. The location and extent of The Scottish Hospital site are shown in Figures 1 and 2.

The site contains three main buildings that accommodate aged care and health facilities.



Figure 1 - Aerial Photograph showing the extent of the subject site (outlined in yellow) and its suburban context.

Source: SIXviewer, NSW Land and Property Management Authority.

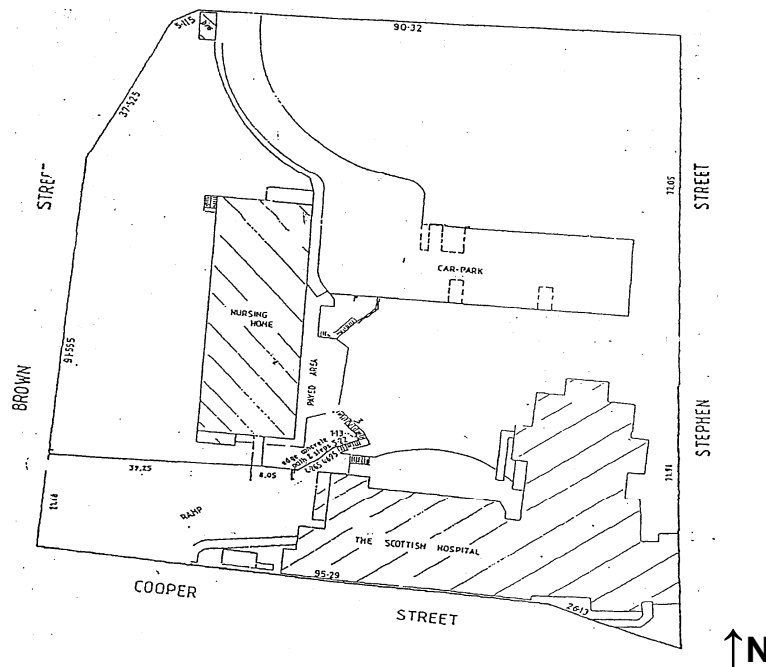


Figure 2 – Plan showing the current legal curtilage of The Scottish Hospital and the relative location of buildings within the site.

Source: NSW Land Property Office

2.3 Study Objectives

The main objectives of this report are to:

- Assess the potential impact of the proposed development on the heritage significance of The Scottish Hospital building and its setting, and
- Assess the potential impact of the development on the Paddington Heritage Conservation Area and the conservation objectives set out in the Paddington Heritage Conservation Area Development Control Plan 2008.

2.4 Methodology

This report generally follows the format set out in the guidelines on the preparation of Statements of Heritage Impact, published by the NSW Department of Planning Heritage Branch, and the NSW Heritage Manual 'Assessing Heritage Significance' (2001) guidelines.

The terms *fabric*, *place*, *preservation*, *reconstruction*, *restoration*, *adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 1999*.

2.5 Limitations

Inspection of the physical fabric of The Scottish Hospital building was carried out without any physical intervention in the place.

Archaeological assessments of the site were carried out separately by Casey & Lowe Pty Ltd, Consulting Archaeologists. Those findings have been taken into consideration in the preparation of this Heritage Impact Statement, however a separate Statement of Archaeological Impact has been prepared by Casey & Lowe Pty Ltd to accompany this application.

2.6 Authorship

This report was prepared by NBRSPartners, under the direction of Mr Robert Staas, Director and Heritage Consultant, with specialist advice was provided by:

- Mr Chris Betteridge, MUSEcape Pty Ltd, Cultural Landscape Consultant.
- Mr Peter Castor, Tree Wise Men Australia Pty Ltd.
- Mr Tony Lowe, Consultant Archaeologist, Casey & Lowe Pty Ltd.
- Mr Robert Staas, NBRSPartners, Director and Heritage Consultant.
- Ms Pam Jeffery, NBRSPartners, Architect and Senior Heritage Specialist.
- Mr Alex Mayes, NBRSPartners, Graphic Designer.

MUSEcape Pty Ltd provided general advice relating to curtilage, discussion of landscape and setting, and policies for inclusion in this report. Some text from

the separate report prepared by MUSEcape Pty Ltd has been incorporated verbatim in this Heritage Impact Statement.

Photographs and illustrations throughout this report were taken or prepared by NBRSPartners unless otherwise noted. NBRSPartners (ABN 016 002 247 565) acts solely as trustee for the N.B.R.S. & P. Unit Trust (ABN 73 957 744 855) and in no other capacity.

2.7 Acknowledgments

The Author gratefully acknowledges the assistance of the following people in the preparation of this report:

- Ms Sally O'Connor, The Scottish Hospital, Paddington.
- Mr Paul Di Cristo, Project Manager, Cerno Management.
- Ms Verena Ong, Senior Heritage Specialist, Conybeare Morrison International Pty Ltd.

3.0 HISTORICAL CONTEXT

3.1 Summary Chronology of The Scottish Hospital and site

The following chronology has been taken from the Conservation Management Plan prepared for The Scottish Hospital site by NBRSPartners, September 2010. It contains information originally contained in the *Preliminary Conservation Plan: The Paddington Private Hospital known as The Scottish Hospital* prepared by Tropman & Tropman, May 1997.

DATE	EVENT	SOURCE
1833	Governor Bourke grants 9 acres 1 rood and 28 perches (3.814 hectares) of land, to be known as Deepdene, to John Edye Manning, Registrar of the Supreme Court, on 8 th July 1833.	PA 7727; OST Bk.F No.314
1837	Manning and his wife, Matilda Jorden Manning sell the parcel of land (9a 1r 28p) called Deep Dene (sic) to Hamilton Collins Sempill.	OST Bk. L No.755
1842	9 th February. Hamilton and Susan Sempill default on mortgage (endorsed on mortgage 7/9/1835) to the Savings Bank of NSW.	OST Bk.18 No.799
1847	24 th October. Conveyed to the Australian Trust Company by way of mortgage to secure the repayment sum of £1,000-.	OST Bk.18 No.799
1847	Subdivision plan drawn for sale by auction by Mr Mort (Australian Trust Company)	OST Bk.18 No.799
1847	William Godfrey McCarthy purchases 9a 1r 28p from the Australian Trust Company	OST Bk.17 No.639
1847	Henry Burton Bradley purchases Lot 13 (2a Or 4p) of the Deep Dene Estate subdivision from WG McCarthy	OST Bk.18 No.799
1850	Henry Burton Bradley completes purchase of Lot 13 (2a Or 4p) of the Deep Dene Estate subdivision from WG McCarthy	OST Bk.18 No.799
1851	Henry Burton Bradley, solicitor, listed as resident in The Terraces, Glenmore Road	Fords Sydney Commercial Directory
1850s	Bradley, an amateur horticulturalist known for his work with bulbous plants, established an extensive terraced garden.	ADB 3:215
1853	Trig Survey map indicates the existence of the house on the northern end of a ridge overlooking Rushcutter's valley - access is off what is now Brown Street, which runs downwards towards the valley from Glenmore Road.	Trig Survey of Port Jackson 1853 (ML)
1861	Municipality of Paddington established.	Http://www.slnsw.gov.au/plb/lib
c1860s	Port Jackson Fig grove planted.	Woollahra Significant Tree

1862	First municipal rate assessment in Paddington - the house was given a gross annual valuation of £350	Survey Kelly:55
1870s	Moreton Bay Figs, the Norfolk Island Pine, the Kauri Pine and the Holm Oak planted along the Brown Street and Cooper Street boundaries	Woollahra Significant Tree Survey
1873	Bradley settles the property on Lousia Portia O'Ferrall on 26 th March. Thomas Robert Alit and Richard H Denne nominated as trustees.	PA 7727
1873	Henry Burton Bradley marries Louisa Portia O'Ferrall at Burwood on the 29 th March	ADB
1873	HB Bradley described as owner and occupier of house; annual value: £300, assessed value £260	Paddington Rate Book, Glenmore Ward 1873-4
1873	George Fullerton replaces Richard Denne as Trustee 11/10	PA 7727
1873	Richard Henry Denne purchases The Terraces (2a 0r 4p) 28/10	PA 7727
1878	Richard Henry Denne purchases an additional 3 roods 5 perches from WF McCarthy on the 7 th January. Land comprises allotments facing Stephens Street.	Torrens V.323, F.98
1880	Subdivision map of Paddington indicates that 'The Terraces' is one of about 10 remaining mansions associated with the old Paddington gentry. The south-eastern corner of the building is square.	Gibbs Shallard & Co. 1880 (ML)
1882	Subdivision plan for Estate of the late RH Denne Esq. indicates that the row of allotments fronting Stephen Street formed Section B of The Terraces estate.	Paddington Subdivision Plan P1/45
1882	Estate auctioned by Richardson & Wrench. The house was described as being of stone and brick, two storeys and "of an unusually massive character". There were several outbuildings, including a kitchen and a coach house. The gardens were terraced with stone retaining walls, and were "so well known and enjoy so high a reputation for tasteful arrangement and sylvan beauty as scarcely to need comment."	Kelly:55
1881	Richard Henry Denne, Grazier dies at The Terraces on the 4 th May.	Supreme Court NSW Probate Div No.5710 Ser.3
1883	John England purchases The Terraces.	
1885	John England dies 30 th November, aged 59, at 'The Terraces', Paddington.	Pioneer Series Probate Index

1890	Water Board Detail Plan shows the outline of 'The Terraces', suggesting that the mansion now forms the central rooms and corridors and most of the northern facade of the subject building. Several outbuildings are shown, as well as stairways and seven rows of terracing of the gardens. The south-eastern corner of the building is stepped.	Metro. Detail Series, Paddington Sect.27/1890 (ML)
1898	Sarah (Mrs John) England dies 8 th February at 'The Terraces'.	Pioneer Series
1899-1900	WH Rigby, physician and surgeon, living in 'The Terraces', with Miss Frances Rigby in 'Hamilton Cottage'. Owner: Thomas England; annual value £120-, assessed value £ 180-.	Sands 1899, 1900; Paddington Rate Book, Middle Ward
1901	Edward Thring, Alexander MacCormick, William Crago, Samuel Knaggs and Edward Jenkins purchase 2 acres 2 roods 38Y2 perches as tenants in common. 'The Terraces' adapted as a hospital for private patients where the surgeon Alexander MacCormick put many of his surgical theories and Listerian principles into practice.	Torrens V.1370, F.156-160
1901	WH Rigby, physician and surgeon, and Miss Frances Rigby, living at 'Hamilton House'.	Sands 1901
1901	Tenders called for a private hospital to be erected in Paddington to the design, and under the supervision of Mr G Sydney Jones, with Mr W Farley of Waverley being awarded the building contract for £8,106.	BEMJ, 19 Oct 1901: 326
1900s	Additions made to the subject building on the southern side, filling in the site to the Cooper Street boundary, with renovations and alterations made to 'The Terraces' Building to aesthetically unite the old and new structures in the Edwardian Arts & Crafts style.	Woollahra Heritage Study, Inventory sheet item A2/3a
1902	Contract awarded by G Sydney Jones to William Farley for drainage works and hot water installation 'at Paddington'	BEMJ, 22 Feb 1902: 5
1902-1903	Owner: Dr Crago; occupier: none listed; description: hospital; annual value: £300, assessed value £270	Paddington Rate Bk, Middle Ward
1903	Site listed as Private Hospital, Miss Ryrie matron	Sands 1903
1903-1904	Owner: Dr Crago; occupier Dr. Crago; description: hospital; annual value £400, assessed value £360	Paddo Rate Bk, Middle Ward
1906-1908	Owner: Dr. Crago, occupier: none listed; description: hospital; capital value £900 (rating system changed from 1960)	Paddington Rate Book Middle Ward
1911	'The Terraces', Cooper St., Paddington, phone Padd.193	Sydney Phone Book, 1911
C1913	Weeping Lilli Pilli planted (possibly associated with	Woollahra

	MacCormick receiving a knighthood in 1913; or his son being killed in the war in 1916)	Significant Tree Survey
1913	'The Terraces' Private Hospital, Miss Ryrie, matron, Cooper St., Paddington	Sands 1913
1920s	Sir Alexander MacCormick reportedly operated at the hospital every morning, as well at other private hospitals and in his Macquarie street clinic, examining patients. During the afternoon he operated in public hospitals.	Paranthoin: 2-3, cited by Tropman & Tropman
1922	Subdivision plan for five lots of the Deep Dene Estate show 'The Terraces' mansion as the same shape as that shown on the 1890 Detail Plan	Paddington Subdivision Plan P1/6
1925	The Terraces Private Hospital, Miss Ryrie, Cooper St., Paddington	Sands 1923-25
1926	The Terraces Private Hospital, Cooper St., Paddington	Sands 1926
1926	Ratepayer: Drs Crago, McCormick, Jenkins & McCormack The Scottish Hospital; UCV: £5775, ICV £15,000, AAV £750: rates £156/811 (rating system has changed again since 1908)	Paddington Rate Book, Middle Ward
1926	Alexander MacCormick (1/4 owner), Craignish Limited (1/4 owner), Charles MacCormick (1/4 owner) and Edward Jenkins (1/4 owner) gave The Terraces and an endowment to the Presbyterian Church in memory of his son on the condition it was called The Scottish Hospital.	Torrens V.1383, F.244-247
1927	The Terraces Private Hospital, Matron JM Blackmore, Cooper Street, Paddington	Sands 1927
1928	The Scottish Hospital, 'The Terraces', Cooper Street, Paddington, Matron JM Blackmore	Sands 1928, 1929
1936	Alterations to The Scottish Hospital	Site inspection
1947	MacCormick dies at Jersey in the Channel Islands	Paranthoin: 4
1953	The site and buildings were transferred to the Presbyterian Church (New South Wales) Property Trust, but the hospital was run by The Scottish Hospital Board	LTO
C1955	Alterations to The Scottish Hospital	Site Inspection
1975	Foundation stone laid for the Victor Clark-Duff Hostel and AC Mackie Nursing Home by Rev DF Murray, Moderator of the NSW General Assembly of the Presbyterian Church.	Paranthoin: 4
1977	Hostel and nursing home opened by WC Wentworth, MHR, on 20 th March	Paranthoin: 4

1993	Extensions and alterations to The Scottish Hospital	Site inspection
1995	The Presbyterian Church withdraws from managing The Scottish Hospital, although the Presbyterian Church (New South Wales) Property Trust retains ownership of site and buildings.	Presbyterian Aged Care Sydney
1995	The Property Trust leases the hospital to Impact Health Pty Ltd to run as a private hospital	Presbyterian Aged Care Sydney
1998	Cessation of private hospital facilities on site.	Presbyterian Aged Care Sydney
1998	Presbyterian Aged Care – Sydney commission Noel Bell Ridley Smith & Partners Architects to prepare a Conservation Plan for The Scottish Hospital.	NBRS&P
2001	Woollahra Municipal Council approves Development Application No.DA931/2001 for new development on the site and adaptation of the existing Scottish Hospital.	Presbyterian Church (NSW) Property Trust
2005	Archaeological investigation of the car park area carried out by Casey and Lowe. Presbyterian Aged Care commission Noel Bell Ridley Smith & Partners to revise existing Conservation Plan, to satisfy Condition No. 21 of Development Application No.DA931/2001.	NBRS&P files.
2010	Cerno Management commission NBRS+Partners to revise the Conservation Management Plan for The Scottish Hospital to assist in developing an architectural scheme for the former hospital.	NBRS+P files.

3.2 Heritage Significance of the Place

The former residence, known as The Terraces was constructed as a home for Henry Burton Bradley and his family in the late 1850s, and used as a residence by subsequent owners until 1901, when it was purchased and adapted as a hospital by a group of doctors, including Sir Alexander Mac Cormick. MacCormick subsequently acquired the hospital from his colleagues, and in 1926 donated the site and buildings to the Presbyterian Church, in memory of his son, Alexander, who had been killed in World War 1.

The existing hospital building encapsulates section of the house constructed for Henry Burton Bradley and his family, together with remnants of Bradley's terraced garden and trees planted in the second half of the nineteenth century, overlaid with plantings associated with The Scottish Hospital.

A Conservation Management Plan was prepared for the site by NBRS+Partners in August 2010. It included an assessment of heritage significance for the place against the heritage criteria set by the NSW Heritage Council. The statement of

significance contained in the Conservation Management Plan (2010) has been accepted as the basis of the assessment of heritage impact. It states:

The Scottish Hospital has historic, aesthetic and social significance at a local level.

The Scottish Hospital is historically significant as physical evidence of the development of private hospital and nursing care facilities and in New South Wales, for its associations with historically significant persons John Edye Manning, Henry Burton Bradley, 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 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 including Port Jackson and Moreton Bay figs, Norfolk Island pine, Blackbean and a variety of palms. Extensions to the hospital were carefully planned to take consideration of many trees, some of which are over one hundred years old.

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

4.0 EXISTING HERITAGE PROTECTION

4.1 Other Heritage Listings

The Scottish Hospital, its site or components are included as a heritage item on the following lists¹:

Statutory Listings

- NSW Heritage Inventory
The Scottish Hospital (Main Hospital Building) and The Scottish Hospital Grounds are listed separately on the NSW State Heritage Inventory.
- Woollahra Local Environmental Plan (1995)
The Scottish Hospital is listed as an item of heritage significance on the Woollahra Local Environmental Plan (LEP) 1995. The Scottish Hospital was identified in the Woollahra Heritage Study 1984 as an individual item and is located within the Paddington Heritage Conservation Area. Woollahra Municipal Council has zoned the site as Special Hospital use.

Non-statutory Listings

- Woollahra Heritage Study
- Woollahra Council Significant Trees Register
- National Trust of Australia (NSW)
The Scottish Hospital is within the Paddington Urban Conservation Area designated by the National Trust of Australia (NSW).
- Register of the National Estate
- Australian Heritage Places Inventory

4.2 Relevant Heritage Legislation

The Scottish Hospital is currently protected as an item of heritage significance, under legislation by the NSW State Government and Woollahra Municipal Council.

NSW Department of Planning Heritage Branch

The Heritage Branch maintains two lists of heritage items, namely the NSW Heritage Inventory and the NSW Heritage Register. The Scottish Hospital is identified as a heritage item on the NSW Heritage Inventory, which identifies buildings that are protected under the *Heritage Act, 1977* or the *Environmental Planning and Assessment Act, 1979*.

The relics provisions of the *Heritage Act 1977* state that a person shall not move a relic protected by a conservation instrument without approval from the Heritage Council of NSW. An application must be made under Section 140 of the *Heritage Act 1977*, and an Excavation Permit issued prior to any work disturbing land to discover, expose or move a relic within the boundary of the site.

¹ Listings current at the 6 September 2010, desktop search undertaken P. Jeffery of NBRSPartners.

The definition of 'relic' in the *Heritage Act* has been amended several times since the Act was introduced in 1977. A relic is currently defined in the heritage Act as '*any artefact, object or material evidence which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and which is of State or local heritage significance.*'

The statutory provisions of the Heritage Act would apply to both evidence unearthed by chance as a result of routine maintenance and other activities and also works proposed to restore or reconstruct historical built or landscape elements, eg conservation works to the building, the terracing and the lower garden.

There are no known Aboriginal sites identified within the boundary of the subject site. Aboriginal sites and artefacts in New South Wales are protected under the *National Parks and Wildlife Act 1974*.

Woollahra Municipal Council

The Scottish Hospital was identified in the Woollahra Heritage Study 1984 as an individual item and is located within a Conservation Area. Woollahra Municipal Council has zoned the site as Special Hospital use.

The Scottish Hospital is listed as a heritage item by Woollahra Municipal Council under the *Woollahra Local Environmental Plan (LEP) 1995*. The site is located within the Paddington Heritage Conservation Area, was gazetted as part of the *Woollahra Local Environmental Plan 1995*, and is shown on the LEP Heritage Conservation Map.

The *Woollahra Local Environmental Plan 1995* provides the statutory basis for the conservation, development control and other activities that may affect the heritage value of The Scottish Hospital. The LEP places an obligation on the Council to retain the significance of the place, and to take into consideration the level of significance in evaluating any proposal for the site.

The Scottish Hospital site includes seven trees that Woollahra Municipal Council has included in its Register of Significant Trees (see extract contained in Appendix 9.2 of this report). The listed trees are:

- 2 no. Moreton Bay Figs (*Ficus macrophylla*)
- 1 no. Port Jackson Fig (*Ficus rubiginosa*)
- 1 no. Norfolk Island Pine (*Araucaria heterophylla*)
- 1 no. Kauri Pine (*Agathis robusta*)
- 1 no. Weeping Lilly Pilly (*Waterhousia floribunda*)
- 1 no. Holm Oak (*Quercus ilex*)

4.3 Significance of the Paddington Heritage Conservation Area

The *Paddington Heritage Conservation Area Development Control Plan 2008* (DCP) sets out the significance of the area and development controls for the

conservation area. The DCP was prepared under Part 3, Division 6 of the Environmental Planning and Assessment Act 1979, and Part 3 of the regulation.

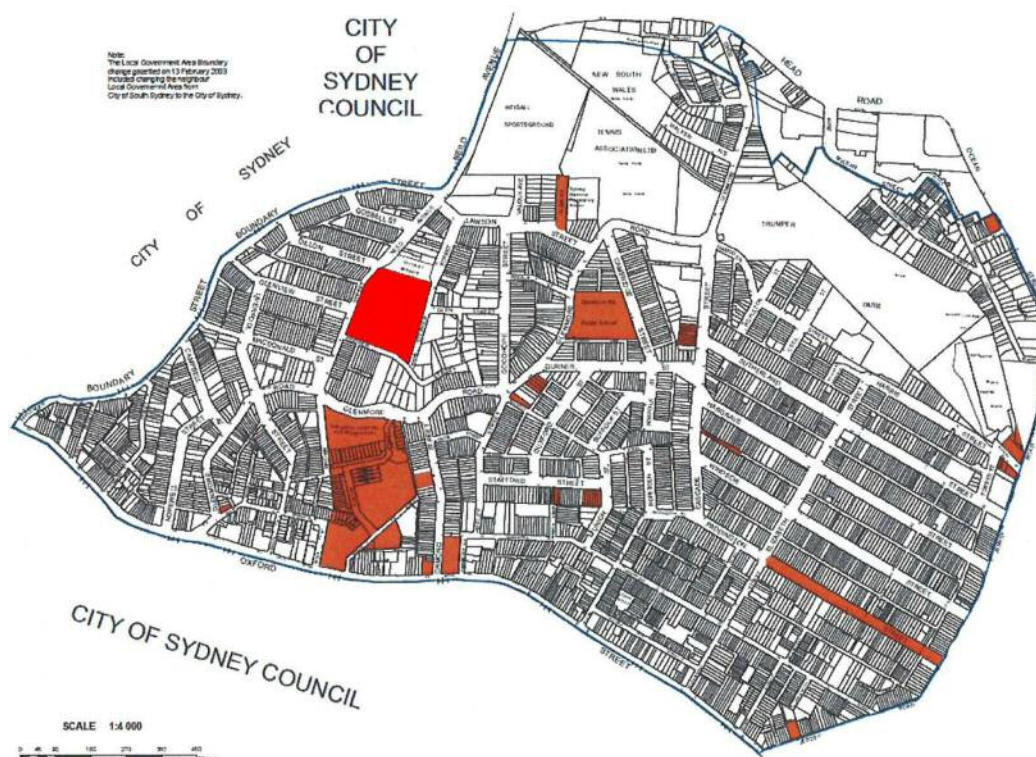


Figure 3 - Map showing the extent of the Paddington Heritage Conservation Area. The Scottish Hospital site is coloured red.
Source: Woollahra Municipal Council.

An extract from the *Paddington Heritage Conservation Area Development Control Plan 2008*, setting out the significance of the conservation area is contained in section 9.5 of this report.

4.4 Other Legislation Affecting Heritage

A number of statutory building requirements affecting the proposed development and adaptation works to the existing buildings and the site may result in potential heritage impacts.

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Woollahra Municipal Council, the NSW State Government or the Commonwealth Government. Matters may be identified in this study that may require modification includes, but is not limited to:

- Building Code of Australia.
- Fire safety requirements.

- Ingress and egress from the building.
- Commonwealth Disability Discrimination Act (DDA) 1992.
- *NSW Anti-Discrimination Act 1977.*
- *NSW Occupational Health & Safety Act 2000*- The Owners are obliged to ensure the safety of their staff under the NSW Occupational and Health Safety Act.

Certain aspects of the project may be eligible for exemptions from the BCA where upgrading may result in the loss of heritage significance. These issues may be addressed directly with the relevant consent authority.

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

5.1 Background

Information collected by the Australian Bureau of Statistics indicates a general shift in the age structure of the Australian population generally, with an increase in the number and proportion of older persons. This trend is expected to continue over the coming decades, and is the result of a number of factors including increases in life expectancy, and shifts in the level and composition of international migration.

PAC, following consideration of other uses for the site, determined to remain on the subject site, and upgrade existing and develop additional aged care facilities within Paddington, NSW.

5.2 Description of Proposed Works

The scheme shown in this application involves the retention and adaptive re-use of the former Scottish Hospital building, the demolition of non-heritage buildings and the construction of two new buildings to accommodate and consolidate aged care facilities within the existing boundary of the site.

The works would be staged to allow a new nursing home and hostel to be constructed to accommodate existing residents and the Scottish Hospital building would be adapted as independent living units. The last stage would include the demolition of the Mackie and Duff building, the construction of the new western building and the completion of the underground car park, central courtyard and landscaping.

The proposed works include:

- a) Demolition of existing Victor Clark-Duff Hostel and AC Mackie Nursing Home.
- b) Demolition of the Hospital and theatre Wing extension to the Scottish Hospital existing operating theatre building to accommodate 100 RACF.
- c) Adaptive reuse of the heritage-listed Scottish Hospital building for Seniors Living purposes and conservation of its immediate garden setting.
- d) Construction of below-ground car parking for approximately 124 cars and on-grade parking for approximately 8 cars.
- e) Retention of significant trees within the boundary of the site, and new landscaping to enhance the existing garden character of the site.
- f) Construction of a new palisade fence on the boundary of the site to permit views from Brown Street, Dillon Reserve and Stephen Street to the gardens within The Scottish Hospital site.
- g) Retention of the existing vehicular access from Brown Street, near Dillon Reserve.
- h) Construction of a new service vehicle entrance in Stephen Street as part of the new nursing home.



Scottish Hospital | Paddington



Client: The Presbyterian Church

Architect: JPR Architects

Figure 4 - Site plan showing the location of proposed development within the site boundary of The Scottish Hospital.

Source: Aspect Studios.

6.0 ASSESSMENT OF HERITAGE IMPACTS

6.1 Woollahra Local Environmental Plan 1995

Relevant LEP clause	Discussion
PART 4 – HERITAGE PROVISIONS	
<p>Section 26. Heritage items</p> <p>Clause (1)</p> <p>A person shall not, in respect of a building, work, relic, place or tree that is a heritage item or that is an item that is part of a heritage item group –</p> <p>(a) demolish or alter the building or work, or</p> <p>(b) damage or move the relic, or excavate for the purpose of exposing the relic, or</p> <p>(c) damage or despoil the place, or</p> <p>(d) damage or move the tree, or</p> <p>(e) erect a building on the land that comprises the place, or</p> <p>(f) subdivide the land on which the building, work, relic or tree is situated or that comprises the place, or</p> <p>(g) damage any tree on land on which the building, work or relic is situated or on the land which comprises the place, except with the consent of the Council.</p> <p>Clause (2)</p> <p>The Council shall not grant consent to a development application required by subclause (1) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item and of any heritage item group of which the item is part, and any stylistic or horticultural features of its setting.</p> <p>Note: The website of the Heritage Branch of the Department of Planning has publications that provide guidance on assessing the impact of proposed development on the heritage significance of items (for example, Statements of Heritage impact).</p> <p>Clause (3)</p> <p>The Council shall not grant a consent required by subclause (1) unless it has considered a statement of heritage impact or a conservation plan or both as may be required by the Council.</p>	<p>This document has been prepared as part of the application process.</p> <p>A separate Statement of Archaeological Impact has been prepared to accompany this application.</p> <p>A separate Statement of Heritage Landscape Impact has been prepared to accompany this application.</p> <p>This Heritage Impact Statement has been prepared to accompany the application and to assist the Department of Planning in assessing the proposed works.</p> <p>This Heritage Impact Statement has been prepared to accompany the application and to assist the Department of Planning in assessing the proposed works.</p>

Relevant LEP clause	Discussion
<p>Clause (4) Notwithstanding subclause (1), a tree that is a heritage item may be removed in part or in whole, without development consent, in circumstances where the tree has been damaged by natural events and causes such as storms, pests and pathogens and, as a result, the tree poses an immediate threat to the safety of people or property.</p>	<p>An arborist's report has been prepared which has identified a significant Ficus tree which has been damaged by pests and is to be removed and replaced with a similar species as part of this application.</p>
<p>Section 27. Development in the vicinity of heritage items, heritage item group, heritage conservation areas, archaeological sites or potential archaeological sites</p> <p>The Council must take into consideration the likely effect of the proposed development on the heritage significance of a heritage item, heritage item group, heritage conservation area, archaeological site or potential archaeological site, and on its setting, when determining an application for consent to carry out development on land in its vicinity.</p>	<p>The two new buildings proposed will replace existing buildings, but will be clearly identifiable in the immediate area. The buildings have been designed to reduce their footprint on the site and to enable a garden setting to be retained and enhanced within the boundary of the site.</p> <p>The proposed works would not affect the views and vistas identified in the Paddington heritage Conservation Area 2008. The development would be located within the existing boundary of the site and would preserve the main views and vistas along Stephens Street, Cooper Street and Brown Street (see the photomontages contained in Appendix 9.6 of this report). The views within Dillon Reserve would remain unchanged.</p> <p>The existing tree canopy would be retained, and would screen the proposed development to reduce its visual impact on long- and medium-distance views to the site. Some maintenance of trees would be carried out on the recommendation of special horticultural advice.</p> <p>The proposed development would be stepped to reduce the bulk of the building at higher levels and to reduce their impact on views across the site.</p> <p>There is potential archaeological significance within the boundary of the site. This development application process seeks consent for the proposal.</p>
<p>28. Heritage conservation areas</p> <p>(1) A person shall not, in respect of a heritage conservation area: (a) demolish or alter a building or work within the area,</p>	<p>This Heritage Impact Statement has been prepared to accompany the application and to assist the Department of Planning in assessing the proposed works.</p>

Relevant LEP clause	Discussion
<p>(b) damage or move a relic, or excavate for the purpose of exposing or removing a relic, within the area,</p> <p>(c) damage or despoil a place within the area, or</p> <p>(d) erect a building on or subdivide land within the area, except with the consent of the Council.</p> <p>(2) The Council shall not grant consent to an application required by subclause (1) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage conservation area.</p> <p>(3) The Council shall not grant consent required by subclause (1) unless it has considered a statement of heritage impact or a conservation plan or both as may be required by the Council. Woollahra Local Environmental Plan 1995 30 Version of 10 February 2010</p>	<p>This Heritage Impact Statement has been prepared to satisfy this clause.</p> <p>This Heritage Impact Statement has been prepared to satisfy this clause.</p> <p>A Conservation Management Plan prepared by NBRSPartners was used to inform and guide the proposed re-development of the site generally, and the adaptive re-use of the former Scottish Hospital. Its policies and recommendations are reflected in the heritage aspects of the current application.</p>
<p>Section 31. Development of known or potential archaeological sites</p> <p>The Council may grant consent to the carrying out of development on an archaeological site that has Aboriginal heritage significance (such as a site that is the location of an Aboriginal place or a relic, within the meaning of the National Parks and Wildlife Act 1974) or a potential archaeological site that is reasonably likely to have Aboriginal heritage significance only if:</p> <p>(a) it has considered an assessment of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site prepared in accordance with any guidelines for the time being notified to it by the Director-General of National Parks and Wildlife, and</p> <p>(b) except where the proposed development is integrated development, it has notified the local Aboriginal communities (in such a way as it thinks appropriate) of the development application and taken into consideration any comments received in response within 21 days after the notice was sent, and (c) it is satisfied that any necessary consent or permission</p>	<p>A separate Statement of Archaeological Impact has been prepared to accompany this application.</p>

Relevant LEP clause	Discussion
<p>under the National Parks and Wildlife Act 1974 has been granted.</p> <p>(2) The Council may grant consent to the carrying out of development on an archaeological site that has non-Aboriginal heritage or a potential archaeological site that is reasonably likely to have non-Aboriginal heritage significance only if:</p> <p>(a) it has considered an assessment of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site prepared in accordance with any guidelines for the time being notified to it by the Heritage Council, and</p> <p>(b) it is satisfied that any necessary excavation permit required by the <i>Heritage Act 1977</i> has been granted.</p>	<p>A separate Statement of Archaeological Impact has been prepared to accompany this application.</p>

6.2 Paddington Heritage Conservation Area Development Control Plan 2008

Relevant DCP clause	Discussion
<p>Section 2.3 Desired future character of the Paddington Heritage Conservation Area This Plan seeks to achieve a desired future character for the Paddington Heritage Conservation Area which:</p> <ul style="list-style-type: none"> Retains the unique National Heritage significance of Paddington and recognises it as a rare and distinctive urban area. Reinforces the area as a special residential precinct. Retains and promotes evidence of the historical development of the area and enables interpretation of that historical development. Retains the cohesive character evident in low scale, high density built form. Retains distinctive features such as parapets, chimneys, mixture of roofs, complex of roads, laneways and alleyways, consistency of colours, subdivision patterns and buildings which follow the landform and the distinctive patterns of terrace house groups. Continues to cater for varied uses and building types within the residential area. Enables people to walk or cycle to shops, public transport, schools, parks and entertainment facilities in a safe, pleasant and healthy environment. 	<p>The proposed development would enable the continued use of the site for aged care facilities, and retain the historic connection with the Presbyterian Church and Aged Care in Paddington.</p> <p>The redevelopment of the site would enable existing resident to continue on the site and provide independent living units in keeping with desired residential character of the area.</p> <p>The existing heritage –listed building would be retained and adapted, and the significant trees would be retained and augmented with new trees and underplanting.</p> <p>New palisade fencing around the site would permit views to the garden from the surrounding streets, and residences in the immediate vicinity of the site.</p>

Relevant DCP clause	Discussion
<ul style="list-style-type: none"> • Shares street spaces more equitably between pedestrians and various transport modes. • Provides attractive and purposeful shopping areas for locals as well as tourists. • Provides cleaner street and footpaths, enhances views and preserves vistas. • Exhibits contemporary design excellence. 	
<p>Section 2.4 Conservation Philosophy This Plan adopts the conservation philosophy embodied in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter). The Burra Charter is widely accepted by Government agencies at all levels and by private industry as the standard philosophy for heritage conservation practice in Australia. The Charter sets down principles, processes and practices for the conservation of significant places.</p>	<p>The proposed works to the site were guided by the policies and recommendations contained in the Conservation Management Plan prepared for the site by NBRSPartners. The CMP followed the methodology and best-practice principles set out in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).</p>
<p>Section 3.6 Views and Vistas Objectives:</p> <p>01 To retain existing vistas and create opportunities for new views where possible.</p> <p>02 To ensure street tree planting enhances views both to and from Paddington.</p> <p>Controls:</p> <p>C1 New development and street tree planting should respect existing view corridors.</p> <p>C2 New development in the public and private domain should be designed and located to minimise the impact on existing vistas or improve existing vistas where possible.</p> <p>C3 Removal of trees and demolition of significant buildings, in whole or part, for the sole reason of creating or improving views and vistas will not be supported.</p>	<p>There would be no change to street tree plantings as a result of this application. The removal on non significant trees to the south of Dillon Reserve would recover views from the lower garden to the former Scottish Hospital building, and would permit addition light into the garden to enable a grassed area to be planted interpreting an earlier use of the site.</p> <p>New trees would be planted along the boundary of the Cooper street boundary to frame existing vistas along Cooper Street.</p> <p>The proposed works have taken into consideration the existing view corridors and vistas in street immediately surrounding the Scottish Hospital site.</p> <p>The new development, although visible within the site, would include new trees and under-planting to minimise the visual impact of the new development and to maintain the established character of the garden. The new buildings would be terraced with the slope of the site to minimise its impact in medium and long distance views to the former Scottish Hospital.</p> <p>One significant tree would be removed from the site, on the recommendation of the arborist. It would be replaced with a new tree of the same species (Port Jackson fig)</p>

6.2.1 Impact of the proposed development on streetscapes in the immediate vicinity.

The design of the new buildings within the site of the former Scottish Hospital has taken into account the possible impact of the new buildings on the Paddington Heritage Conservation Area and the streetscapes immediately surrounding the subject site, by:

- Locating the works within the boundary of the site.
- Providing a new palisade-type fence around the site to enable views to the existing significant trees and maintaining view to the private open setting where possible.
- Maintaining the main vehicular entrance to the site near the corner of Brown Street and Dillon Street.
- Aligning the new buildings to suit the Victorian subdivision/grid pattern of the surrounding streets.
- Stepping the bulk of the new buildings to suit the topography of the site.
- Incorporating a regular rhythm in the facades of the new development to interpret the rhythm of the terraces in surrounding streets.

The following figures show examples of the existing streetscape views and vistas, and photomontages showing the proposed development in the streetscape.

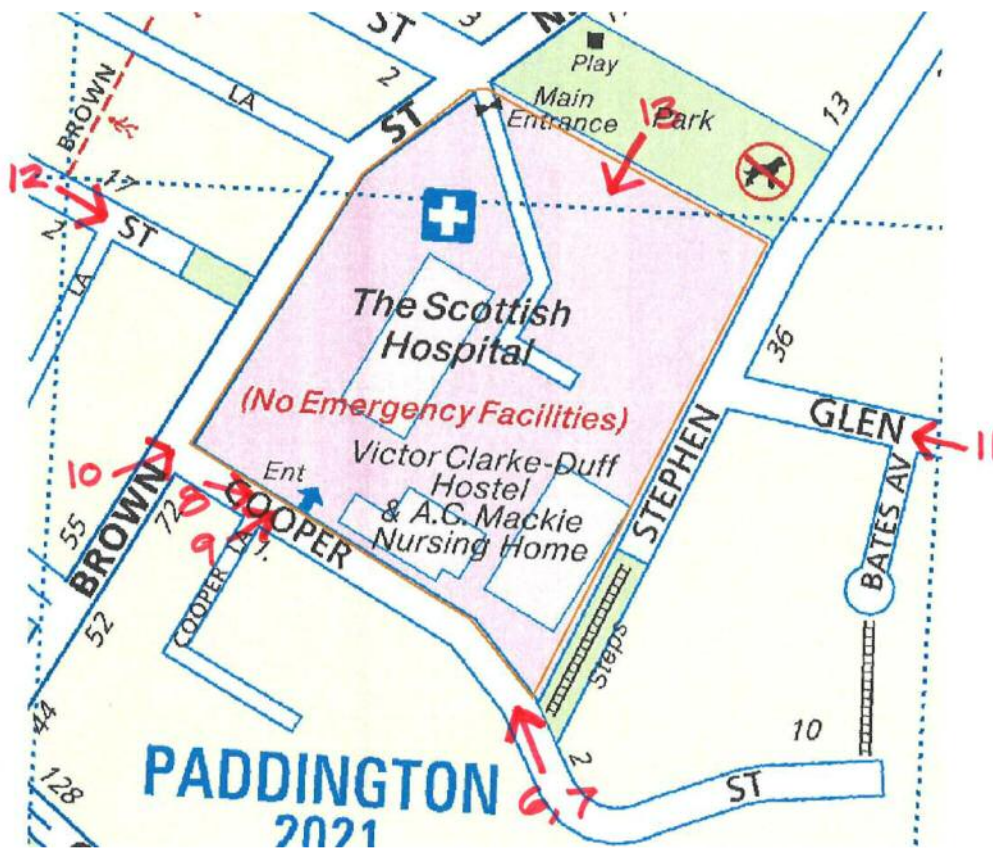


Figure 5 - Key to existing views and photomontages numbered Figures 6 to 13.



Figure 6 - Existing view looking west along Cooper Street, Paddington.



Figure 7 - Photomontage showing the proposed development and new plantings in the view looking west along Cooper Street.

Source: JPR Architects Pty Ltd.



Figure 8 - Existing streetscape and former Scottish Hospital, in view looking east along Cooper Street.



Figure 9 - View of the proposed independent living unit block set back from Cooper Street, viewed from Cooper Lane (looking north).

Source: JPR Architects Pty Ltd.

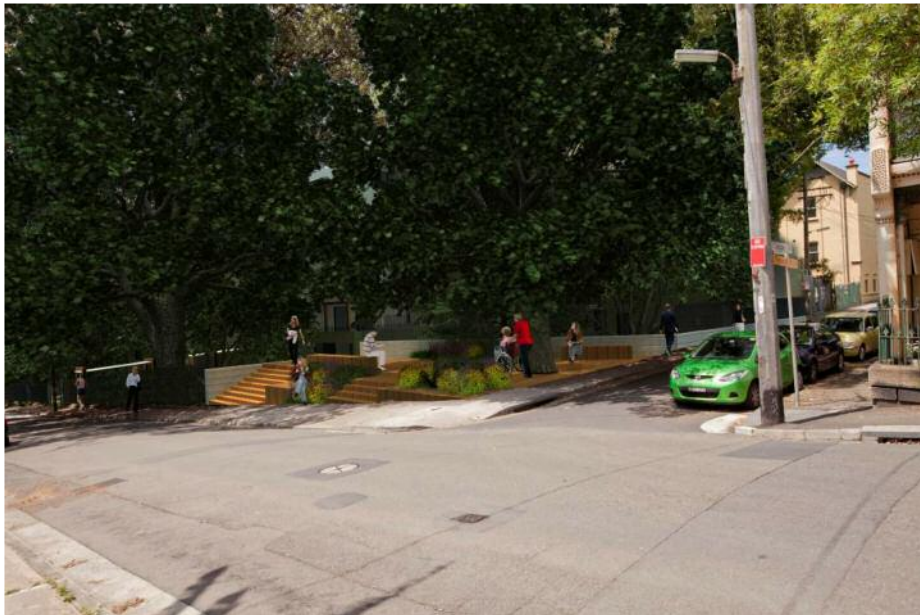


Figure 10 - View of the proposed development looking northeast from the corner of Cooper Street and Brown Street.

Source: JPR Architects Pty Ltd.



Figure 11 - View of the proposed development looking westwards along Glen Street.

Source: JPR Architects Pty Ltd.



*Figure 12 - View of the proposed development, looking eastwards from Dillon Street.
Source: JPR Architects Pty Ltd.*



*Figure 13 - View from Dillon Reserve, looking south towards the former Scottish Hospital.
Source: JPR Architects Pty Ltd.*

6.3 Statement of Heritage Impact

The following questions are taken from the publication 'Statements of Heritage Impact', NSW Planning and Heritage Office, 2002.

QUESTION	DISCUSSION
<p>Demolition of a building or structure</p> <ul style="list-style-type: none"> Have all options for retention and adaptive reuse been explored? 	<p>The Victor Clark-Duff Hostel and AC Mackie Nursing Home, together with the Operating Theatre and Hospital Wing, would be demolished as a result of this application. NBRSPartners assessed each of these buildings as having low heritage significance and neither would warrant individual listing on any heritage list. The affected buildings do not substantially contribute to the heritage significance of the overall site.</p> <p>The demolition of the Operating Theatre and Hospital Wing would enable the former Scottish Hospital to be viewed as a separate building, as it was in c1926, when it came into the ownership of the Presbyterian Church.</p>
<ul style="list-style-type: none"> Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site? 	<p>Yes, the heritage-listed former Scottish Hospital building would be retained and adapted as part of this application in keeping with the policies contained in the accepted Conservation Management Plan.</p>
<ul style="list-style-type: none"> Is demolition essential at this time or can it be postponed in case future circumstances make it retention and conservation more feasible? 	<p>No, the minor demolition works to the former Scottish Hospital are required to facilitate its long-term retention and the continued occupation of the site by Presbyterian Aged Care.</p>
<ul style="list-style-type: none"> Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If no, why not? 	<p>Yes, NBRSPartners were engaged to revise a conservation management plan for the site generally and the former Scottish Hospital building. Other specialist consultants were engaged to provide landscape advice and archaeological advice.</p>
<p>Minor partial demolition (including internal elements)</p> <ul style="list-style-type: none"> Is the demolition essential for the heritage item to function? 	<p>Yes, the minor demolition works are required to enable the former Scottish Hospital building to be adapted as self care apartments, and to meet current BCA requirements.</p> <p>The proposed changes have been guided by the policies and recommendations contained in the Conservation Management Plan.</p>
<ul style="list-style-type: none"> Are important features of the item affected by the demolition (eg fireplaces in buildings)? 	<p>The works have been designed to ensure the retention of surviving architectural features and significant heritage fabric within the former</p>

QUESTION	DISCUSSION
<ul style="list-style-type: none"> Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)? If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired? 	<p>Scottish Hospital building. Where possible architectural elements affected by the works would be salvaged and re-used on site or sold for re-use elsewhere.</p> <p>The proposed works to the heritage-listed building are consistent with the policies contained in Section 7.2.3 of the Conservation Management Plan and the principles set out in the Burra Charter. New openings would be designed to suit existing proportions and building details, and to ensure the early configuration of the building could be understood by visitors to the site.</p> <p>The minor demolition works are required to enable the adaptive re-use of the building to ensure its long term viability within the aged – care facilities</p>
<p>Minor additions</p> <ul style="list-style-type: none"> How is the impact of the addition on the heritage significance of the item to be minimised? Can the additional area be located within an existing structure? If no, why not? Will the additions visually dominate the heritage item? Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)? 	<p>Minor additions to the former Scottish Hospital would be limited to the subfloor area and the roof level, to minimise the footprint of new development within the garden setting of the site.</p> <p>No, the minor additions are required as part of the adaptive re-use of the existing building as independent living units.</p> <p>No, the proposed additions at roof level would be located to the north of the main ridge line of the former Scottish Hospital, to minimise their visual impact on the heritage building, its setting and in views to the building from the immediate vicinity.</p> <p>The minor additions would involve the excavation of sections of the subfloor area, which may potentially contain archaeological deposits. Casey & Lowe Pty Ltd have been engaged to provide ongoing archaeological advice, and would carry out a watching brief in relation to the works.</p> <p>The subfloor addition to the former Scottish Hospital would minimise the footprint of the new development within the garden setting of the subject site.</p> <p>A separate Statement of Archaeological Impact has been prepared to accompany this application.</p> <p>Yes, the minor additions have been designed to minimise their visual impact on the established architectural character of the former Scottish Hospital and on views to the building within the site and in its immediate vicinity.</p>

QUESTION	DISCUSSION
<p>New development adjacent to a heritage item (including additional buildings)</p> <ul style="list-style-type: none"> How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)? Will the additions visually dominate the heritage item? How has this been minimised? 	<p>The new buildings within the subject site have been designed to replace existing buildings, to minimise the footprint of the new development within the site.</p> <p>The buildings would provide new nursing home and hostel accommodation, together with independent living units, to meet current statutory requirements and resident expectations. The new development would enable the Owners to concentrate and upgrade their existing facilities in the eastern suburbs to meet the current and projected requirements of the aging population in the area.</p> <p>The legal boundary of the site would not change as a result of this application. The immediate garden setting of the former Scottish Hospital would be retained to assist visitors and resident to understand the early context of the former Hospital.</p> <p>The height and bulk of the new buildings would be apparent within the site, but the impact of the new development would be ameliorated by:</p> <ul style="list-style-type: none"> – Maintaining or increasing the set backs of the new building from the surrounding streets. – Providing terraced areas to reduce the bulk of the building at higher levels. – Retaining the existing mature trees within the site to maintain screen views of the development in medium and long distance views to the site, within the Paddington Heritage Conservation Area. <p>Yes, the new development would include an underground car-park, which is partially sited in an area identified as having potential archaeological deposits by consulting Archaeologists, Casey & Lowe Pty Ltd. Alternative sites were considered within the boundary, however these were dismissed as they would have resulted in unacceptable impacts on the garden setting of the Scottish Hospital generally. A separate Statement of Archaeological Impact has been prepared to accompany this application.</p>
<ul style="list-style-type: none"> Will the public, and users of the item, still be able to view and appreciate its significance? 	<p>Yes, the new development would permit the former Scottish Hospital to be viewed as a separate building, showing the general extent of the Hospital in 1926 when it was acquired by the Presbyterian Church.</p>

QUESTION	DISCUSSION
<p>New landscape works and features (including carparks and fences)</p> <ul style="list-style-type: none"> How has the impact of the new work on the heritage significance of the existing landscape been minimised? Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated? Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? How does the work impact on views to, and from, adjacent heritage items? 	<p>The new development would replace existing buildings, to minimise the footprint of buildings located within the boundary of the site. The scheme includes an underground parking area to reduce the visual impact of the overall scheme on the existing garden setting.</p> <p>Trees removed from the site would be replaced to retain the established character of the setting, and to create precincts for various activities for residents. Additional trees would be planted adjacent to the Cooper Street boundary to frame vistas to the east and west, and two new seating areas would be constructed off Brown Street, providing shared spaces for seniors residents and the general public.</p> <p>The boundary fence would generally be replaced with a palisade fence to provide a visual connection to the garden for pedestrians in Stephens Street, Cooper Street, Brown Street and Dillon Reserve.</p> <p>Physical and documentary evidence has been reviewed in relation to the development of the site and the surviving terraced landscaping within the site. The proposed development has taken into consideration the location of potential archaeological deposits and terraces, to allow them to be interpreted in the landscaped setting of the current scheme.</p> <p>Yes, specialist advice was sought from MUSEscape Pty Ltd, Heritage Landscape Specialists and Casey & Lowe Pty Ltd, Consulting Archaeologists.</p> <p>Yes, the proposed underground carpark would require the excavation of an area of potential archaeology. Various studies carried out by Casey & Lowe Pty Ltd, Consulting Archaeologists, indicate a section of the terrace garden and the stone steps would be removed in the course of excavating the area.</p> <p>The two new buildings will increase the height and bulk of the existing development, however the mature trees would be retained to maintain the existing tree canopy which dominates in views to the former Scottish Hospital site, and within the Paddington Heritage Conservation Area generally.</p>

QUESTION	DISCUSSION
<p>Tree removal or replacement</p> <ul style="list-style-type: none"> Does the tree contribute to the heritage significance of the item or landscape? Why is the tree being removed? Has the advice of a tree surgeon or horticultural specialist been obtained? Is the tree being replaced? Why? With the same or a new species? 	<p>One tree listed on the Woollahra Register of Significant Trees would be removed due to its deteriorated condition. The Port Jackson fig is a mature tree, which is assumed to date from the second half of the nineteenth century. The tree is one of a number planted along Brown Street and is evidence of the former garden planted by Henry Burton Bradley, former owner and occupant of The Terraces. The tree also helps to frame the views along Brown Street.</p> <p>The tree has been assessed as 'hazardous dead tree to be removed' by Tree Wise Men Australia Pty Ltd, Consulting Arborists, due to massive trunk failure to NE. The tree is located on the boundary of Brown Street and currently poses a potential problem to pedestrians within the site and in Brown Street.</p> <p>Yes, advice has been obtained from Tree Wise Men Australia Pty Ltd, Arborists.</p> <p>Yes, the significant tree would be replaced with a new tree of the same species. In total 88 trees would be removed from the site, and would be replaced with 80 new trees and underplanting in keeping with the original character of the garden.</p>

7.0 RECOMMENDATIONS

7.1 Conclusions

We conclude the potential heritage impact of the proposed development is summarised as follows:

*a) Impact on the former Scottish Hospital building: **Negligible.***

The strategy includes the adaptive re-use of the former Scottish Hospital, which is in keeping with the policies and recommendations of the Conservation Management Plan prepared by NBRSPartners (April 2006 and revised September 2010).

It is considered that the public would be able to view and appreciate the former Scottish Hospital following non-significant accretions and adaptation of the building to accommodate independent living units. Minor additions at roof level and basement level have been designed to minimise any visual impact on existing views to the building along Cooper Street and in views to the site generally. Changes to the fenestration along Cooper Street would match the proportions and details of original/early openings to minimise adverse impacts on the appearance of the former Hospital building.

*b) Impact on the Scottish Hospital site generally: **Acceptable.***

The proposed development has been designed to minimise the building footprint and to retain the significant trees within the boundary. Sections of the surviving terraced garden and early steps would be retained, and adapted to suit access requirements for the new use, and where necessary interpreted to visitors and residents through the new garden layout and signage. Potential archaeological deposits, including terraced walls would be excavated and recorded prior to their removal to enable construction of a new under-ground car park.

*c) Impact on the Paddington Heritage Conservation Area: **Acceptable.***

Following discussions with the Paddington Society the new buildings would be set back from street alignments to reduce their visual impact on the surrounding streets. The screen and row planting along Brown and Stephens Streets would be maintained and augmented, and glimpses into the site would be visible through the new palisade fence around the boundary. The mature trees within the site would be retained and would break up views to the new buildings, so that they new buildings are rarely seen in their entirety.

The existing vehicular entrance to the site would be retained to minimise disruption of existing traffic patterns in the area.

7.2 Recommendation

Given the current heritage significance of the former Scottish Hospital, its site and its zoned use, we recommend the heritage aspects of this proposal are accepted, for the following reasons:

- a) The scheme has been developed to minimise the footprint of new buildings within the boundary of the site.
- b) The underground car-park would involve the excavation of archaeological evidence of the extent of the garden terraces, but would minimise the footprint of vehicular circulation within the site.
- c) The views of the residents of Stephens Street have been taken into consideration and the new buildings would be set back seven metres from the Stephens Street boundary, and the Brown Street alignment generally.
- d) The new buildings would be stepped to reduce their visual impact on medium- and long-distance views to the site.
- e) The significant trees would be retained and augmented with new trees and under-planting to maintain the garden character of the site.

The proposed redevelopment of The Scottish Hospital site would enable the Presbyterian Church to continue its occupation of the current site, and would enable the site to be a focus for aged health care facilities in Paddington and the Woollahra Municipality generally.

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8.2 Unpublished Sources

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Casey & Lowe Associates. September 2010. *Assessment of Archaeological Impact*. Unpublished report prepared for The Presbyterian Church (NSW) Property Trust.

MUSEcape Pty Ltd, edited by Mr Chris Betteridge, August 2000 revised 2010. *Scottish Hospital: Landscape Assessment Report*. Unpublished report prepared for The Presbyterian Church (NSW) Property Trust.

NBRS+Partners (September 2010). *Conservation Plan: The Scottish Hospital, 2 Cooper Street Paddington NSW 2021*. Unpublished report prepared for The Presbyterian Church (NSW) Property Trust.

Tree Wise Men Australia Pty Ltd, November 2009. *Preliminary advice: Redevelopment of Scottish Hospital site Paddington*. Unpublished report prepared for The Presbyterian Church (NSW) Property Trust.

8.3 Internet Sources

Department of the Environment, Water, Heritage and the Arts.
<http://www.deh.gov.au>

NSW Department of Planning Heritage Branch. <http://www.heritage.nsw.gov.au>

9.0 APPENDICES

9.1 List of drawings included in Project Application MP_0016 for Seniors Housing and Care Facility

TRANSMITTAL				ISSUE DATE	08-Oct-10	jpr architects pty limited	
2006067 SCOTTISH HOSPITAL							
ITEM No	DWG No	REV	TITLE	REV DAT	SCALE	SIZE	
38095	DA 100	A	TABLE OF CONTENTS	7/10/2010	NTS	A3	
38131	DA 101	A	Demolition Plan	7/10/2010	1:250	A1	
37695	DA 102	A	KEY PLAN	7/10/2010	1:500	A1	
38096	DA 104	A	SITE PLAN	7/10/2010	NTS	A3	
37550	DA 200	A	Lower Basement	7/10/2010	1:250	A1	
37551	DA 201	A	Upper Basement Parking	7/10/2010	1:250	A1	
37552	DA 202	A	Level 01 Plan	7/10/2010	1:250	A1	
37553	DA 203	A	Level 02 Plan	7/10/2010	1:250	A1	
37554	DA 204	A	Level 03 Plan	7/10/2010	1:250	A1	
37555	DA 205	A	Level 04 Plan	7/10/2010	1:250	A1	
37556	DA 206	A	Level 05 Plan	7/10/2010	1:250	A1	
37557	DA 207	A	Level 06 Plan	7/10/2010	1:250	A1	
37558	DA 208	A	Level 07 Plan	7/10/2010	1:250	A1	
37559	DA 209	A	Level 08 Plan	7/10/2010	1:250	A1	
37560	DA 210	A	Level 09 Plan	7/10/2010	1:250	A1	
37672	DA 211	A	Roof Plan	7/10/2010	1:250	A1	
37673	DA 221	A	Longitudinal Section A	7/10/2010	1:250	A1	
37674	DA 222	A	Longitudinal Section B	7/10/2010	1:250	A1	
37675	DA 223	A	Longitudinal Section C & D	7/10/2010	1:250	A1	
37676	DA 231	A	North Elevation	7/10/2010	1:250	A1	
37677	DA 232	A	South Elevation	7/10/2010	1:250	A1	
37678	DA 233	A	East Elevation	7/10/2010	1:250	A1	
37679	DA 234	A	West Elevation	7/10/2010	1:250	A1	

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37562	DA 301	A	GFA Summary	7/10/2010	1:250	
37563	DA 302	A	Level 01 GFA Calculations	7/10/2010	1:500	A3
37564	DA 303	A	Level 02 GFA Calculations	7/10/2010	1:500	A3
37565	DA 304	A	Level 03 GFA Calculations	7/10/2010	1:500	A3
37566	DA 305	A	Level 04 GFA Calculations	7/10/2010	1:500	A3
37567	DA 306	A	Level 05 GFA Calculations	7/10/2010	1:500	A3
37568	DA 307	A	Level 06 GFA Calculations	7/10/2010	1:500	A3
37569	DA 308	A	Level 07 GFA Calculations	7/10/2010	1:500	A3
37570	DA 309	A	Level 08 GFA Calculations	7/10/2010	1:500	A3
37571	DA 310	A	Level 09 GFA Calculations	7/10/2010	1:500	A3
37572	DA 311	A	Level 01 GFA - Below Ground	7/10/2010	1:250	A1
37573	DA 312	A	Level 02 GFA - Below Ground	7/10/2010	1:250	A1
37574	DA 313	A	Level 03 GFA - Below Ground	7/10/2010	1:250	A1
37575	DA 314	A	Level 04 GFA - Below Ground	7/10/2010	1:500	A3
37576	DA 315	A	Site Coverage & Landscape Calculations	7/10/2010	1:500	A3
37642	DA 315	A	Ground Coverage Calculations	7/10/2010	1:500	A3

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38098	DA 400	A	BROWN STREET BUILDING ILU COVER PAGE	7/10/2010	1:100	A3
37643	DA 401	A	Brown Street ILU Level 1	7/10/2010	1:100	A1
37644	DA 402	A	Brown Street ILU Level 2	7/10/2010	1:100	A1
37645	DA 403	A	Brown Street ILU Level 3	7/10/2010	1:100	A1
37646	DA 404	A	Brown Street ILU Level 4	7/10/2010	1:100	A1
37647	DA 405	A	Brown Street ILU Level 5	7/10/2010	1:100	A1
37648	DA 406	A	Brown Street ILU Level 6	7/10/2010	1:100	A1
37649	DA 407	A	Brown Street ILU Level 7	7/10/2010	1:100	A1
37650	DA 408	A	Brown Street ILU Level 8	7/10/2010	1:100	A1
37651	DA 409	A	Brown Street ILU Level 9	7/10/2010	1:100	A1
37652	DA 410	A	Brown Street ILU Roof Plan	7/10/2010	1:100	A1
38099	DA 411	A	STEPHEN STREET BUILDING ILU COVER PAGE	7/10/2010	1:100	A3
37653	DA 412	A	Stephen St ILU Level 1 & 2	7/10/2010	1:100	A1
37654	DA 413	A	Stephen St ILU Level 3 & 4	7/10/2010	1:100	A1
37655	DA 414	A	Stephen St ILU Level 5 & Roof Plan	7/10/2010	1:100	A1
38100	DA 415	A	GATE KEEPER'S LODGE ILU COVER PAGE	7/10/2010	1:100	A3
37656	DA 416	A	Gate Keeper's Lodge Level 3 & 4	7/10/2010	1:100	A1
37657	DA 417	A	Gate Keeper's Lodge Level 5 & 6	7/10/2010	1:100	A1
37658	DA 418	A	Gate Keeper's Lodge Level 7 & Roof Plan	7/10/2010	1:100	A1
38101	DA 419	A	RACF BUILDING COVER PAGE	7/10/2010	1:100	A3
38102	DA 420	A	RACF BUILDING - LEVEL 1	7/10/2010	1:100	A3
38103	DA 421	A	RACF BUILDING - LEVEL 3	7/10/2010	1:100	A3
38104	DA 422	A	RACF BUILDING - LEVEL 4	7/10/2010	1:100	A3
38105	DA 423	A	RACF BUILDING - LEVEL 5	7/10/2010	1:100	A3
38106	DA 425	A	RACF BUILDING - LEVEL 6	7/10/2010	1:100	A3
38107	DA 426	A	RACF BUILDING - LEVEL 7	7/10/2010	1:100	A3
38108	DA 427	A	RACF BUILDING - ROOF PLAN	7/10/2010	1:100	A3
38109	DA 428	A	HERITAGE BUILDING - COVER PAGE	7/10/2010	1:100	A3
38110	DA 429	A	SITE PLAN	7/10/2010	1:100	A3
38111	DA 430	A	HERITAGE BUILDING - LEVEL 4	7/10/2010	1:100	A3
38112	DA 431	A	HERITAGE BUILDING - LEVEL 5	7/10/2010	1:100	A3
38113	DA 432	A	HERITAGE BUILDING - LEVEL 6	7/10/2010	1:100	A3
38114	DA 433	A	HERITAGE BUILDING - LEVEL 7 - ROOF PLAN	7/10/2010	1:100	A3
38115	DA 434	A	HERITAGE BUILDING - LEVEL 8 - ROOF PLAN	7/10/2010	1:100	A3
38116	DA 435	A	NORTH - SOUTH ELEVATIONS	7/10/2010	1:100	A3
38117	DA 436	A	EAST - WEST ELEVATIONS	7/10/2010	1:100	A3
38118	DA 437	A	SECTIONS	7/10/2010	1:100	A3
38119	DA 438	A	SECTIONS	7/10/2010	1:100	A3

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38120	DA439	A	EXISTING - SITE SURVEY	7/10/2010	1:100	A3
38121	DA440	A	EXISTING - LOWER GROUND FLOOR	7/10/2010	1:100	A3
38122	DA441	A	EXISTING - UPPER GROUND FLOOR	7/10/2010	1:100	A3
38123	DA442	A	EXISTING - BASEMENT	7/10/2010	1:100	A3
38124	DA443	A	ROOF PLAN - DEMOLITION & EXCAVATION PLAN	7/10/2010	1:100	A3
38125	DA444	A	EXISTING - ELEVATIONS	7/10/2010	1:100	A3
38126	DA445	A	EXISTING - SECTIONS	7/10/2010	1:100	A3
38127	DA450	A	UNIT TYPE PLANS COVER PAGE	7/10/2010	1:100	A3
37659	DA451	A	Brown St ILU - Unit Plans - Sheet 1	7/10/2010	1:100	A3
37660	DA452	A	Brown St ILU - Unit Plans - Sheet 2	7/10/2010	1:100	A3
37661	DA453	A	Brown St ILU - Unit Plans - Sheet 3	7/10/2010	1:100	A3
37662	DA454	A	Brown St ILU - Unit Plans - Sheet 4	7/10/2010	1:100	A3
37663	DA455	A	Brown St ILU - Unit Plans - Sheet 5	7/10/2010	1:100	A3
37664	DA456	A	Brown St ILU - Unit Plans - Sheet 6	7/10/2010	1:100	A3
37665	DA457	A	Brown St ILU - Unit Plans - Sheet 7	7/10/2010	1:100	A3
37666	DA458	A	Brown St ILU - Unit Plans - Sheet 8	7/10/2010	1:100	A3
37667	DA459	A	Brown St ILU - Unit Plans - Sheet 9	7/10/2010	1:100	A3
37668	DA460	A	Stephen St ILU - Unit Plans - Sheet 10	7/10/2010	1:100	A3
37669	DA461	A	Stephen St ILU - Unit Plans - Sheet 1	7/10/2010	1:100	A3
37670	DA462	A	Stephen St ILU - Unit Plans - Sheet 2	7/10/2010	1:100	A3
37671	DA463	A	Stephen St ILU - Unit Plans - Sheet 3	7/10/2010	1:100	A3
38128	DA464	A	GATE KEEPER'S LODGE - UNIT PLANS - SHEET 1	7/10/2010	1:100	A3
38129	DA465	A	RACF ILU - UNIT PLANS - SHEET 1	7/10/2010	1:100	A3
38130	DA466	A	RACF ILU - UNIT PLANS - SHEET 2	7/10/2010	1:100	A3
37702	DA512	A	Shadow Analysis - Winter Solstice - 21 June	7/10/2010	1:2500	A3
38090	DA513	A	Shadow Diagram - Equinox - 21 Spet	7/10/2010	1:1000	A3
38091	DA514	A	Shadow Analysis - Summer Solstice - 21 Dec	7/10/2010	1:1000	A3

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ITEM No	DWG No	REV	TITLE	REV DAT	SCALE	SIZE
37933	DA 620	A	VIEW 01 - BROWN & COOPER ST	7/10/2010	NTS	A3
37934	DA 621	A	VIEW 02 - COOPER LANE & COOPER ST	7/10/2010	NTS	A3
37935	DA 622	A	VIEW 03 - COOPER ST & STEPHEN ST	7/10/2010	NTS	A3
37936	DA 623	A	VIEW 04 - GLEN ST & STEPHEN ST	7/10/2010	NTS	A3
37937	DA 624	A	VIEW 05 - STEPHEN ST & DILLON PARK	7/10/2010	NTS	A3
37938	DA 625	A	VIEW 06 - DILLON PARK	7/10/2010	NTS	A3
37939	DA 626	A	VIEW 07 - DILLON PARK & NIELD AVE	7/10/2010	NTS	A3
37940	DA 627	A	VIEW 08 - GLENVIEW ST & BROWN ST	7/10/2010	NTS	A3
37925	DA 650	A	Finishes Board - Stephen St ILU/RACF	7/10/2010	NTS	A3
38094	DA 651	A	FINISHES BOARD - BROWN ST ILU	7/10/2010	NTS	A3
38093	DA 652	A	FINISHES BOARD - GLEN ST VIEW	7/10/2010	NTS	A3
38092	DA 653	A	EXTERNAL FINISHES - GATE KEEPERS LODGE & BROWN ST ILU	7/10/2010	NTS	A3

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9.2 NSW Heritage Inventory Listing

Heritage Branch Website - Online Database

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Scottish Hospital Main Hospital Building - Full Lep List - Desc Further Comments

Item

Name of Item: Scottish Hospital Main Hospital Building - Full Lep List - Desc Further Comments
Type of Item: Built
Group/Collection: Residential buildings (private)
Category: Nursing Home
Primary Address: 2 Cooper Street, Paddington, NSW 2021
Local Govt. Area: Woollahra

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	2	-	DP	607572

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
74 Brown Street	Paddington	Woollahra			Other
2 Cooper Street	Paddington	Woollahra			Primary

Statement of Significance

The Scottish Hospital, a complex of buildings of which the earliest structure is now almost entirely enclosed in Federation Arts and Crafts style accretions dated 1903, incorporates an early two storey mansion dating from the 1840s. The remnants of this building hold high historical and social significance for the place it previously held as the finest mansion in the area. Although the original residence, 'which boasted the most extensive outbuildings in Paddington', is now hidden in front by the 1903 and 1936 additions, and is now rendered with rough-cast, parts of the earlier building are still visible at the rear, overlooking the terraces which gave the house its name. The main hospital building has high social significance for the part it played in the social structure of the community, and has some architectural significance for the Arts and Crafts remodelling of the building as a whole. The Hospital is situated at the top of a well maintained terraced garden which contains many mature trees over one hundred years old.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: George Sydney Jones
Builder/Maker: Unknown
Construction Years: 1849 - 1903
Physical Description: The original block of the Scottish Hospital consists of a group of buildings in the

http://www.heritage.nsw.gov.au/07_subnav_01_2.cfm?itemid=2710025

22/09/2010

Federation Arts and Crafts style, situated on a large site in Cooper Street. The original building dated 1849, was extended in 1936 and is now hidden behind these additions. Originally an impressive two storey brick and stone mansion constructed for Judge Kinchella and set on a wooded hillside with terraced gardens, the mansion which has been extended at the front and sides is now only visible at the rear. The 1936 additions saw the original building, along with the additions, rendered with rough-cast. At this time the original slate roof was also changed to red terra-cotta tiles. The garden facade is asymmetrical with gabled and hipped projections breaking through the two storey verandah which is detailed in timber on the first floor, while the ground floor has brick detailed columns. The original building has segmented arch heads with label moulds to timber double hung windows and french doors, while the additions have square heads. A two storey verandah is located on the western face of the original building, and brick topped chimneys break through the high pitched roof and feature multiple terracotta pots. The Cooper Street frontage contains a two and a half storey ward and a single storey entrance opening directly onto the street. The windows to this facade feature segmented arch heads to double hung windows, decorative window hoods and grilles to ground floor and basement windows. The interior of the older wing features pressed metal ceilings and a timber staircase with timber balustrade and newel posts. Style: Federation Arts and Crafts External Materials: Brick, roughcast render, terra-cotta roof, timber doors and windows, timber balustrade, verandah posts and shingles. Internal Materials: Brick walls, plastered, pressed metal ceilings, timber staircase.

Modifications and Dates:

The original building was extended in 1936 to provide further ward accommodation. A large concrete block structure constructed in 1966 to the east of the main block has generating rooms located under operating theatres. A new three storey red brick ward was constructed in 1974 at the south western edge of property and features a metal clad mansard style enclosing the top floor.

Further Information:

Full LEP description - Scottish Hospital - main hospital building, grounds, gardens, terracing, 3 Moreton Bay Figs, Port Jackson Fig, Norfolk Island Pine, Weeping Lilli Pilli, Holm Oak Summary statement of cultural significance from the NBRIS Addendum to the Conservation Management Plan.

The Scottish Hospital and its site have historic, aesthetic and social significance at a local and possibly State level. The Hospital is historically significant for its evidence of caring for the sick in New South Wales and its associations with historically significant persons John Edye Manning, Henry Burton Bradley, 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 inner city mansions.

The cultural landscape at The Scottish Hospital site is historically significant at a State level for its strong association with a number of individuals and families important in the development of Sydney's Eastern Suburbs and of private health care in New South Wales.

The landscape of The Scottish Hospital site has the ability to reflect particular design trends and planting styles for its type of garden over the period of its development.

The mixed planting of evergreen and deciduous trees and shrubs, together with the vistas and views have produced a landscape with considerable character, which is now in stark contrast with the garden's more highly developed urban surroundings.

The landscape at the Scottish Hospital site has the potential to yield information that will contribute to an understanding of NSW's cultural history. The garden has archaeological, educational and interpretative potential as a resource for the study of subjects such as architecture, design, social history, landscape history and horticulture for present and future generations of Australians.[NBRIS]

Current Use:

Nursing home

Former Use:

Mansion and gardens and former hospital

History

Historical Notes:

The original building dates from 1849 and was built for Judge Kinchella and called the Terraces. In 1926 Sir Alexander MacCormick donated the building and grounds to the Presbyterian Church as the Scottish Hospital. The gift was a memorial to his son killed in action during World War I. Ratebooks indicate that a hospital was already functioning on this site in 1902-3 and was owned by Dr Craigon. There was apparently also a house on the same site owned by Mrs England. The building was extended in 1936 to provide more ward accommodation. The Arts and Craft style of the existing building indicates that the original 1849 building has either been extended and altered to the extent that is not in evidence or has been demolished. The hospital building was further extended in 1966 and in 1974 a new building was constructed in the southern portion of the site. The hospital is still owned and operated by the Presbyterian Church of Australia.

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Emergence of building styles -
8. Culture - Developing cultural institutions and ways of life	Domestic life - Activities associated with creating, maintaining, living in and working around houses and institutions.	A place to live -
8. Culture - Developing cultural institutions and ways of life	Social institutions - Activities and organisational arrangements for the provision of social activities	Cultural and social life -

Assessment Criteria

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended Management

As the complex contains a range of buildings dating from the mid nineteenth century up to the present day, it is recommended that a Heritage Report be prepared prior to any proposals for new work. There should be no alterations which adversely impact on the form, composition or materials of the main hospital building. The rendered facade of the building should be well maintained and remain in its present form with no alterations to window or door openings, external timber detailing or internal fixtures and fittings such as original staircases and ceilings. There should be no changes which alter the roofline or the general appearance of the main building. Any alterations to the newer buildings on the site should take consideration of the style and composition of the main building and the retention of all trees and garden on the site.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Woollahra	LEP 1995	10 Mar 95	28	
Within a conservation area on an LEP	Paddington HCA	LEP 1995	10 Mar 95	28	
Heritage study	Woollahra				

Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Woollahra Heritage Study 1995	1995	143.0380A	Schwager Brooks	Schwager Brooks	No

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Written	Noel Bell Ridley Smith & Partners Pty Ltd	2001	The Scottish Hospital Conservation Plan	

Note: Internet links may be to web pages, documents or images.



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Scottish Hospital, Grounds - Full Lep Listing - Description In Further Comments

Item

Name of Item: Scottish Hospital, Grounds - Full Lep Listing - Description In Further Comments
Type of Item: Landscape
Group/Collection: Parks, Gardens and Trees
Category: Garden Residential
Primary Address: 2 Cooper Street, Paddington, NSW 2021
Local Govt. Area: Woollahra

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	2	-	DP	607572

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
2 Cooper Street	Paddington	Woollahra			Primary
74 Brown Street	Paddington	Woollahra			Alternate

Statement of Significance

The original residential building on the site was named the Terraces after the terraced gardens for which the property was renowned. The building has been almost lost in the additions through the years of operation but the gardens remain largely unaltered. The many mature trees include Port Jackson and Moreton Bay figs, Norfolk Island pine, Blackbean and a variety of palms. Extensions to the hospital were carefully planned to take consideration of the many trees, some of which are over one hundred years old. The garden and trees have high social and historical significance as part of the garden of the original residence.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Construction Years: 1840 - 1860

Physical Description: Terraced gardens flow downhill from the rear of the Scottish Hospital main building and now terminate in a level park at the northern boundary of the site. Large mature trees include Moreton Bay and Port Jackson figs, Kauri, Holly Oak, Blackbean, a variety of palms and nettle trees. The garden is now much reduced in size but still contains many interesting species of tree. External Materials: Sandstone rocks.

Physical Condition and/or

Archaeological Potential:Well maintained. **Date Condition Updated:** 30 Mar 04**Further Information:**

Full LEP description - Scottish Hospital - main hospital building, grounds, gardens, terracing, 3 Moreton Bay Figs, Port Jackson Fig, Norfolk Island Pine, Weeping Lilli Pilli, Holm Oak Summary statement of cultural significance from the NBRIS Addendum to the Conservation Management Plan.

The Scottish Hospital and its site have historic, aesthetic and social significance at a local and possibly State level. The Hospital is historically significant for its evidence of caring for the sick in New South Wales and its associations with historically significant persons John Edye Manning, Henry Burton Bradley, 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 inner city mansions.

The cultural landscape at The Scottish Hospital site is historically significant at a State level for its strong association with a number of individuals and families important in the development of Sydney's Eastern Suburbs and of private health care in New South Wales.

The landscape of The Scottish Hospital site has the ability to reflect particular design trends and planting styles for its type of garden over the period of its development.

The mixed planting of evergreen and deciduous trees and shrubs, together with the vistas and views have produced a landscape with considerable character, which is now in stark contrast with the garden's more highly developed urban surroundings.

The landscape at the Scottish Hospital site has the potential to yield information that will contribute to an understanding of NSW's cultural history. The garden has archaeological, educational and interpretative potential as a resource for the study of subjects such as architecture, design, social history, landscape history and horticulture for present and future generations of Australians.

Current Use:

Nursing home grounds

Former Use:

Mansion grounds and grounds to former hospital

History**Historical Notes:**

The grounds of the Scottish Hospital were renowned for their spectacular terraced gardens, 'which extended downhill for some quarter of a mile' from the house. 'In 1882 the gardens were described as containing "magnificent trees and rare shrubs... giving nearly perpetual bloom".'

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
8. Culture - Developing cultural institutions and ways of life	Social institutions - Activities and organisational arrangements for the provision of social activities	Cultural and social life -

Assessment of Significance**SHR Criteria a)**

[Historical Significance]

Historically Rare at a State level.

SHR Criteria c)

[Aesthetic Significance]

Aesthetically representative at a Local level.

SHR Criteria d)

[Social Significance]

Socially representative at a Local level.

SHR Criteria f)

[Rarity]

Historically Rare at a Local level.

SHR Criteria g)
[Representativeness]

Socially representative at a Local level. Aesthetically representative at a Local level.
Representative for other reasons at a Local level.

Assessment Criteria

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended Management

Due to the historic nature of the gardens, including all the trees, it is recommended that a Heritage Report be prepared prior to any proposals for new work which may adversely effect either the gardens or planting. Consideration should be given to the retention of all trees and landscaping on the site.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Woollahra	LEP 1995	10 Mar 95	28	
Within a conservation area on an LEP	Paddington HCA				
Heritage study	Woollahra				

Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Woollahra Heritage Study 1995	1995	143.0380B	Schwager Brooks	Schwager Brooks	No

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Written	Casey & Lowe Associates	2001	Statement of Archaeological Impact....	
Written	Betteridge , Chris	2001	Landscape Assessment Report	

Note: Internet links may be to web pages, documents or images.



(Click on Thumbnail for Full Size Image and Image Details)

Data Source

The information for this entry comes from the following source:

Name: Local Government
Database Number: 2710026

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http://www.heritage.nsw.gov.au/07_subnav_01_2.cfm?itemid=2710026

22/09/2010

9.3 Extract from Woollahra Council Register of Significant Trees

1.0 SURVEY DATA SHEET

Significant Trees under Private Ownership

Woollahra Municipal Council 28
Register of Significant Trees

28.04.91

DP

The Scottish Hospital - 2 Cooper Street, Paddington.

Summary of Listed Trees

located within this Property Description:

- 2 No. Moreton Bay Figs (*Ficus macrophylla*)
- 1 No. Port Jackson Fig (*Ficus rubiginosa*)
- 1 No. Norfolk Island Pine (*Araucaria heterophylla*)
- 1 No. Kauri Pine (*Agathis robusta*)
- 1 No. Weeping Lilly Pilly (*Waterhousia floribunda*)
- 1 No. Holm Oak (*Quercus ilex*)

Botanical Name: *Ficus macrophylla*
Common Name: Moreton Bay Fig
Significance
Attributes: Informal Row Planting
Historic
Visual Dominance (District/ Local)

Origin: Ornamental/ Cultivated

Location: Boundary planting along Brown Street, between Cooper Street and Dillon Street Reserve. Trees are generally below road level and contained to some degree by a low retaining wall to the footpath and carriageway.

Height: up to 28 metres
Canopy Spread: 25-35 metres
Trunk Diameter: 1.7-3.7 metres (@ 1.0 metre above ground level)
Estimated Age: 120+ years

Condition/ Health: The Figs are generally in good condition and health with strong new growth evident and some minor dead wood. Lopping has been carried out for alignment of lower limbs near power lines. The canopy of the Fig on the corner of Cooper Street Brown Street extends well over the carriageway.

Botanical Name: *Ficus rubiginosa*
Common Name: Port Jackson Fig
Significance
Attributes: Specimen Planting
Historic
Visual Dominance (Local)

Origin: Ornamental/ Cultivated

Location: Tightly planted grove located as a central feature in the lawn area, adjacent to Dillon Street Reserve.

The Scottish Hospital - 2 Cooper Street, Paddington. (cont'd)

Height: 21 metres
 Canopy Spread: 33 metres
 Trunk Diameter: 1.4-1.6 metres, 7-stemmed group (@ 1.0 metre above ground level)
 Estimated Age: 130+ years
 Condition/ Health: Excellent condition and health.

Botanical Name: *Araucaria heterophylla*
 Common Name: Norfolk Island Pine
 Significance
 Attributes: One Specimen
 Historic
 Visual Dominance (District/ Local)

Origin: Ornamental/ Cultivation

Location: Located near the Cooper Street entrance, south-western part of the site, at the edge of the embankment.

Height: 32 metres
 Canopy Spread: 10 metres
 Trunk Diameter: 1.1 metre (@ 1.0 metre above ground level)
 Estimated Age: 120+ years

Condition/ Health: Pine is in poor condition and showing some signs of ageing and physiological decline, with considerable dead wood in the top of the crown and also in the lower part where there is competition from other trees. An old vertical structural scar in the base now contains a bees nest and possibly further fungal and insect damage. Recommend tree surgeon's advice.

Botanical Name: *Agathis robusta*
 Common Name: Kauri Pine
 Significance
 Attributes: Component of Mixed Informal Group
 Historic
 Botanic

Origin: Ornamental/ Cultivated

Location: Located at the base of the embankment, 6 metres below Brown Street carriageway level.

Height: 32 metres
 Canopy Spread: 20 metres
 Trunk Diameter: 1.3 metres (@ 1.0 metre above ground level)
 Estimated Age: 120+ years

Condition/ Health: Excellent condition and health. Fine specimen in natural moist micro environment, sheltered by adjoining Figs.

The Scottish Hospital - 2 Cooper Street, Paddington. (cont'd)

Botanical Name:	<i>Waterhousia floribunda</i>
Common Name:	Weeping Lilly Pilly
Significance	
Attributes:	Grouped Specimen Planting Historic Botanic
Origin:	Ornamental/ Cultivation
Location:	Tightly planted grove of trees on the lawn area, adjacent to the entry driveway.
Height:	15 metres
Canopy Spread:	18 metres
Trunk Diameter:	450-600 mm (@ 1.0 metre above ground level)
Estimated Age:	80+ years
Condition/ Health:	Excellent condition and health.
Botanical Name:	<i>Quercus ilex</i>
Common Name:	Holm Oak
Significance	
Attributes:	One Specimen Historic Visual Dominance (Local)
Origin:	Ornamental/ Cultivation
Location:	Located near the Cooper Street entrance, south-western part of the site, in a retained planting bed and amongst covered walkways.
Height:	26 metres
Canopy Spread:	27 metres
Trunk Diameter:	1.0 metre (@ 1.0 metre above ground level)
Estimated Age:	120+ years
Condition/ Health:	Tree is in good condition and health with some dead wood to be removed. Minor pruning is evident to accommodate the new building works.

STATEMENT OF SIGNIFICANCE

All these trees are notable as typical of plantings in the 19th and early 20th century. Their size and scale lend themselves to grand landscape schemes appropriate for early large estates. Most of these species have an Australian rain forest origin, providing a dense green canopy, particularly to the perimeter of these grounds. The lush green foliage of these trees continues a general historic theme throughout Woollahra and this landscape with its expansive grounds is indeed a unique parcel of open space in the Paddington area.

The sheltered valley location has allowed the trees on the site to develop to magnificent proportions and scale, visually significant at the local streetscape level, however of limited visual significance at the district level. Nonetheless, the plantings are of great historic value and furthermore, there are a number of important botanic specimens in these hospital grounds.

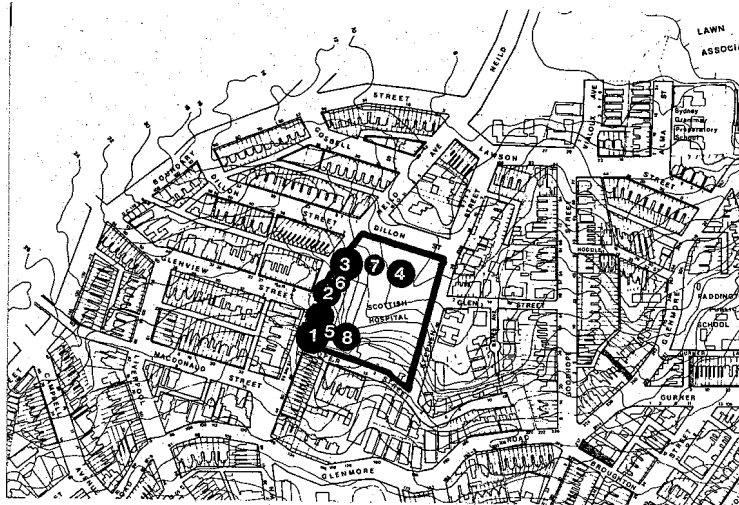
The Scottish Hospital - 2 Cooper Street, Paddington. (cont'd)

An outstanding grove of multi-planted Port Jackson Figs form a spectacular centre-piece on the northern lawn, adjacent to Dillon Street Reserve. This spectacular grouping, with their curiously contorted forms and sculptured trunks of coalesced roots, is possibly the most significant massing of this indigenous species in the Municipality. This tight clustering of the Figs in a roughly circular pattern is evident in two other similar plantings, including another smaller grove of Figs and the botanically significant Weeping Lilly Pilly grove also on this lawn adjacent to the entrance driveway. This latter species (*Waterhousia doribunda*), an ornamental rain forest tree, has been rarely planted in the Municipality and is known only in one other location at 5 Manning Road, Double Bay in the "Overthorpe" association. This style of planting is a unique characteristic of these gardens and possibly is the only example in the Municipality.

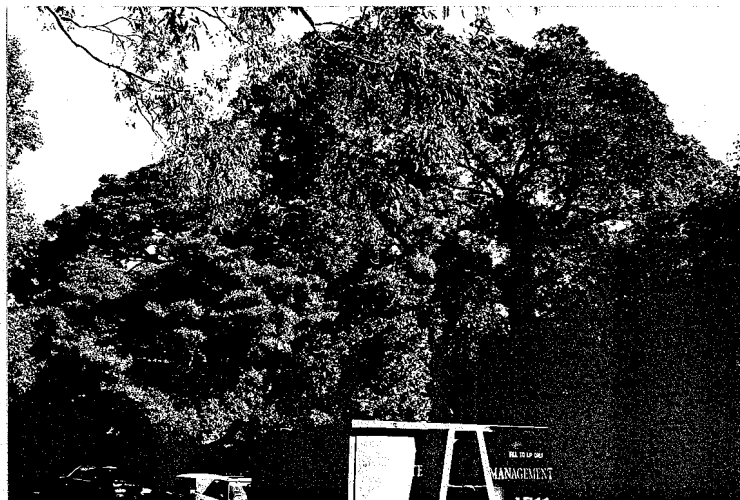
The western boundary to the Hospital grounds along Brown Street, between Cooper Street and Dillon Street Reserve, is characterised by a tall dense screen of three massive Moreton Bay Figs and an associated infill of Port Jackson Figs. The Moreton Bay Figs are significant as a grouping with each individual achieving massive proportions. The middle specimen of this row has a curtain of coalesced aerial roots and one of these has thickened substantially to form the supportive base for another major trunk of this Fig.

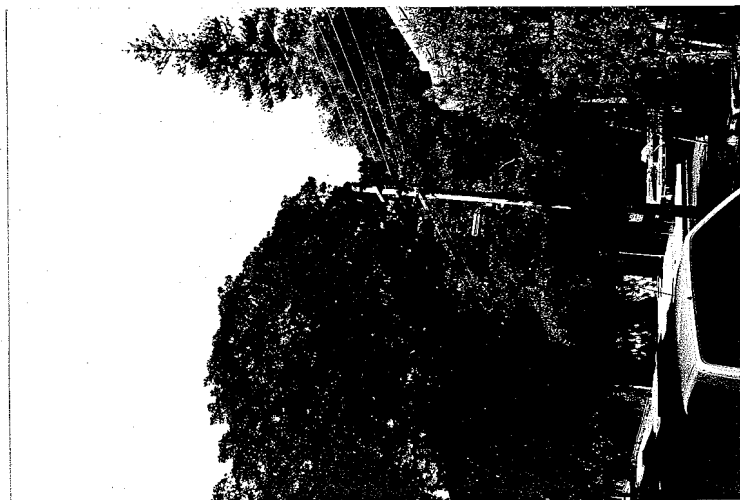
Two major specimen Pines occur in the sheltered environment adjacent to the row of Figs. The Norfolk Island Pine is a particularly large specimen, unfortunately now in decline. The Kauri Pine is a magnificent specimen that has achieved mature rain forest proportions. Although this specimen is of negligible visual significance, being screened on one side by the Fig row and the other by the Hospital building, it is a most outstanding ornamental tree in terms of its size and scale. This pine, relatively rare in this Municipality, is possibly the largest specimen of this species in this part of Sydney.

In the south-western corner, amid the covered walkways, a huge specimen Holm Oak of European origins, dominates the space and appears to have a canopy interwoven with the architecture. This is again possibly the largest specimen of this species in the Municipality. The terraces between the hospital and the lawn also contain a range of lesser noteworthy rain forest trees, including Plum Pine (*Podocarpus elatus*) and Firewheel Tree (*Stenocarpus sinuatus*) as well as an assortment of palms and exotic trees, such as Washington Palm (*Washingtonia robusta*), Canary Island Date Palm (*Phoenix canariensis*) and Jacaranda (*Jacaranda mimosifolia*).









9.4 Australian Heritage Database

Australian Heritage Database

Page 1 of 5

Place Details

[Send Feedback](#)

Scottish Hospital, 2 Cooper St, Paddington, NSW, Australia

Photographs:	None
List:	Register of the National Estate
Class:	Historic
Legal Status:	Registered (21/10/1980)
Place ID:	102102
Place File No:	1/12/041/0131

Nominator's Statement of Significance:

The State historical themes with which The Terraces/Scottish Hospital is associated are land tenure, townships, health, persons and environment.

The property once known as The Terraces and now known as the Scottish Hospital has State historical significance as the last remaining intact gentry estate in Paddington within the boundaries created by the first subdivision (1847) of an original land grant (Deep Dene, in the Valley of Rush Cutters Bay) to John Manning in 1832.

The existing grounds and built fabric at The Scottish Hospital Paddington contain the most extensive and enduring assemblage of residential villa and landscaped grounds remaining from the initial stage of European settlement in the Rushcutters Valley. The site retains high cultural significance by virtue of the following remaining fabric and historical associations:

The residential footprint of the 1840's villa The Terraces and its landscaped grounds record the privilege and aspirations of the 'Rushcutters Valley Gentry'. As recipients of Colonial favour in the form of generous land grants, the 'gentry' represented the first phase of established affluence in the Colons, of New South Wales.

Whilst the form of the 1840's villa has been obscured within later works, the remnant fabric records the essential relationship of a large residence to a north facing slope overlooking the Harbour and its shoreline. Of the remaining villas of Rushcutters Valley - Juniper Hall, Engehurst, Olive Bank and The Terraces, only The Terraces retains all the characteristics of a picturesque siting and location in the valley. As such, this represents a valuable example of Victorian implementation of the precepts of the picturesque but also their former residential lifestyle. With the exception of Vaucluse House and possibly Rona at Bellevue Hill, no other remaining villas in Sydney's east retain as clear an indication of their original extent and landscaped curtilage.

The scale of the residence and its attempt to create an hierarchy of residence, home lawn, cultivated ground and romantic natural fringe, still evidenced on site, record the influence of Georgian Country Estate traditions on wealthy residences of early Victorian Sydney.

The Terraces compares with the former Bradley Hall, central to Paddington until late in the 19th Century, as an isolated example of a former settlement pattern preserved by the specifics of ownership. These protected the site from the commercial impetus for subdivision and terrace construction elsewhere in Paddington. Indeed, attempts at subdivision in the late 1870s - 1880s following the death of its eminent owners failed, as new owners purchased back the lots which had been offered to the public. The estate today, in fact, is slightly larger than its 1847 form.

The residence and grounds retain historical association with notable early Sydney residents including Henry Burton Bradley who established the gardens as an ongoing horticultural feature of the Rushcutter's Valley, and his head gardener, George Harwood, who subsequently became Superintendent of the Sydney Botanic Gardens under Joseph Maiden. Successive owners of the estate after 1873 - Richard Denne and

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John England, were also leading, affluent figures in the Colony's society during the 19th century.

The grounds have aesthetic significance for demonstrating the landscaping practices and tastes of the Victorian gentry, with their requirement for near self-sufficiency in vegetables, fruit and flowers, their preference for bold, lush, rainforest trees, and their construction of sandstone terracing. The plantings of some of those trees by H.B. Bradley and Dr. McCormick commemorate the death of their wife and son respectively.

The aesthetic qualities and the intrinsic worth of the landscaped grounds were recognised in the 1903 extension and alteration in the Arts & Crafts style by architect G. Sydney Jones. Both the original Italianate style of the building and the later Arts & Crafts Styling of G. Sydney Jones, represented architecture deeply associated with landscape tradition. In the first instance the Italianate residence and its site created the impetus for the terracing of the gardens (reflecting the Italianate revival in Britain in the 1850s) whilst in 1903, the garden form generated the response of tall gables emerging from the maturing landscape. The grounds, their landscaping and the built form at the uppermost level have thus retained a complementary relationship since the 1840s.

The significance of the site as a surviving example of early private hospital associated with the eminent surgeon Sir Alexander MacCormick is extensively detailed in existing conservation plans for the site. This significance relates to the whole site, the established historical features of which were duly acknowledged in the conversion from residence to private hospital.

The conversion is an uncommon example of the Arts & Crafts style being used for private hospital design by an avant-garde architect, G. Sydney Jones, who also designed part of the nearby Royal Hospital for Women and later, old Parliament House in Canberra.

The Scottish Hospital also has historical social significance as a rare, locally surviving, continually functioning private hospital still operating within its original buildings, and being regionally representative of gentry mansions and grounds converted to institutional uses around the turn of the century.

The site has potential technical/research significance for its capacity to yield information about the location, construction and layout of the terracing lying beneath 20th century infill, and potentially - through pollen analysis, the range of plants cultivated there between 1850 and 1900.

As the property is a rare surviving, intact example of a representative but high quality 1840s gentry estate in an inner suburb of Sydney, it is assessed as being of State significance.

Official Values: Not Available

Description:

History

The property lies within the original land grant of just over 9 acres made to John Edye Manning by Governor Bourke in 1832 and registered on 8.7. 1833 as the Deep Dene Estate. It was on the lower, northern side of Glenmore Road, on land first known as the Valley of Rush Cutters Bay and later as the Valley (Vale) of Lacrozia. Its neighbour to the north was the land grant made to Judge John Kinchela, and on the east to Surveyor Robert Hoddle (Hoddell) in the same year.

Manning did not own this land for long, selling it to Hamilton Collins Sempill on 15. 8. 1837. It has been suggested that Manning commenced the layout and planting of a vineyard on terracing on this property, since he was interested in plans for a vineyard drawn up by a German called F. Meyer for Sir John Jamison's property at Regentville in the early 1830s. (The establishment of vineyards in the Sydney region in the 1830s was a fashionable practice, much discussed among the gentry.)

It is not yet known if the Sempills developed (or simply inherited) a vineyard on terracing on their land, but it is possible. It is also not clear whether the Sempills lived on their property during the time of their 10 year ownership, as the Directory does not show them resident in Paddington in the 1840s, but in Sempill House, Woolloomooloo until 1844. One aspect that deserves further research is that the person who purchased the property from them, William McCarthy, on 1. 11. 1847, was recorded in the 1844-45

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Directory as living at a property known as Vineyard, then in 1847 at Vineyard Cottage, Glenmore Road. From 1851 to 1870 he is listed as living at Glenmore Road, Paddington, then in 1871 the name Deepdene is included. It appears that during the period of the Sempill's ownership a substantial villa known as Deep Dene was built on the eastern side of the property, because the price paid by McCarthy for the property in 1847 was such that it must have included a substantial house on it. It is therefore possible that although the Sempills had a house built on Deep Dene, they did not live in it but leased it out to McCarthy until he decided to buy it in 1847. It is perhaps for that reason that the house on Manning/Scassumedmpills property erected c. 1844 was assumed to be The Terraces but was in fact DeepDene or the precursor to it, called Vineyard. This warrants further research. However, it is clear that Kinchela neither owned nor built a house on Deep Dene, as he sold Ormonde in 1838 and lived in Phillip St., Sydney until his death in 1845.

McCarthy did not own the whole Deep Dene estate for long, subdividing it into 13 lots in 1848, and retaining only Lots 1, 2 and 3 for himself, on which Sempill's villa was located. Lot 13 was a large lot on the north-western segment of the original Manning grant. When McCarthy sold Lot 13, it was described in the Sydney Morning Herald advertisement in glowing terms as 'being most suitable for a family residence with extensive gardens'. There was an alternative proposal in 1848 to divide Lot 13 into 22 small lots for 'the labouring classes' in case Lot 13 was not sold as one lot. This suggests there was nothing substantial yet built on it. This is confirmed by the fact that the purchaser, Henry Burton Bradley only paid 300 pounds for it in December 1848.

It seems, then, that there was not a well-established vineyard on Lot 13 at that time, although some terracing of the site during the 1830s cannot be ruled out. It seems more likely, however, that there was a vineyard of some kind on the eastern part of the Deep Dene estate, given the name of McCarthy's residence (Vineyard) in that vicinity from the mid 1840s, and that the vine terracing may have extended a little distance into the land subsequently sold as Lot 13.

Henry Burton Bradley, a solicitor, immediately had a substantial villa built upon it during 1845. Bradley would have needed a large house because of his position in society and the size of his family. Subsequently, a substantial number of outbuildings were added around the villa.

Sources all agree that H.B. Bradley was a keen horticulturalist and gardener, and especially for his improvements with bulbous plants, and that his son Henry Houghton Bradley followed in this interest. They also agree that the original gardens and grounds surrounding The Terraces were created under Bradley senior after 1849, and were largely established by the mid 1850s. According to the Preliminary Conservation Plan prepared by Tropman & Tropman Architects in October 1996, much of his spare time was spent in the gardens of The Terraces, and the mansion became the popular haunt of the Sydney elite. What is not commonly known is that Bradley's head gardener between 1862 and 1873 was George Harwood, a very accomplished gardener, who was subsequently appointed as Superintendent of the Royal Botanic Gardens some years after Bradley's sale of The Terraces.

Bradley's daughter Maria was born at The Terraces in 1860, and Emily in 1862. According to Tropman, "it was at about this time that the grove of Port Jackson Figs was planted at the base of the terracing [now known as the northern lawn]. Henry seems to have devoted his time at The Terraces to his growing family, maintaining his practice and developing the grounds of the mansion. In 1872, his wife Charlotte died at The Terraces. It was at about this time that the Holm Oak, Kauri Pine, Norfolk Island Pine and the Moreton Bay Figs were planted along the Cooper and Brown Street boundaries of the estate. This act of remembrance was the last of Henry's contributions to the gardens of The Terraces.

A photograph of The Terraces taken between 1860 and 1866 shows a series of shallow, narrow terraces down the slope from the villa, with a substantial retaining wall at the top creating a platform for the villa itself. On the higher terraces there appear to be small herbaceous plants, some with stakes, while on the lower terraces, which seem broader, there are fruit trees, with larger ornamental trees and shrubs on the footslope and along the boundary fence. Some of these could be the Port Jackson Figs planted shortly before that time. Bradley sold The Terraces in 1873 not long after his wife's death, and moved to Five Dock, where he built a new house.

The next owner of The Terraces, Richard Henry Denne (a successful grazier and one of the first settlers of

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the Walcha district) added to the property in 1877-78 by purchasing various small lots from the Deep Dene estate, plus Lot 1 from Kinchela's original Ormonde estate, which McCarthy had bought in 1872. This 1877-78 subdivision was the second subdivision of the Deep Dene estate (the first being in 1847), and occurred after the death of McCarthy in 1877. Following Richard Denne's death in 1881, a third subdivision occurred in 1882 at which time 11 Lots were offered for sale along the eastern boundary of The Terraces, between it and Stephen Street. However, only one of these Lots (lot 7) was built upon, and all were eventually incorporated back into The Terraces estate.

By the time of its sale in 1882, The Terraces was described by the auctioneers, Richardson & Wrench, as "that commodious, beautifully situated family residence, together with upwards of two acres, highly improved freehold ground, with a northern and eastern aspect overlooking the harbour and commanding extensive, magnificent views of the surrounding scenery: "This first class family residence, is built in a most substantial manner of stone and brick, the work being of an unusually massive character, with an 11 foot wide verandah in front. The accommodation comprises a hall, dining room, drawing room ... as well as breakfast room, day nursery, library, pantry, glass and china closet, storeroom on the ground floor. A wide, handsome stairway led to the best bedroom ... and six other bedrooms." The outbuildings were more extensive than other Paddington mansions, with large kitchen, laundry, scullery, knife and boot rooms, coal and wood house, larder, servants' quarters, stable and loft, coach house and groom's room. The crowning glory of the house was its garden."

The gardens were described in the following fulsome terms:

The grounds contain an area of upward of two acres of freehold land with about 550 feet frontage. The whole are terraced by stone retaining walls, and otherwise highly improved. The garden is so well known, and enjoys so high a repute for tasteful arrangement and sylvan beauty as scarcely to need comment 11 way originally laid out and planned by a well-known amateur florist and botanist. An educated and judicious arborescence pervades the whole, which may be fitly described as one brilliant mass of magnificent trees and rare shrubs of mature growth, glorious in height, perfect in form, exquisite in symmetry, clumped and clustered together in a most attractive manner so as to form a broad, effective picture, bright with nearly perpetual bloom, delightfully secluded as if in the deepest heart of a sequestered wood. The site of the house is elevated, commanding a fine view of the harbour and surrounding scenery, and the land upward of two acres a few yards from the city boundary.

The next owner of The Terraces was John England, who acquired the estate in 1883. The terracing lies a little to the east of centre of the (original) block, with a staircase down the centre of it. The new subdivision on the right, with a building on Lot 7, appears to cut short the eastern end of the terracing. However, as none of the other lots were built on, they may not have been disturbed. In fact, England acquired most of them himself, adding lot 11 and part of lot 10 of the 1882 subdivision to his original Lot 13, and soon after Lots 8, 9 and the other part of Lot 10. These were amalgamated under one title in 1898.

By the mid 1880s the gardens around the gentry villas had matured substantially, making a distinctive forested profile on the Paddington ridge when viewed from Rush Cutters Bay. In 1901, however, England's estate was sold to a group of doctors, one of whom, Dr. Alexander McCormick, acquired the whole title to it on 8. 10. 1901. McCormick added to the property by purchasing adjoining land in 1906, namely lots 1-6 of the 1882 subdivision along Deep Dene Crescent (now Cooper Street) and Stephen Street, and a small piece of land at the northern end of the estate, Lot 1A of the former Ormonde estate. With the exception of Lot 7 of the 1882 subdivision, The Terraces was thus restored to its earlier (pre-1877) size. (Lot 7 was finally purchased by the Presbyterian Church Property Trust in 1955.)

Dr McCormick commissioned architect George Sydney Jones to adapt the Bradley villa and add to it considerably so that it could be used as a private hospital. Jones did so in the then fashionable Arts and Crafts style retaining, however, the terraces and the important views down the site to the Harbour. In 1926 McCormick made a gift of his hospital and lands to the Scottish Hospital, as a memorial to his son who had been killed in the First World War. According to John Tropman, the tight circle of *Washingtonia floribundas* (listed on the Woollahra Significant Tree Register) was probably planted by Dr McCormick in 1916 to commemorate his son's death. Regrettably, some of the terraces were subsequently covered by fill in the 1920s, to various depths, apparently in an effort to reduce the depth of the deep gullies that once ran down the western and eastern sides of the property. However, the trunks of the major trees of the 19th century were not covered by fill to a sufficient extent as to harm them, and they remain as the boldest, clearest link between the landscaping of The Terraces in the second half of the 19th century and today.

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History: Not Available

Condition and Integrity: Not Available

Location:

About 1ha, 2 Cooper Street, Paddington, bounded by Stephen Street, Brown Avenue and Dillon Street Reserve.

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Paranthoin, J. 'Some Historical Background of the Scottish Hospital' published in 'The Scottish Hospital News for Nursing Home Residents' Feb. to June 1989.

Report Produced: Wed Sep 15 16:22:27 2010