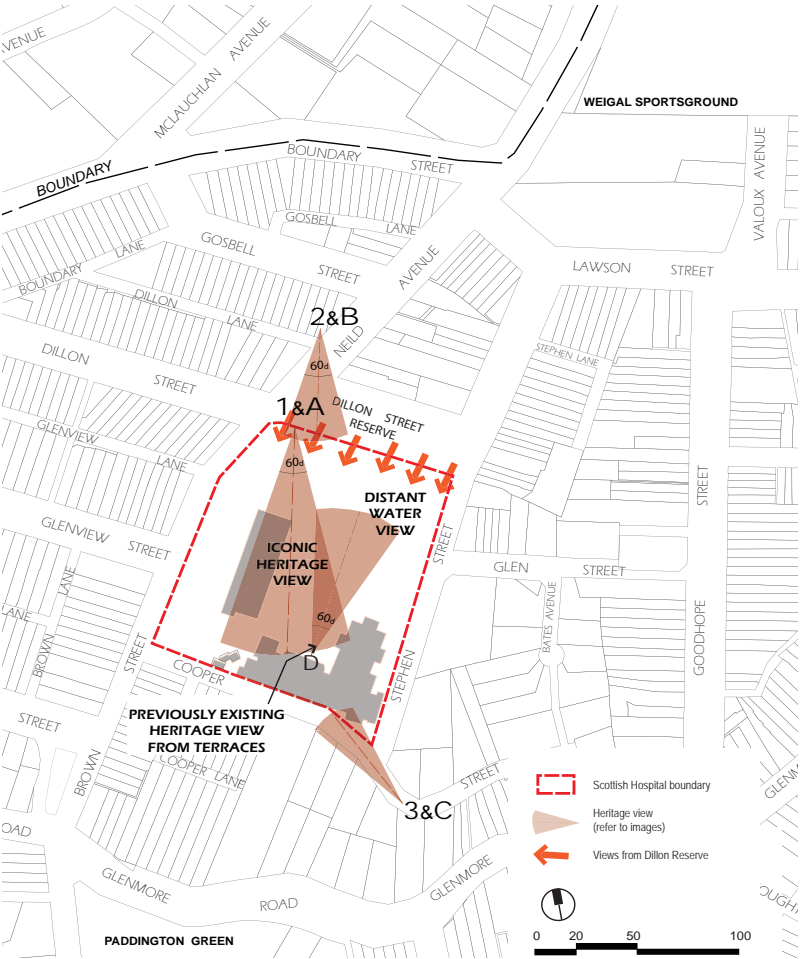


The streets around the site generally run along the contour to the west but Glen Street to the east runs up the slope away from the site. This gives a view corridor down into the site from the top of the street.

A natural gully running under low scale residential development to the north of Dillon Reserve is used as a drainage corridor which exits into Sydney Harbour via an open channel at Rushcutters Bay Reserve. The land is noticeably flatter to the north than around the site and to the south. The topography to the south rises at a similar grade to the grade around the site, with the ridge line located approximately at Oxford Street.

4.2.4 Heritage Views



Heritage views



1



2



3



4



A



B



C



D

In accordance with a Conservation Plan prepared by David Semple Kerr, the significance of the various elements has been ranked by Noel Bell, Ridley Smith & Partners in their Conservation Management Plan June 2006. This ranking is based on their significance for the purpose of assisting future decision making for conservation and development of the site and include a number of heritage views.

These views are shown in the diagram above and have been categorised into the following:

Exceptional significance:

- the view to the Scottish Hospital from the northern grassed terrace

High significance:

- partial views to and from the Scottish Hospital building from the lower north grassed area
- views to mature trees, garden stairs and lawn terrace from the Scottish Hospital building
- views of the Scottish Hospital building from Cooper Street

Moderate significance:

- views to the roof of the Scottish Hospital from Cooper and Brown Street

Little significance:

- view to the eastern wings of the Scottish Hospital

The diagram on the previous page and the photographs demonstrate the location of the historic views and show that none of these views are still available in its original form on the site. The vegetation has grown up significantly in the intervening years and has obscured views up to the house and from the house down to the Dillon Reserve and beyond.

#### 4.2.5 Views and Vistas

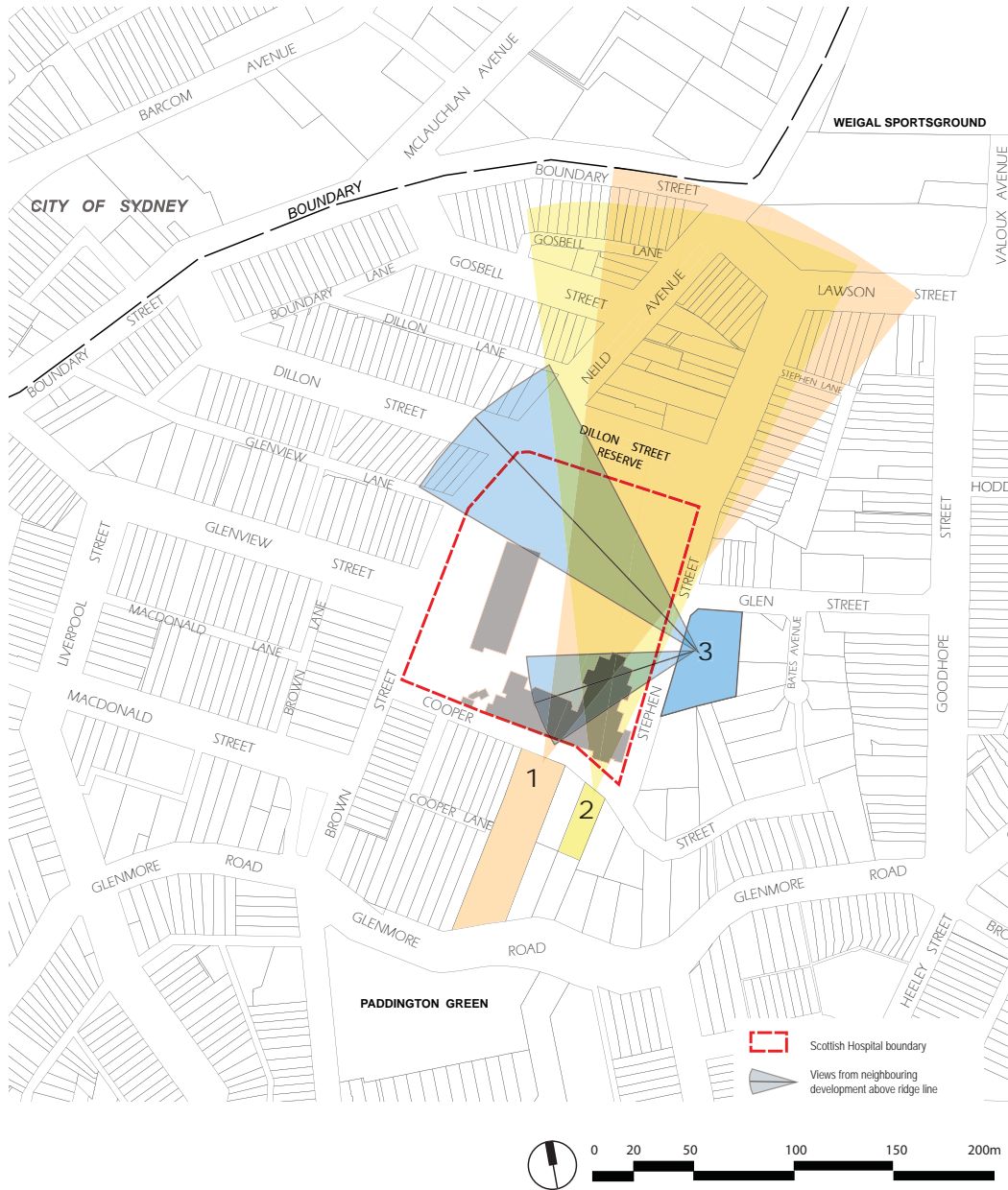
The site itself is actually part of the outlook for much of the existing development around the site. The majority of the existing buildings are lower than the tree canopy that has grown up on the site and has no views beyond it. The dwellings along Cooper Street and along Stephen Street where the tall newer development is positioned does benefit from views across the tree canopy on the site with some water glimpses and district views available from apartments and upper floors of terrace housing over the site particularly from the southern side of Cooper Street.

The photographs adjacent illustrate these views and are taken from the following locations within the actual dwellings themselves.

Green, heavily vegetated edges characterise the view looking down Stephen Street to the north. In terms of street views there are views looking west down Glen Street that terminate at existing vegetation mid way along the sites eastern boundary. There is also an axial view looking up Glen Street away from the site which is clear and legible right to the top of the street.

It is important to appreciate that the majority of the outlooks of the houses around the site are into the trees. There are no long vistas available apart from the taller development on Cooper Street and Stephen Street. For the apartment building on Stephen Street the operating theatre is a significant and visible massing that offers no passive surveillance and is very poor in its design quality. The Cooper Street outlook is into the existing operating theatre or over its roof or into the existing heritage buildings unless the view is from the west of the site. For Brown Street the views are into the figs along the western side of the site. From the lower end of Stephen Street the vistas are into the under storey of the existing vegetation.





Neighbouring views



1 Views looking from 176 Glenmore Road



2 Views looking from 19 Cooper Street



3 Views looking towards heritage building from 40 Stephen Street



3 Views looking towards city from 40 Stephen Street



The locality's green leafy character is evident when looking down Neild Avenue away from the site and green mature vegetation terminates views towards the site along Dillon and Glenview Streets. Vegetation and fine grain building form frames the view down Brown Street along the sites western boundary.

Views looking into the site from the Brown Street entry are heavily constrained by mature trees situated within the grounds to the front of the Scottish Hospital building. Quality intermediate views looking onto the Scottish Hospital lower grounds are available from Dillon Reserve.





#### 4.2.6 Existing Site Vegetation

Vegetation on the site comprises a large range of plant species including remnants of early cultivation of the site for utilitarian and ornamental purposes from the 1840s. Planting in more recent times has been carried out for amenity purposes only resulting in a confusion of the original Victorian garden and the later institutional garden created during the use of the site as a hospital. There are also a significant number of local native species and plant species located on the site.

An arborist report by Tree Wise Men Australia Pty Ltd has been prepared as part of the master planning for the site in preparation of the Project Application. A further report has been prepared by qualified botanist and heritage consultant, Musecape Pty Ltd to guide the management of the heritage trees. The key findings of these reports have been summarised in the points and diagram below:

- The cultural landscape at the Scottish Hospital is historically significant at a state level and plays an important role in the provision of green space for its part of Paddington.
- Retention Index ratings have been allocated to each tree on site and incorporate Safe Useful Life Expectancy (SULE) ratings and Significance Ratings. There are 7 heritage listed trees on the site. Heritage tree locations are illustrated as dark green circles on the diagram. Other trees of lower significance are also illustrated. The findings of the report were that all heritage trees and other trees on site should to be retained where practical.
- TPZ (Tree Protection Zone) values have been located on the diagram and are based on the preliminary arboriculture advice dated November 2009. These zones demonstrate an area where new development within the radial offset measurement would be restricted.
- Trees approved for removal as part of the 2002 DA have been hatched on the drawing on page 20. This includes the removal of 1 heritage tree at the southern end of the site which is required to be removed due to extreme ill health which has made this tree dangerous.
- Mainly mature tree species including a large Heritage listed Moreton Bay Fig and Kauri Pine are located on and against the slope adjacent the existing hospital building along Brown Street. There is also some understorey vegetation consisting mainly of shade loving species of which several are weed species.
- Dense tree planting characterises the south western corner of the site around the main pedestrian entry and includes 3 heritage listed trees; a Holm Oak, Norfolk Island Pine & Moreton Bay Fig.
- The area originally constructed as terrace gardens remains relatively free of any significant vegetation.

- The northern part of the site consists of scattered mature tree planting including 2 heritage listed trees a Port Jackson Fig and a Weeping Lilly Pilly set within a predominantly gassy understory.

- Vegetation along the eastern edge of the site is mostly made up of woody weed species such as Camphor Laurel, African Olive, Hackberry and Coral trees.

The landscape character of the site is one of its most significant features. It contributes to the streetscape setting around the site and provides one of the rare pockets of vegetation in the area. It is imperative that this 'green' character is maintained. To Cooper Street there is little landscape other than near Brown Street where the gully figs are visible. To Stephen Street the plantings are of low quality but do provide some screening to the operating theatre building although it is a highly visible massing even through the trees. To Brown Street the heritage trees create the street edge and the sense of enclosure and reduce the visible impact of the existing development.

So the existing character of the site is very much of a large built form seen through a screening of trees to Brown Street, large development partially screened by thin planting to Stephen Street and mainly low scale built form to Cooper Street other than to the west where the figs are a major street element and trees in parkland from the Dillon Reserve.

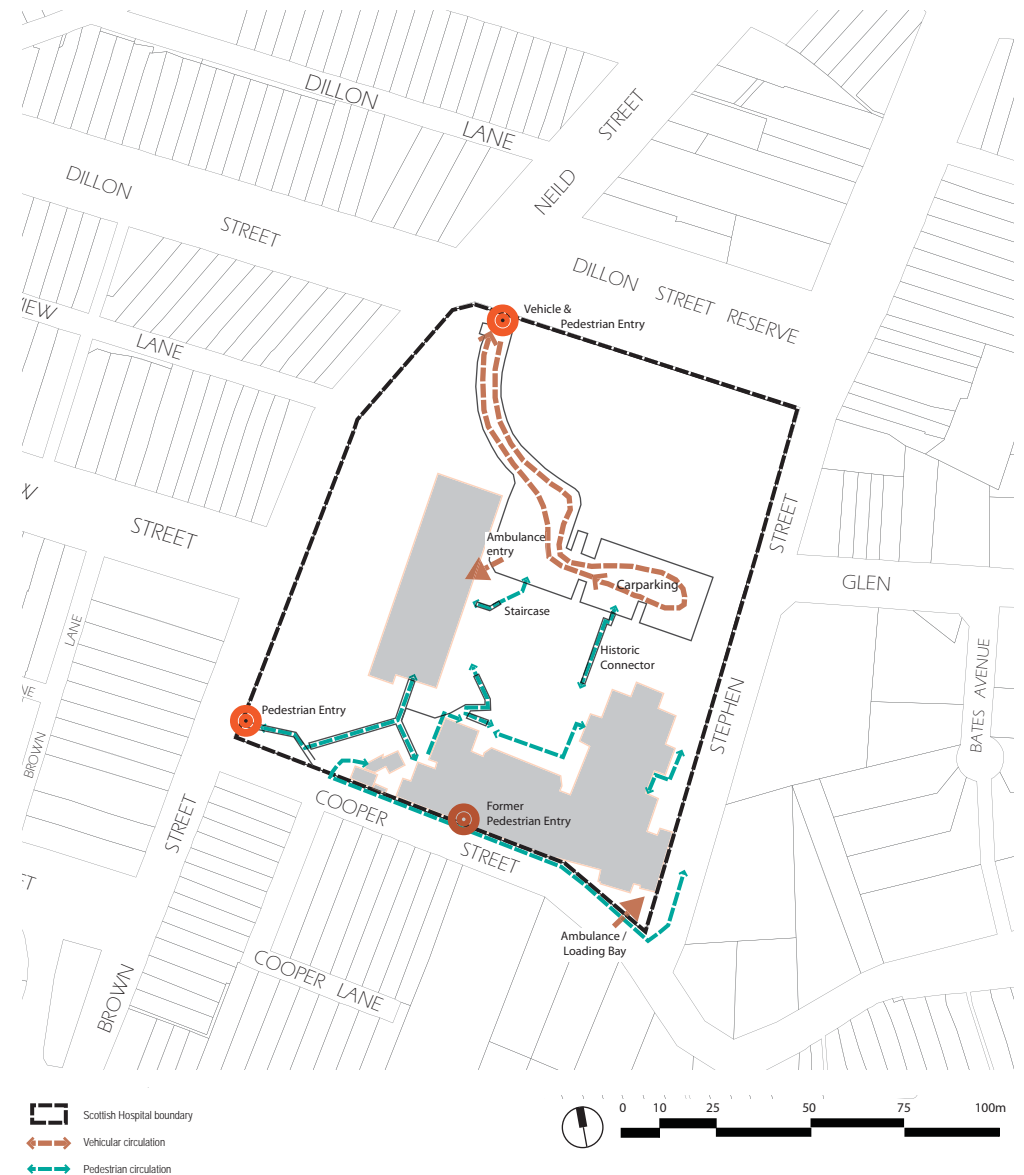


Tree protection zones

#### 4.2.7 Pedestrian and Vehicular Movement through the site

Pedestrian and vehicular movement is heavily restricted on the Scottish Hospital site due to the topography, location of existing footpaths, stairways and landscape terracing, as well site uses and limited entry and access points. The main issues identified which relate to pedestrian and vehicular movement are:

- There is only one currently used vehicle entry/exit point on the site. It is located on Brown Street near the intersection with Dillon Street and provides a shared entry point for visitor and staff car parking as well as ambulance and service vehicles. A now disused service entry also exists for the site from Stephen Street but this has been blocked off since the operating wing was shut down.
- An ambulance loading bay also exists from Cooper Street which previously facilitated patient transfer when the hospital building was in use.
- The existing overgrown and untended terrace gardens restrict movement to upper levels of the site above the surface car park area.
- Pedestrian access to the existing aged care facility is possible at the southern end of the site; however it is poorly sign posted and requires negotiating a series of pedestrian bridges to gain entry into the building.
- Pedestrian movement along Cooper Street is compromised due to a narrow footpath on the northern side of the street and the location of the existing Scottish Hospital building hard along the street boundary.
- In terms of pedestrian access around the site, Brown, Cooper and Stephen Streets, all have footpaths to both sides of the street and a pathway is provided that allows access through the reserve to the north of the site. There is currently no public access available across the site due to the existing fencing or walling which restricts public access into the grounds.
- The only access between Cooper and Stephen Streets is via a steep set of stairs which forms part of a public reserve located at the south eastern corner of the site. While surveillance around this small reserve is poor, this stair forms an important link between the lower residential neighbourhood and local shops and is heavily utilised by the general public.



*Pedestrian and vehicular movement*

#### 4.2.8 Analysis Sections through the site

Sections through the site have been produced to illustrate a number of points in relation to the site character and context. The sections show:

- The topography of the site relative to the surrounding streets and the positioning of the existing buildings within the site.
- The heights of prominent and relevant development on the adjacent streets i.e. the section from Cooper Street to Dillon Street Reserve is shown with the heights and massing of the buildings along Stephen Street shown below to illustrate the adjacent scale and grain. Maximum RLs of these buildings are also shown.

Consideration of the sections illustrates a number of key points as follows:

The significant site features include:

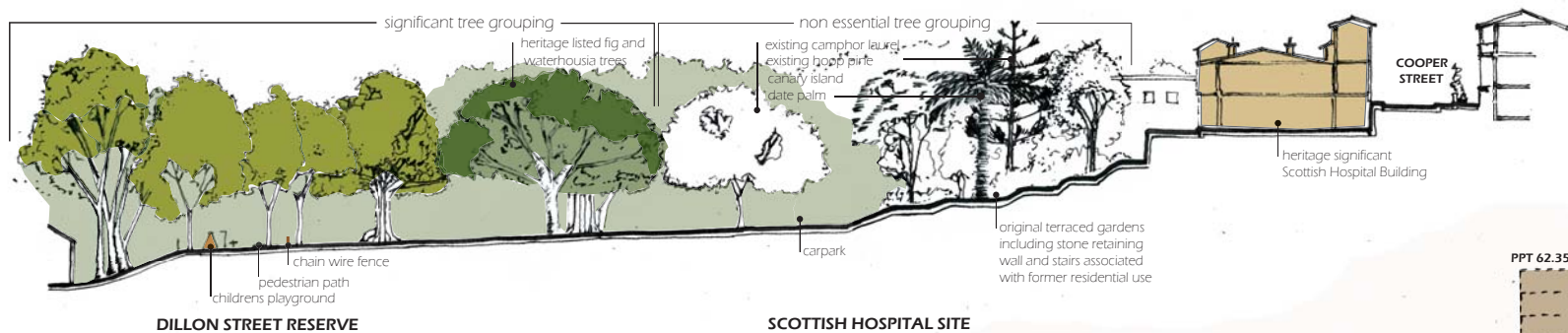
- Heritage significant Scottish Hospital Building seen on Cooper Street with the cascading terraces to the north of the house.
- Heritage listed Fig and Waterhousia trees within a significant tree grouping to the northern end of the site; this creates the character of the site to the Dillon Reserve and also to the northern part of Stephen and Brown Streets.
- Original terraced gardens including stone retaining wall and stairs associated with former residential use absorbed the grade change and are an important part of the history and character of the site.
- Existing car park and mixed exotic non essential tree grouping does not add to the amenity or character of the site and also detracts from the view from Dillon Reserve.
- Children's playground within Dillon Reserve at the north end of the site is well frequented and is at a lower elevation. The narrow confines of this park give it an intimate quality but much of its setting is actually created by the major plantings and trees on the Scottish Hospital Site.
- The major grade change tucks the larger buildings into the gully to the south of the site. This mitigates against their scale and keeps them within the surrounding landscaping and within the tree canopy.
- Much of the existing tree cover is located in the gully along Brown Street, to the west and north edging the Dillon Reserve with little landscape character to Cooper Street and low value planting along the Stephen Street edge of the site.

- The extensive existing landscape creates a 'green edge' to the site that is important to the street setting particularly to Brown Street and the Dillon Reserve.

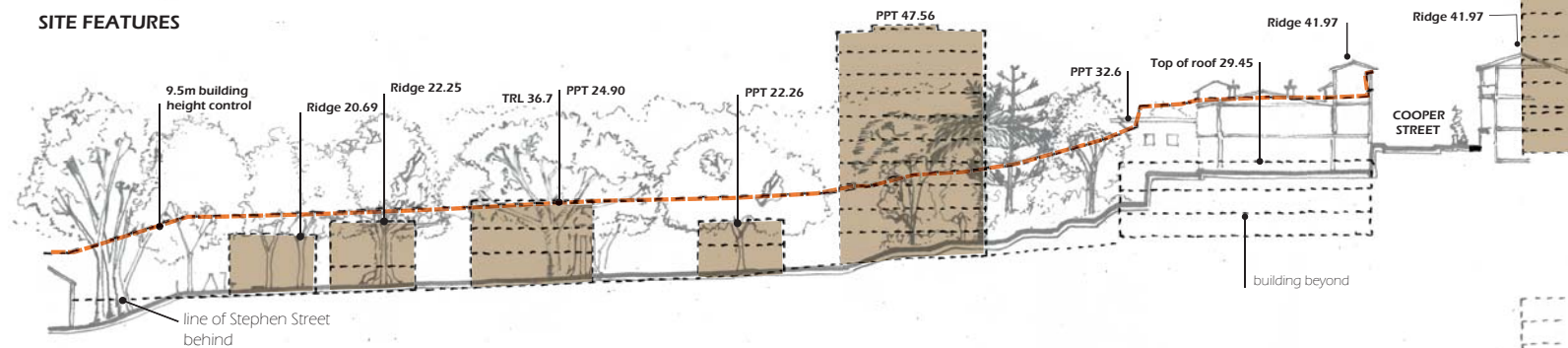
The scale of development which varies considerably from:

- Generally 2-3 storey built form to the north with RLs of 20 - 25m interspersed with larger 9 - 11 storey apartment buildings (along Stephen and Cooper Streets) up to RL 47.56 and RL 62.35 to the sites' eastern and southern edges.
- The significant views within and across the site are also illustrated.
- Distant harbour views are available above the ridgeline of the existing Heritage Hospital building.
- Heritage views once enjoyed from the top of the terrace gardens as well as the view looking up toward the Scottish Hospital building from the Brown Street vehicular entry have become obstructed by existing vegetation.

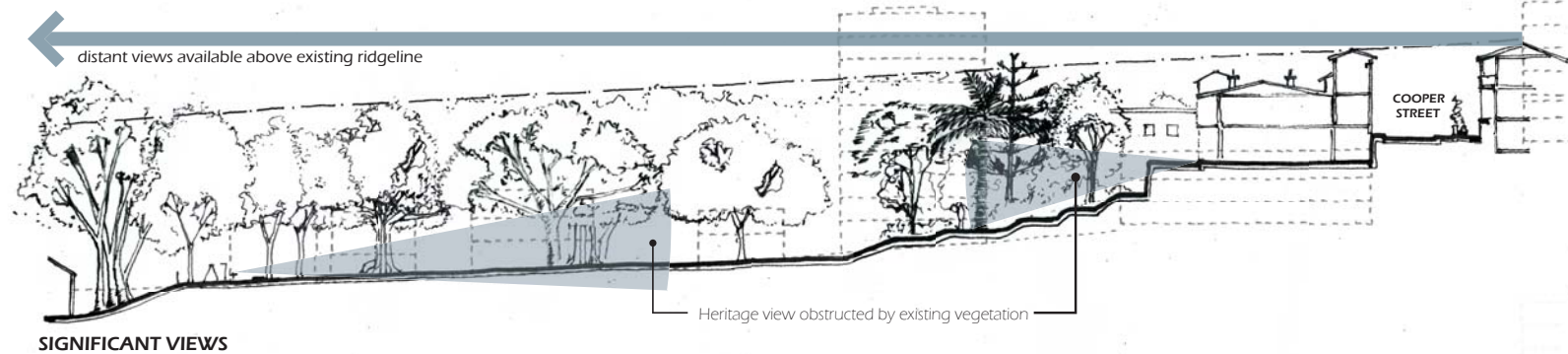




#### SITE FEATURES



#### ADJACENT BUILDING HEIGHTS



Sections cutting through the site from Dillon Reserve to Cooper Street

### 4.3 Site Constraints

The analysis work in the previous sections identify a number of key issues facing any development of this site. These issues are illustrated on the constraints diagram and include:

- The heritage views particularly from the heritage terraces towards Dillon Reserve which are heavily screened by existing vegetation.
- The extensive area of the site occupied by heritage trees, their impact on the location of built form and the potential amenity and solar access of any development as well as the overshadowing impact on development and any external open space.
- The constrained access for residents from the site to the bus stop at Brown Street due to its existing topography although it must be remembered that the site is currently used for Seniors Living and residents manage this issue at present.
- The heritage listing on the historic hospital/dwelling and its current dilapidated state.
- The heritage listing of the landscaped terraces and stairs and their dilapidated state.
- The steep topography to the north of the site which drops the site levels well below Cooper, Brown and Stephen Streets as a gully (this is both a constraint and an opportunity as the grade difference reduces the apparent bulk of any development within the site when seen from the street elevation).
- The axial vistas down east west streets that terminate at the site which currently offers a 'green view' and the view from Dillon Street Reserve towards the site which is also a landscape vista.
- The shutting down of the hospital which has changed perceptions of the site from that of a busy operational facility and has seen the site become quite overgrown.

### 4.4 Opportunities

The analysis has also identified a number of key opportunities for any development of the site. These include:

- The exceptional landscape character of the site and its heritage value which means that any development must seek to retain as many trees as possible to maintain landscape edges to the site, screen future development and retain the significance of the site. This will dictate the location of building footprints to avoid damage or impact on the trees which at the same time constrains their location.

- The existing landscape and heritage views provide the opportunity to reinterpret the heritage terraces view through the extension of the landscape from Dillon Street Reserve up to the heritage house by keeping the existing trees, reinstating the terraces and providing appropriate landscape on the terraces as well as thinning the existing vegetation which is not of value to open up the views from the reserve to the heritage house.
- The mature plantings and significant drop within the site provides the opportunity to achieve taller buildings within the site if they are located to sit within the tree canopy and contained by the trees away from the street edges. This will follow the existing approach to the site.
- The northern portion of the site already contributes to the 'openness' of the reserve and visually extends the public reserve. The previously approved DA located buildings close to this reserve which would have changed its character significantly. There is an opportunity to expand the park through a VPA or other mechanism to provide a wider and more extensive park that also maintains the heritage and significant trees within public ownership and keeps the current landscape setting of the site to the north in perpetuity.
- There are a number of views down to the site from adjacent streets, most particularly Glen Street. This vista needs to be balanced with the importance of the landscape setting of the Reserve as it is only a short street and is not a major connector. However the development should respond to this vista either through landscaping or termination by appropriate built form.
- The location and extent of trees limits the open ground for building on the site. New development should seek to locate the building footprints in similar positions to the existing buildings and between trees.
- The existing heritage buildings on the site are a major built form element in the character of the site. Redevelopment provides the opportunity to adaptively reuse the heritage hospital and ensure any new development adjacent to it on Cooper Street responds to its scale whilst also allowing views into the site's landscape.
- To minimise disruption to the surrounding street network and amenity impact the existing entry points should be maintained with the vehicle entry for cars and visitors from the existing entry on Brown Street and only servicing from Stephen Street as occurred previously when the hospital was operational.
- There is the opportunity for widening Stephen Street at the northern end of the site to provide easier access along the street given its very constrained nature.

