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Department of Planning  
Received  
17 DEC 2010  
Scanning Room

ATTENTION: DIRECTOR, METROPOLITAN PROJECTS.

Re. SCOTTISH HOSPITAL,  
2 COOPER STREET,  
PADDINGTON.

APPLICATION NO. MP10\_0160



203/40 Stephen Street,  
Paddington, 2021  
10<sup>th</sup> December, 2010.

Re; Scottish Hospital, 2 Cooper Street,, Paddington.

Application No. MP10\_0160

Attention; Director, Metropolitan Projects.

I live opposite the Scottish Hospital at 203/40 Stephen Street, Paddington, in a Harry Seidler apartment block, built in the 60's – my living room, on the second floor, faces the proposed new development, as do all the apartments facing west. It is situated in a narrow cul de sac, which allows only one lane of traffic & one lane for parking. The proposed building will be five storeys in height & only 17m away in proximity. It will have a delivery entrance for trucks bringing requirements to the Nursing Home, situated almost below my apartment.

I have several objections to the scale of the proposed building in Stephen Street.

It requires all the big, **mature trees to be removed in Stephen Street**, to accommodate the building, replacing them with much smaller, decorative trees which won't give screening or privacy.

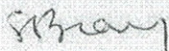
The **scale of the proposed building will 'wall - in' the narrow street & will substantially reduce light, particularly afternoon light, by casting a large shadow**, extending across our building & grounds. The view from my living area at present is of beautiful mature trees, giving changing patterns of light & shade throughout the day & absolute privacy, which is also a major concern with five floors directly facing.

**Goods delivery opposite will increase noise & disturbance, with truck manoeuvrings in a narrow street, in what is presently a very peaceful area, despite density.**

The **huge footprint of the proposed development, in height & length, is too big for the location** & will have a brutal impact on those in our building & locality. A more considered & sympathetic design could reflect Harry Seidler's idea of a taller building with a smaller footprint, & a smaller building alongside, allowing a corridor, for through views, for those living opposite & retaining some mature trees at our end of Stephen Street. However, no development past the present theatre block is preferable, allowing trees & birds to remain in Stephen Street, giving benefit to the whole community.

I am including photos I have taken from my living room, which is where the proposed five storey building is intended.

Yours Sincerely,



Susan Bray

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winter westerly sky



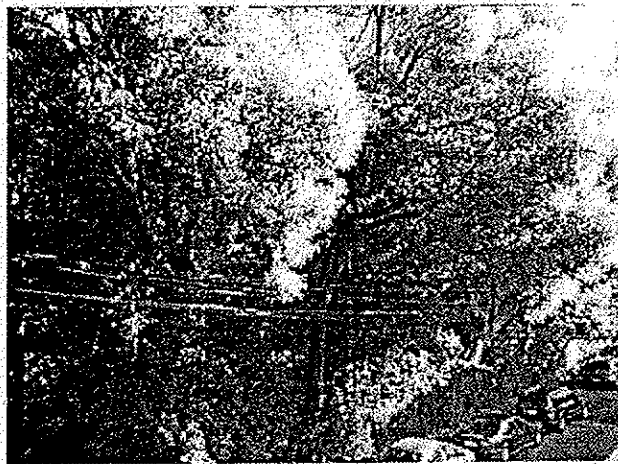
morning light



winter light



early afternoon sun



current streetscape looking N

## SCOTTISH HOSPITAL

### Its beautiful trees

The grounds of the Scottish Hospital are a botanical oddity of great interest and charm. A combination of an exceptional favoured site (warm, north-facing, sheltered from all the cold winds, and well-watered) and good initial planting and maintenance, followed by half a century or more of total neglect, has produced a completely self-maintaining and wholly natural-seeming rainforest, especially in the western and southern parts of the site.

At settlement, this site was probably vegetated with a mixed sclerophyll-rainforest cover, consisting of Angophora costata, assorted eucalypts, Livistona australis, Syncarpia, and an assortment of rainforest species comparable with the flora along the Hacking River in the Royal National Park. The only trees on the site today which could be indigenous are 4 specimens of the cabbage palm (Livistona australis) and 3 specimens of the Port Jackson fig, Ficus rubiginosa.



All the other trees are either planted or self-planted from introduced species. The dominant trees, which create the dense canopy typical of natural rainforest, are the Moreton Bay fig, Ficus macrophylla, and the camphor laurel, Cinnamomum camphora. The figs are some of the best in Sydney, and there half a dozen quite magnificent specimens. The figs, with their shining, dark green foliage give an impression of dense, impenetrable forest.

This canopy is broken - as is again typical of natural rainforest - by several emergents, notably a superb kauri (Agathis australis); by hoop pines and Norfolk Island pines (Araucaria cunninghami and A. heterophylla); and by half a dozen Canary Island palms (Phoenix canariensis). The effect is rich, lush, and sub-tropical, an effect that is heightened by the trees of which there are only one or a few specimens. There is a very fine Magnolia grandiflora, several cheesewoods (Glochidion ferdinandi), a Syzygium floribundum and a number of Jacarandas. There is an understorey of broad-leaf privet (Ligustrum lucidum), which has run wild, and a tangle of lianes, also run wild, completing the structural analogy with a sub-tropical rainforest.

### ..... and its future?

Mr John Barraclough has forwarded to us a copy of his letter from the Minister for Health:

"I refer to the personal representations you have made on behalf of Mr R.M. Leister of Cooper Street, Paddington, who is objecting to the development plans submitted by the Scottish Hospital to Woollahra Council.

"The Health Commission of New South Wales informs me that correspondence has been received in regard to the proposed works at the Scottish Hospital. Much of it arises from modifications to the premises requested by the Board of Fire Commissioners in the interest of fire safety precautions. The Private Hospitals Branch of the Commission has requested the implementation of these recommendations without delay. Although the Commission has been made aware in board outline of the Hospital's development plans, to date no application for approval, accompanied by the necessary detailed drawings, has been submitted.

"It was not the practice of the Board of Health, and subsequently the Hospitals Commission, to

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By a process of natural selection, the plants that do not belong in this environment have been or are being eliminated. Prunus, ash and elm survive only on the margins. There are also a few Oaks, Quercus robur, Quercus ilex, and



Quercus virginiana, the live-oak of southern North America. The latter, on the Cooper Street boundary, is perhaps the best specimen of Quercus virginiana in Australia.

To sum up, the Scottish Hospital "rainforest" is of considerable botanical interest. However, its real value is not scientific at all. These few acres of unregenerated, untamed, superbly vigorous jungle, in the midst of the most built-up, bricked-up area in Australia, affords, I think, unconscious psychic relief to very many hard-pressed people. It is a resource of inestimable value.

George Seddon

• THIS WAS OBSERVED BY GEORGE SEDDON SOME TIME AGO - HOWEVER, THE CONTENT OF THE ARTICLE & PARTICULARLY THE FINAL PARAGRAPH, REMAINS TRUE TODAY.

Susan Bray