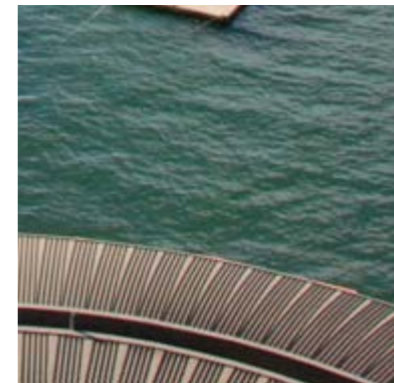
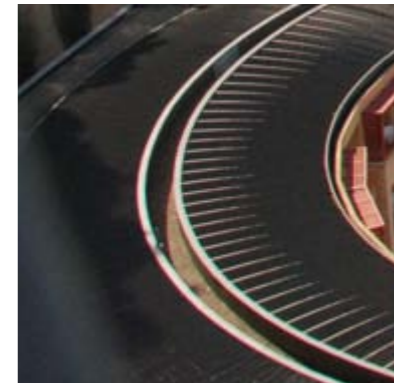
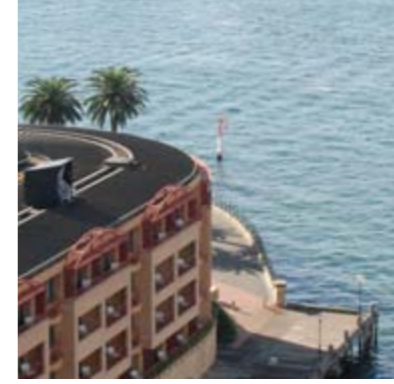


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PARK HYATT SYDNEY REFURBISHMENT_ VIEW IMPACT STUDIES

Prepared for DAISHO and PARK HYATT SYDNEY
08 September 2010

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01 Introduction

The following is a series of studies generated by HASSELL on behalf of DAISHO and Park Hyatt Sydney as means of demonstrating potential view impacts of proposed refurbishment works.

The proposed refurbishment works include extensive interior remodelling, modification to ground floor envelope, modifications to balconies and balustrades and the addition of 3 premium rooftop suites and a new rooftop pool and pool terrace.

The site's prominent position along the harbour foreshore dictates the fundamental importance for architectural and urban design excellence. Hence an extensive range of views from key public spaces and private residences have been selected following consultation with representatives from the Department of Planning to demonstrate that proposed development will have minimal impacts.

The new low rise roof elements will be integrated with the existing building to enhance its presence within the harbour landscape without compromising the integrity of The Rocks precinct and adjacent heritage items. The overall strategy is to provide understated, simple elements to the existing facade and building which will house new hotel amenities of the highest standards.

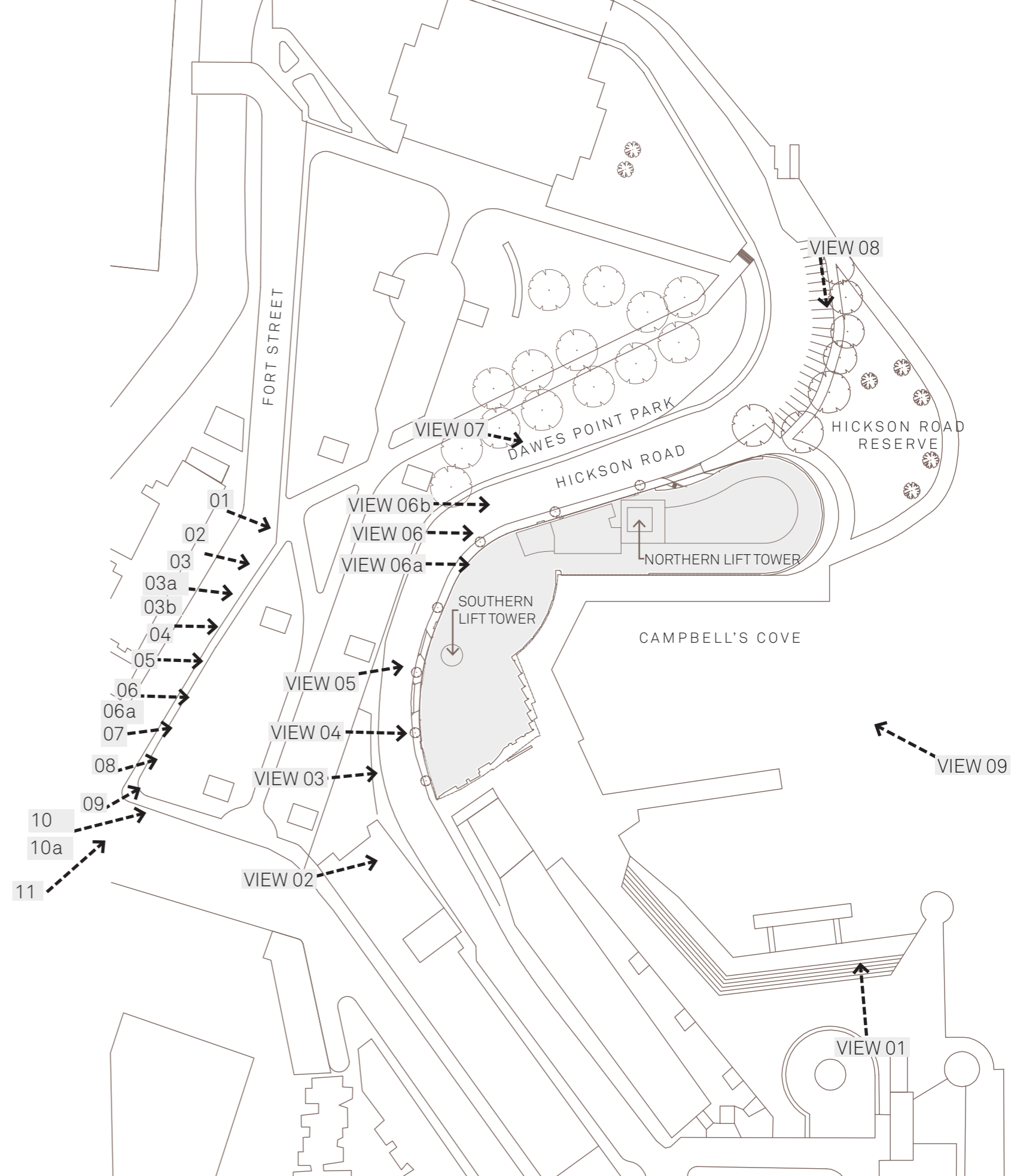
02 Schedule of Views

Views from Private Properties

- 01_ View from 01 Fort Street
- 02_ View from 05 Fort Street
- 03_ View from 09 Fort Street
- 03a_ View from 9 Fort Street Level 1 Balcony
- 03b_ View from 9 Fort Street Level 2 Window
- 04_ View from 13 Fort Street
- 05_ View from 17 Fort Street
- 06_ View from 21 Fort Street
- 06a_ View from 21 Fort Street Level 1 Window
- 07_ View from 23 Fort Street
- 08_ View from 27 Fort Street
- 09_ View from 31 Fort Street
- 10_ View from 37 Fort Street Ground Floor Balcony
- 10a_ View from 37 Fort Street Level 1 Window
- 11_ View from Harbourview Hotel

Views from Public Spaces

- View 01_ View From Campbell's Cove Public Space
- Views 02 - 07_ Views From Dawes Point Park Parapet
- View 6a and 6b_ Supplementary Views Showing Width of View Loss Of Proposed Development
- View 08_ View From Hickson Road North
- View 09_ View From Circular Quay





03 Views from Private Properties

A key consideration of this refurbishment project is that impacts to surrounding private properties will be kept to a minimum, with no loss to views of the harbour foreshore or icons such as the Opera House currently enjoyed by the residents of Fort Street.

A view analysis has been prepared at street level, from every second house from No. 1 to 31 Fort Street and from the Harbourview Hotel, as demonstrated in the following series of photographs.

The diagram to the right illustrates the location of where the photographs have been taken relative to the hotel.

In summary, these view studies demonstrate that:

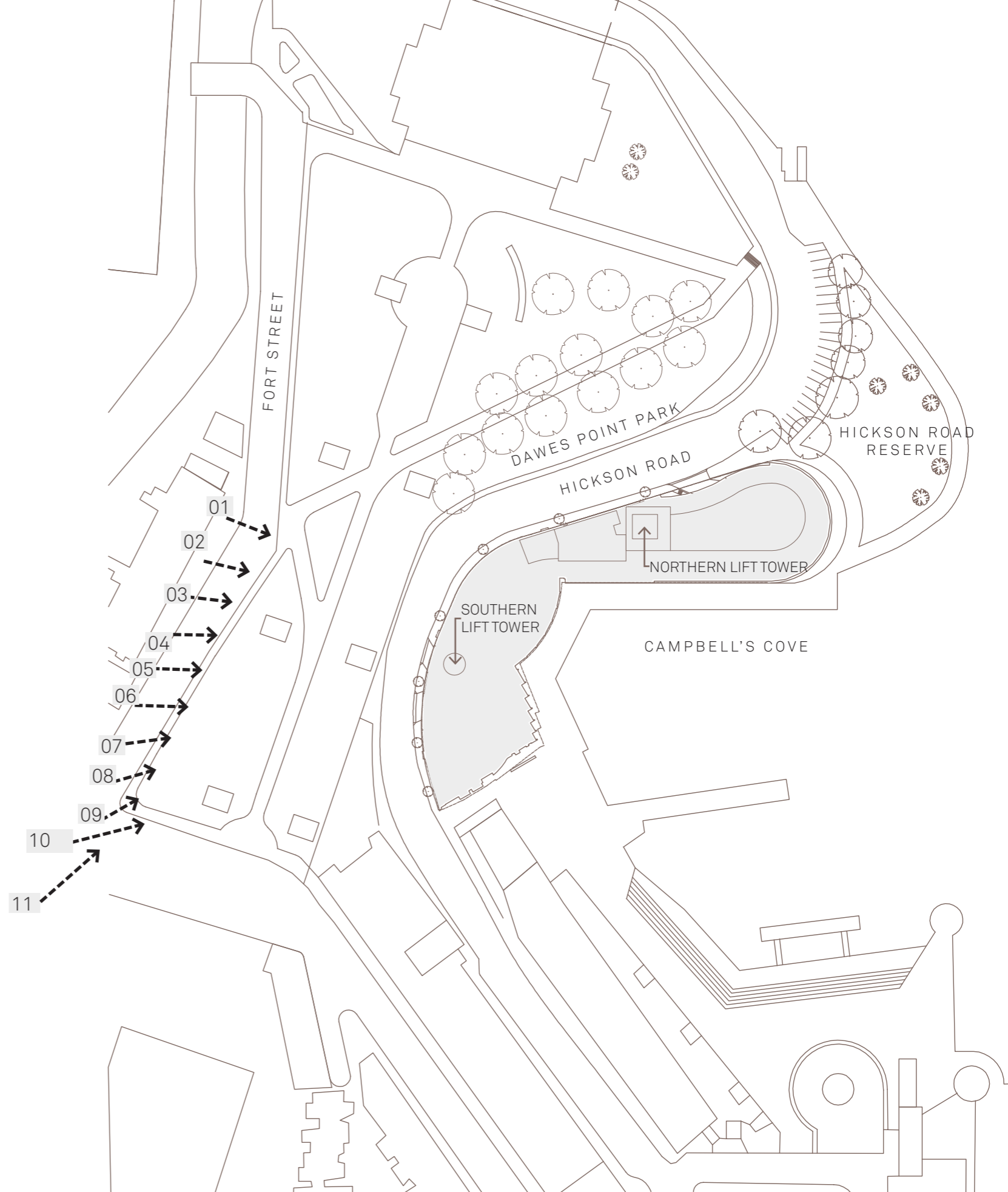
_Reduction of Southern Lift Tower will significantly improve outlook from most of Fort Street properties and Harbourview Hotel.

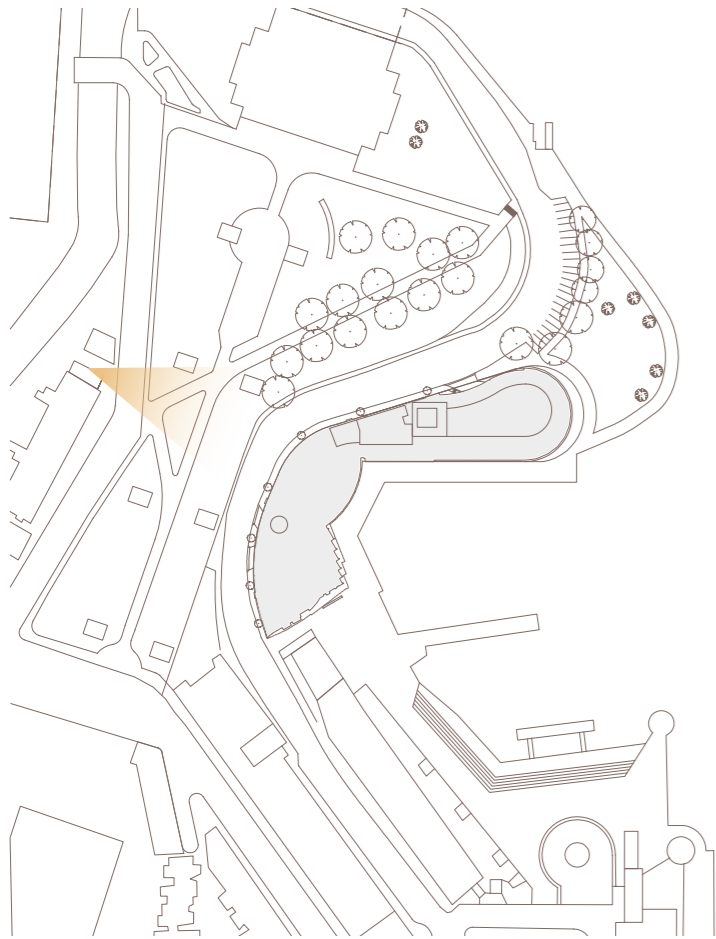
_View loss from proposed roof additions is confined to distant views of Cremorne Point and Bradley Head.

_Iconic views of the Opera House will be retained or increased for all Fort Street properties and Harbourview Hotel.

_Identified view loss from street level may be alleviated from elevated positions (e.g. balconies, bedrooms).

_Existing predominant views from Fort Street Properties and Harbourview hotel is of Harbour Bridge Pylons and the Opera House with views of Cremorne Point, Bradley Head and distant landforms obscured by existing tree canopies in Dawes Point Park and hoardings from bridge repair works.





01_View from 1 Fort Street

Existing View

- _The existing view from 1 Fort Street is partially obscured by chain-wire fences erected on Dawes Point Park due to Harbour Bridge repair works.
- _The Opera House is partially visible.

Proposed Works Impacts

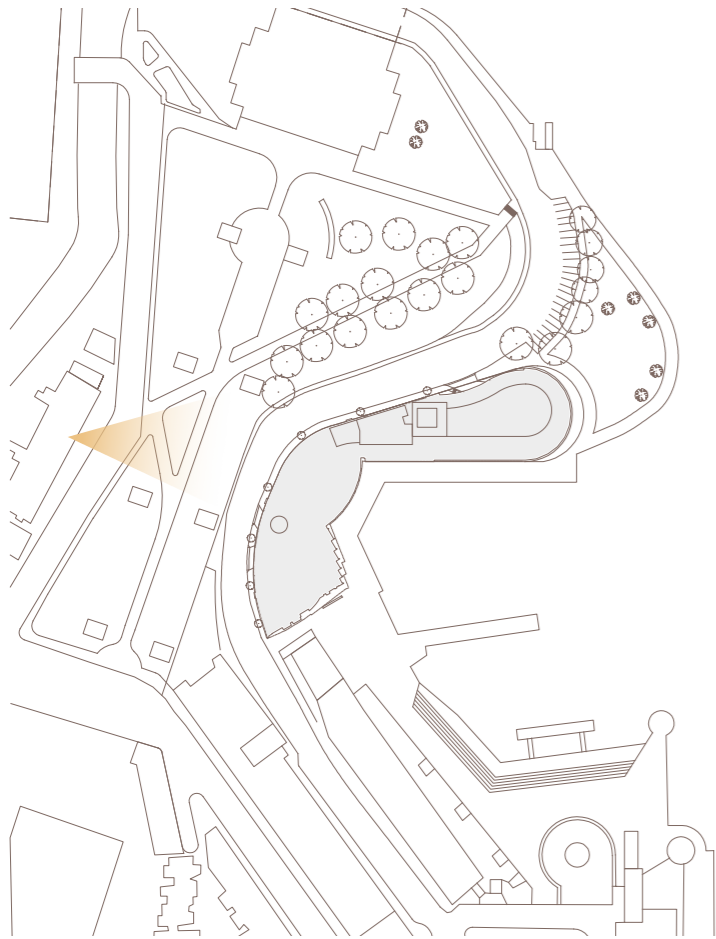
- _From 1 Fort Street, the proposed rooftop addition will be hidden behind existing Northern Lift Tower and will not be visible.
- _Views of the Opera House will not be affected.
- _The removal of Northern Lift Tower pyramidal structure will marginally increase views of sky and of the Opera House.

View from 1 Fort Street



View from 1 Fort Street
Proposed Works Impacts





02_View from 5 Fort Street

Existing View

_Air filters, ducts, signage and chain wire fences currently obscure views from 5 Fort Street toward the Opera House, Circular Quay and Royal Botanical Gardens.

Proposed Works Impacts

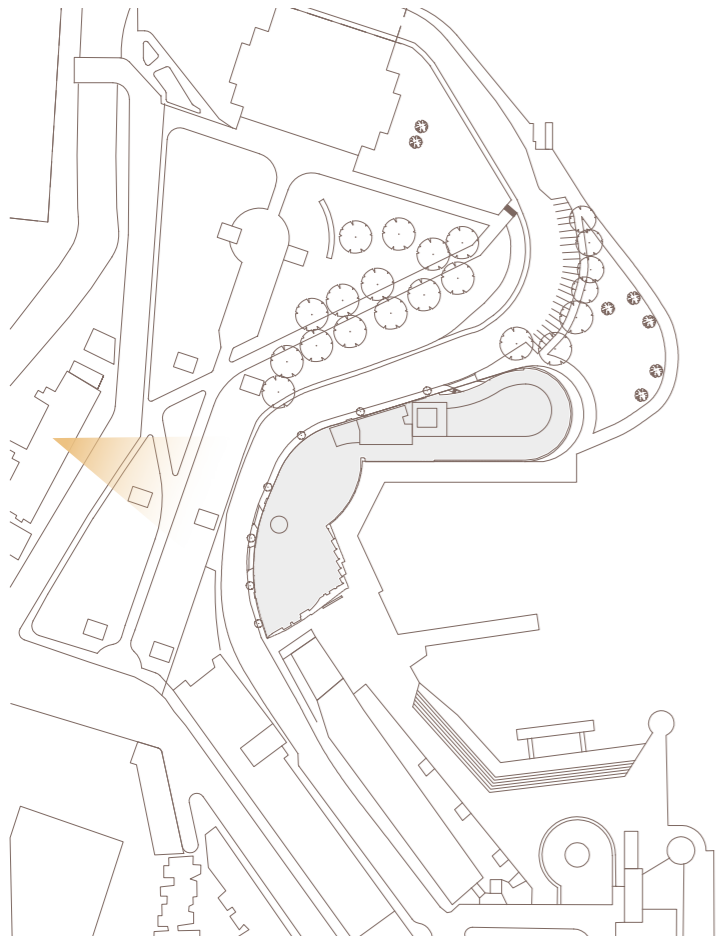
_It is anticipated that proposed rooftop additions will be obscured by tree canopies in Dawes Point Park.
 _Removal of Northern Lift Tower pyramidal structure will increase filtered views of sky and Bradley Head beyond.

View from 5 Fort Street



Dashed line indicates approximate extent of rooftop addition

View from 5 Fort Street
Proposed Works Impacts



03_View from 9 Fort Street

Existing View

_Currently views of the Opera House, are partially obscured by signage, chair wire fence and hoarding from Harbour Bridge repair works. However, a majority of the Opera House "sails" is visible.

Proposed Works Impacts

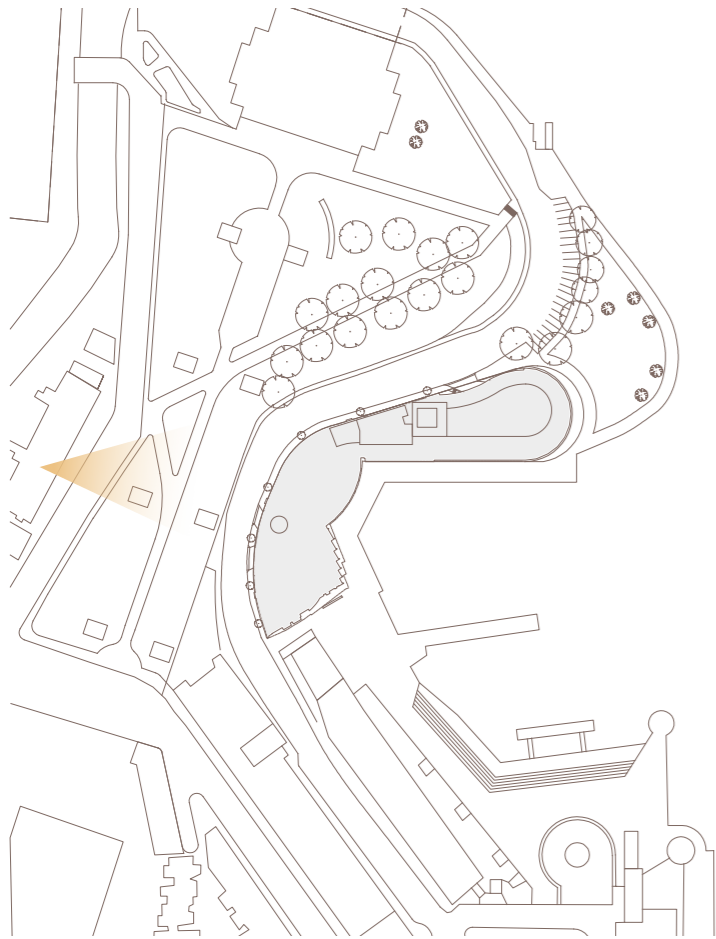
_Rooftop additions will be visible with marginal view loss of Bradley Head.
 _Removal of Northern Lift Tower pyramidal structure will increase views of sky.

View from 9 Fort Street



View from 9 Fort Street
Proposed Works Impacts





04_View from 13 Fort Street

Existing View

_Primary views are of Sydney Harbour Bridge Pylons and bridge truss structure with heavily obscured distant views of Kirribilli and Cremorne Point.

Proposed Works Impacts

- _Rooftop additions will be visible from 13 Fort Street.
- _Marginal loss of distant views of Kirribilli and water.
- _Removal of Northern Lift Tower pyramid structure will increase filtered views of sky.



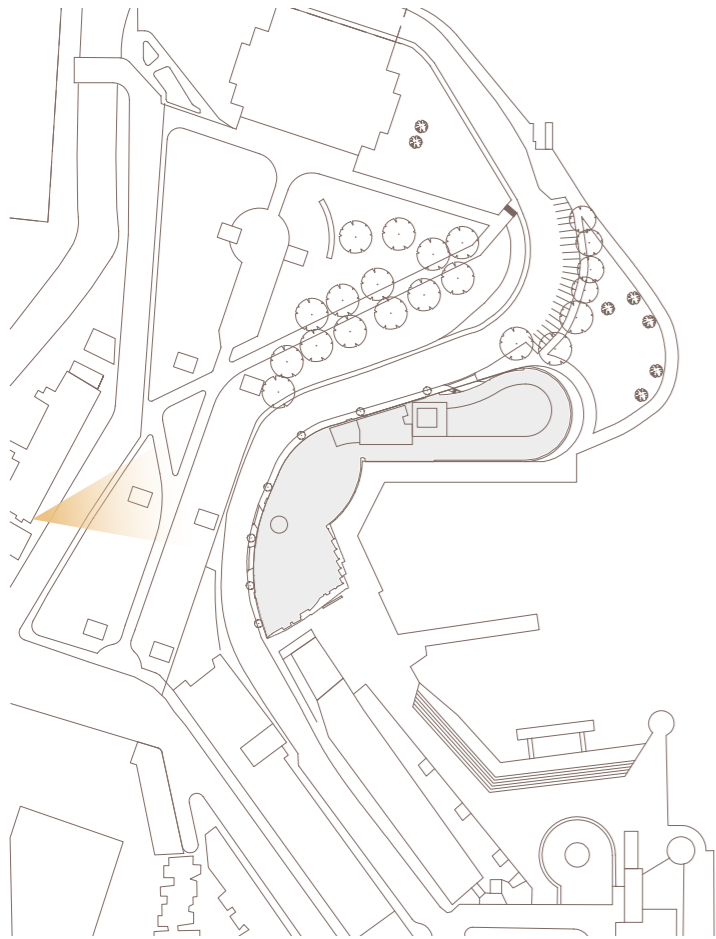
Comparison between proposed development and previously approved envelope (shown translucent)

View from 13 Fort Street
Proposed Works Impacts



View from 13 Fort Street





05_View from 17 Fort Street

Existing View

_Despite the presence of hoardings and equipment from bridge repair works, 17 Fort Street has access to prominent views of the Sydney Opera House.

Proposed Works Impacts

- _Proposed rooftop additions will be visible from 17 Fort Street but will be mostly hidden behind existing Northern Lift Tower.
- _There will be no view loss of the Opera House .
- _Removal of Northern Lift Tower pyramidal structure will increase views of sky.

View from 17 Fort Street



Dashed line indicates approximate extent of rooftop addition

View from 17 Fort Street
Proposed Works Impacts



06_View from 21 Fort Street

Existing View

_The view of the Opera House from 21 Fort Street is partially obscured by Southern Lift Tower.

Proposed Works Impacts

_Proposed roof elements will be visible from 21 Fort Street and will marginally decrease distant views of Bradley Head and Fort Denison.

_Reduction of Southern Lift Tower will increase views of the Opera House.

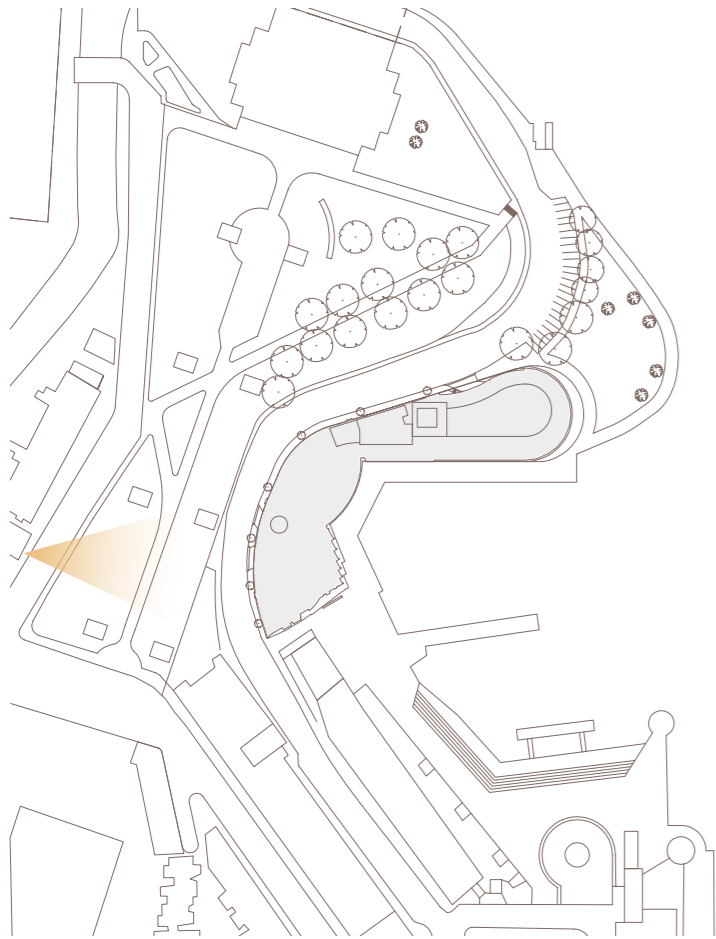
View from 21 Fort Street



Comparison between proposed development and previously approved envelope (shown translucent)

View from 21 Fort Street Proposed Works Impacts





07_View from 23 Fort Street

Existing View

_The view of the Opera House from 23 Fort Street is obscured by Southern Lift Tower.

Proposed Works Impacts

_Proposed roof elements will be visible from 23 Fort Street and will marginally decrease distant views of Cremorne Point.

_Reduction of Southern Lift Tower will increase views of the Opera House.

_Removal of Northern Lift Tower pyramidal structure will increase views of sky.



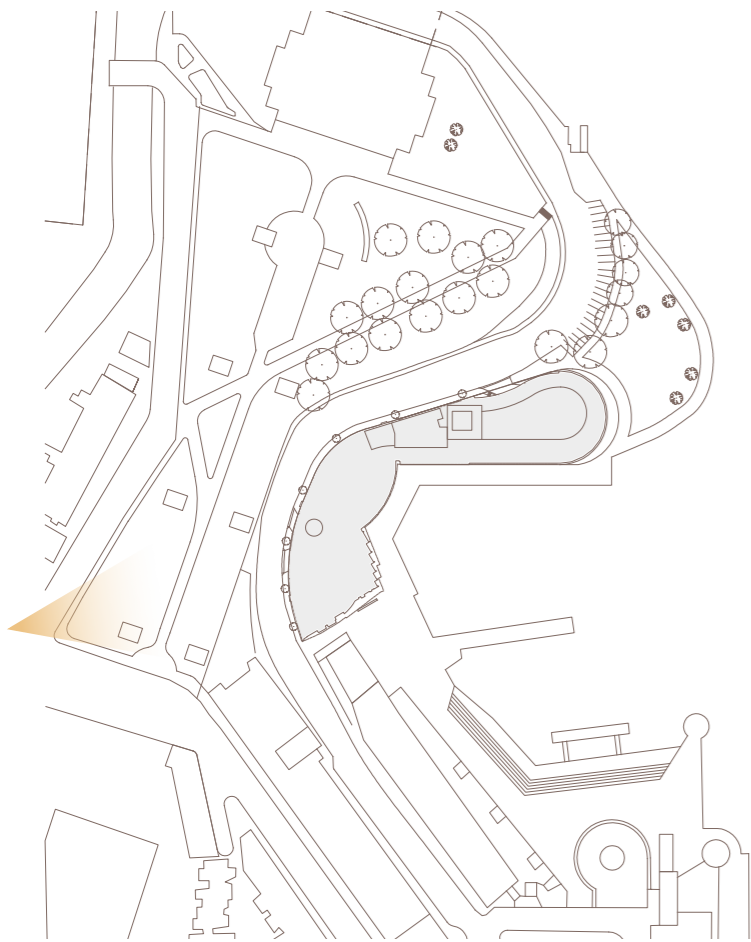
View from 23 Fort Street



Comparison between proposed development and previously approved envelope (shown translucent)



View from 23 Fort Street
Proposed Works Impacts



08_View from 27 Fort Street

Existing View

_Predominant views from 27 Fort Street are of Harbour Bridge Pylons, obscured views of the Opera House and distant views of Fort Denison, Bradley Head and Cremorne Point.

Proposed Works Impacts

_The proposed roof elements will be visible from 23 Fort Street but partially hidden by Harbour Bridge Pylons.
 _There will be marginal view loss of Cremorne Point.
 _Reduction of Southern Lift Tower pyramidal structure will increase views of Cremorne Point and



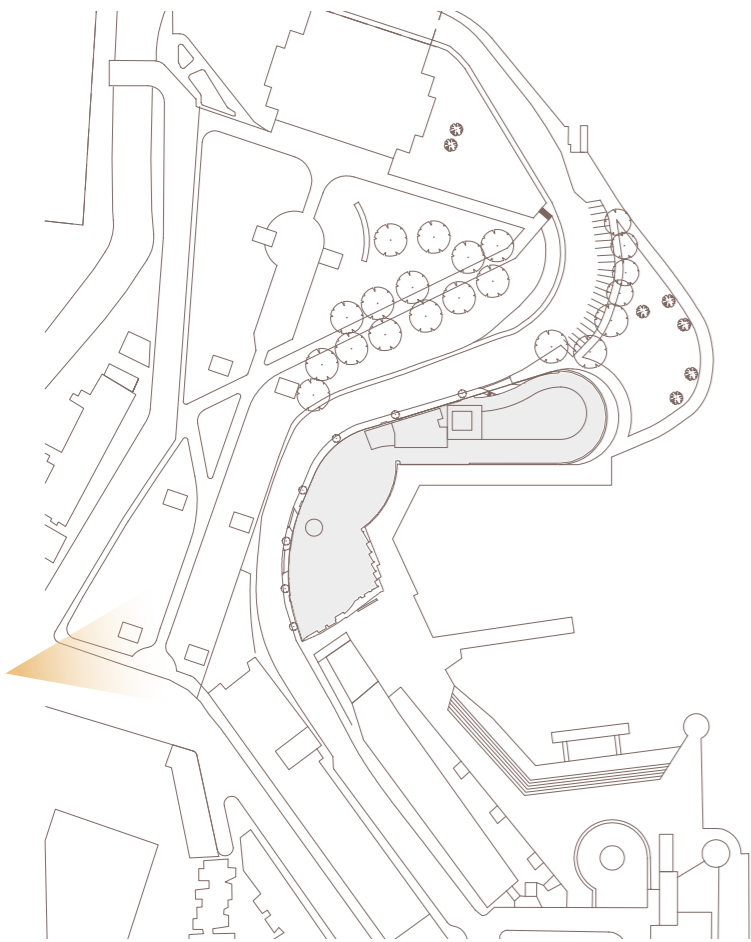
View from 27 Fort Street



Comparison between proposed development and previously approved envelope (shown translucent)



View from 27 Fort Street Proposed Works Impacts



09_View from 31 Fort Street

Existing View

_Current primary views from 31 Fort Street are of the Harbour Bridge Pylons, obscured views of the Opera House and distant views of Bradley Head and Cremorne Point.

Proposed Works Impacts

- _The proposed roof elements will be visible from 31 Fort Street but will not affect significant views.
- _There will be marginal view loss of Bradley Head.
- _Reduction of Southern Lift Tower pyramidal structure will significantly increase views of Bradley Head skyline.

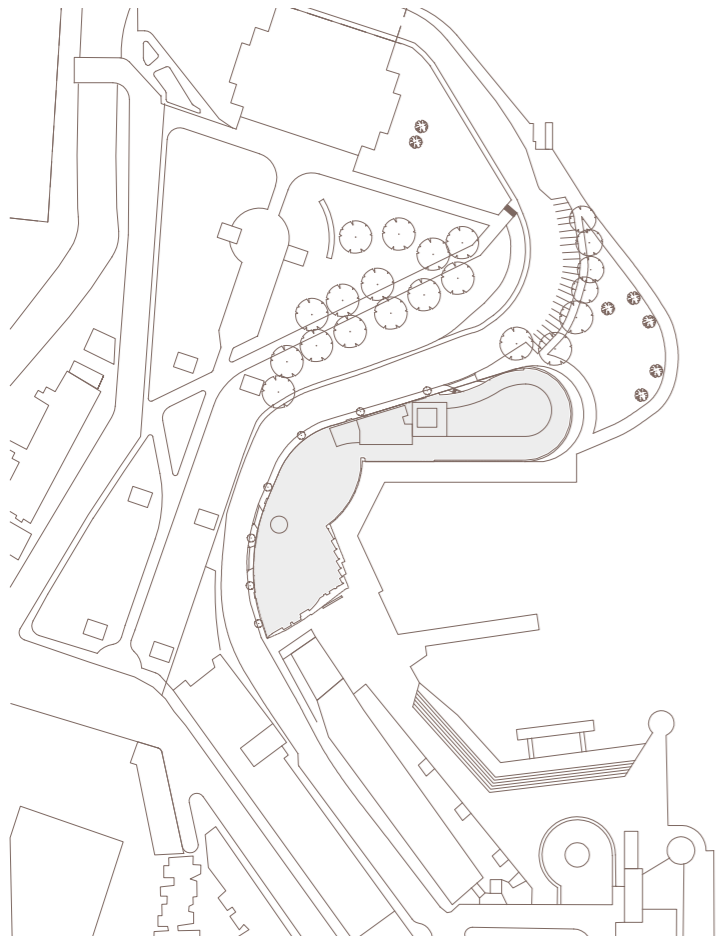
View from 31 Fort Street



Comparison between proposed development and previously approved envelope (shown translucent)

View from 31 Fort Street Proposed Works Impacts





10_View from 37 Fort Street

Existing View

_Current views from 37 Fort Street are distant views of Bradley Heads, Fort Denison. Predominant views of Harbour Bridge Pylons and bridge truss structure

Proposed Works Impacts

_There will be moderate view loss of water from proposed rooftop additions
 _Reduction of Southern Lift Tower pyramidal structure will increase views of sky



View from 37 Fort Street



Comparison between proposed development and previously approved envelope (shown translucent)



View from 37 Fort Street Proposed Works Impacts



11_View from Harbourview Hotel

Existing View

- _Current views from Harbourview Hotel are dominated by Harbour Bridge Pylons and bridge truss.
- _Northern Lift Tower pyramidal structure currently obscures distant views of Kirribilli.

Proposed Works Impacts

- _Removal of Northern Lift Tower pyramidal structure will increase distant views of Kirribilli.
- _Reduction of Southern Lift Tower will increase distant views of Kirribilli.
- _Reconfiguration of rooftop elements will reduce prominence of hotel building in views from Harbourview Hotel.



View from Harbourview Hotel



Comparison between proposed development and previously approved envelope (shown translucent)



View from Harbourview Hotel Proposed Works Impacts



04 Views from Public Spaces

Views from public places pertain to how proposed development integrate with existing structure, surrounding landscape and buildings.

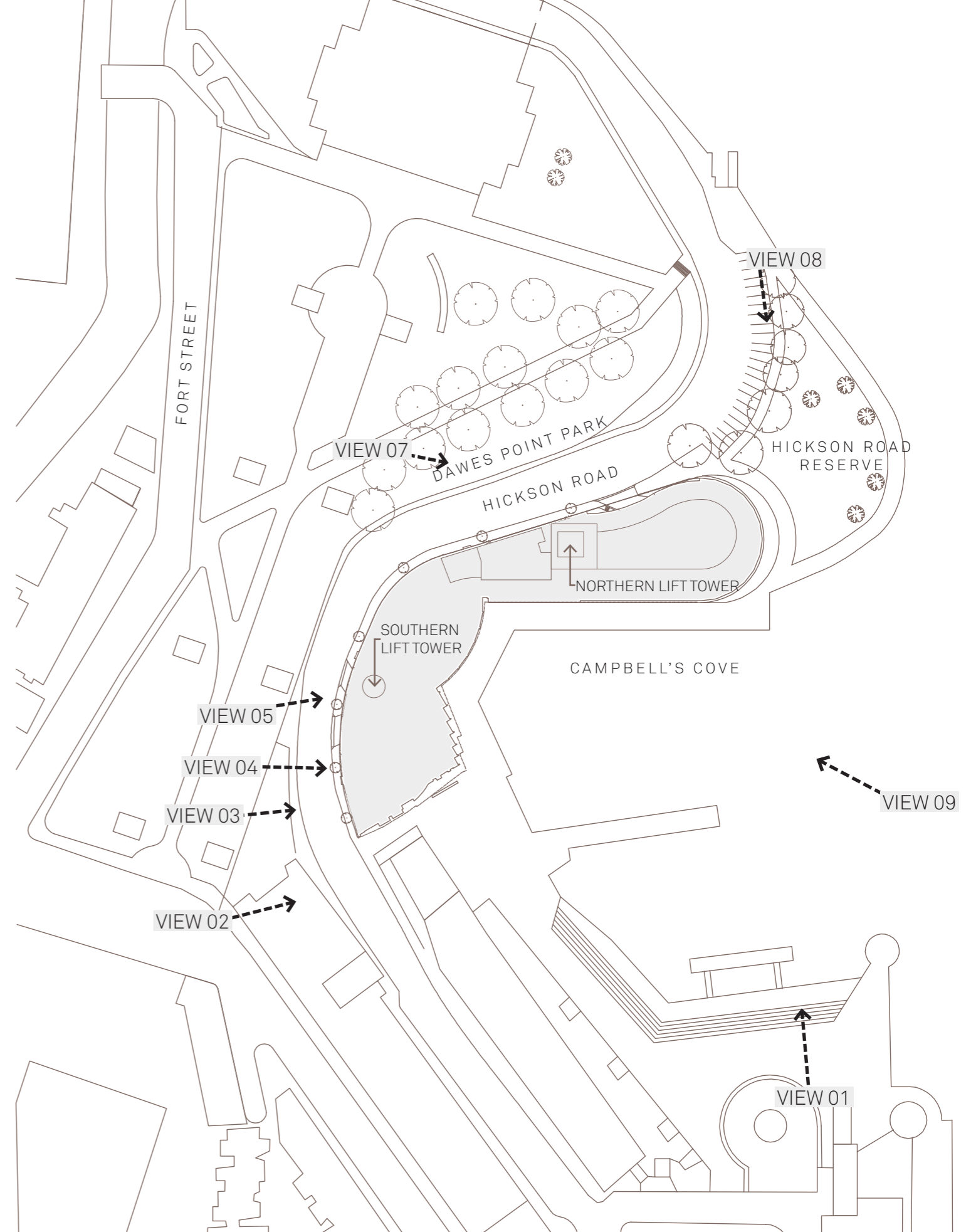
Given the prominence of this site and its proximity to many significant and heritage listed buildings including the Opera House and the Sydney Harbour Bridge, it is important that any additions will not only provide the desired amenities for hotel guests but be read as an enhancement to current conditions.

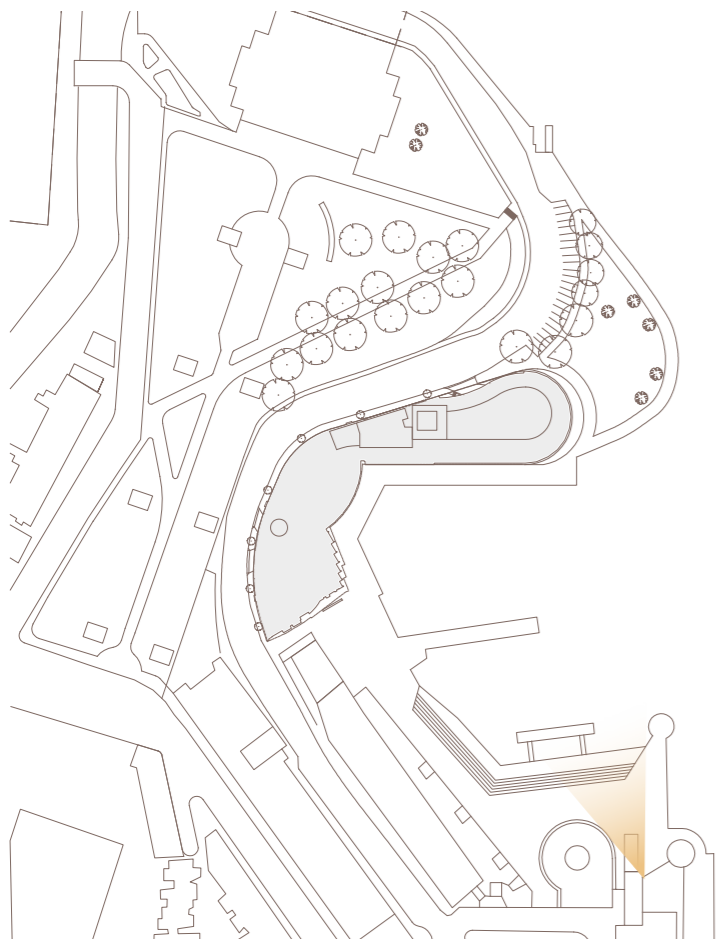
The strategy for proposed works will consist of simple, understated forms with profiles and materials which are informed by the existing structure and the characteristics of this site, including masonry, stones, darkened metals and vegetation integrated with the built environment.

Nine specific view points have been selected and modelled to demonstrate the visual impact of the proposed works (see location plan).

In summary, the visual impact assessment demonstrates that:

- The proposed upper level addition will be visible from within Sydney Cove, but will be well integrated into the architecture of the existing building and strengthen the northerly extent of the building.
- The substantial reduction in height of the southern lift core will provide enhanced views from Sydney Cove through to the Sydney Harbour Bridge pylons and terrace houses in Lower Fort Street.
- Certain views from Dawes Point Park will be enhanced by the substantial reduction and remodelling of the southern lift core and the removal of the pyramid element of the northern lift core.
- The proposed roof top extensions to the northern extent of the building will have visual impact from within Dawes Point Park but will be confined within an identified zone.





View 01_View from Southern Boardwalk

Existing View

- _Current structure features prominently as part of Campbell's Cove.
- _Curvature is complementary to context and integration with public timber boardwalk.
- _A strong rhythm is achieved by articulation of the southern facade.

Proposed Works Impacts

- _Reconfiguration of Southern Lift Tower will increase views of Harbour Bridge Pylons.
- _Proposed changes to colours and finishes of the south facade maintains the rhythm of box balconies while enhancing the presence of masonry.
- _There will be marginal view loss of undercarriage of Sydney Harbour Bridge.
- _Rooftop addition will be visible but material selection and simplified roof profile will minimise visual impact of refurbishment work and enhance visual appeal of hotel.

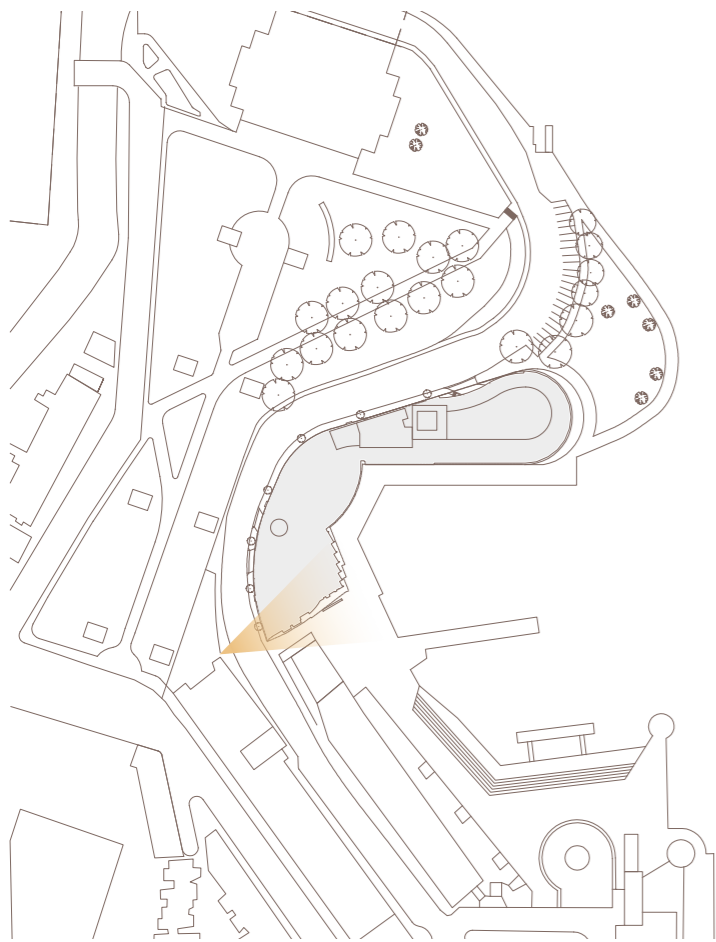
View from Campbells Cove Public Space



Comparison between proposed development and previously approved envelope (shown translucent)

View from Campbells Cove Public Space
Proposed Works Impacts





View 02_View from Dawes Point Park Parapet



View 02 from Dawes Point Park

Existing View

_Existing Southern Lift Tower and Northern Lift Tower pyramidal structure are quite prominent and obscures views of Cremorne Point.

Proposed Works Impacts

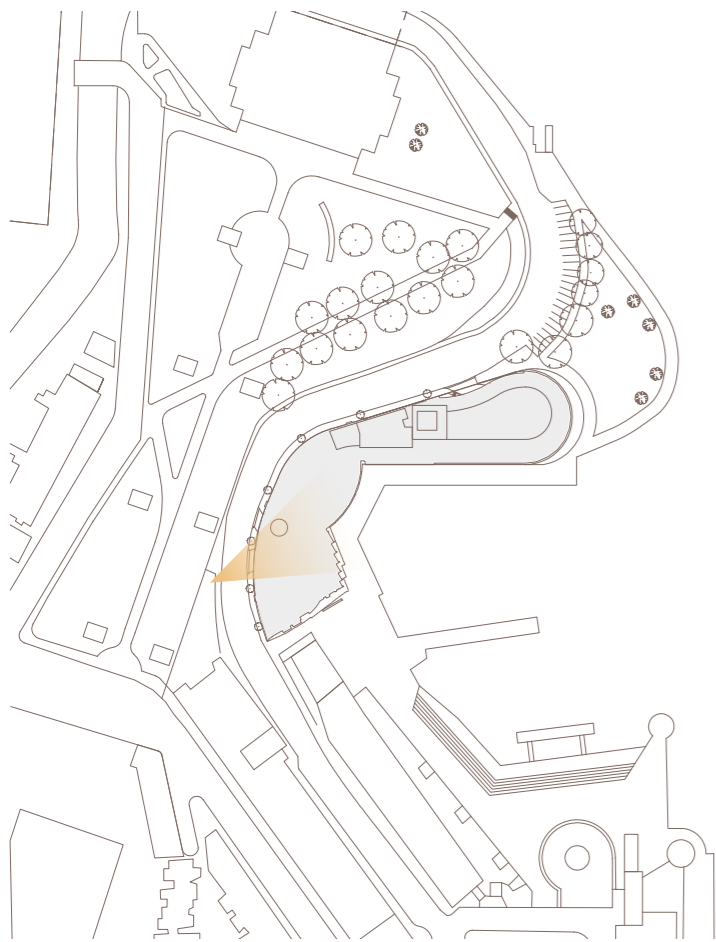
- _Reconfigured Southern Lift Tower will enhance views of sky.
- _Proposed rooftop additions will be visible but will be below distant vegetated skyline.
- _There will be marginal view loss of Cremorne Point.



Comparison between proposed development and previously approved envelope (shown translucent)



View 02 from Dawes Point Park Proposed Works Impacts



View 03_View from Dawes Point Park Parapet

Existing View

_Existing Southern Lift Tower and Northern Lift Tower pyramidal structure are quite prominent and obscures views of Cremorne Point.

Proposed Works Impacts

- _There will be moderate view loss of Cremorne Point.
- _Overall views of Circular Quay and the Opera House are maintained.
- _Reconfigured Southern Lift Tower will reduce presence of hotel roof elements.



View 03 from Dawes Point Park



Comparison between proposed development and previously approved envelope (shown translucent)



View 03 from Dawes Point Park Proposed Works Impacts