

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

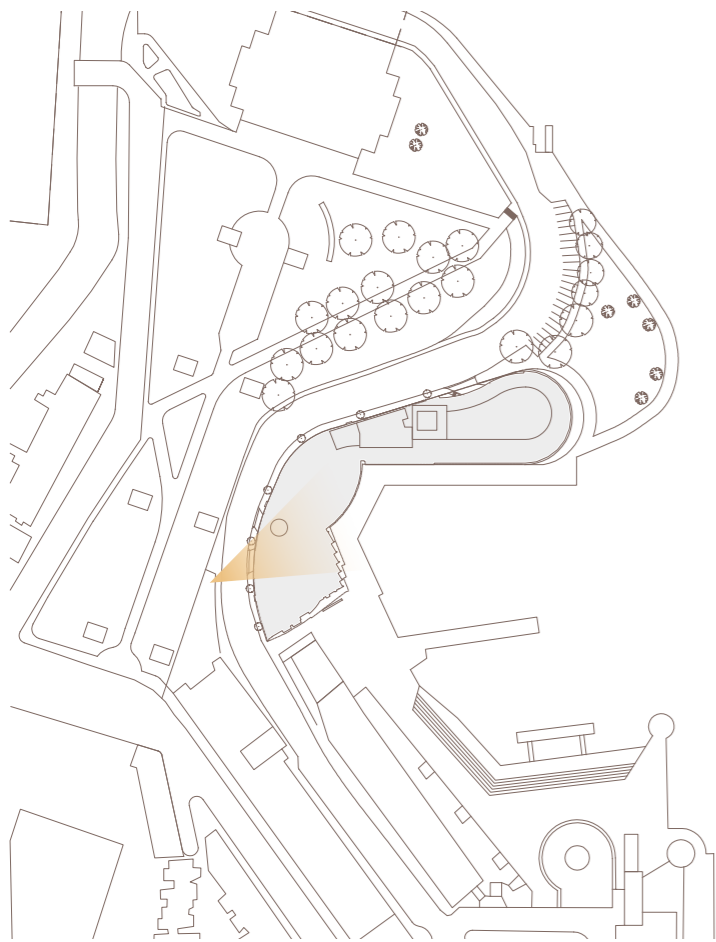
- _Reconfigured Southern Lift Tower will enhance views of sky.
- _Proposed rooftop additions will be visible but will be below distant vegetated skyline.
- _There will be marginal view loss of Cremorne Point.



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.



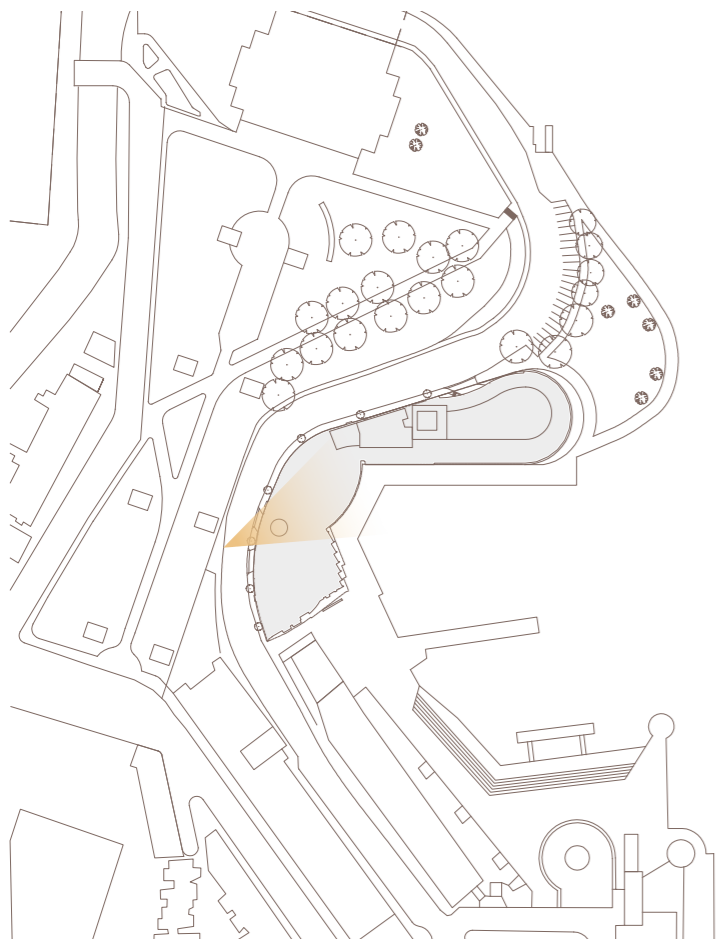
View 03 from Dawes Point Park



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



View 03 from Dawes Point Park Proposed Works Impacts



View 04_View from Dawes Point Park Parapet

Existing View

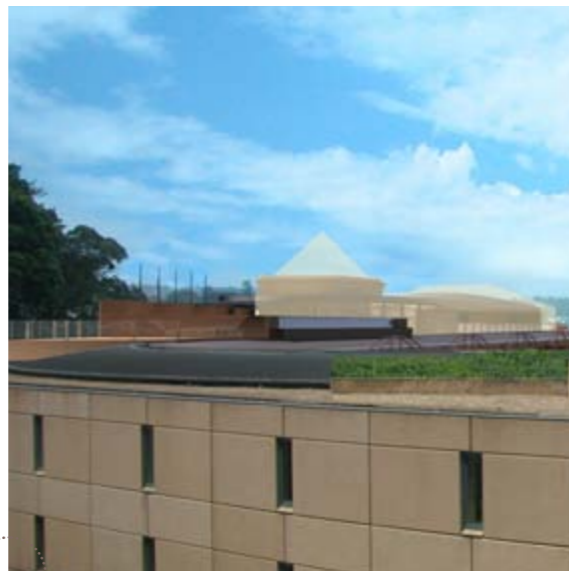
_Existing Southern Lift Tower and Northern Lift Tower pyramidal structure are quite prominent and obscures view of Cremorne Point and Bradley Head.

Proposed Works Impacts

- _There will be moderate view loss of Kirribilli from proposed rooftop additions.
- _Removal of Northern Lift Tower pyramid will increase views of sky.
- _Overall views of Circular Quay and the Opera House are maintained.
- _Reduction Southern Lift Tower will increase views of sky.



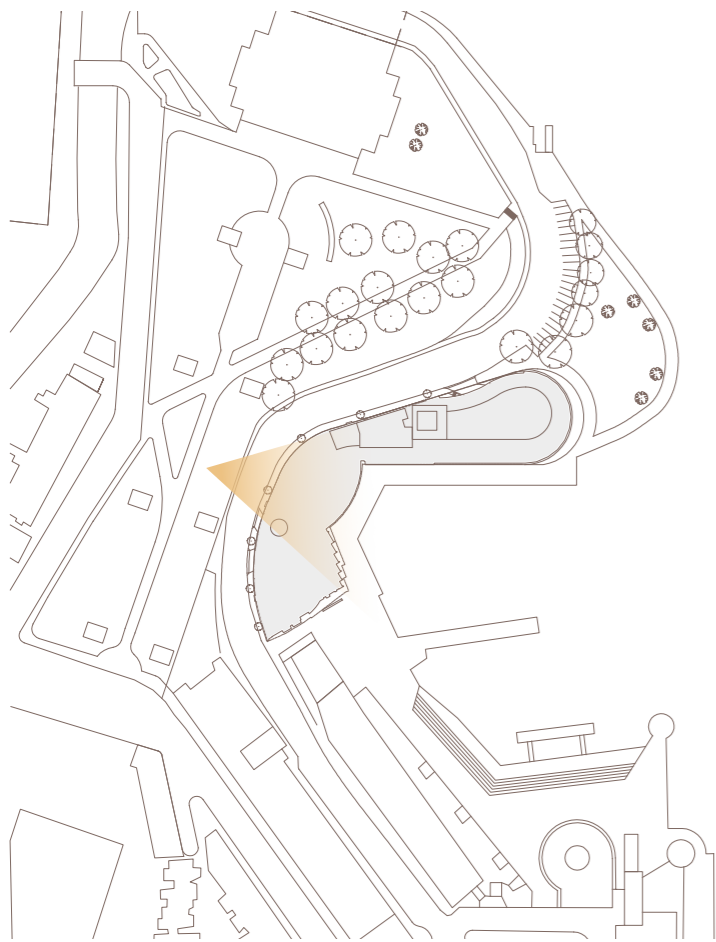
View 04 from Dawes Point Park



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



View 04 from Dawes Point Park Proposed Works Impacts



View 05_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 Bradley Head and the Opera House.

Proposed Works Impacts

- _There will be moderate view loss of Cremorne Point from proposed rooftop additions.
- _Removal of Northern Lift Tower pyramidal structure will increase views of sky.
- _Reduction Southern Lift Tower will increase views of the Opera House and sky.

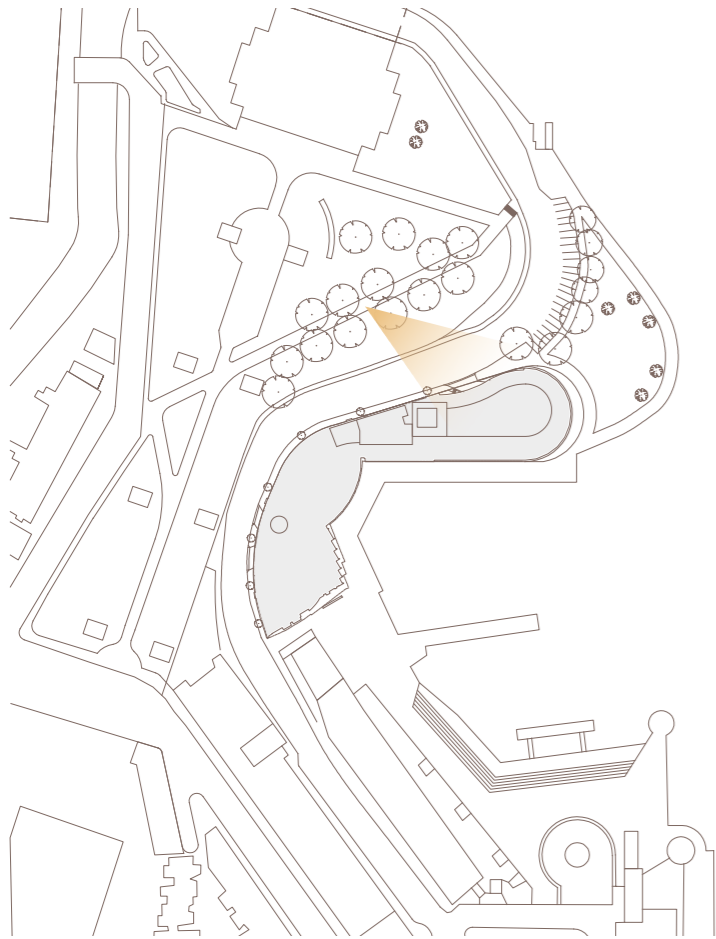
View 05 from Dawes Point Park



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

View 05 from Dawes Point Park Proposed Works Impacts





View 07_View from Dawes Point Park Footpath

Existing View

_Views from park to hotel and the Opera House are largely obscured by mature tree canopies.

Proposed Works Impacts

- _Setback and shaping of new roof form to minimise presence and bulk.
- _Views of the Opera House are maintained.
- _There will be marginal view loss of sky from proposed rooftop addition.
- _Selection of material for northern privacy screen to match existing precast stone panels as means of integrating with existing structure.



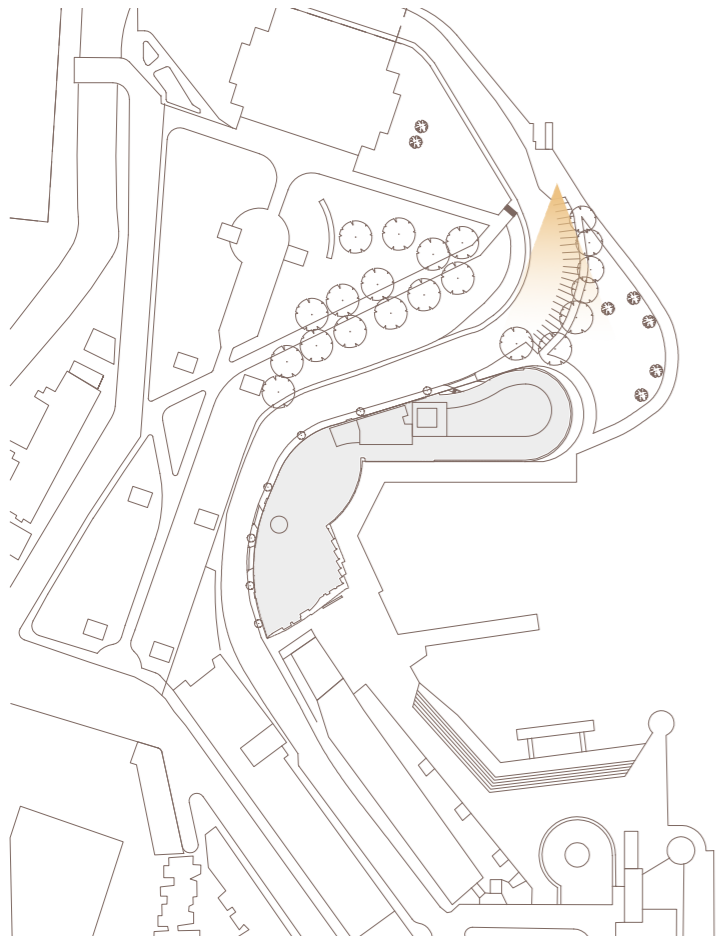
View 07 from Dawes Point Park



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



View 07 from Dawes Point Park Proposed Works Impacts



View 08_View from Hickson Road North



View 08 from Hickson Road North

Existing View

_Much of the hotel is currently obscured by established tree canopies along Hickson Road.

Proposed Works Impacts

_Proposed additions will be setback from facade line to minimise bulk and scale when viewed from Hickson Road.

_New northern privacy screen material selected will be related to precast stone facade as means of integrating new works with existing conditions.

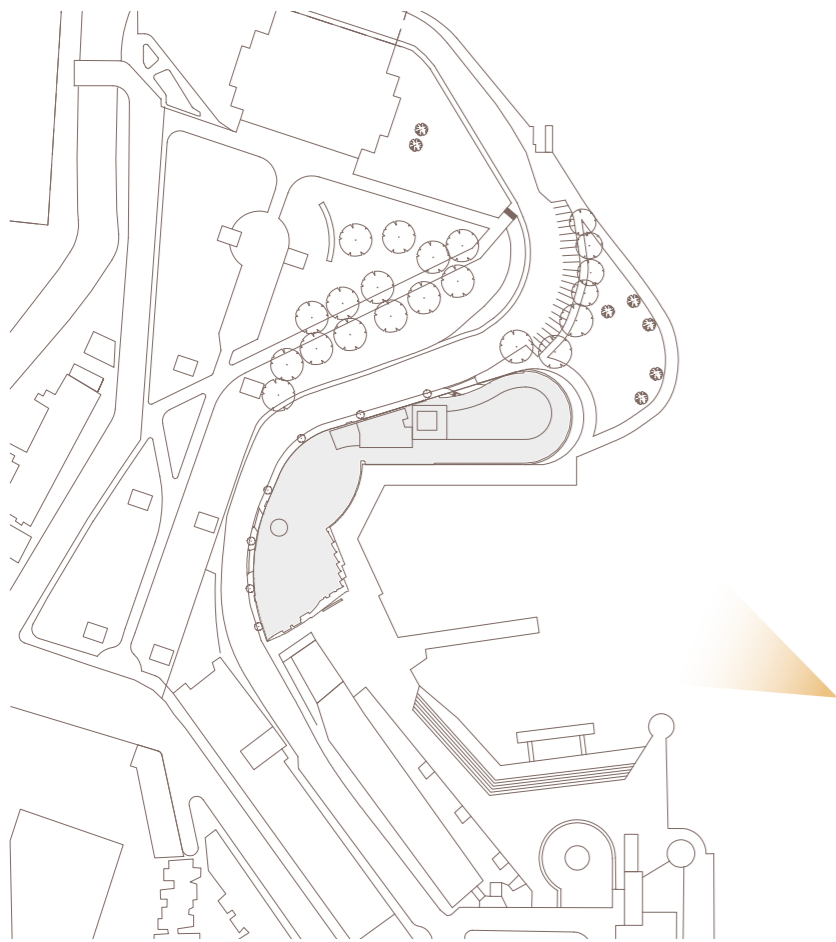
_There will be marginal view loss of sky and skyscraper from rooftop additions.



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



View 08 from Hickson Road North
Proposed Works Impacts



View 09_View from Circular Quay

Existing View

- _The existing building sits in front of a large established tree canopy
- _Prominent features include red steel pergola elements and pyramidal structure on northern lift tower.

Proposed Works Impacts

- _Proposed additions will be visible from Circular Quay but building mass will remain within tree canopy behind.
- _Removal of Northern Lift Tower pyramidal structure will increase views of tree canopy behind.
- _Setback of proposed roof additions to minimise bulk and scale.
- _Refinishing of facade elements to enhance presence of masonry on facade.



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



View 09 from Circular Quay



View 09 from Circular Quay
Proposed Works Impacts

05 Viewpoint Positions 6, 6a and 6b

It was identified in discussions with representatives from the Department of Planning that along a section of Dawes Point Park Parapet views will be significantly affected by proposed development.

The following are studies taken from the edge of the Dawes Point Park Parapet indicating the extent of significant view loss.

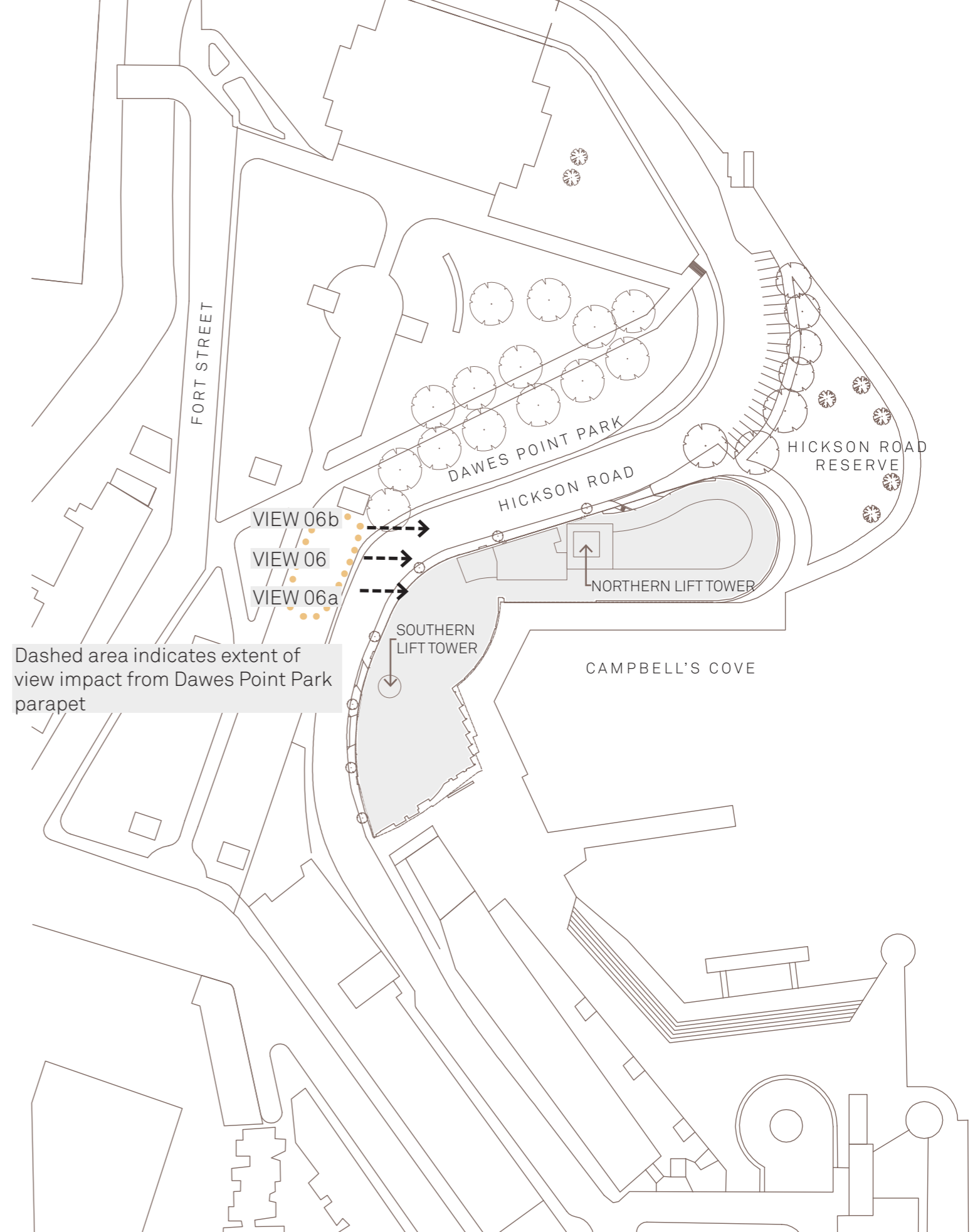
In summary, these view studies demonstrate that:

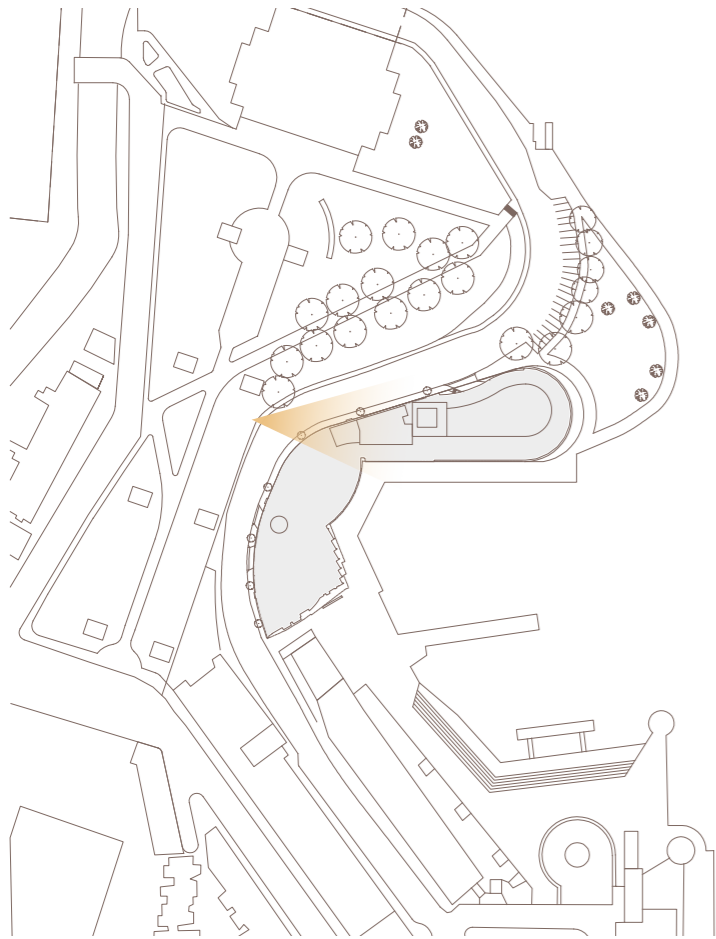
_Because of the steep sloping topography of Dawes Point Park, only views from the parapet are significantly affected by proposed works, with outlook improving significantly outside the indicated dashed area.

_Dashed area was observed to allow for transient occupation in most cases by pedestrians transversing across the park or in exercise groups.

_Currently, much of Dawes Point Park is inaccessible due to hoardings from bridge repair works.

_Views which have been adversely affected are currently already obscured by existing hotel structure. That is only partial views are affected.





View 06_View from Dawes Point Park Parapet



View 06 from Dawes Point Park

Existing View

_Existing roof elements partially obscures views of the Opera House.

Proposed Works Impacts

_There will be moderate increase to view loss of Opera House due to proposed roof elements.

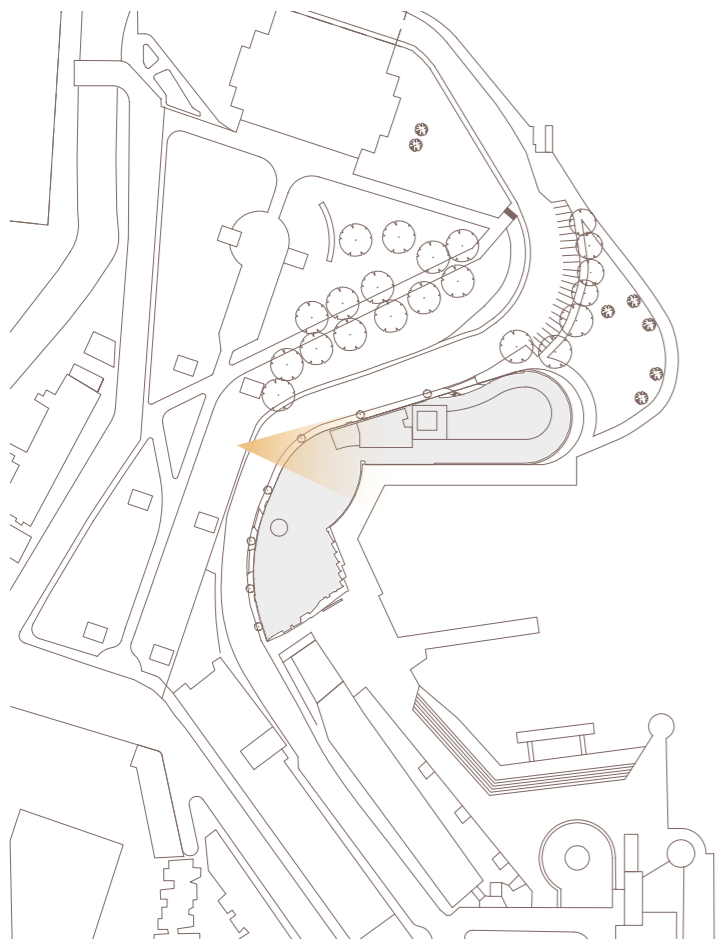
_Removal of Northern Lift Tower pyramidal structure will increase views of sky



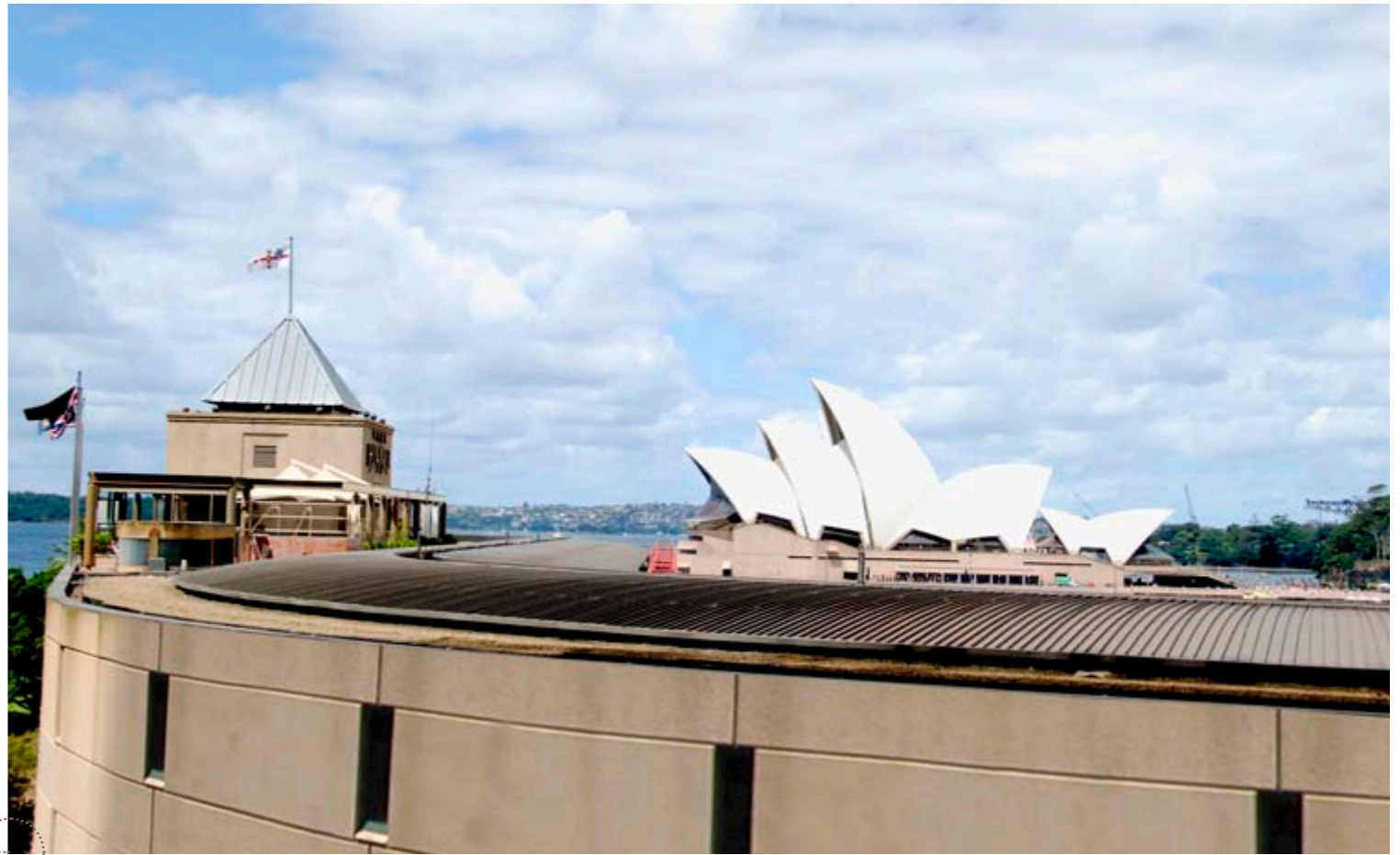
Comparison between proposed development and previously approved envelope (shown translucent)



View 06 from Dawes Point Park Proposed Works Impacts



View 6a_View from Dawes Point Park Parapet



View 06a from Dawes Point Park

Existing View

- _View of the Opera House are not obscured.
- _Existing roof structure obscures distant views of Kirribilli and Cremorne Point .

Proposed Works Impacts

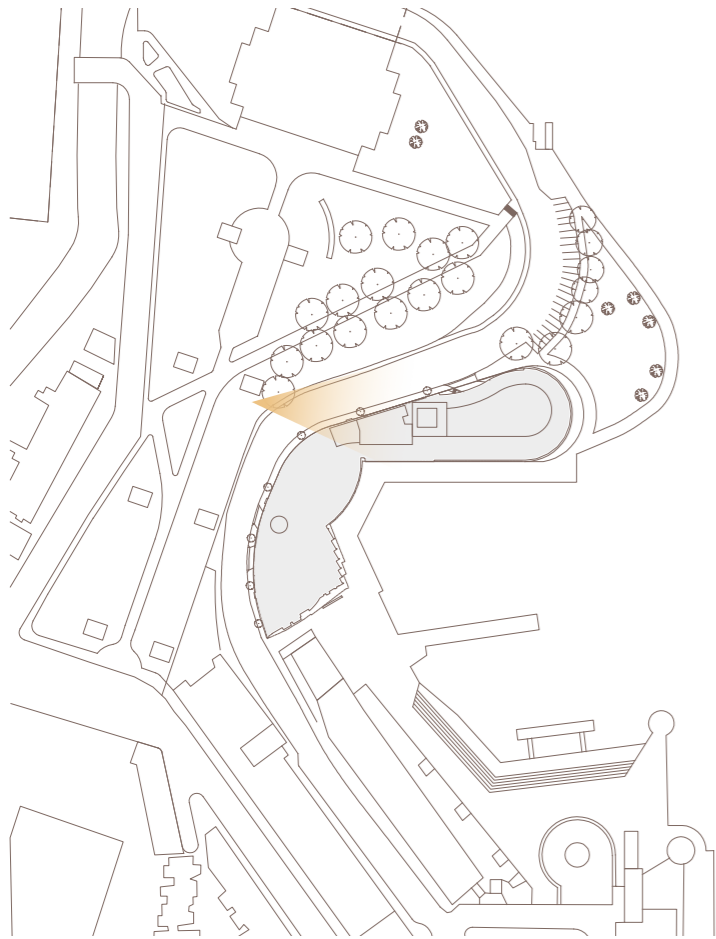
- _There will be moderate loss of distant views of Kirribilli and Cremorne Point from rooftop additions.
- _Increased views of sky from removal of Northern Lift Tower pyramidal structure.



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



View 06b from Dawes Point Park Proposed Works Impacts



View 6b_View from Dawes Point Park Parapet



View 06b from Dawes Point Park

Existing View

_Existing structure obscures views of the Opera House and distant views of Cremorne Point.

Proposed Works Impacts

_Proposed works will significantly decrease views of the Opera House
 _Removal of Northern Lift Tower pyramidal structure will increase views of sky.



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



View 06b from Dawes Point Park
Proposed Works Impacts

06 Additional Views from Fort Street Residences

Following preliminary public consultation by Urbis with Fort Street residents, concerns were raised by several residents regarding potential loss of views to specific elements in the skyline, including Fort Denison. More information regarding the extent of view loss was requested. A consultation process between Urbis, the Department of Planning and the Fort Street Residences was initiated and it was agreed that additional views from key viewpoints would be undertaken by HASSELL to depict extent of view loss from key viewpoints within selected residences. These views would be agreed upon with representatives from Fort Street and HASSELL.

Methodology

Survcheck Surveyors was engaged to provide a series of surveyed points indicating extent of proposed development. A series of 7 height poles were erected in their respective positions showing the extent of proposed development. These points represent, as accurately as existing structure allowed, the proposed heights of the southern lowered pool terrace, the pool terrace and the apex and fascia height of rooftop suites roof.

A series of photographs were taken with John Dunn of 37 Fort Street present. These views were a mixture of view points from balcony areas, living room windows and bedroom windows reflecting views currently enjoyed by Fort Street residents,

Photomontages were generated showing proposed extent of development and previously approved SCRA envelope. Because these studies were generated to illustrate the location, size and form of proposed development, it was not considered critical that they are fully rendered montages.

This assessment concludes that there will be moderate view loss of water, Cremorne Point and Fort Denison from ground floor balconies of Fort Street Residences but from first level main living spaces and bedrooms, the proposed development will be hidden by existing mature tree cover in Dawes Point Park and will no significant view loss is anticipated.



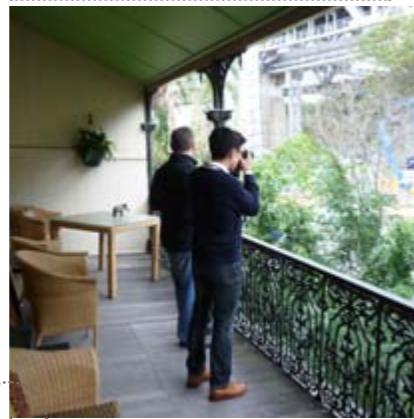
Height poles affixed to existing structure



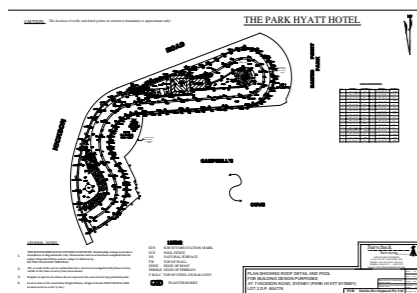
Height poles marked with proposed height of development



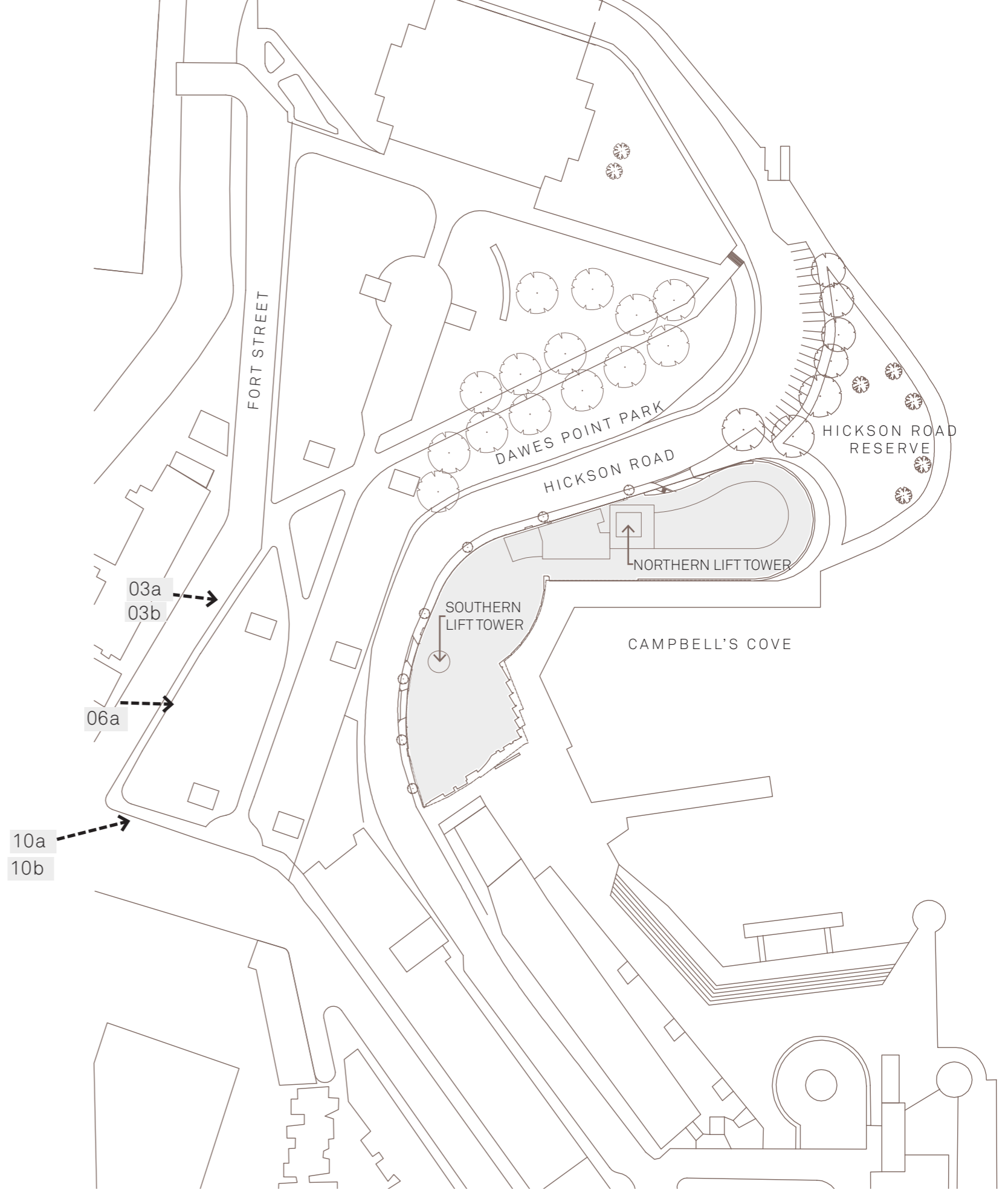
Position of height poles to show extent of proposed rooftop additions

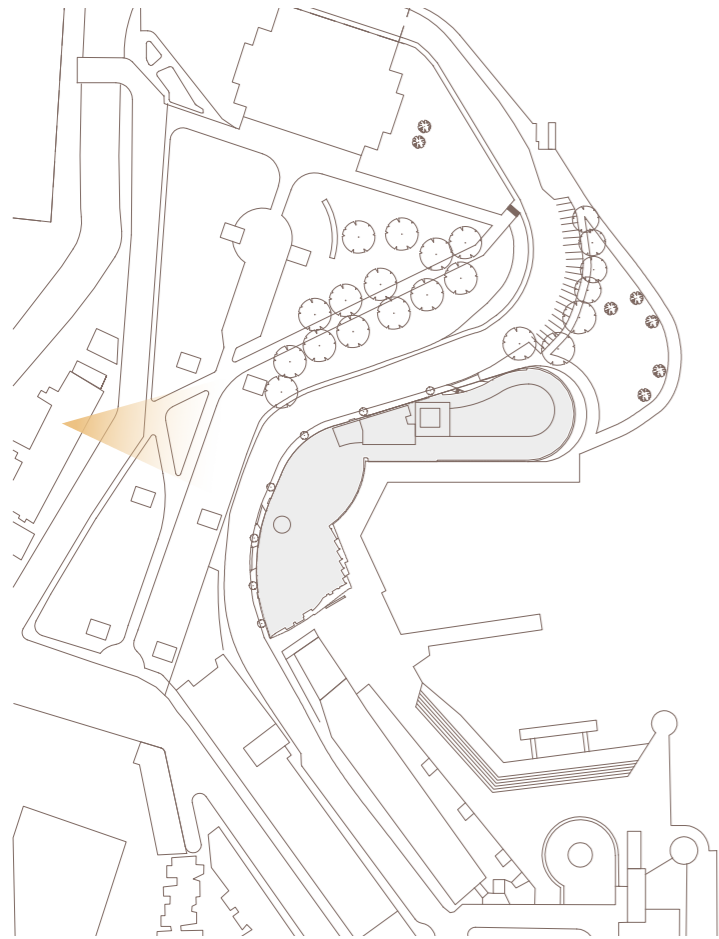


Photographs taken from agreed positions in selected Fort Street Residences, photomontages generated

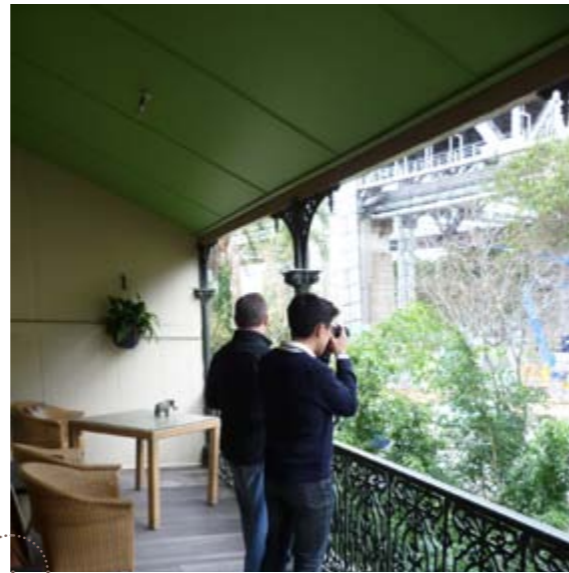


Height poles surveyed





03a_9 Fort Street Level 1 Balcony



Position of Camera



View from 9 Fort Street Level 1 Balcony

Existing View

_Current views include distant views of Cremorne Point and iconic views the Opera House

Proposed Works Impacts

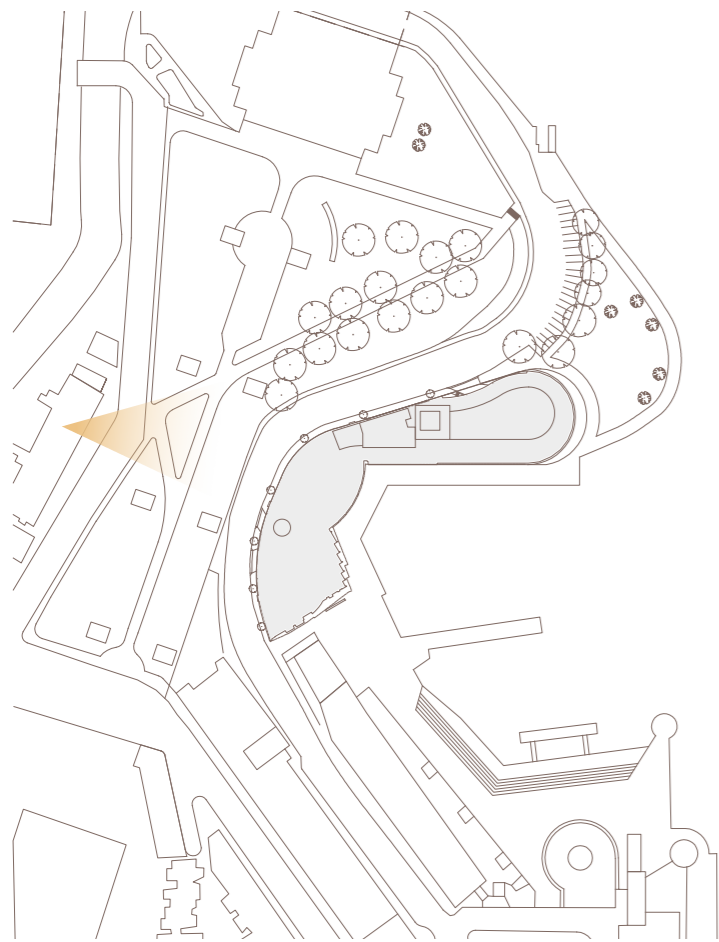
- _There will be moderate view loss of water from proposed rooftop additions
- _Iconic views of the Opera House will be retained
- _Reduction of Southern Lift Tower pyramidal structure will increase views of Cremorne Point



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



View from 9 Fort Street level 1 Balcony
Proposed Works impacts



03b_9 Fort Street Level 2 Window



Position of Camera



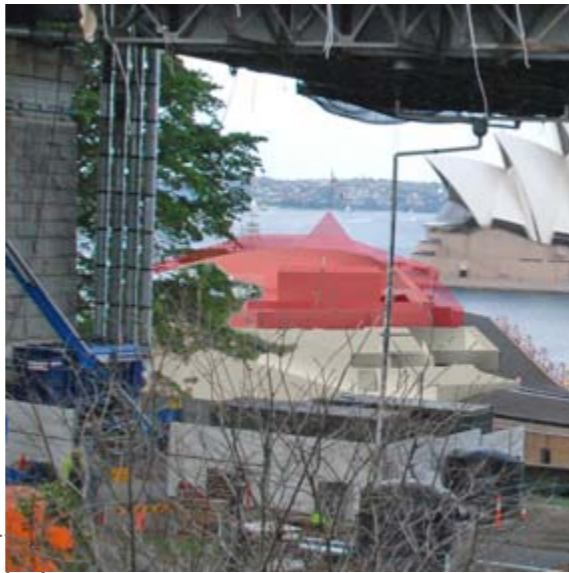
View from 9 Fort Street Level 2 Window

Existing View

_Current views include distant views of Cremorne Point and iconic views the Opera House

Proposed Works Impacts

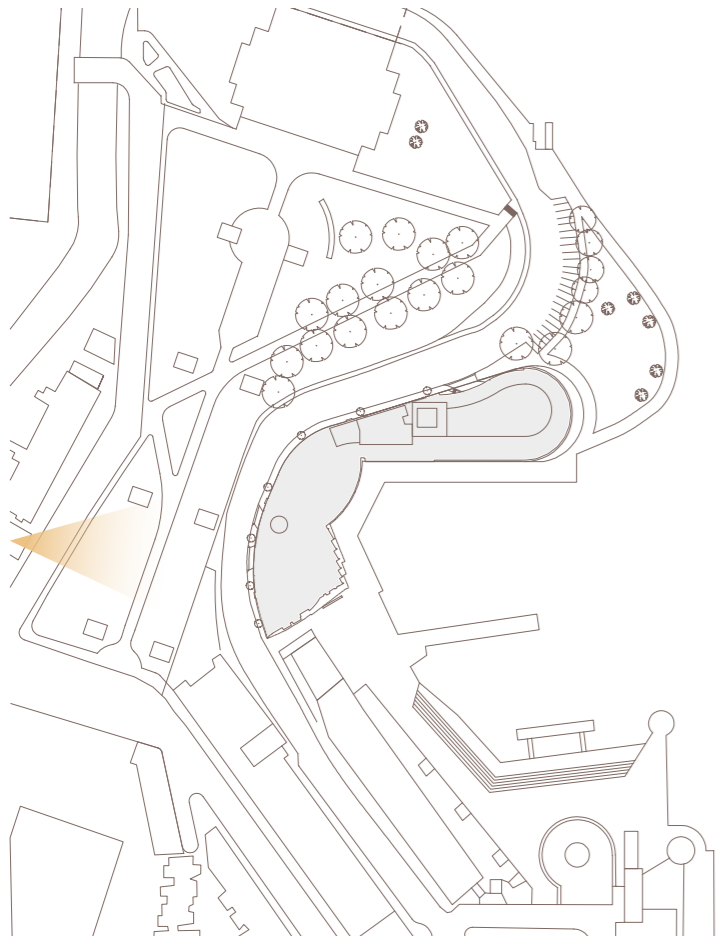
- _There will be moderate view loss of water from proposed rooftop additions
- _Iconic views of the Opera House will be retained
- _Reduction of Southern Lift Tower pyramidal structure will increase views of water



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



View from 9 Fort Street level 2 Window Proposed works impacts



06a_21 Fort Street Level 1 Window



Position of Camera



View from 21 Fort Street Level 1 Window

Existing View

_Current views Cremorne Point, Fort Denison and the Opera House are heavily obscured by existing mature trees in Dawes Point Park

Proposed Works Impacts

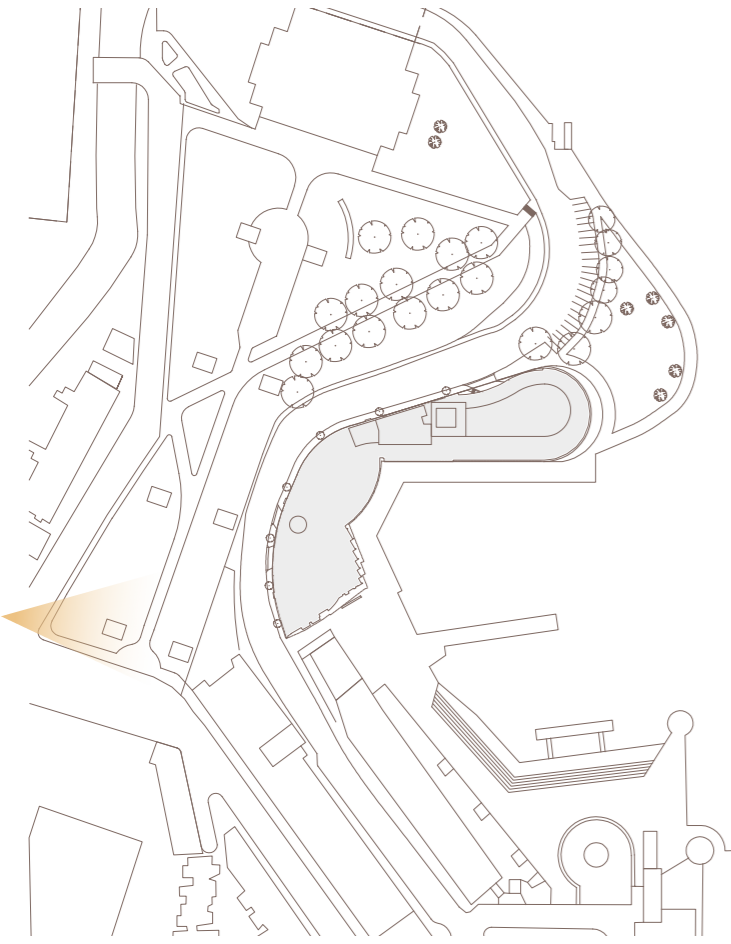
_Proposed rooftop additions will be heavily obscured by existing mature trees in Dawes Point Park and there will be no significant view loss



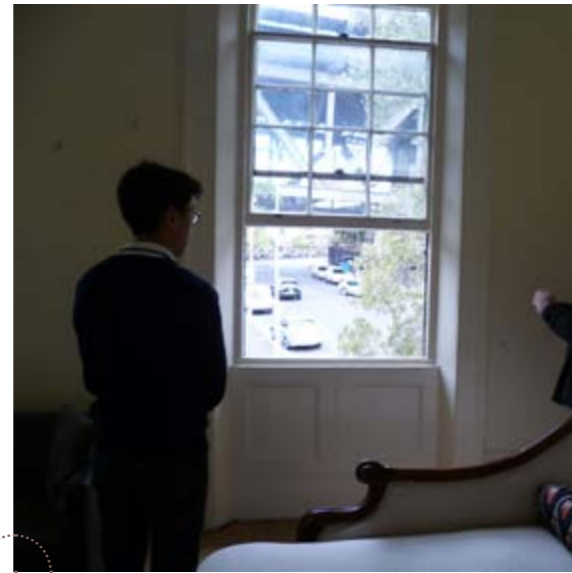
Comparison between proposed development and previously approved envelope (shown translucent)



View from 21 Fort Street Level 1 Window Proposed Works Impacts



10a_37 Fort Street Level 1 Window



Position of Camera

View from 37 Fort Street Level 1 Window



Existing View

_Current views Bradley Head, Fort Denison and the Opera House are heavily obscured by existing mature trees in Dawes Point Park

Proposed Works Impacts

_Proposed rooftop additions will be heavily obscured by existing mature trees in Dawes Point Park and there will be no significant view loss

View from 37 Fort Street Level 1 Window
Proposed Works Impacts



07 _____ Conclusions

This assessment of visual impact and view loss has examined the degree of view loss resulting from the rooftop extension and removal of some roof elements on the Park Hyatt Sydney.

It is evident that there will be marginal view loss of distant headlands of Kirribilli, Cremorne Point and Bradley Head from most viewpoints due to proposed rooftop additions. This, however, will be minimised by utilising the appropriate setbacks, profiles and materials in all new works.

In most cases, removal and remodelling of Southern and Northern Lift Towers will increase views of headlands and the Opera House.

It is a clear intention that the proposed addition will be a seamless integration with the existing building and in most cases reduce the prominence of the building in the skyline when viewed from public spaces and private residences.

Where there is significant view loss, from the Dawes Point Park parapet, the extent of this effect has been identified. It is also noted that this effect is isolated at the topographically lowest point of Dawes Point Park and views dramatically increase as pedestrians move towards the main body of the park.

08 Assessment of Proposal having regards to the Principles of View Sharing

View Assessment	Key Considerations	Assessment of Proposal	Summary
Step 1 - The Assessment of Views Affected	<p>_Water views are valued more highly than land views</p> <p>_Iconic views (e.g. Opera House, Sydney Harbour Bridge) are valued more highly than views without icons</p> <p>_Whole views are valued more highly than partial views</p>	<p>_For both private residences and public spaces, water views and views of iconic buildings are highly valued and an inherent benefit of being located in the The Rocks. In the selected viewpoints views are a mixture of the Opera House, Sydney Harbour Bridge, Circular Quay, Campbell's Cove, Kirribilli headlands, Dawes Point Park and other attractive heritage buildings.</p> <p>_For Fort Street Residences, views which are being assessed are partial views of water, Kirribilli and the Opera House. These views are currently heavily obscured by site office, equipment and fences and hoardings due to bridge repair works.</p> <p>_For Dawes Point Park, view assessed are whole views of water, Kirribilli and the Opera House.</p>	<p>_Views from Fort Street Residences are partial obscured views and should be considered as such</p> <p>_Views from Dawes Point Park can encompass views from numerous positions and should be considered as passing views rather than stationary points.</p>
Step 2 - How Reasonable is it to Retain Views	<p>_Protection of views across side boundaries is more difficult than the protection of views from front or rear boundaries</p> <p>_Whether the view is enjoyed from spaces with transient occupation (e.g. footpaths) or stationary spots (e.g. park benches)</p>	<p>_For positions affected by view loss, especially Fort Street Residences and Dawes Point Park, effects are lessened if taken from 2nd level balconies (for Fort Street residences) or if taken from public footpath and/or a higher point of the Dawes Point Park.</p> <p>_For the affected section from Dawes Point Park, views of Opera House are often enjoyed by pedestrians transversing Dawes Point Park rather than from one stationary spot.</p> <p>_Views from affected section of Dawes Point Park are currently obscured by existing roof elements.</p>	<p>_Views from Fort Street private residences are important to inhabitants and have been carefully considered.</p> <p>_Views from affected section of Dawes Point Park increase significantly in other parts of the park owing to higher elevation.</p> <p>_View 02, 03, 04 and 05 and other parts of Dawes Point Park will have increased views of the Opera House from proposed development .</p>
Step 3- The Extent of Impact	<p>_View impact should be assessed for the whole of the property not just the view affected</p> <p>_The impact from living areas is more significant than from bedrooms or service areas</p> <p>_Assess view loss qualitatively, negligible, minor, moderate, severe or devastating</p>	<p>_As documented in View 6, 6a and 6b, the greatest visual impact occurs along middle section of the Dawes Point Park parapet.</p> <p>_Iconic views of the Opera House have been increased from some views along Dawes Point Park.</p> <p>_There will be marginal view loss for some of the Fort Street residences of distant headlands.</p> <p>_Iconic views of the Opera House have been unaffected or increased for all Fort Street Residences.</p>	<p>_View loss from Fort Street residences are marginal in all cases. Effects of view loss will be lessened from a higher vantage point within the residences.</p> <p>_View loss from identified section of Dawes Point Park is significant but are from previously obscured positions</p>
Step 4 - The Reasonableness of the Proposal	<p>_ A development that complies with all planning controls would be considered more reasonable than one that breaches them</p> <p>_ Could a more skilful design provide the applicant with the same development potential and amenity and reduce the impact on views</p>	<p>_The proposal involves addition of low rise elements which sit under the maximum height out current approved development envelope</p> <p>_Proposed changes to approved envelope, specifically new southern pool terrace, reflects extensiveness of planned refurbishment.</p> <p>_It is a clear intention for proposed works to be integrated with existing building with appropriate setbacks, profiles and materials in order to minimise bulk, scale and view loss.</p>	<p>_This proposal has expanded the same stringent visual analysis as the last submission to determine visual impact is no more than than the previous proposal</p> <p>_The anticipated result is for all whole iconic views of the Opera House to remain unaffected by proposed development. Some currently obscured views will be increased. Between View 6 and 6b there will be increase in view loss of the Opera House.</p>