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To: "Michael.Buckley@planning.nsw.gov.au" <Michael.Buckley@planning.nsw.gov....>
Date: 19/10/2010 2:58 pm
Subject: Comments on MP 09_0044 for DoP's information

Project Application (MP 09_0044) Park Hyatt Hotel, 7 Hickson Road, the Rocks
Alterations and additions to, and refurbishment of, the existing hotel.

Officers from the Foreshore Authority's Heritage and Urban Design Team have provided the following comments for your information:-

Members of the Authority have been briefed on the proposal by the design team, although no drawings were provided for review after those meetings until receipt of the current MP application from the Dept of Planning.

The following issues were conveyed to the proponent following the meetings:

- We noted our preference to increase the setback of the new rooftop elements to Hickson Road, in order to emphasise the existing masonry facade and lessen the visual impact of these new elements. The applicants indicated that further setback is not possible as existing fire stairs have determined the proposed design.

- We requested that the visual impact of shading and artificial lighting for the proposed rooftop terrace and pool should be addressed. No sunshading elements were shown on the drawings, although there are currently umbrellas, and the applicant acknowledged that these will be required. The applicant has agreed to prepare details of the proposed sun shading and a lighting plan. The Authority requested that management comments are included, indicating that elements such as rooftop umbrellas will not remain permanently in place, and will be stored when not in use.

- To better illustrate the proposal, specifically the impact of the rooftop reconfiguration and its impact on water views, we requested that specific panoramic photomontages be constructed from a point halfway between the two bridge piers on Dawes Point, looking in a NE to SE direction, taking in Kirribilli and Circular Quay east. The Environmental assessment report has satisfied this requirement, and the photomontages indicate that the raised and extended pool terrace and its balustrades etc. will make this element will be more prominent from some parts of Dawes Point Park.

- We suggested that the reconfigured access stairs to the public promenade should not form part of this application, but be reviewed as part of the proposed refurbishment of the public promenade.

This is no longer a requirement, as the applicant has agreed to ensure that the access stairs are integrated with the boardwalk reconstruction.

- We queried whether the proposal has been referred to the original Architect (Ken Woolley) for comment under moral rights legislation.

The applicants confirmed that the architect has been informed and has offered opinion/advice.

We note that the environmental assessment identifies that "there is the potential for some resulting view impact....as a result of the proposed changes to the pool terrace area. The view impact will be the most

prevalent from a small section of Dawes Point Park....The likely impact will be a minor obstruction of view to Sydney Harbour, the Opera House, and its forecourt spaces." (Environmental Assessment Report, July 2010, p. 23). The report also notes that there is an improvement in views from the majority of Dawes Point Park resulting from the lowering of the southern lift shaft.

We support the design intent of the changes to the roof form from the current approval, in order to simplify and streamline the roof form, and note that there is a reduction in height at the eastern end, and an increase in height at the western end.

The majority of the proposed alterations to the external façade of the hotel are supported, (including new glass balustrades to replace existing metal balustrades and planters; alteration and colour change to upper level balcony metal pergolas; reconfigured stair to public promenade; modifications to existing windows and glazed doors; modifications to loading dock, Hickson Road).

As noted above, we queried the form of the proposed new battened screening along the northern Hickson Road edge above the arched entry, and would like further options to be developed for this location.

No issues were raised regarding the refurbishment of the interior.

Regards

PS. This is an informal note to DoP and does not constitute a formal submission.

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