

# OBJECTION TO PLANS TO MODIFY AND EXTEND THE PARK HYATT HOTEL

Park Hyatt: MP09\_0044

This submission is presented by

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We are residents at this address, living in a house that was constructed in 1833 by Thomas Dyer Edwards and Matthew Hunter when they arrived in the colony to take over the wharves immediately behind the site of our house, which had been owned by the recently deceased T.G.Pitman. Edwards and Hunter arrived in Australia in 1833 to establish the Australian agency of the great nineteenth-century trading house of Jardine Matheson and Company, and 1833 was the year JM&Co was established in China. Our house is very old, and from its first moments it has been closely connected to the maritime history of our country. For both these reasons, its relationship to Sydney Harbour is an important heritage connection.

We share this history with our immediate neighbours, and by extension, the local community, all Sydneysiders, and all other visitors who come here. The Old Colonial Georgian and Old Colonial Regency precinct that stretches from number 21 to number 43 is perhaps the most important historical housing precinct in our country. Numbers 21 and 23, the oldest houses in this district, were built by Macquarie's Harbour Master, Capt. John Nicholson RN, and number 21 was inhabited by members of his family. Over the next two years, other leading maritime figures erected substantial houses that similarly looked to the Heads for arriving and departing ships that would dock on the newly erected wharves that shaped the maritime character of this area, and of our city, which is built on one of the great harbours of the world.

The proposals currently before NSW Planning would greatly diminish some highly valued heritage items:

first is the panoramic outlook from Dawes Point Park towards the harbour, and especially over Fort Denison to Macquarie Lighthouse; second is the similar outlook from the houses built by and for the early maritime community of the New South Wales colony; third is the heritage of the most prominent building of celebrated architect Ken Woolley as the concept of it sitting below the Dawes Point Park parapet is to be ignored as one new floor level after another is proposed for the current roof space; fourth is the view from east of Park Hyatt, looking back at the Harbour Bridge and the views beneath it and above the Park Hyatt. All of these views will be reduced and we strongly object to these impacts.

Ken Woolley is one of Australia's most distinguished and celebrated architects. In the 1980s, at the height of his career he was entrusted by the Australian people to design a new building to sit beneath the Harbour Bridge and between it and the Opera House.

The original Park Hyatt design is a finely crafted serpentine building that echoes the curves of the Bridge and Opera House. The ridge line of the Park Hyatt roof is the embodiment of his contract with the Australian people, one in which his building was always to sit beneath the parapet of historic Dawes Point Park so that the panoramic outlook from the park to the harbour was maintained, and so that the 1830s maritime houses of Lower Fort Street that share this important heritage panorama across the harbour and towards the Heads maintain this historic connection.

The current plans include new proposals for expansive raised terraces and pool area. The new parts of the proposal appear to more than double the extent of an earlier development approval for what the applicant describes as low-lying presidential suites on another part of the existing roof area. We object to the new proposals and the earlier proposals that have not yet been built.



The photograph above shows the panorama across Sydney Harbour visible from a standing position from the ground floor principal rooms of 37 Lower Fort Street. The panorama that is impacted most severely is on the ground floor from the front verandah and the two principal reception rooms that face east towards Sydney Harbour. Our front entrance and these reception rooms were built with an outlook across the harbour and towards the Heads.

We object that this historic panorama will be heavily impacted by the proposed development. Right across the centre of this panorama will be new Park Hyatt structures. After construction, our current panorama of Sydney Harbour will be reduced to a few slot views, and the existing sense of our panoramic view across the harbour will be lost.

In their submission, Park Hyatt claims the loss of panorama of the harbour that can be seen from number 37 will be compensated by additional view of sky. If there is to be additional view of sky, it must

be a miniscule amount, and we would be pleased for Park Hyatt to indicate the location and extent of this improvement in the above photograph.

Additionally, when photos were to be taken by the proponents of this plan, we asked that any photos of the outlook from the houses and park along Lower Fort Street be taken not in the afternoon when it is more difficult to see through the trees. This was when the photos were taken. We are happy to look through trees to this outlook, and object to Park Hyatt seeking to justify plans to take these views from us on the basis that there are trees in the park.

We object to this development and the impact it will have as we will be losing the views from our own house, as will our neighbours from their houses, plus views from Dawes Point Park, and all the public areas in the vicinity.

We also object to any new lighting, new spaces that would require lighting, new signage, and any lighting in or upon such signage.