

HERITAGE IMPACT STATEMENT

Park Hyatt Hotel, The Rocks – MP 09_0044

December 2010

urbis

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Executive Summary

The following Report was prepared to assess the heritage impacts of proposed refurbishment works to the Park Hyatt Hotel for Major Project MP 09_0044. Assessment included impacts on heritage items in the vicinity of the Hotel and a review and response to heritage matters raised in various Project submissions by government agencies and the public.

The Hotel is not a heritage item, however it is situated within the historic Dawes Point area and in the vicinity of a number of state listed heritage items. It is also located within the buffer zone of the Sydney Opera House's World Heritage listing.

Following a review of the project proposal, including Hassell's view analysis, a site visit to the area, and a review of submissions made to the Department of Planning on the proposal, the following comments are made in relation to heritage matters.

Considering the size and location of the proposed roof addition to the Park Hyatt Hotel, iconic views from the Sydney Opera House towards the Sydney Harbour Bridge and harbour will not be affected.

Due to the topography of Millers Point and Dawes Point Village Precinct and location of the Harbour Bridge pylons and approach, the Park Hyatt is not visible from the majority of areas and as such will not have any heritage impacts.

There are no detrimental impacts on the heritage significance of residential properties in relation to their views of the harbour and icons, which are both individually listed and part of the MP&DPV Precinct.

There is a minor loss of view to the Sydney Opera House and harbour from one section in Dawes Point Park (view 06), which is not considered to reduce the heritage significance of the Precinct. This area is not considered to be a principal viewing point to enjoy these views, which would be around the water's edge of the Reserve or highpoint of the Park. Historical associations of Dawes Point are not affected by the proposal

The proposed design, materials schedule and colour palette of the roof addition is considered sympathetic to the existing hotel and in-keeping with the character of the surrounding heritage precinct. The works are not considered to have adverse impacts on the character of the Park Hyatt nor the heritage precinct.

Recent modifications to the proposed roof addition which will mitigate the minor impact on views from various Lower Fort Street terraces and Dawes Point Park include:

- lowering of the proposed upper rooftop terrace and pool area from RL 18.65 to RL 17.25 to create a uniform rooftop level of RL 17.25 that is equivalent to the apex height of the existing metal roof;
- reduced extension of the rooftop terrace area towards the west; and
- reconfiguration of the proposed rooftop pool terrace which reduces the extent of proposed batten screening and replacing it with glazing.

Urbis Heritage has reviewed the View Impact Studies by Hassell and support the opinion that there is no impact on the heritage significance of any heritage items in the vicinity of the Park Hyatt. There are no objections to this application on heritage grounds.



1 Introduction

1.1 Background

Urbis has been engaged by Daisho Developments Sydney to prepare a Heritage Assessment for the proposed refurbishment works to the Park Hyatt Hotel in The Rocks, Sydney.

The Park Hyatt is not a heritage item, but it is in the vicinity of several heritage items, including:

- Sydney Opera House, World Heritage List – Park Hyatt is within the buffer zone;
- Sydney Harbour Bridge, approaches and viaducts (road and rail), State Heritage Register listing;
- Dawes Point Battery remains, State Heritage Register & SHFA S170R listing;
- Millers Point and Dawes Point Village Precinct and Millers Point Conservation Area, State Heritage Register listings;
- Several groups of terraces along Lower Fort Street, State Heritage Register listings;
- Harbour View Hotel and site, State Heritage Register listing; and
- Dawes Point Heritage Precinct, SHFA S170R listing.

In September 2010 Urbis prepared an Environmental Assessment Report for the Major Project (MP 09_0044).

This Heritage Impact Statement makes reference to heritage issues raised in various submissions to the proposal by government agencies and the public, and is a direct response to the request in the Heritage Branch letter dated 19 October 2010.

1.2 Site Location and Context

The Park Hyatt Hotel is located at 7 Hickson Road, The Rocks in the Sydney local government area (Figure 1).

1.3 Methodology

This Heritage Assessment has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. Reference has been made to planning provisions in the Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005.

The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999.

1.4 Author Identification and Acknowledgements

The following report has been prepared by Deborah Arthur (Senior Heritage Consultant) and Stephen Davies (Director). Site photographs were taken by Deborah Arthur.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

Figure 1 – Site location



2 Site Description, History and Significance

2.1 Site Description

The site is owned by the Sydney Harbour Foreshore Authority (SHFA) with a 99 year leasehold in operation.

The site is relatively isolated from adjacent developments, being bound by Hickson Road and the Sydney Harbour Bridge to the west and Dawes Point Park to the north. The site directly abuts the waterfront promenade that extends along the western edge of Sydney Cove, providing pedestrian access from Dawes Point to Circular Quay.

To assess the heritage impacts of the proposed development, the following photographs were taken of views to the Park Hyatt from various locations around The Rocks, Dawes Point and Bennelong Point. Refer to Section 3 for an assessment of the impacts on these heritage items and historic vistas.

Urbis heritage staff investigated the potential impact on views from the ground floor of each terrace along Lower Fort Street, and other heritage items, in addition to reviewing the View Analysis report by Hassell. The Hassell report included some views from first floor terraces towards the new development.

Figure 2 shows the view from the street outside No. 37 Lower Fort Street with the Hotel in the centre between the pylons and Sydney Opera House partially obscured by pylons to the right.

Figure 2 – View from street outside No. 37 Lower Fort Street



Figure 3 shows the view from the street outside No. 31 Lower Fort Street. Views to the Sydney Opera House will not be affected by the works. Views to the harbour will have a minor impact to the far left portion of this image.

Figure 3 – View from street outside No. 31 Lower Fort Street



Figure 4 shows the view from the street outside No. 17 Lower Fort Street. Views to the Sydney Opera House are partially obscured by the bridge pylons. The lift tower currently partially obscures views to the harbour to the left of this image. The proposed roof addition will have a minor impact on one section of the harbour vista in this area, however views to the rest of the harbour will be retained.

Figure 4 – View from street outside No. 17 Lower Fort Street



Figure 5 shows the view from the street outside No. 11 Lower Fort Street. Views to the Sydney Opera House will not be obscured by the proposed roof addition. A small section of harbour views will be affected in the area of the existing lift tower, however views to the rest of the harbour will be retained when the existing hoardings for repair works to the bridge are removed.

Figure 5 – View from street outside No. 11 Lower Fort Street



Figure 6 are views north and north-west down Lower Fort Street towards Harbour. Views of the harbour from Lower Fort Street terraces in these directions are also significant and not impacted.

Figure 6 – View north towards Harbour and North Sydney



View north-west from No. 1 Lower Fort Street



View north from No. 1 Lower Fort Street

Figure 7 shows a view from Dawes Point Park looking towards the Sydney Opera House and the Harbour, all of which is within the World Heritage buffer zone, including the land in the foreground (refer Figure 16).

Figure 7 – View from Dawes Point Park



Figure 8 is a view from the second floor of the Harbour View Hotel looking. This Hotel was built at the start of construction of the Sydney Harbour Bridge.

Figure 8 – View from second floor of Harbour View Hotel



Figure 9 is a view looking towards the Sydney Harbour Bridge from the concourse north of Passenger Terminal. The Hotel in the foreground and the Bridge is within the buffer zone of the Sydney Opera House.

Figure 9 – View from concourse north of Passenger Terminal



Figure 10 is a view from Dawes Point Reserve looking west to Hotel. The proposed roof addition of the Hotel will be visible from this Reserve.

Figure 10 – View from Dawes Point Reserve looking west to Hotel



Figure 11 shows a view from Dawes Point Reserve looking south-west to Hotel.

Figure 11 – View from Dawes Point Reserve looking south-west to Hotel



Figure 12 is a view looking east from one of the gun batteries in Dawes Point Park towards the Hotel in the foreground and the Sydney Opera House in the left background.

Figure 12 – View from gun battery in Dawes Point Park looking east



Figure 13 within the Park is looking north-east towards the Sydney Opera House and its Harbour setting.

Figure 13 – View from gun battery in Dawes Point Park looking north-east



Figures 14 and 15 are views looking west from the Sydney Opera House concourse. With respect to the size of the Sydney Harbour Bridge, its pylons and approach, the Hotel is not an intrusive element within this vista, as discussed in Section 3 (below).

Figure 14 – View from Sydney Opera House concourse looking west to Hotel



Figure 15 – View from Sydney Opera House concourse looking west



2.2 Brief Site History

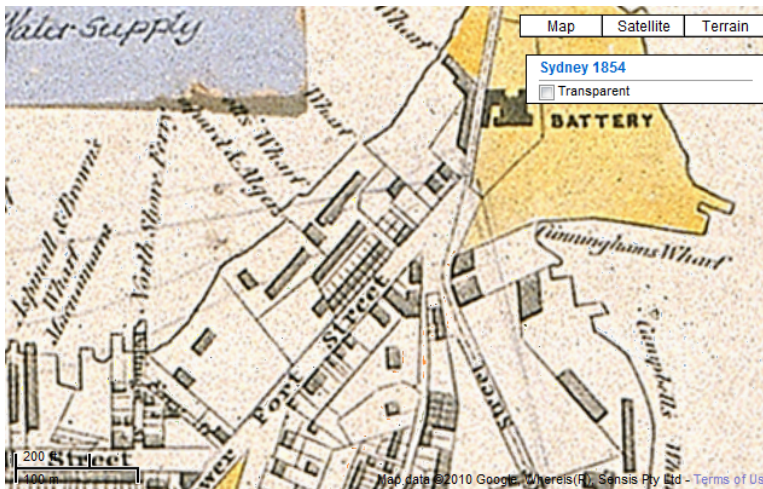
The traditional owners of the Sydney City region are the Cadigal band. Their land south of Port Jackson stretches from South Head to Petersham. The 'Eora people' was the name given to the coastal Aborigines around Sydney.

Circular Quay was the original Sydney landing site for the First Fleet in 1788 after Botany Bay was found to be unsuitable for settlement. It was named Sydney Cove after Viscount Sydney, the British Secretary of State.

The early settlers, mostly convicts, built the Quay, as well as the original buildings at The Rocks. The western side of Circular Quay is The Rocks area, which is where the convicts first pitched their tents and built their houses and buildings from which to run their businesses.

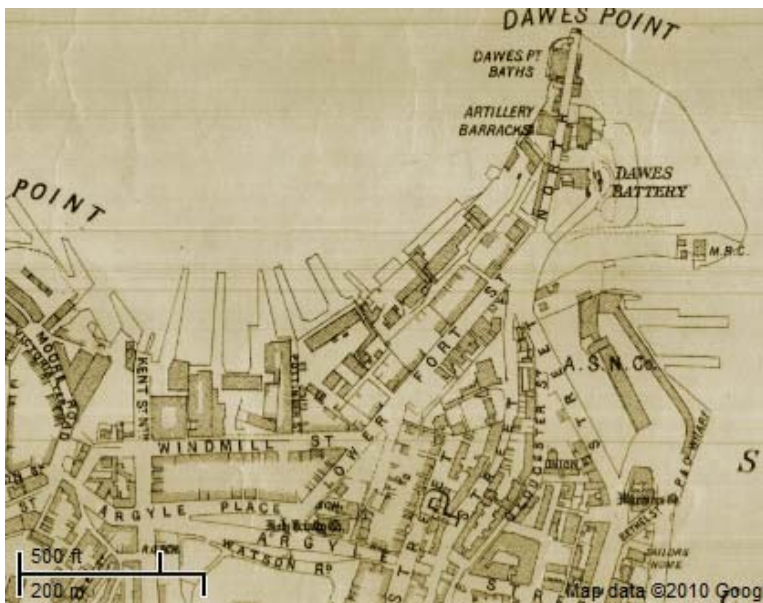
Figure 16 is a view of Dawes Point from 1853 and Figure 17 is the same area from 1888.

Figure 16 – Dawes Point and Lower Fort Street, 1853



[Source: Dictionary of Sydney 2010, Woolcott and Clark c.1854]

Figure 17 – Dawes Point and Lower Fort Street, 1888



[Source: Dictionary of Sydney 2010, Sydney 1888]

The area was originally used for shipping and slowly developed into a transport, leisure and recreational centre (Figure 18).

Figure 18 – Dawes Point, c.1904



[Source: Sydney Harbour Foreshore Authority 2010a]

Prior to the redevelopment of the Hotel site in 1987, it was used from the early 19th century for a range of utilitarian harbour uses. The site accommodated three disused buildings, the largest was a 1960 style brick building once occupied by the NSW Water Police. Other buildings on the site included two boatsheds and maritime structures such as various wharfs, jetties and slipways that extended into Campbells Cove. Due to the previous uses of the site, no public access to the site or the waterfront was available.

The site was acquired by the Sydney Cove Redevelopment Authority under the provisions of the Sydney Cove Redevelopment Authority Act (SCRA). The development of The Rocks was vested under the control of the SCRA, which formulated a strategic development plan for The Rocks precinct, which included specific controls for the subject site.

The 1987 development included construction of the four storey hotel with basement car park and public promenade around the waterfront.

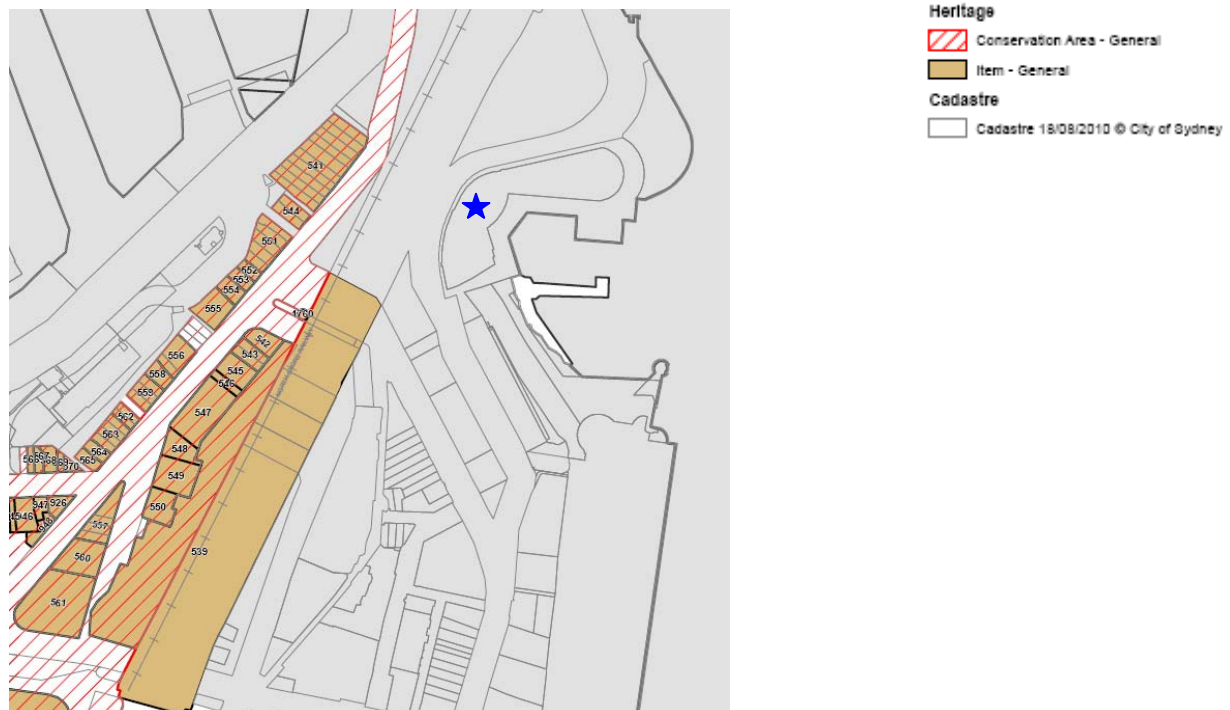
2.3 Significance and Heritage Listings

The Park Hyatt Hotel is not a heritage item, however it is in the vicinity of several heritage items, as noted in Section 1.1 of this Report. The following figures illustrate the curtilage for these heritage items.

Reference should be made to individual heritage listings for statements of significance. Potential impacts of the proposed works on the heritage significance of these places are discussed in Section 3.

Figure 19 illustrates the statutory heritage listings on the Draft Sydney LEP 2010 in relation to the subject site.

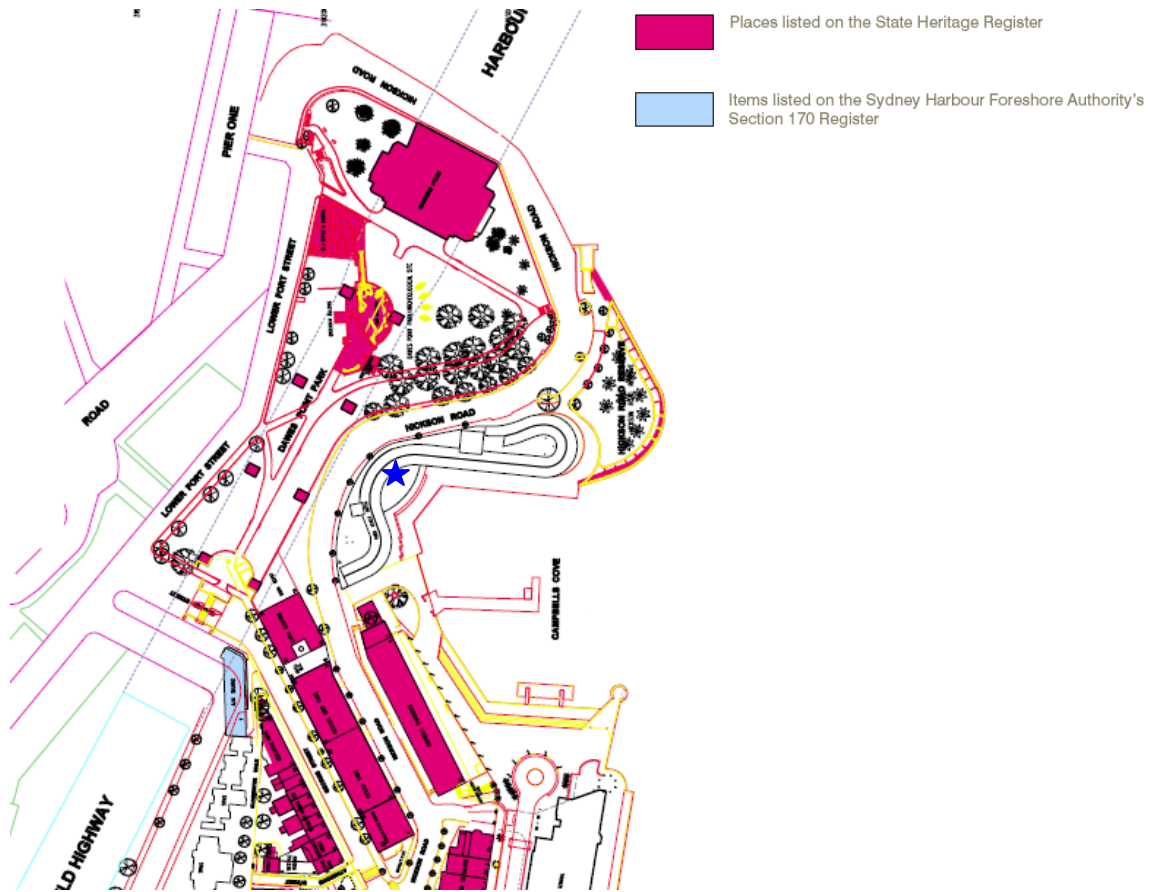
Figure 19 – Heritage items and conservation areas, Sydney LEP



[Source: Draft Sydney LEP 2010, Heritage Map – Sheet HER_013]; Subject site identified by star

Figure 20 illustrates heritage listings in The Rocks, which is excluded from the Sydney LEP.

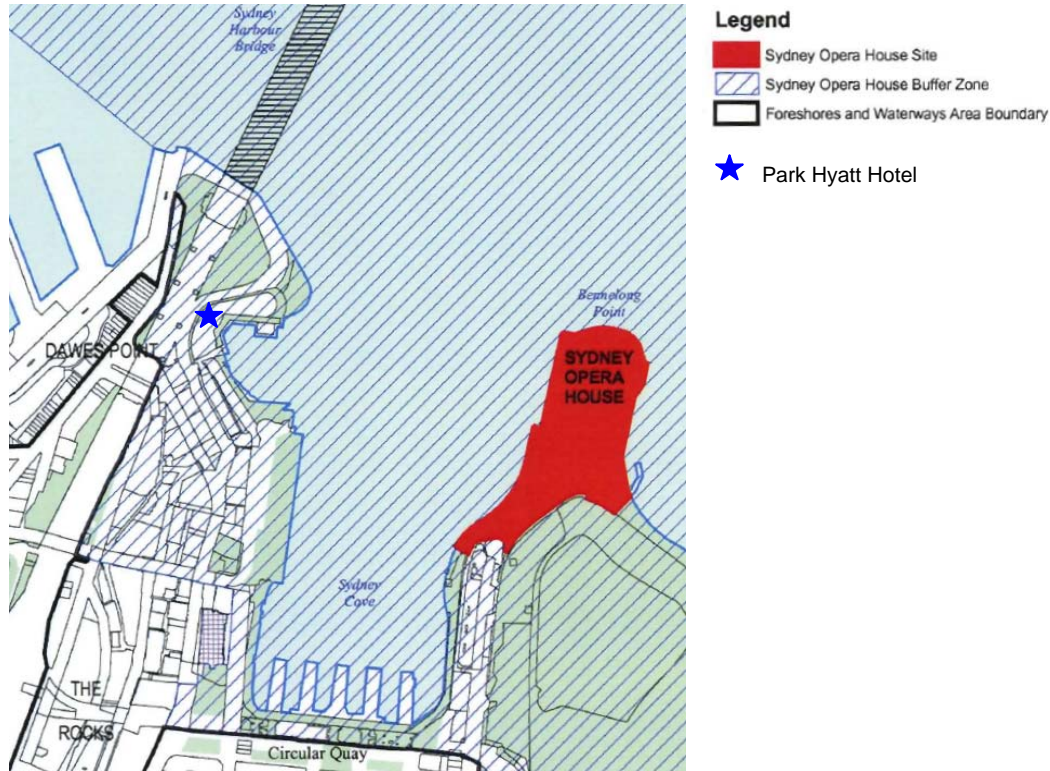
Figure 20 – Heritage items, The Rocks



[Source: Sydney Harbour Foreshore Authority 2010b, Appendix B]; Subject site identified by star

The Park Hyatt is located within the buffer zone of the Sydney Opera House World Heritage listing (Figure 21). Impacts of the works on this buffer zone are assessed in Section 3.1 under provisions in the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

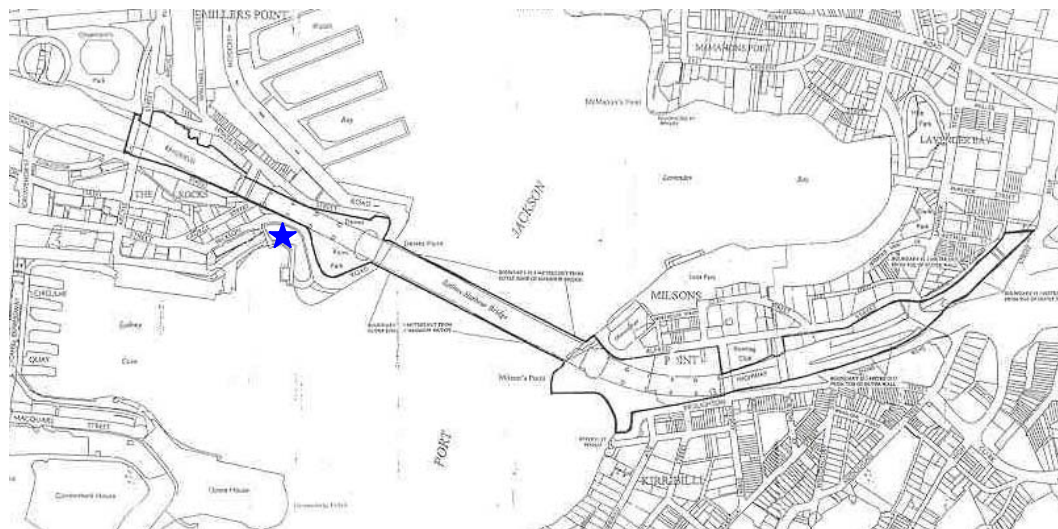
Figure 21 – Sydney Opera House buffer zone



[Source: Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; only a portion of map is shown]

The Sydney Harbour Bridge approaches and viaducts (road and rail) curtilage is show at Figure 22. Figure 15 illustrates the Hotel within this western bridge vista from the Sydney Opera House.

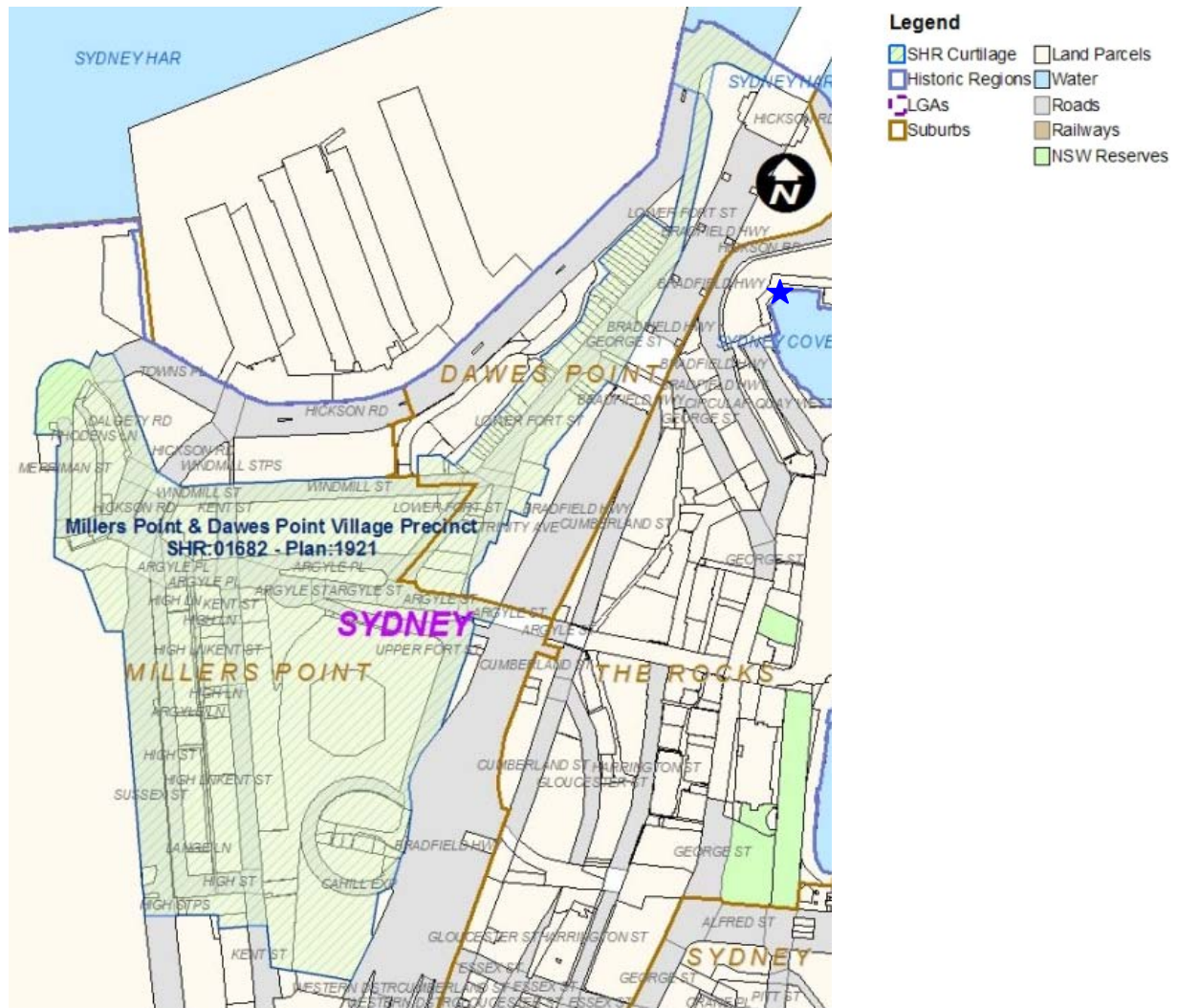
Figure 22 – Sydney Harbour Bridge curtilage



[Source: Heritage Branch 2010a]; Subject site identified by star

Figure 23 is the curtilage for the Millers Point and Dawes Point Village Precinct SHR listing, which is inclusive of various individually listed SHR listed terraces along Lower Fort Street. Figures 2-4 show views from these northern terraces looking east towards the Hotel. Due to the topography of the area, the Hotel is not visible from other areas within this Precinct.

Figure 23 – Millers Point and Dawes Point Village Precinct curtilage



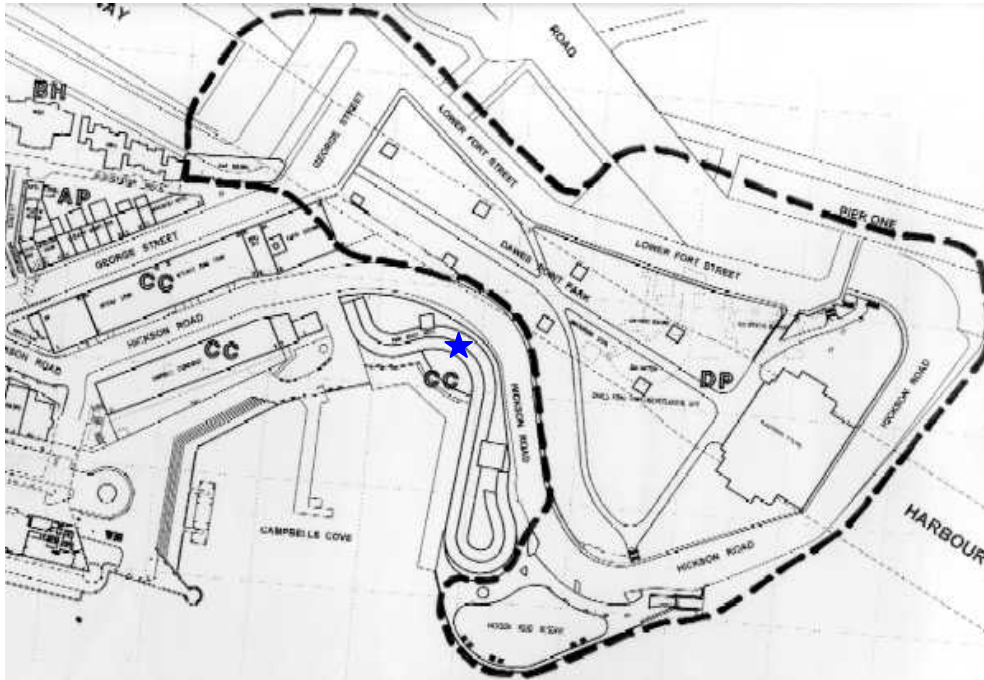
[Source: Heritage Branch 2010c]; Subject site identified by star

A curtilage map for the SHR & SHFA S170R listed Dawes Point Battery remains was not available online, however it is visible in Figure 15. The SHR listed groups of terraces along Lower Fort Street have individually listed properties and associated curtilages for those allotments.

The Harbour View Hotel and site is listed on the State Heritage Register. Figure 19 shows its location at 18 Lower Fort Street - Item No. 542. This Hotel has views towards the Harbour with the hotel in the foreground.

The Dawes Point Heritage Precinct is listed on Sydney Harbour Foreshore Authority's Section 170 Heritage and Conservation Register (Figure 24), but is not shown on Figure 15. This Precinct is directly area adjacent to the Hotel. Section 3.1.2 discusses impacts of the works on vistas of the Harbour from this Precinct.

Figure 24 – Dawes Point Heritage Precinct



[Source: Sydney Harbour Foreshore Authority 2010a]; Subject site identified by star

3 Heritage Impact Assessment

Following a review of submissions made by NSW Government Agencies and the general public on the Project and a site inspection of Dawes Point and Bennelong Point, the following comments are made with reference to applicable heritage legislation.

3.1 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The following clauses taken from the SREP affect the subject site:

Table 1 – Relevant REP clauses

Clause	Discussion
<p>Division 3 Protection of places of potential heritage significance 53 Objectives (2) The objectives of this plan in relation to the Sydney Opera House are: (a) to establish a buffer zone around the Sydney Opera House so as to give added protection to its world heritage value, and</p> <p>(b) to recognise that views and vistas between the Sydney Opera House and other public places within that zone contribute to its world heritage value.</p>	<p>(a) Following inscription of the Sydney Opera House (SOH) onto the World Heritage List in 2007, a buffer zone was established by the NSW Government to protect its world heritage values. The focus of the buffer zone was to protect “significant views from publically-owned accessible places around the harbour”.¹ With this in mind, the following comments are made in relation to publically accessible views of the SOH. An assessment of private views from Lower Fort Street properties in made under Division 4 Miscellaneous – 59 Development in vicinity of heritage items (in the table below).</p> <p>(b) The Park Hyatt Hotel is located within this buffer zone (refer Figure 21). From various points around The Rocks, the SOH and harbour can be viewed. Whilst the development of Sydney established itself around the Harbour, views and vistas have changed over time with new buildings and infrastructure (i.e. Cahill Expressway, Sydney Harbour Bridge). The impacts on views to and from the Sydney Opera House and other public places is assessed below in Section 3A.</p>
<p>Division 3A Sydney Opera House 58B Protection of world heritage value of Sydney Opera House The matters to be taken into consideration in relation to development within the Sydney Opera House buffer zone include the following: (a) the objectives set out in clause 53 (2),</p> <p>(b) the need for development to preserve views and vistas between the Sydney Opera House and other public places within that zone,</p>	<p>(a) The objectives are analysed in the sections below.</p> <p>(b) The minor visual impact of the proposed roof addition to the Park Hyatt does not impact all views to the Sydney Opera House from a public place. It does have a minor impact obscuring a small portion of views to the SOH from a section in Dawes Point Park</p>

¹ NSW Department of Planning 2005:2

Clause	Discussion
<p>(c) the need for development to preserve the world heritage value of the Sydney Opera House,</p> <p>(d) the need for development to avoid any diminution of the visual prominence of the Sydney Opera House when viewed from other public places within that zone.</p>	<p>on the walkway immediately to the north-west of the hotel (view 06). However, as this is mostly a transitional area for people, all other areas of the Park will have unobtrusive views of the Harbour and SOH. In other public places in Dawes Point, iconic views to the SOH are retained.</p> <p>It is noted that views and obstructions change according to the viewing location and therefore the importance of the place where views are generally observed is the important issue in this assessment.</p> <p>The views from the Sydney Opera House to the harbour and Bridge are illustrated in Figure 15. Considering the relatively small size of the proposed development within this iconic vista, the heritage significance of surrounding heritage items are not considered to be adversely impacted.</p> <p>This proposal is a simpler, streamlined form of the top level and with a minor reduction in roof height at the eastern end. At the western end there is a minor (0.7m) addition in height, however the overall form of the roof addition is considered more aesthetically refined. The height of the lift tower will be reduced, improving views from Dawes Point to the Harbour.</p> <p>(c) The 'Architect's Statement' by Hassell (Appendix J in the Sep-2010 Section 96 application²) discusses the intent of the design and materials for the proposed roof addition. A materials board is provided in Appendix K, which is considered an appropriate palette, in-keeping with the existing hotel and surrounding features. The colour palette is neutral and will be sympathetic to surrounding buildings and other features.</p> <p>The proposal is considered to be very minimal in terms of the overall setting of the SOH and the curtilage that has been established. There is considered to be no diminution of world heritage value occasioned by the proposal.</p> <p>(d) There will be no diminution of the visual prominence of the Sydney Opera House when viewed from public spaces other than the one location as discussed above in (b).</p>
<p>Division 4 Miscellaneous</p> <p>59 Development in vicinity of heritage items</p> <p>(1) Before granting development consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item.</p> <p>(3) The consent authority may refuse to grant development consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage</p>	<p>(1) & (3) This Statement is a response to these subclauses.</p>

² Urbis 2010

Clause	Discussion
<p>item.</p> <p>(2) This clause extends to development:</p> <p>(a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or</p> <p>(b) that may undermine or otherwise cause physical damage to a heritage item, or</p> <p>(c) that will otherwise have any adverse impact on the heritage significance of a heritage item.</p>	<p>(2): The impact of the proposed works on heritage items in the vicinity of the Park Hyatt is discussed in relation to the following places:</p> <ul style="list-style-type: none"> ▪ Sydney Opera House ▪ Sydney Harbour Bridge; ▪ Dawes Point Battery Remains; ▪ Millers Point and Dawes Point Village Precinct; ▪ Several groups of terraces along Lower Fort St; ▪ Harbour View Hotel and site; and ▪ Dawes Point Heritage Precinct. <p>Division 3 and 3A (above) assesses the heritage impacts of the proposal against the Sydney Opera House.</p> <p>The Sydney Harbour Bridge (Figures 9 and 15). In relation to the context of the Park Hyatt, the proposed rooftop addition, as seen on the front of the 'Architect's Statement' by Hassell (Appendix J) will not have any adverse impacts on vistas to or from the Bridge. The design of the addition is sympathetic to the existing hotel and it is not considered to be intrusive into the vista of the Bridge when viewing it from other parts of the Harbour, including from the SOH.</p> <p>Figure 13 is a view approximately from the Dawes Point Battery Remains looking east (a small distance below the SHR listed curtilage due to hoardings currently up to prevent access to this area). The proposed works will retain important vistas up and down the Harbour, which is noted in the statement of significance. The works are not considered to adversely impact upon this heritage item in any way.</p> <p>The Millers Point and Dawes Point Village Precinct has historical significance for demonstrating the "development of colonial and post-colonial settlement in Sydney and New South Wales"³. As this Precinct is inclusive of various terraces along Lower Fort Street, they will be assessed separately below. In relation to the rest of the Precinct, due to the topography of this area and location of the Harbour Bridge pylons and approach, the Park Hyatt is not visible from these areas and as such will not have any heritage impacts.</p> <p>Of the several groups of terraces along Lower Fort Street, there will be a minor impact on views towards the Harbour and its skyline from the ground floor (refer view 06, 07, 08, 09, 10 in Visual Impact Analysis by Hassell) and first floor (view 3a, 3b, 6a and 10a).</p> <p>For some of these terraces, removal of the lift tower will improve views to the Harbour and its skyline from the ground floor (refer view 02, 04 and 05).</p> <p>Vistas from these terraces have changed over time with the construction of the Sydney Harbour Bridge,</p>

³ Heritage Branch 2010c

Clause	Discussion
	<p>specifically with the location of the pylons.</p> <p>All other historic and iconic views from these terraces remain intact, including significant views to the north and north-west and the Sydney Opera House to the east. Historical associations of these terraces to the area are not affected by the proposal.</p> <p>In the public submissions, comments were made about loss of views from points around the harbour to those terraces, such as from the Sydney Opera House concourse. The ground floor of the northern most terraces will be obscured from view at the north end of the SOH concourse with the new roof addition.</p> <p>The heritage significance of the Milton Terrace (1-19 Lower Fort St) is also is historical and aesthetic. The statement of significance also states that these terraces are “an outstanding and largely intact group facing Dawes Park with spectacular harbour views to the east”.</p> <p>The heritage significance of the Linsley Terrace (25, 27, 29, 31, 33, 35 Lower Fort St) is historical and aesthetic. The proposal does not diminish the noted heritage significance for these properties.</p> <p>In consideration to whether the proposal adversely impacts on harbour views to the east, reference is made to the 2004 Land and Environment Court case of Tenacity Consulting v Warringah Council, where the following principles were made:</p> <ol style="list-style-type: none"> 1. What is the type of view to be affected? (e.g. water views, iconic views, whole views) 2. What part of the property are the views obtained? (e.g. front/rear/side boundaries, standing or sitting) 3. What is the extent of impact for the whole property? (e.g. negligible, minor, moderate, severe, devastating) 4. What is the reasonableness of the proposal causing the impact? (e.g. does it comply with planning controls, potential mitigation) <p>With respect to the above principles, the following comments are made with respect to the Lower Fort Street terraces.</p> <p>(1, 2 & 3) The loss of water views from the ground floor terraces has been assessed by Urbis as follows:</p> <p>Ground Floor – Standing views</p> <ul style="list-style-type: none"> - No. 1-7; no view loss due to stone wall opposite; - No. 9; negligible; - No. 13-23; minor; - No. 27; no view loss due to location of park trees, negligible if trees were removed; - No. 31; negligible, there is some small view loss due to roof extension and increase in views with removal of tower element; - No. 37; moderate, there are two current views between pylons, moderate view loss in one of these two gaps; <p>First Floor – Sitting views</p> <ul style="list-style-type: none"> - No. 9; minor; - No. 21; no loss under existing conditions;

Clause	Discussion
	<ul style="list-style-type: none"> - No. 37; no loss under existing conditions; negligible loss if trees removed; <p>Second Floor – Sitting views</p> <ul style="list-style-type: none"> - No. 9; negligible; there is some small view loss due to roof extension and increase in views with removal of tower element. <p>These terraces also have water views to the north-west from their rear boundaries.</p> <p>The extent of the impact of these view losses was considered in the Hassell report and was agreed by Urbis Heritage as no view loss to moderate view loss.</p> <p>The proposed addition does not obscure all views to the harbour, only partial views to the east.</p> <p>Other views are retained, including non-obscured water views to the north and west and iconic views of the Sydney Harbour Bridge and Sydney Opera House.</p> <p>(4) The proposal's roof top addition does not comply with the Sydney Cove Redevelopment Authority in relation to the building's envelope. The proposed maximum variation to the SCRA plan will be approximately 0.7m in height at the southern end, but compensated by a reduction in height of 0.6m from the SCRA plan at the northern end of the roof top extension. This variation is considered reasonable in relation to the scale of the building, the minor loss of views, and retention of other views.</p> <p>For terraces 1-19, which include water views as part of their statement of significance, Nos. 1-7 there is no view loss, No. 9 is negligible and No. 13-19 is minor, but all that have a water view, retain some water view from the ground floors, and better views from the first and second floors.</p> <p>In conclusion, the proposed roof top addition is not considered to reduce the heritage significance of the various Lower Fort Street terraces.</p> <p>The Harbour View Hotel and site was built in the 1920s. The proposed roof addition will have a minor impact on views to the harbour between the pylons of the Sydney Harbour Bridge (Figure 8 and view 11 in Visual Impact Analysis), but it will improve views from the reduction of the lift tower.</p> <p>The Bridge obscures most views to the Harbour, but the bridge was under construction at the time the hotel was built. The vista of the Bridge however is iconic from this Hotel and is not affected by this proposal. The proposal is not considered to have a loss of significance for this heritage item.</p> <p>SHFA's Dawes Point Heritage Precinct is located directly opposite the Park Hyatt (Figure 24). The Precinct has important historical associations (military and maritime), which will not be adversely impacted by the proposal.</p> <p>From View 06 in Dawes Point Park views to the Harbour will be obscured by the new roof addition. This area of the Park is transitional. Iconic views of the SOH, Botanic Gardens and majority of the Harbour</p>

Clause	Discussion
	<p>will be retained from all other areas of the Park.</p> <p>The proposed roof addition of the Hotel will be visible from Dawes Point Reserve within the Precinct, but it will not obscure any iconic views due to the topography of this area. The form, materials and colours of the roof addition have been designed to provide a sensitive addition to the skyline in this area, specifically the streamline design and removal of the lift tower.</p> <p>In addition to these heritage items in the direct vicinity of the Park Hyatt, views to Fort Denison will be partially obscured from some areas of Dawes Point Park and a few terraces along Lower Fort Street. The proposed works are not considered to have an adverse impact on the heritage significance of Fort Denison considering the 360 degree views of this site, and other iconic views from Dawes Point to the Harbour.</p> <p>Views in this proposal to Fort Denison from Dawes Point Park have either not changed or improved (refer Views 04 and 05). There are no changes from First Floor views of terraces to Fort Denison in the Visual Impact Analysis by Hassell, and only two terraces (No. 27 and 37) have views to Fort Denison from their ground floor which will not be affected.</p> <p>With reference to the above assessment of view analysis for these terraces, the minor loss of views towards Fort Denison is not considered to have an adverse impact on the heritage significance of the Lower Fort Street terraces.</p>

3.2 Sydney Local Environmental Plan 2005

The proposed works are referenced below in relation to the City of Sydney's LEP.

Table 2 – Relevant LEP clauses

Clause	Discussion
<p>Part 2 Aims, strategies and principles of this plan 12 Strategies for achieving aims of this plan The strategies for achieving the aims of this plan are:</p> <p>(a) development of the City of Sydney as a vibrant, culturally diverse, multi-use city centre, and</p> <p>(j) conservation of heritage items and areas, and</p> <p>(q) protection and enhancement of views and vistas to the harbour, parkland and buildings and places of historic and aesthetic significance, and</p>	<p>(a) The proposed alterations and additions to the Park Hyatt are aimed at providing high quality design for this significant site in The Rocks, as well as enhancing the amenity of this Hotel.</p> <p>(j) As discussed above under the assessment of each heritage item in the vicinity of the Park Hyatt, there are no impacts to the heritage significance of these properties.</p> <p>(q) Impacts to views and vistas have been assessed in the table above. It was concluded that there was no adverse loss in heritage views, and the significance of heritage items is not impacted.</p> <p>Overall, important views and vistas to and from heritage items in the vicinity of the Park Hyatt will be retained, and the heritage significance of these places will not be adversely affected.</p>

Clause	Discussion
<p>74 Development within the vicinity of a heritage item The consent authority, when considering an application for development within the vicinity of a heritage item, must take into account the impact of the proposed development on the heritage significance of the heritage item.</p>	Development in the vicinity of heritage items has been assessed in Table 1 (above).

3.3 Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 3 – Relevant DCP provisions

Provision	Discussion
<p>5 Design Guidelines for Land-Based Developments 5.4 Built Form Buildings and other structures should generally be of a sympathetic design to their surroundings; well designed contrasts will be considered where they enhance the scene. Many councils have development controls governing built form and the heights of buildings. The following guidelines are designed to reinforce the local requirements:</p> <ul style="list-style-type: none"> – the cumulative impact of development along the shoreline is considered having regard to preserving views of special natural features, landmarks or heritage items. 	<p>Alterations to the external façade of the Park Hyatt are not considered to adversely affect any views or vistas of heritage items in the vicinity, nor the heritage significance of the Dawes Point Heritage Precinct.</p> <p>The design of the roof top addition has been streamlined so as to minimise adverse impacts on views.</p> <p>The historic precinct where the Hotel is situated consists of various buildings from various periods, which reflect the tastes and legislative provisions at that time.</p> <p>The Park Hyatt is not a heritage item, although the same principles could be applied as stated in Article 22 in the Burra Charter:</p> <p style="padding-left: 20px;">New work such as additions to the <i>place</i> may be acceptable where it does not distort or obscure the <i>cultural significance</i> of the place, or detract from its <i>interpretation</i> and appreciation.</p> <p>The submission by Ancher Mortlock & Woolley raised an issue regarding loss of architectural integrity of the original hotel's design. As stated in their submission, 1980s planning controls guided the design of the Hotel (i.e. the towers were points of interest to address amenity issues for rooftop plant rooms).</p> <p>Taking into consideration the above heritage principle, a contemporary design for an addition or infill can be appropriate if it respects the original place and does not attempt to replicate it. The smooth design of the roof and the materials proposed are complimentary to the original hotel, but are purposefully contemporary to improve the amenity of the Hotel.</p> <p>The proposed design, materials schedule and colour palette of the roof addition is considered sympathetic to the existing hotel and in-keeping with the character of the surrounding heritage precinct. The works are not considered to have adverse heritage impacts on the character of the hotel nor the heritage precinct.</p> <p>The proposed new signage for the Hotel has been designed so it is not obtrusive in vistas.</p> <p>The proposed plant schedule in the landscape concept lists various plants proposed for the rooftop garden planter boxes. The maximum height of these plants is approx. 1 metre. The location and type of these plants are not considered to have an adverse impact on views of or to heritage items.</p>

4 Conclusions and Recommendations

Following a review of the project proposal, including Hassell's view analysis, a site visit to the area, and a review of submissions made to the Department of Planning on the proposal, the following comments are made in relation to heritage matters for MP 09_0044.

Considering the size and location of the proposed roof addition to the Park Hyatt Hotel, iconic views from the Sydney Opera House towards the Sydney Harbour Bridge and harbour will not be affected.

Due to the topography of Millers Point and Dawes Point Village Precinct and location of the Harbour Bridge pylons and approach, the Park Hyatt is not visible from the majority of areas and as such will not have any heritage impacts.

As discussed in the report, there are no detrimental impacts on the heritage significance of residential properties in relation to their views of the harbour and icons, which are both individually listed and part of the MP&DPV Precinct.

There is a minor loss of view to the Sydney Opera House and harbour from one section in Dawes Point Park (view 06), which is not considered to reduce the heritage significance of the Precinct. This area is not considered to be a principal viewing point to enjoy these views, which would be around the water's edge of the Reserve or highpoint of the Park. Historical associations of Dawes Point are not affected by the proposal.

Recent modifications to the proposed roof addition which will mitigate the minor impact on views from various Lower Fort Street terraces and Dawes Point Park include:

- lowering of the proposed upper rooftop terrace and pool area from RL 18.65 to RL 17.25 to create a uniform rooftop level of RL 17.25 that is equivalent to the apex height of the existing metal roof;
- reduced extension of the rooftop terrace area towards the west; and
- reconfiguration of the proposed rooftop pool terrace which reduces the extent of proposed batten screening and replacing it with glazing.

Urbis Heritage has reviewed the View Impact Studies by Hassell and support the opinion that there is no impact on the heritage significance of any heritage items in the vicinity of the Park Hyatt. There are no objections to this application on heritage grounds.

5 Bibliography and References

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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