

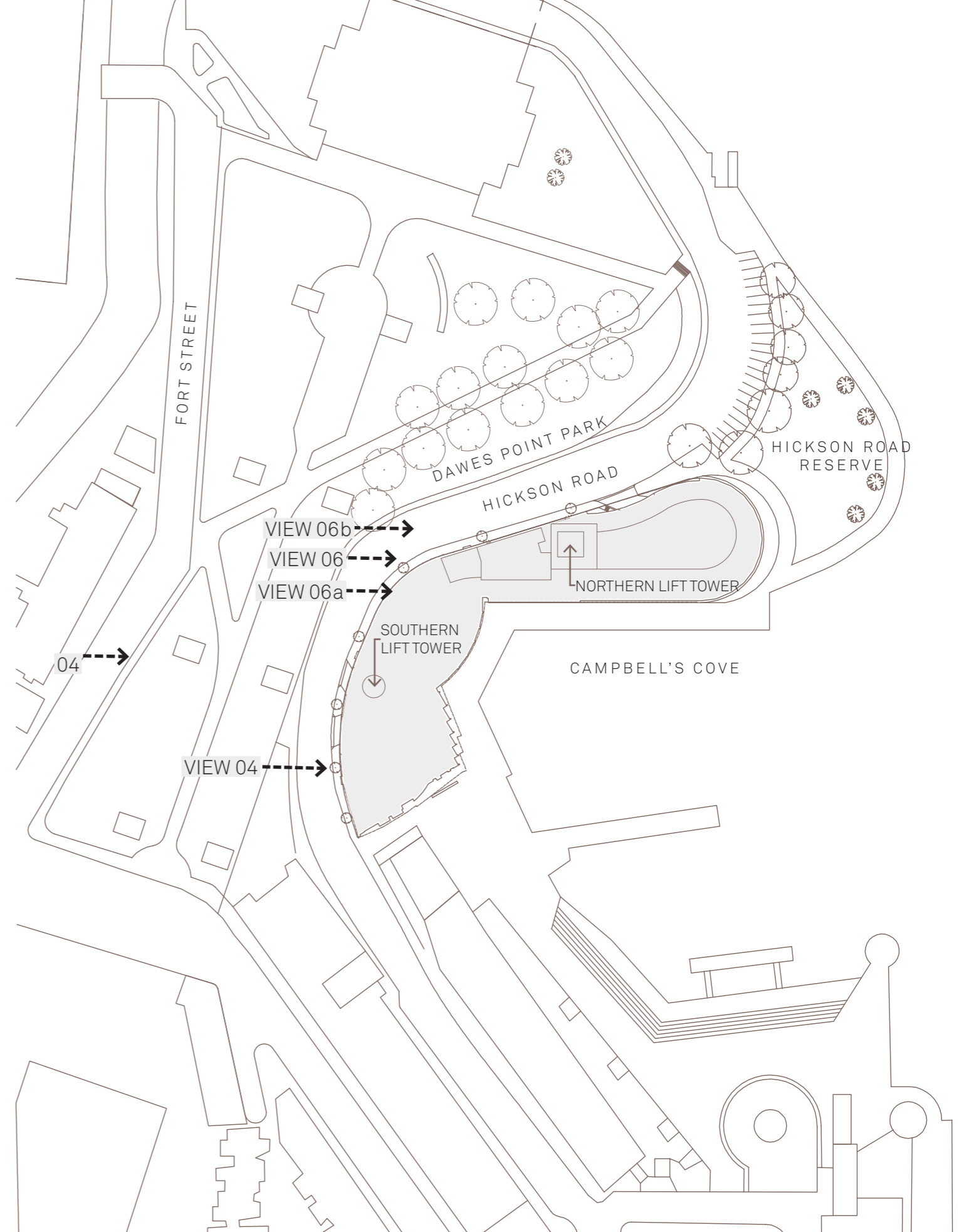
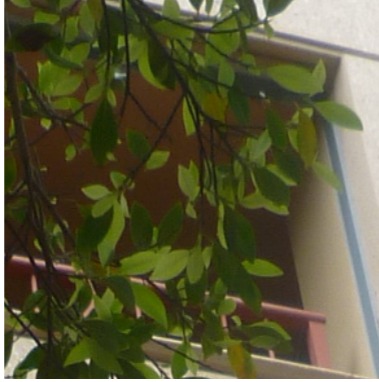
09 Revised PPR Views

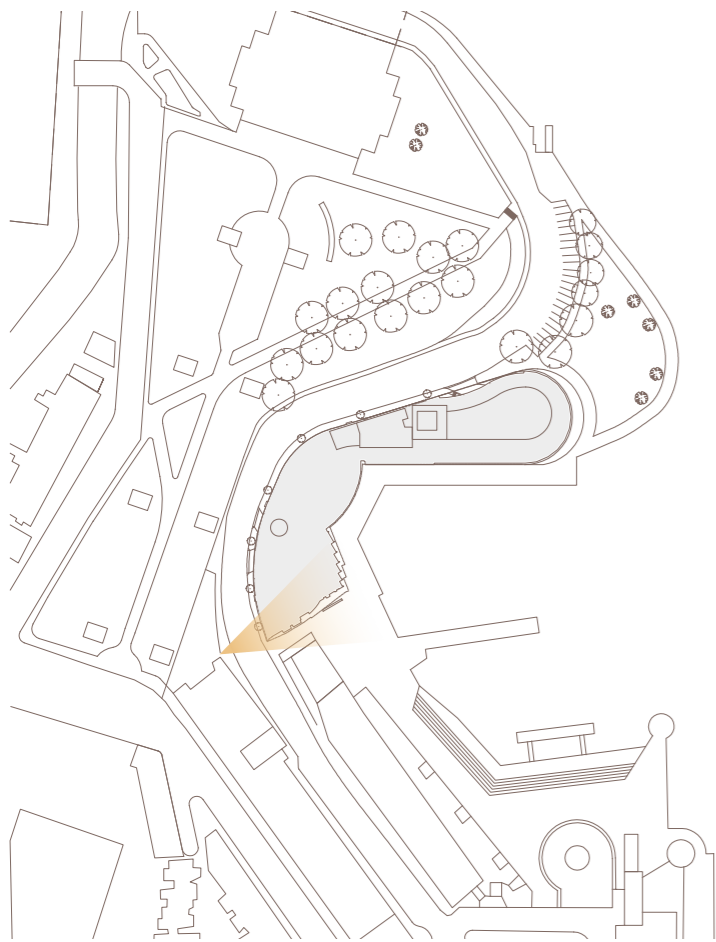
Feedback from the Department of Planning and the public consultation process revolved around concerns raised by residents of Fort Street, where important views of icons such as Sydney Opera House and valuable water views may be adversely affected by proposed refurbishment works, in particular proposed rooftop additions.

It was also identified that there would be potential view loss from certain parts of Dawes Point Park, though isolated, would represent loss of amenity for public spaces.

In response to these concerns and feedback, parts of proposed rooftop works were modified and a Preferred Project Report (PPR) scheme was generated which involves a reduction of height, scale and bulk of the rooftop pool and pool terrace works. These reductions conform more closely to constraints set by the approved SCRA envelope and aims to address view impacts of proposed development whilst not significantly compromising the amenity to be gained by the original EA submission.

The following are a series of view studies of the PPR scheme as compared with approved SCRA envelope to demonstrate that proposed works will not have significant impacts on views from public and private places whilst providing accommodation of the highest standards for Park Hyatt Sydney.





View 04_PPR 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

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



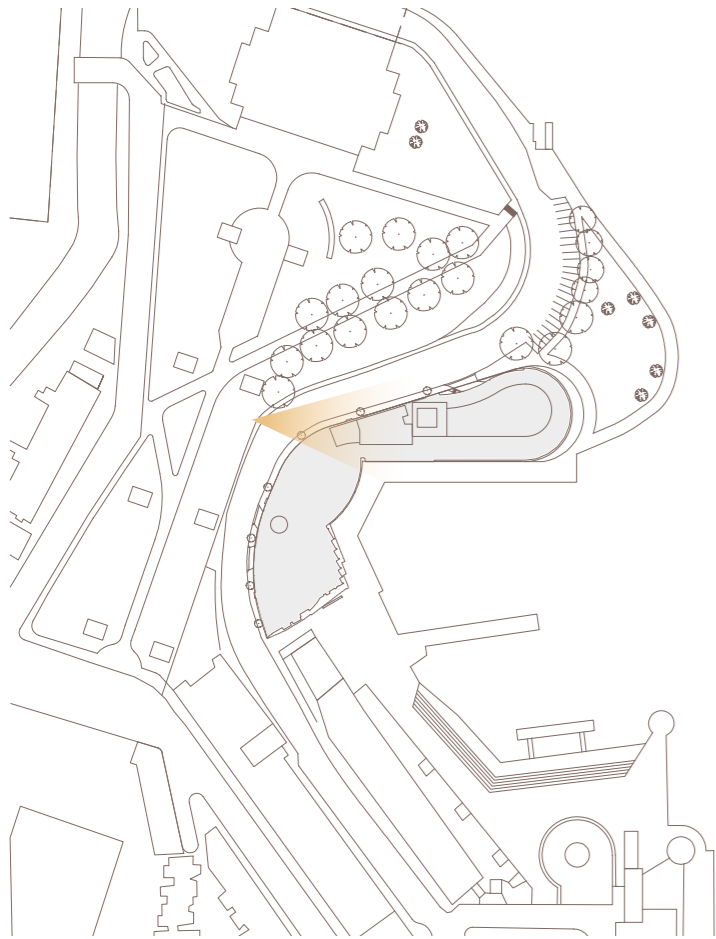
View 02 from Dawes Point Park



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



View 02 from Dawes Point Park Proposed Works Impacts



View 06_ PPR View from Dawes Point Park Parapet

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



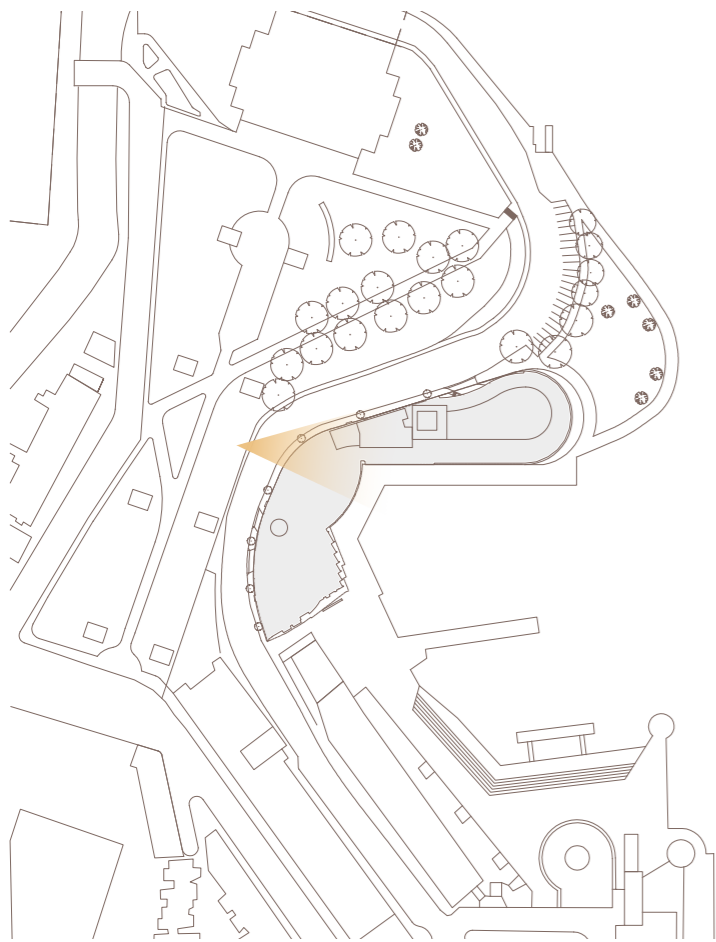
View 06 from Dawes Point Park



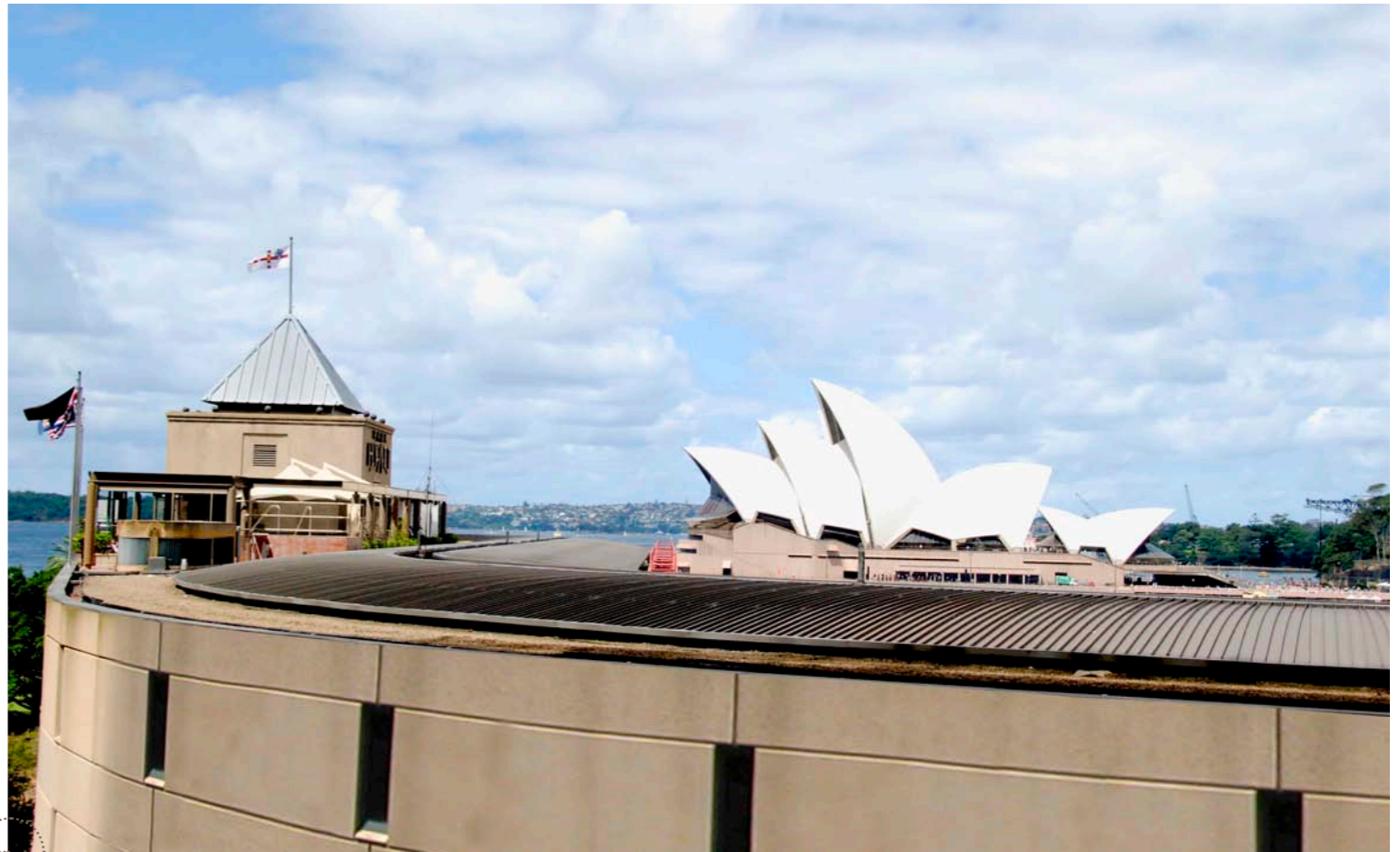
Comparison between proposed development and previously approved envelope (shown translucent)



View 06 from Dawes Point Park Proposed Works Impacts



View 6a_PPR 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

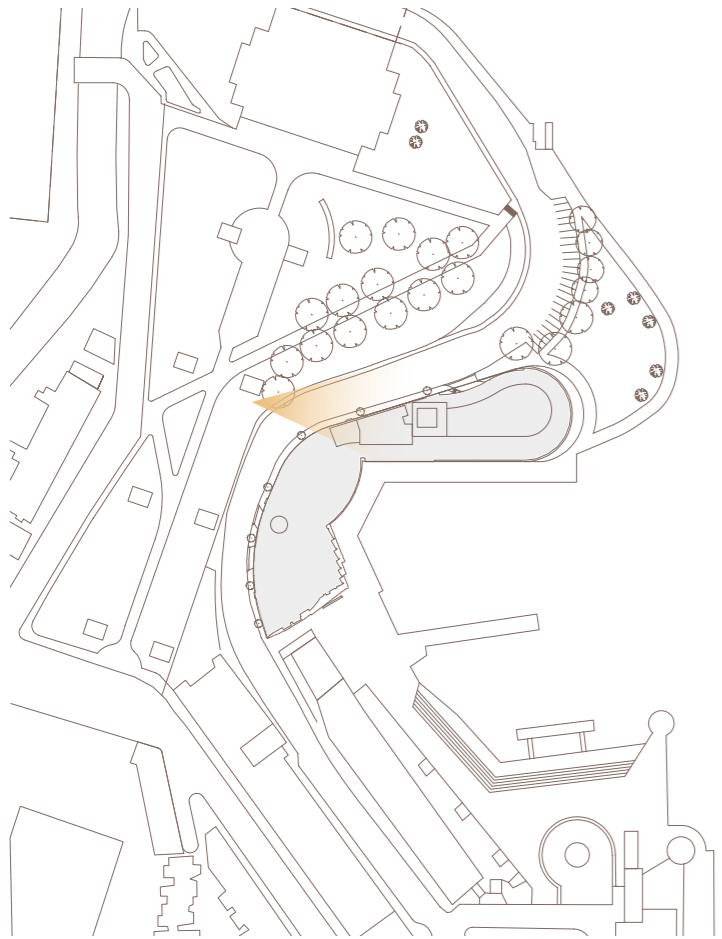
- _There will be moderate loss of distant views of Kirribilli and Cremorne Point from rooftop additions.
- _Increased views of sky from removal of Northern Lift Tower pyramidal structure.



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



View 06b from Dawes Point Park Proposed Works Impacts



View 6b_PPR 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

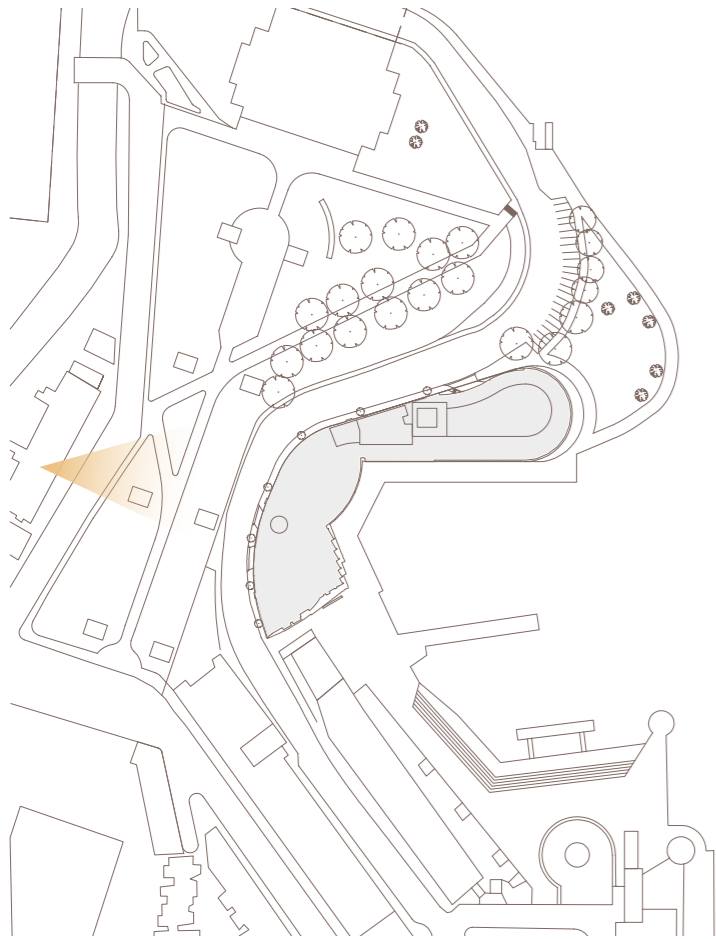
_Proposed works will moderately increase view loss of the Opera House from structure of new rooftop lobby and glass balustrade
 _Removal of Northern Lift Tower pyramidal structure will increase views of sky.



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



View 06b from Dawes Point Park
Proposed Works Impacts



04_PPR 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

