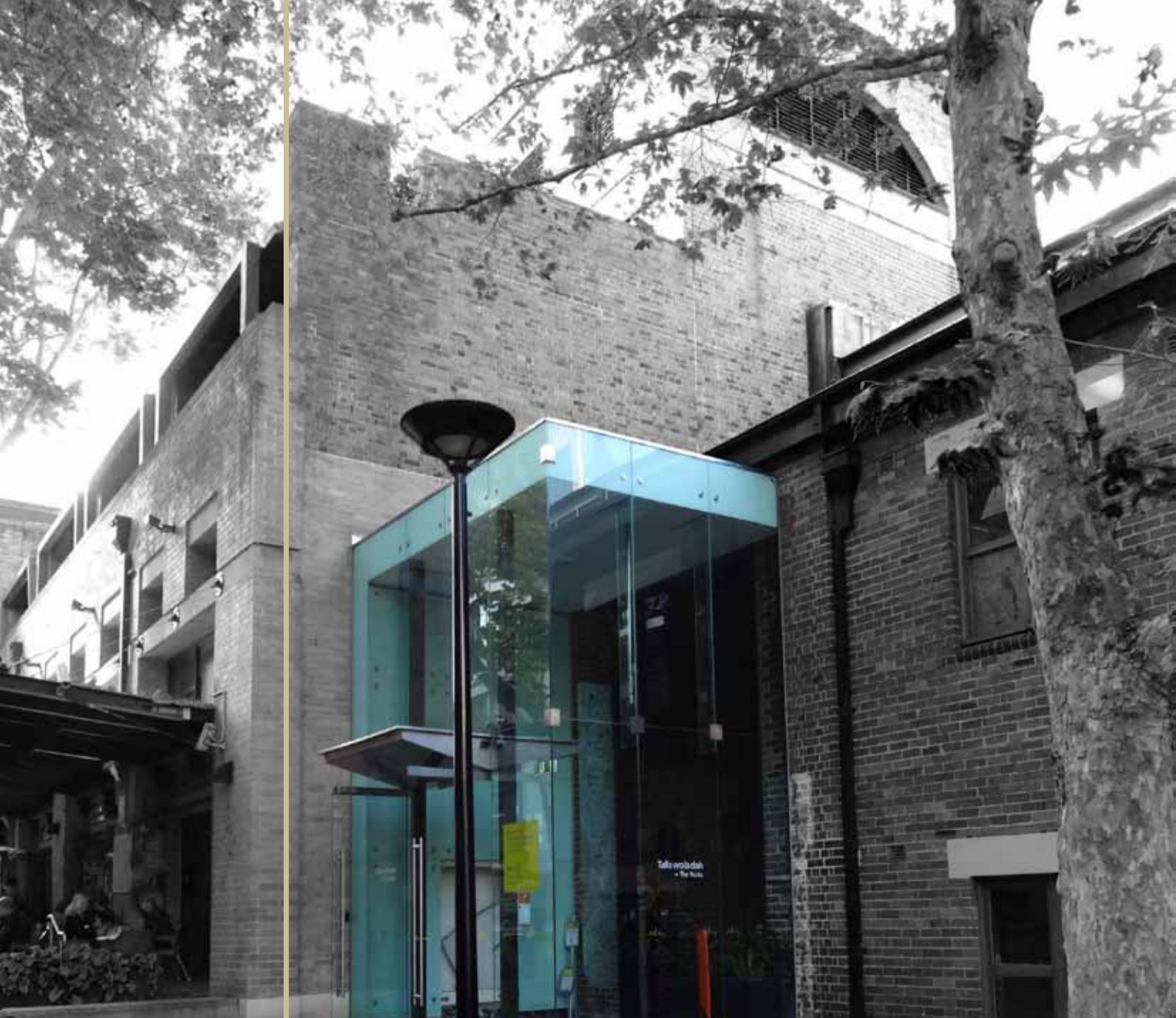




22-26 PLAYFAIR STREET, THE ROCKS NSW ENTRY HALL UPGRADE

landscape character
and visual impact
assessment

THIS REPORT HAS BEEN PREPARED

for



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01 INTRODUCTION

BACKGROUND

The Property NSW, formerly Sydney Harbour Foreshore Authority proposes to upgrade the current access to the Rocks Centre, a retail building located in the Rocks, Sydney. The building is located on the corner of Argyle and Playfair Streets and is also known as “Penrhyn House”.

The upgrade would involve the removal of the existing glazed entrance, off Playfair Street (see figure 1.1) to replace it with a new glazed entrance structure as part of a number of building works to facilitate the building's ongoing commercial and retail use for the future.

The overarching objective of the upgrade to the entrance is to provide improved disabled access. The current access leads to a staircase from where the lower and upper level of the building can be reached (see figure 1.2).

It should be noted that this assessment does not consider any alternative design options and is based on the design drawings prepared by Welsh + Major Architects dated May 2017.

Alternative options were considered during the concept design development phase of the project and the proposed design has been identified as the most practical solution with the least impacts to the heritage fabric, and from considering circulation, sightlines, height clearances and construction feasibility.



Figure 1.1 Existing entrance off Playfair Street.



Figure 1.2 View looking from the entrance to the interior of the building.

THE PROJECT

Key features of the proposal include:

- Removal of the existing entrance
- Provision of the following facilities:
 - new lift to access Level 1
 - exposed steel structure
 - glazed entrance
 - steel awning
 - steel framed glazed roof
 - steel bridge structure to link lift with upper storey
 - new stone paving on ground floor

Figures 1.3 and 1.4 illustrate the existing and proposed alterations. The drawings illustrated in figures 1.5 to 1.9 show key aspects of the proposed design. It should be noted, that the selection of material and finishes is similar in character to the existing facility and that the bulk of the proposed entry would also be similar.

It should be noted that the roof to the proposed structure is glazed which would allow views through to the adjacent building behind and the sky, creating a lighter structure compared the existing solid roof.



Figure 1.3 View of the existing situation along Playfair Street.



Figure 1.4 Indicative photomontage prepared by Welsh + Major Architects illustrating the proposal.

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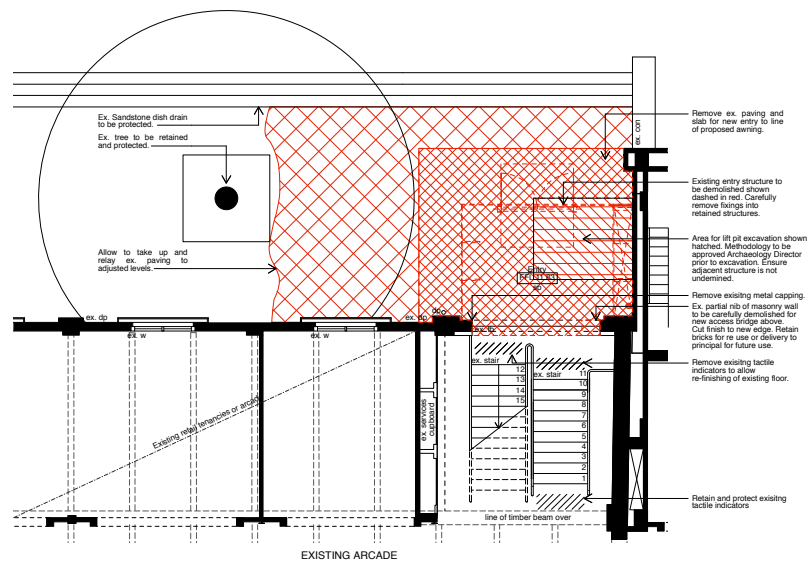


Figure 1.5 Ground floor demolition plan prepared by Welsh + Major Architects showing the extent of the proposed works.

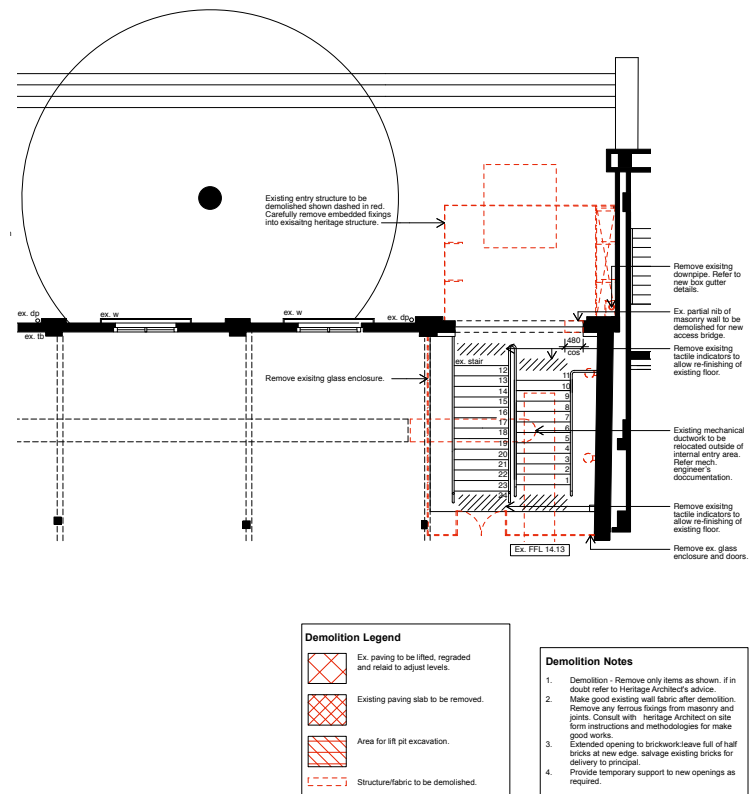


Figure 1.6 First floor demolition plan prepared by Welsh + Major Architects showing the extent of the proposed works.

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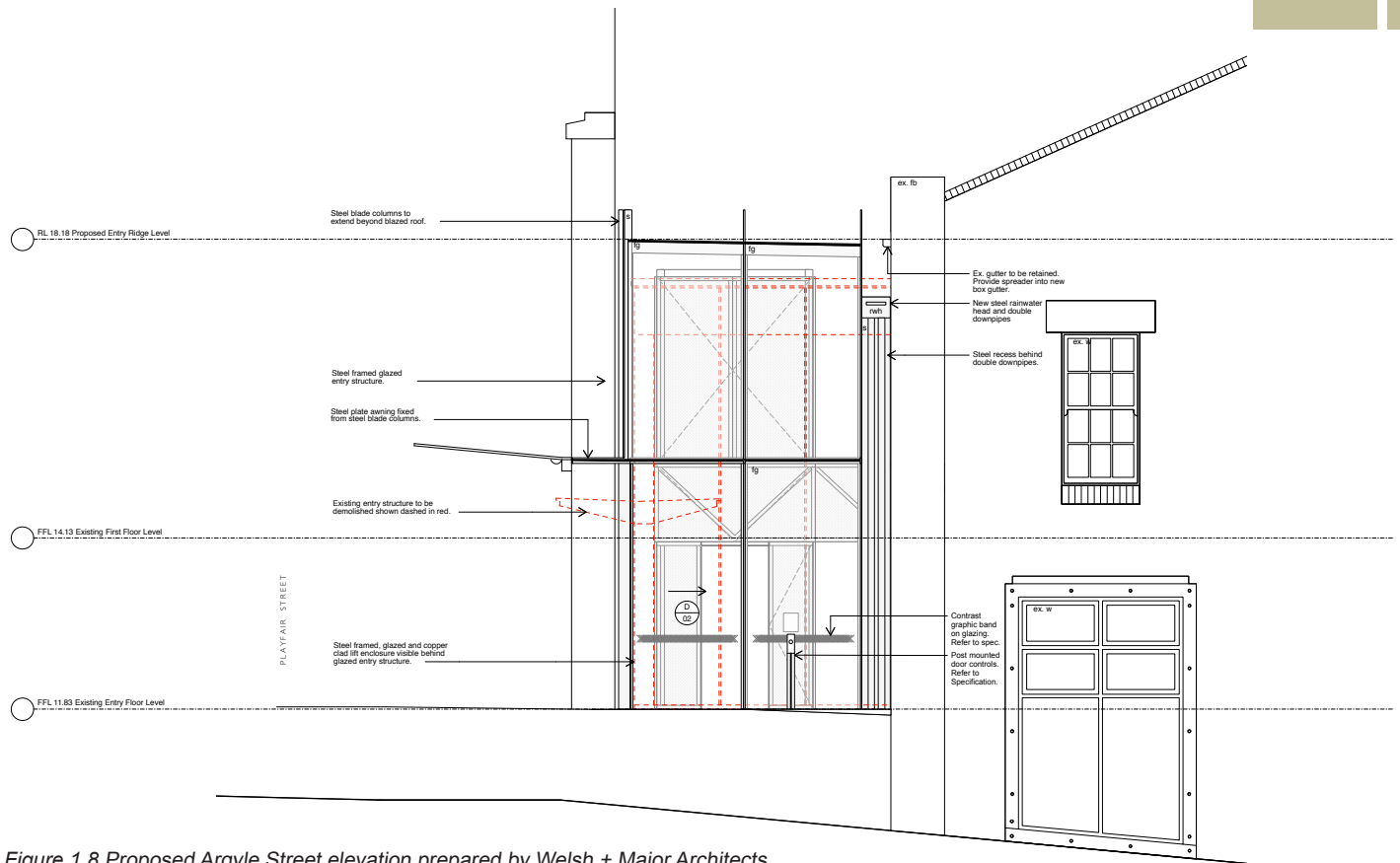


Figure 1.8 Proposed Argyle Street elevation prepared by Welsh + Major Architects.

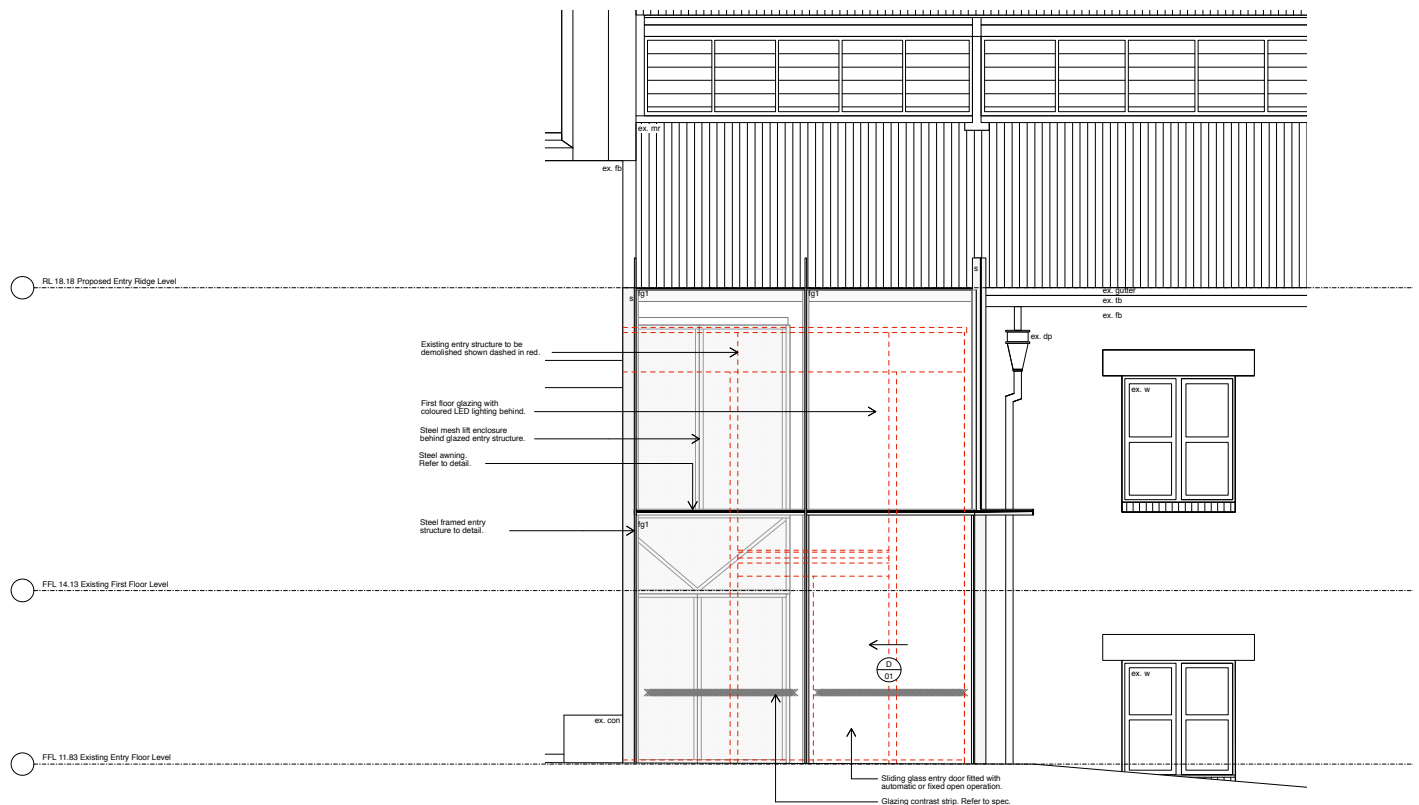


Figure 1.9 Proposed Playfair Street elevation prepared by Welsh + Major Architects.



Figure 1.10 RMS EIA Practice note. Guidelines for landscape character and visual impact assessment, EIA-N04, V 2.0, March 2013.

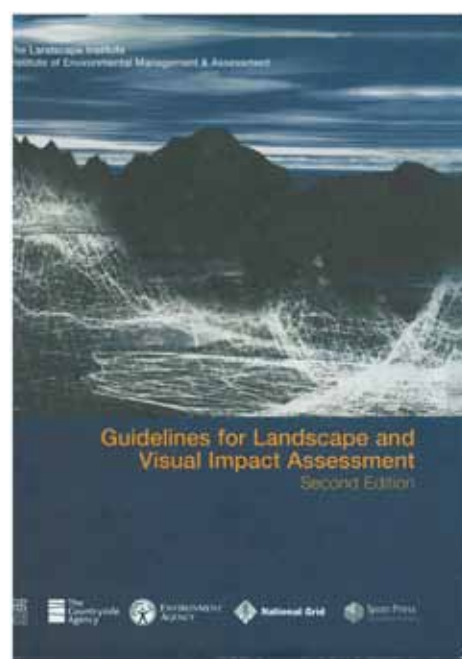


Figure 1.11 Guidelines for Landscape and Visual Impact Assessment, The Landscape Institute, Institute of Environmental Management & Assessment. Second edition 2008.

PURPOSE OF THIS REPORT

KI Studio Pty Ltd has been commissioned by Property NSW to undertake a visual impact assessment on the upgrade works of the entrance off Playfair Street to assess the likely impacts that the proposal would have on the surrounding project areas.

In addition, this report would inform the project approval authority and other agencies about the likely visual impact of the proposal.

METHODOLOGY

Preparation of this report has involved a desk-top analysis and a site visit. The assessment is based on Roads and Maritime Guidelines, specifically Guidelines for landscape character and visual impact assessment No. EIA-N04, "Version 2.0 Issue Date 28 March 2013.

The assessment is based on both the landscape character and the visual impacts. The landscape character impact is based on the aggregate of an area's built, natural and cultural character and sense of place. In this regard, it is measured by the combination of the area's sensitivity and the magnitude (scale, character, number of viewers and distance).

For example, commercial properties are generally considered less sensitive than private residences, and heritage properties are generally considered more sensitive than residential properties. Transient type spaces are generally considered less sensitive compared to spaces that people spend more time in.

The visual impact is based on specific viewpoints, taking into consideration the sensitivity of the viewer, as well as the visual effect or magnitude of the proposal based on scale, distance, contrast etc.

The methodology used to undertake the study is summarised as follows:

- Background review of the proposal to gain an appreciation of the project
- Detailed site visit to identify views, visual catchments, magnitude of change etc
- Contextual analysis evaluating built and community context, connectivity and history of the site
- Landscape character analysis, evaluating the characteristics of the site including land uses, scenic values, character zones and landform
- Determination of sensitivity levels based on the analysis, articulated into character zones
- Evaluation of the proposal's impact on the landscape character
- Determination of the proposal's visual exposure
- Selection of viewpoints within the visual catchment that are representative of the varying site conditions surrounding the proposal
- Evaluation of the proposal's visual impact by comparing the sensitivity of existing viewpoints and the magnitude of impact of the proposal upon them.

Due to the scale of the project, the landscape character impact assessment has been kept succinct and provided in a tabular format.

The assessment also makes reference to Guidelines for Landscape and Visual Impact Assessment, The Landscape Institute, Institute of Environmental Management & Assessment. Second edition 2008.

02 CONTEXTUAL ANALYSIS

LANDSCAPE CONTEXT

The building is located in a highly urbanised environment and within the historic precinct of the Rocks, directly north of Sydney's CBD (see figure 2.3). The Rocks is a major tourist area that features a variety of retail shops and historic pubs. Residences, as well as office buildings are interspersed within the precinct, giving the area a vibrant character.

The area is of state significance, being established shortly after the colony's formation in 1788 and retains a significant portion of its historic urban fabric that gives the district its charm and identity.

The Rocks extends from the southern approach of the Harbour Bridge (Bradfield Highway) on the west to Sydney Cove to the east, and from Dawes Point to Grosvenor Street to the south.

The general topography drops gently to the east towards Sydney Cove and dramatically rises to the west in direction Observatory Hill. The highly urbanised setting provides little greenery except for street trees flanking Argyle, Playfair and Harrington Streets.

Playfair Street is a dedicated pedestrian zone, whilst Argyle Street is mostly open to traffic except for the section between Harrington and George Street which is also a pedestrianised zone.

Views to Sydney Cove are attainable from Argyle Street but not from Playfair Street. As such, Playfair Street is rather a narrow and introverted urban space with a focus towards the historic buildings, yet it offers views towards the Harbour Bridge to the north. Restaurants spill into these urban spaces contributing to the vibrant character of the area (see figures 2.1 and 2.2).



Figure 2.1 View of The Penrhyn House showing the existing glazed entrance in the background.



Figure 2.2 Playfair Street offers views towards the Sydney Harbour Bridge, contributing to the sense of place and identity of the area.

22-26 Playfair Street, The Rocks NSW. Entry Hall Upgrade



Figure 2.3 General location map

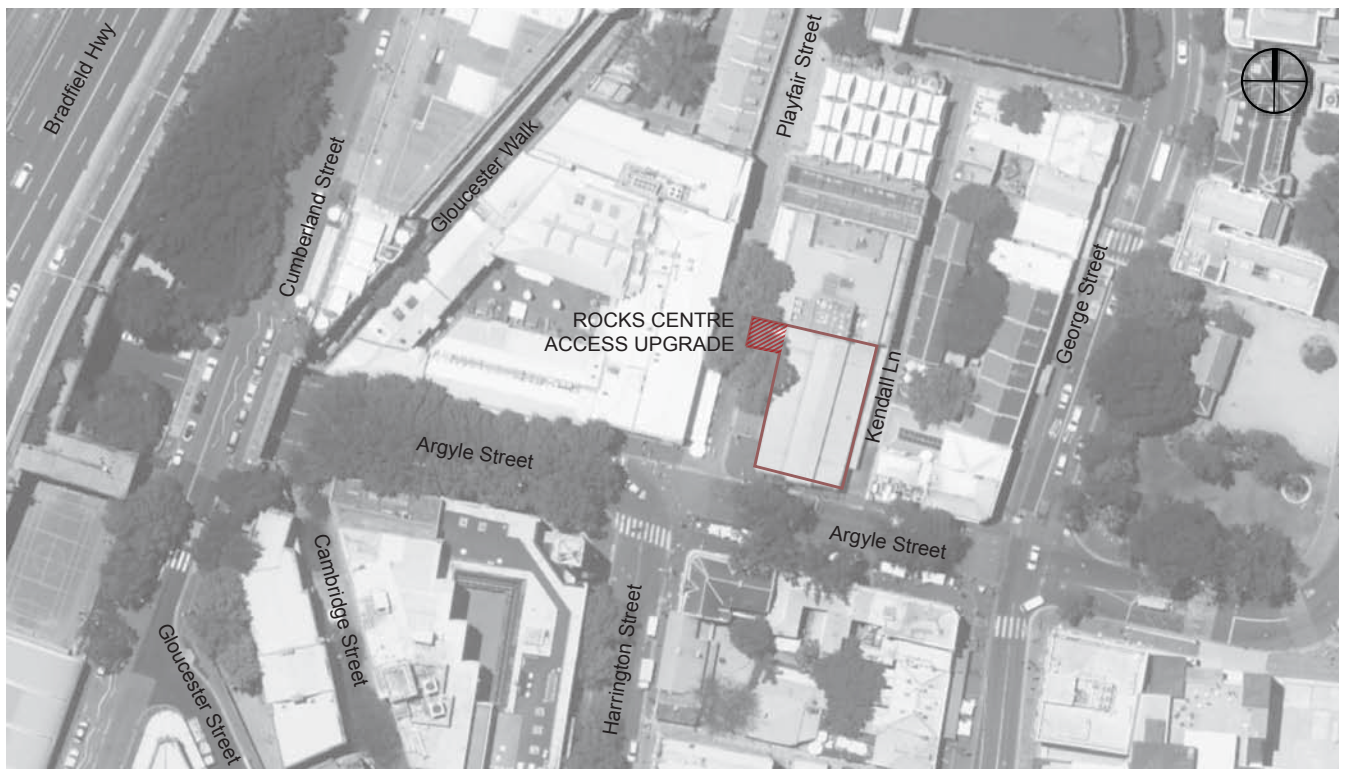


Figure 2.4 Detailed location plan

BUILT FORM CHARACTER

The Penrhyn House is a former warehouse building constructed in c.1924 and currently used for commercial and retail purposes.

The building's outer facade consists of face brick with concrete lintels over door and window openings. The main facade facing Argyle Street incorporates vertical brick detailing that expresses the monitor roofscape clad in corrugated steel.

Multi paned timber framed windows, combined with the clerestory windows of the monitor roof compliment the composition of the facade that gives the building its utilitarian character.

Some sections of the fenestration fronting Argyle Street have been modified from the original design with larger openings to suit the adaptable use of the building.

The Penrhyn House abuts the Scarborough House to the north, which is a commercial/residential mixed use property built in c.1978-79 that has a modern character.

The remaining buildings surrounding The Penrhyn House are predominantly historic, two to four storeys in height. Directly opposite and along Playfair Street are the Argyle Stores, dating from 1826. Directly to the north and diagonally from the proposed entrance is the Cleland Bond Store, built in 1914 as a warehouse. Further afield are the Argyle terraces.

At the intersection of Argyle Street and Harrington Street is the former British Seamen's Hotel, one of The Rock's prominent corner hotels. Adjacent to the hotel is the Gannon House and Shop at 45-47 Argyle Street, another significant historic building.

Opposite to the former British Seamen's Hotel at the intersection of Harrington Street and Argyle Street is a modern development, the Clocktower shopping centre.



Figure 2.5 Front facade of The Penrhyn House fronting Argyle Street. Note the modified fenestration on the ground floor.



Figure 2.6 The Scarborough House is a modern development that abuts The Penrhyn House.



Figure 2.7 View of the Argyle Terraces. Retail shops and restaurants occupy the ground floor.

NETWORK CONTEXT

Harrington and Argyle Streets are local roads with a limited amount of vehicular traffic. As previously mentioned, Playfair Street and parts of Argyle Street are pedestrianised zones. This is important as the transient nature of the viewer tends to be slower and more observant in these type of spaces compared to a local road. In addition, the spatial experience is different as pedestrian viewers can use the full width of the street, compared to being confined to the pedestrian path. This provides the opportunity for a variety of viewing experiences from different angles.

The importance of the district as a key tourist precinct also contributes to the number of viewers. Playfair Street is situated at the hearth of the Rocks making it a very prominent locality, used by many pedestrians, both locals and tourists.

LAND USE

The land use of the immediate area is diverse and includes retail, restaurants, office spaces, commercial venues and residential uses.



Figure 2.8 The area fronting the building along Playfair Street is a pedestrian zone. Restaurants spill out into the public domain contributing to the character and vibrancy of the area.



Figure 2.9 View looking from Harrington Street towards Playfair Street. To the right of the photograph is the former British Seamen's Hotel.



Figure 2.10 The Argyle Stores (former Customs House) houses restaurants and office spaces.

HISTORY

The general area is on the traditional land of the Eora people. 'Eora' means 'here' or 'from this place' and the Gadigal are a clan of the Eora Nation.

Following the arrival of the First Fleet in 1788, a hospital was built west of George Street and in 1816, it was relocated to Macquarie Street.

With the relocation of the hospital, the property was in private hands and it was not until 1840s that the site was sub-divided and developed as terraces in 1872/73, known as the Argyle Terrace.

1922 the Argyle Terrace and adjacent premises were demolished to allow for the realignment and widening of Playfair Street. As the result of the demolition work and street widening, a new lot was created at the corner of Argyle Street and Playfair Street.

The current building was constructed in c.1924, developed by Leslie Alfred Turnbull as a industrial workshop type building, still evident today.

The former Turnbull workshop (Penrhyn House), has historical significance as one of the few remaining twentieth century industrial buildings within The Rocks area.

Penrhyn House is of State heritage significance for its historical and scientific cultural values. It is also of State heritage significance for its contribution to The Rocks precinct which is of State heritage significance in its own right.

The Rocks owes its name to the rugged outcrops of rock around Dawes Point. The precinct is of national cultural significance reflecting more than two centuries of history from early settlement to present. The map in figure 2.12 illustrates the high number of heritage listed items in the area.



Figure 2.11 View looking towards 22-26 Playfair Street and the Argyle Stores in the background.



Figure 2.12 The Cleland Bond building is a former warehouse and one of the first buildings re-adapted for new use as an office space.

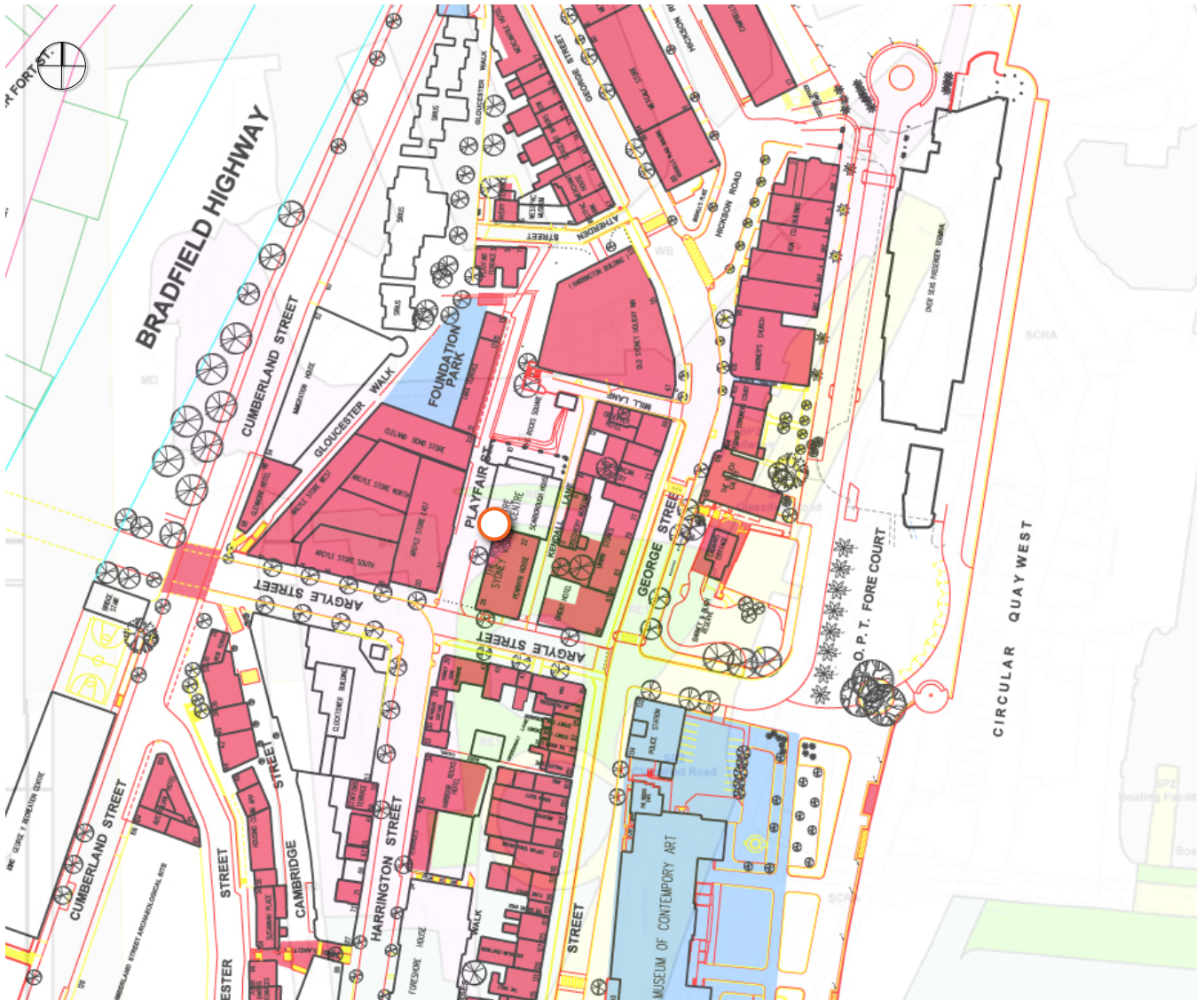


Figure 2.13 Map of heritage listings in The Rocks. Source The Rocks Heritage Management Plan Volume 1 April 2010 - Appendix B.

Appendix B illustrates existing heritage listings in The Rocks including items listed on the State Heritage Register, and items listed on the Authority's Heritage and Conservation (Section 170) Register but not on the State Heritage Register.

- Places listed on the State Heritage Register
- Items listed on the Sydney Harbour Foreshore Authority's Section 170 Register

Note that there are only two properties not listed in the State Heritage Register (The Scarborough House and the Clocktower Shopping Centre) in the immediate vicinity of the proposal.

The following excerpt has been taken directly from the Conservation Management Plan prepared by Orwell & Peter Phillips for the Penrhyn House, 22–26 Playfair Street, The Rocks, dated March 2009.

The site of Penrhyn House, part of the original convict-built hospital at Sydney Cove, was associated from at least the 1850s with metalworking (blacksmithing and coppersmithing), probably serving nearby shipping. The present building was constructed for this purpose, and is a modest example of an early 20th century industrial building, one of very few such buildings remaining in The Rocks and also a rare surviving example of the work of its architect, F E Stowe.

The building has associations with government welfare operations during the Great Depression, and with the firm Thomas Playfair Pty Ltd, which used it and the site to the north as garages to help maintain its fleet of transport vehicles to serve its provedore business which included the supply of the Pacific naval fleet during World War II.

The demolition by the Sydney Cove Redevelopment Authority of the smaller buildings to the north was a catalyst for the Green Bans placed on The Rocks by the Builders Labourers Federation, which led to the preservation of Penrhyn House and many other buildings within The Rocks.

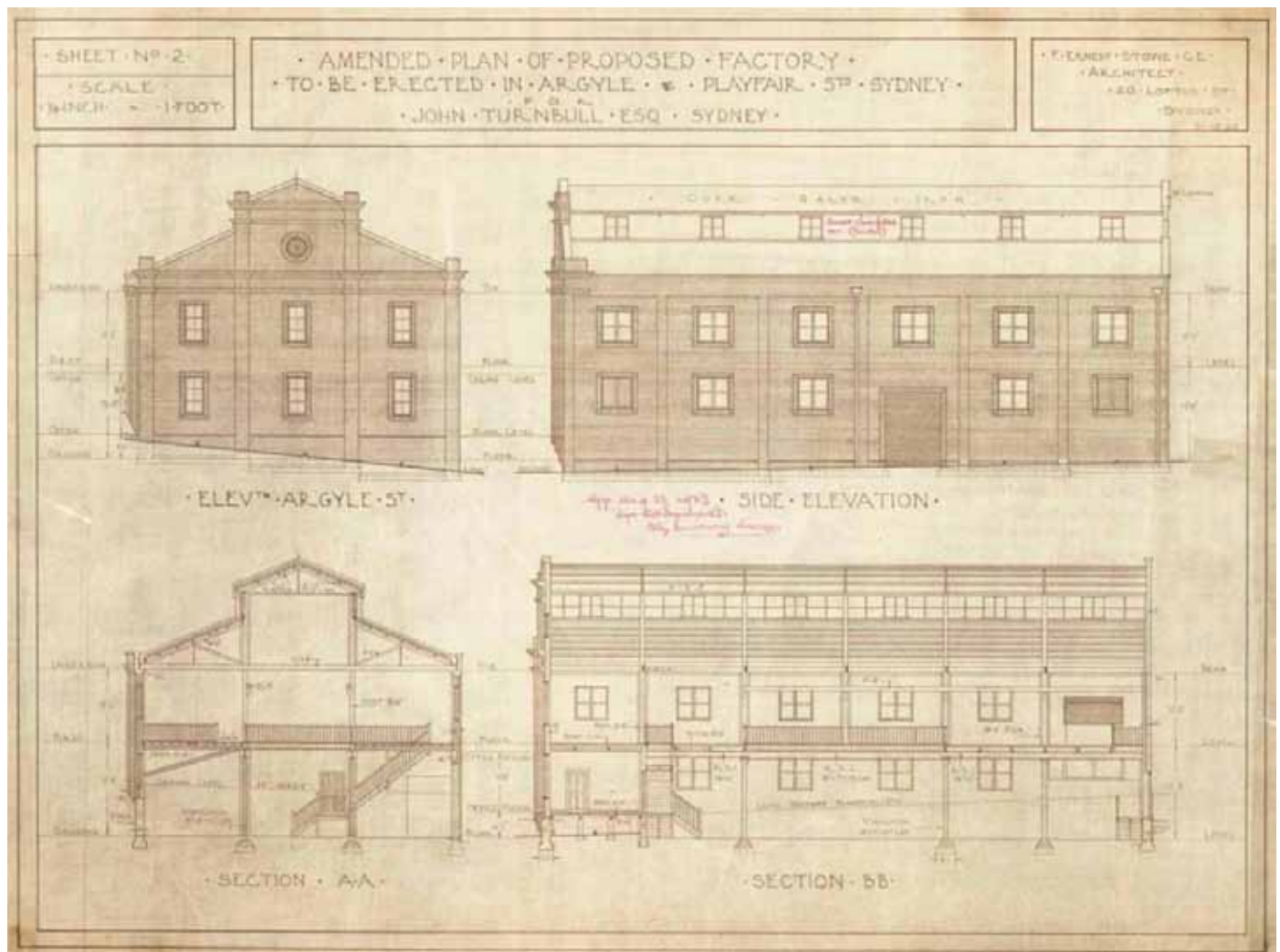


Figure 2.14 Building application drawing for Turnbull's workshops. Source: Building Application plan 0658/23, City of Sydney Archives



Figure 2.15 Playfair's Garage in 1970. Source: Sydney Harbour Foreshore Authority Archives Image No 40009/742/207



Figure 2.16 The building today with its adaptive use.

03 LANDSCAPE CHARACTER IMPACT ASSESSMENT

The landscape character impact is based on the aggregate of an area's built, natural and cultural character and sense of place. In this regard, it is measured by the combination of the area's sensitivity and the magnitude (scale, character and distance).

Due to the limited scale of the proposal and the general homogeneousness of the area, only two landscape character zones have been identified surrounding the project area.

Playfair Street Precinct

This zone comprises of the pedestrian zone north of Argyle Street and east of Harrington Street. It comprises the public domain areas and adjacent historic buildings such as the Argyle Terrace, Penrhyn House, the Argyle Stores and the former British Seamen's Hotel. It also includes the Scarborough House which is one of the few modern developments sympathetic to the setting. The pedestrian character, devoid of vehicular traffic is a key characteristic that defines this zone.

Harrington Street

This zone is defined by the local streets of Harrington and Argyle Streets. Its character is greatly defined by an intermix of contemporary and historic buildings set in a local streetscape with vehicular traffic.

A sensitivity value and magnitude of change has been assigned to each character zone to identify the resulting impact. The table below illustrates how the level of sensitivity and magnitude are combined to achieve an overall level of impact for both the landscape character impact and the visual impact in accordance with the Roads and Maritime's Environmental Impact Assessment Practice Note - *Guidelines for Landscape Character and Visual Impact Assessment* No. EIA-N04, "Version 2.0 Issue Date 28 March 2013.

It should be noted that the ratings are measured relative to each other rather than assigned through an absolute scale. Hence the resulting landscape character impact rating is project specific and identifies those areas with the highest and lowest impacts.

	Magnitude			
	High	Moderate	Low	Negligible
	High	High impact	High-moderate	Moderate
	Moderate	High-moderate	Moderate	Moderate-low
	Low	Moderate	Moderate-low	Low
	Negligible	Negligible	Negligible	Negligible

Figure 3.1 Visual Impacts Rating Table, example illustrating the resulting impact as a combination of sensitivity and magnitude.

LANDSCAPE CHARACTER ZONE	SENSITIVITY LEVEL	MAGNITUDE OF IMPACT	LANDSCAPE CHARACTER IMPACT
ZONE 1 - PLAYFAIR STREET PRECINCT	High: although the land use is of moderate sensitivity, its historic fabric and cultural importance are substantial and provide a key identity to Sydney and its history. This superimposed with the pedestrianisation of the public domain further complements the setting, hence a high sensitivity is assessed. This is further underpinned by views towards the Harbour Bridge, contributing to the sense of place.	Negligible: the proposal would have a negligible impact to the character, identity and functioning of the area. The proposal would replace an existing 'contemporary' structure with a new one of slightly larger bulk.	Negligible: the proposal would have no noteworthy impact to the existing setting.
ZONE 2 - HARRINGTON STREET	High: although this zone is considered slightly less sensitive to Zone 1, its general context within the district of The Rocks warrants such a rating.	Negligible: the replacement of the entry to 22-26 Playfair Street has no impact to the character and identity of this zone.	Negligible: no perceptible change to this zone has been identified as a result of the proposal.

The proposal is considered to have no noteworthy impact on the landscape character of the area. It could be argued, that the proposal would improve access for visitors to 22-26 Playfair Street and as a result improve the functioning of the building and service provided for visitors.

Despite the high sensitivity of the area, the limited scale of the proposal and the limited change it brings about, results in the negligible landscape character impact for both identified zones.

04 VISUAL IMPACT

VISUAL IMPACT ANALYSIS

In order to assess the visual impact, a Visual Envelope Map (the proposal's visual catchment) has been prepared, as shown overleaf. The visual catchment is defined either by topographical features, built form elements or screening vegetation.

The proposal has a limited visual exposure due to a variety of factors including vegetative screening, built form elements and topographical features. In addition, the limited scale of the proposal limits its overall visual exposure within the overall context of the setting.

Built form elements from the new and historic buildings surrounding the site provide an effective screen that limits the visual exposure beyond. In addition, vegetative screening in the form of two mature trees provides limited visual access in a number of cases, including views from higher grounds.

In order to determine the visual impact, sensitivity values have been assigned to the various viewpoints. The selected viewpoints are representative of the surroundings within the visual catchment of the proposal.

The viewpoints have been selected taking into consideration viewers from within buildings as well as within the public domain.

A rating is assigned to each viewpoint and refers to the quality of the existing view and how sensitive the viewer is to the proposed change. The sensitivity rating, combined with the visual magnitude of impact rating, determines the visual impact for each viewpoint and is based on the matrix below.

It should be noted that even though the assessment may discuss high impacts, the nature of this project is limited in its scale and visual effect.

It should also be noted that the ratings are measured relative to each other rather than being assigned through an absolute scale. Hence the resulting visual impact rating is project specific and identifies those areas with the highest and lowest impacts.

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High impact	High-moderate	Moderate	Negligible
	Moderate	High-moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Table 4.1 Visual Impacts Rating Table, example illustrating the resulting impact as a combination of sensitivity and magnitude.

The adjacent figure illustrates the visual envelope map of the proposal. Note the limited visual exposure of the entry hall within the greater setting. The most exposed areas are predominantly confined to Playfair Street, south of the proposal.

Legend

- Visual exposure
- Work area



Figure 4.1 Visual envelope map



VIEWPOINT 1

Description of the setting	Pedestrian zone along Playfair Street, opposite to the Argyle Stores (Old Custom House) looking towards the entrance hall of 22-26 Playfair Street. Street trees and alfresco dining contribute to the visual quality of the setting.
Element visible of the project	Playfair Street entrance is clearly visible in the foreground
Category of viewer	Pedestrians
Nature of impact	Adverse: the larger structure of the proposed works would impact the streetscape
Visual sensitivity	Moderate due to the transient nature of the viewer. It is recognised that the sensitivity of the viewer is higher due to the significance of the setting.
Magnitude of impact	Moderate. The existing entry hall would be removed and replaced with a new one. Although the scale of the proposed hall is slightly larger, its colour scheme is less contrasting than the existing one, hence somewhat mitigating this effect. The glazed roof would provide a lighter looking structure in appearance.
Overall rating of visual impact	Moderate. The visual character of the streetscape would not dramatically change due to the limited intervention of the proposal
Comment / mitigation measures	No mitigation strategies identified.



VIEWPOINT 2

Description of the setting	View from the upper storey of the former British Seamen's Hotel, now Wine Odyssey, looking north towards Playfair Street.
Element visible of the project	Entry hall of 22-26 Playfair Street is visible in the background (centre-right of photograph)
Category of viewer	Patrons to the restaurant
Nature of impact	Adverse: the proposal could affect the viewscape for patrons
Visual sensitivity	High: viewer is likely to stay for longer periods of time, making the viewer less transient. The charm of the area and its historic fabric contributes to a high sensitivity.
Magnitude of impact	Low. The relative modest scale of the proposal and the distance to the viewer limit the overall effect
Overall rating of visual impact	Moderate. Limited impact to the overall view due to the limited scale of the proposal and its contrast to the existing situation
Comment / mitigation measures	No mitigation required. The street trees along Playfair Street contribute in providing a depth perception to the viewer and partially screens the works further mitigating apparent changes to the existing situation.



VIEWPOINT 3

Description of the setting	View from Harrington Street looking north towards Playfair Street
Element visible of the project	The entry hall of 22-26 Playfair Street is visible in the distance.
Category of viewer	Road users and pedestrians
Nature of impact	Adverse: the proposal is modification to the existing situation
Visual sensitivity	Moderate: transient viewer on local street within an area of high visual and cultural significance
Magnitude of impact	Negligible. The shade situation provided by The Scarborough House limits the visual contrast of the structure
Overall rating of visual impact	Negligible. The proposal would barely change the existing situation
Comment / mitigation measures	No mitigation required. The proposal's scale, distance to the viewer and the fact that the structure would be in the shade, strongly limits its visual presence in the overall setting.



VIEWPOINT 4

Description of the setting	Pedestrian zone along Playfair Street in close proximity to the proposal.
Element visible of the project	Entry hall would be clearly visible in close proximity
Category of viewer	Restaurant patron or pedestrian
Nature of impact	Adverse: the proposal would change the current setting and introduce a larger structure
Visual sensitivity	High: restaurant patrons may spend longer periods of time in the setting. Moderate for pedestrians due to their transient nature in context with the setting
Magnitude of impact	Moderate. The new entry hall would contrast somewhat with the existing situation in terms of change in colour and scale. The glazed roof would provide a lighter looking structure in appearance mitigating the visual presence of the structure.
Overall rating of visual impact	Moderate to high for restaurant patrons, whilst a moderate visual impact is assessed for pedestrians.
Comment / mitigation measures	No mitigation required. Whilst a noticeable change would occur, this change is of a limited nature in scale. The different colour scheme of the proposal would contribute to this apparent change and it could be argued that the proposed colour scheme is more sympathetic to the existing building, by reducing its visual contrast to the existing situation. This would make the structure less visually dominant, partially off-setting its larger scale.



VIEWPOINT 6

Description of the setting	View from the balcony of the Clocktower Shopping Centre looking towards the intersection of Playfair and Argyle Streets. The proposal would be seen in the background.
Element visible of the project	The entry hall of 22-26 Playfair Street is visible in the distance.
Category of viewer	Shopping centre visitors
Nature of impact	Adverse: the proposal may impact the visual amenity of the streetscape along Playfair Street
Visual sensitivity	Moderate: most visitors to the shopping centre would be of a transient nature. Office workers within the shopping centre would experience a low visual sensitivity whilst restaurant guests at the shopping centre may enjoy this vista for longer periods of time, making them high in visual sensitivity.
Magnitude of impact	Negligible. It is considered that the larger scale of the proposal would barely be noticeable from this distance, whilst the less contrasting colour scheme would help the structure blend better with the background and hence reduce its visual contrast.
Overall rating of visual impact	Negligible. The proposal is not considered to have any great impact to the viewscape due to its scale and distance from the viewer. Other elements such as historic buildings would have a more dominant prominence.
Comment / mitigation measures	No mitigation required as a better travel experience would be provided. Mitigations from a landscape character impact are discussed in later sections of this report



VIEWPOINT 5

Description of the setting	Pedestrian zone along Playfair Street, opposite to the Cleland Bond Building entrance looking towards the entry hall of 22-26 Playfair Street. Alfresco dining contributes to the visual character of the setting.
Element visible of the project	Minor glimpses of the entry hall of 22-26 Playfair Street in the mid-ground. Centre-right of photograph.
Category of viewer	Pedestrians
Nature of impact	Adverse: the proposed works may impact negatively on the streetscape
Visual sensitivity	Moderate due to the transient nature of the viewer whilst acknowledging the visual quality of the setting
Magnitude of impact	Low. The partial visibility of the proposed structure would limit its visual effect. It should be noted, that the proposed structure would be more visible as it would be slightly larger and more exposed from this viewing angle.
Overall rating of visual impact	Low to moderate. Limited impact to the viewer. Visual character and sense of place of the streetscape would be retained.
Comment / mitigation measures	No mitigation required



VIEWPOINT 7

Description of the setting	View overlooking the entry hall at 22-26 Playfair Street from the office of the Bell Shakespeare's Argyle Stores Rehearsal Space
Element visible of the project	Direct view of the entry hall
Category of viewer	Office workers of the Bell Shakespeare's Argyle Stores Rehearsal Space
Nature of impact	Adverse: the proposal would change the current setting and replace the existing entry hall with a larger structure
Visual sensitivity	Low due to the land use of the premises.
Magnitude of impact	Moderate. The close proximity of the entry hall to the viewer would make the proposed changes to the existing situation obvious. However, the use of similar materials such as glass and steel would retain a overall similar character to the structure, limiting its visual contrast to the existing situation. In addition, the glazed roof would provide a lighter looking structure further mitigating its appearance. Hence, the moderate rating.
Overall rating of visual impact	Low to moderate. The proposal would not significantly alter the streetscape character not the outlook in form and composition
Comment / mitigation measures	No mitigation required.



VIEWPOINT 8

Description of the setting	View from the rooftop terrace at the Glenmore Hotel looking towards Sydney Cove. In the background the Opera and parts of Circular Quay are visible.
Element visible of the project	The roofscape of 22-26 Playfair Street (green roof) is visible in the mid-ground
Category of viewer	Patron of the Glenmore Hotel on Cumberland Street
Nature of impact	Adverse: proposal could impact the panoramic views
Visual sensitivity	High: key attraction of the venue include the harbour views. Guests may enjoy the venue for longer periods of time
Magnitude of impact	Negligible. The modifications to the existing entry hall would barely be noticeable, particularly with mature trees (even though deciduous) filtering views towards the proposal. The composition of the setting and its viewscape would not be affected.
Overall rating of visual impact	Negligible. No noteworthy impact to the existing panoramic views due to the proposal
Comment / mitigation measures	No mitigation required. Even if the trees loose their foliage, the proposed entry hall would be a minor element in the setting/viewscape. The less contrasting colour scheme would reduce the visual prominence of this element. This would be offset by the increase scale, resulting in a neutral impact.



05 CONCLUSION

The replacement of the existing entry hall of 22-26 Playfair Street with a new one, based on the plans developed by Welsh + Major Architects would be considered to have a limited landscape character and visual impact.

The proposal is situated within a highly sensitive historic urban setting and conservation area that is highly sensitive to change. This makes the absorption capacity of the site low.

The proposed design utilises contemporary materials that are sympathetic to the historic setting and that somewhat replicate the existing situation. The unobtrusive location of the entry hall placed at the corner with the interface of the Scarborough House limits its prominence and respects the heritage fabric by allowing the structure to be subordinate to the main building.

From a landscape character point of view, the proposal would enhance the accessibility of this heritage property and improve its adapted functionality as a commercial and retail building.

From a visual impact point of view, the proposal would have a minor or negligible visual impact from numerous vantage points. The highest identified visual impact would be from within Playfair Street, just south of the structure. This visual impact is partially based on the visual effect of the proposed colour scheme which would contrast less with its surroundings, compared to the existing situation. This is juxtaposed by the slightly larger structure.

Overall, the impact of the proposed entry hall is considered minimal, consistent with the existing situation and respectful of the visual quality of the streetscape and historic built fabric.