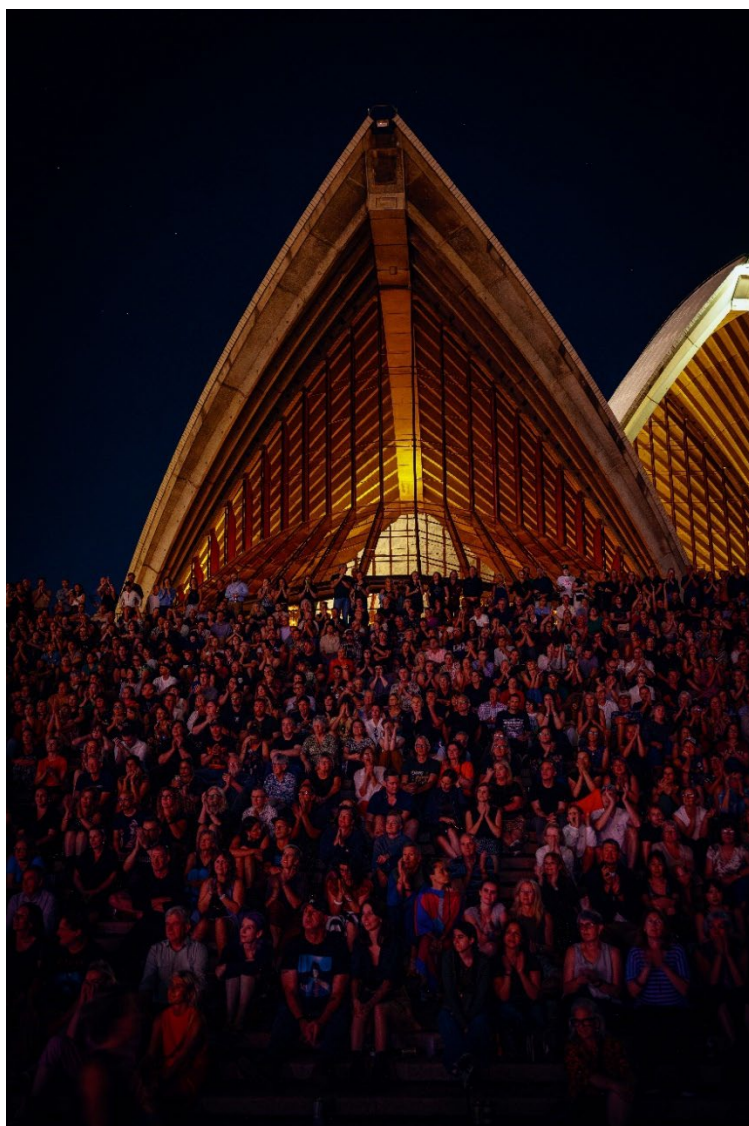




Sydney Opera House

Forecourt events – amendments to operational conditions

Section 4.55(2) Modification Report for DA 445-10-2003 (MOD 5)



2025 Forecourt concert. Photographer: Dan Boud.

The Sydney Opera House honours our First Nations peoples by fostering a shared sense of belonging for all Australians, and we acknowledge the Gadigal people, traditional custodians of Tubowgule, the land on which the Opera House stands.

Prepared by the Sydney Opera House Trust 11 April 2026.



Executive Summary

The Sydney Opera House (SOH) is one of the world's busiest performing arts centres, the nation's premier tourism destination and a State, National and World Heritage masterpiece that belongs to the people of NSW. Since its opening in October 1973, the SOH Forecourt and surrounding outdoor spaces have hosted cultural and community activities and vibrant concerts and other live events that make a significant contribution to Sydney's cultural life.

The outdoor live music events typically feature amplified performances with large public audiences, managed through ticketing or ballot systems. They require supporting infrastructure such as large stages, scaffold towers for speakers and technical equipment, security arrangements, fencing and infrastructure to mitigate sound impacts.

Twenty-three years ago, a development consent, DA 445-10-2003 (Forecourt DA), formalised use of the Southern Forecourt, Podium and Monumental Steps for limited high-impact, large-scale staged events. This report, prepared by the Sydney Opera House Trust (SOHT), supports a modification application (MOD 5) to amend the Forecourt DA. The proposed changes focus on acoustic and operational enhancements to better support diverse and dynamic outdoor programming.

SOH must evolve with the community it was built to serve. The proposed modification responds to the NSW Government's vibrancy reforms, which encourage cultural institutions to modernise operational settings, streamline noise management and support more flexible event activity. It also aligns with SOH's Everyone's House Strategy 2024-26, which seeks to: engage with new and diverse artists and audiences to create a place where everyone feels welcome; and to ensure SOH's public spaces are vibrant and that the organisation is equipped to meet evolving artistic, audience and community needs. More broadly, the proposal is aligned NSW Government's Creative Communities policy which considers the power of cultural engagement to enhance belonging, social cohesion and wellbeing.

MOD 5 proposes the following:

- Amendment to the amplified sound condition – Currently, the consent allows amplified sound from 10am to 11pm, with an additional 5dB permitted for events of up to four (4) hours duration ending no later than 10pm. MOD 5 would allow all 'Typical Forecourt Events' to use the maximum permitted sound levels between 10am and 11pm.
- The reallocation of the number of events and durations currently permitted (e.g. from three 20-day events to two 25-day events), without extending the existing cap on 99 event days per year.
- Increased audience capacity from 6,000 people to 7,000 people.
- Revised operational conditions to allow events to bump-in from 7am, Monday to Friday (current start time is 8am) and bump out until 12:30am on all days (currently permitted until midnight).

The proposed modifications will help sustain the SOH's role as a vibrant cultural and entertainment precinct and reinforce its global reputation as a premier performing arts and tourist destination, supporting daytime and evening programming in line with community expectations and planning objectives. The proposal will ensure that patron wellbeing, behaviour, comfort and safety remain a priority, and that effective noise management will continue to prevent unreasonable impacts on nearby residents. Proposed mitigations will reduce visual and experiential impacts to those visiting the site.

This application should be read in conjunction with the following appended documentation:

- Noise impact assessment prepared by Auditoria (**Appendix A**)
- Capacity assessment summary prepared by Arup (**Appendix B**)
- Heritage Impact Statement prepared by SOH and Design 5 – Architects (**Appendix C**).



The SOH Conservation Council were briefed on the proposed modifications in 2025 and provided with the final proposal on 18 March 2026.

A copy of the consolidated development consent for DA 445-10-2003 is provided at **Appendix D**. MOD 5 has been submitted to the Department of Planning, Housing and Infrastructure (DPHI) pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This report demonstrates that the proposed modification has minimal environmental impact and that the development, as modified, remains substantially the same as the originally approved development.

SOHT requests that the modification application be approved under the appropriate Ministerial delegation.



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1 The Sydney Opera House (SOH) site

SOH is located on a peninsula on the eastern side of Circular Quay known as Bennelong Point (**Figure 1**), at 2 Circular Quay East, Bennelong Point. The site is legally described as Lot 4 in DP 787933 and Lot 5 in DP 775888.

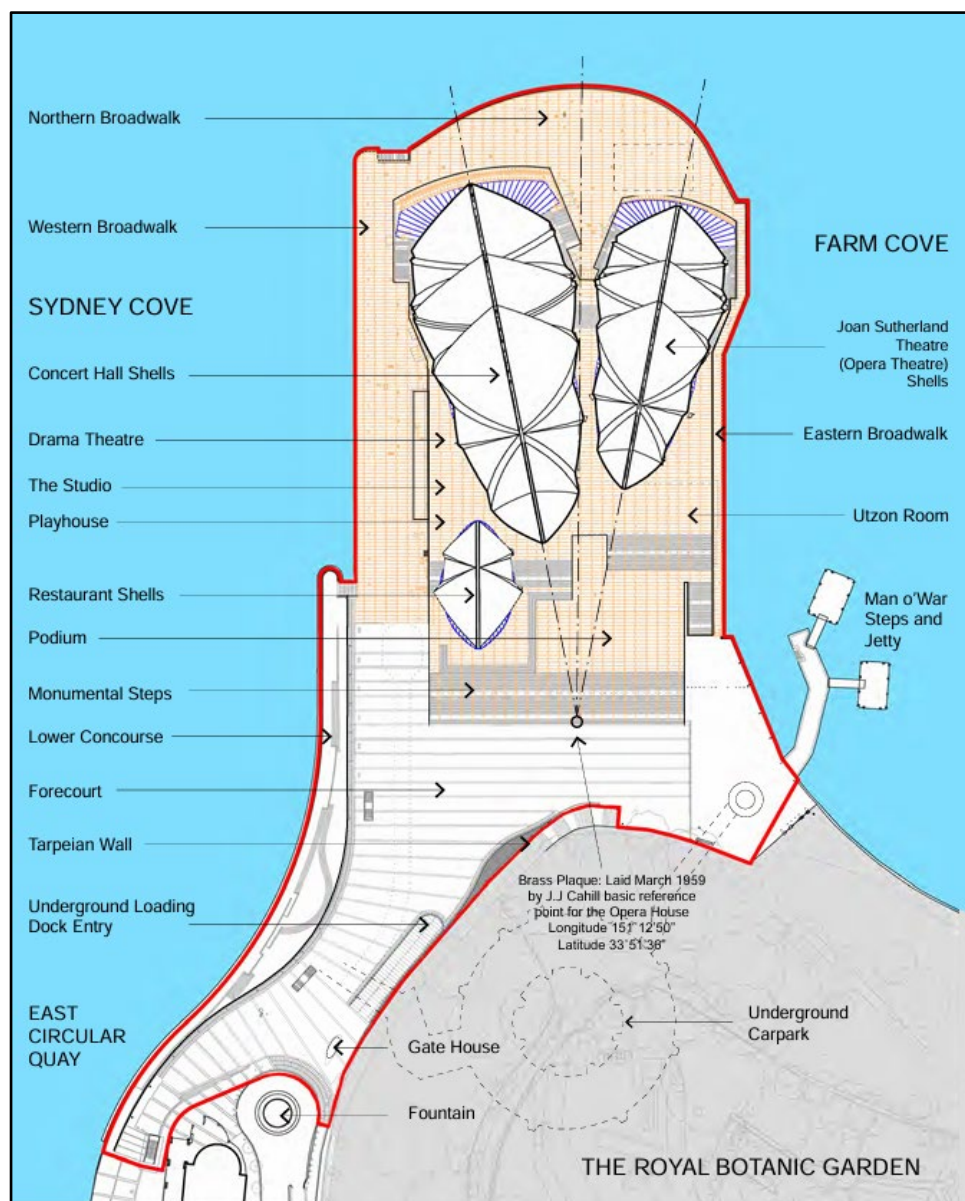


Figure 1: SOH site (source: CMP4)

SOH comprises three main sets of white 'shells' which sit on top of a large podium structure. The two largest shells contain the two main internal performance spaces, being the Concert Hall on the western side and the Joan Sutherland Theatre (formerly called the Opera Theatre) on the eastern side. The Yallamundi Rooms and its associated external function area are located at the north-eastern side of the building, below the Joan Sutherland Theatre.

The SOH Podium connects to a large open space (the Forecourt) via a large set of Monumental Steps. The Forecourt (**Figure 3**) is located at the base of the Monumental Steps, between the Opera House structure and the Royal Botanic Garden (east) and Macquarie Street and East Circular Quay (to the west).



The building is serviced by an underground loading dock and visitor parking structure below the Forecourt, accessed via Macquarie Street.

The Covered Concourse (formerly Vehicle Concourse) located under the Monumental Steps and lower Podium is the principal sheltered access to the internal venues.

The Lower Concourse is below and to the western side of the Forecourt. The Forecourt leads to the Western Broadwalk from which the Western Foyers and four smaller venues can be accessed (Centre for Creativity, Drama Theatre, Studio and Playhouse). It provides sheltered access from East Circular Quay to the Covered Concourse.

The SOH precinct adjoins the Royal Botanic Garden to the east and East Circular Quay to the south-west. The SOH has statutory heritage listings on the Sydney Local Environmental Plan, NSW State Heritage Register and National and World Heritage Lists. The World Heritage site boundary is shown in **Figure 2**.

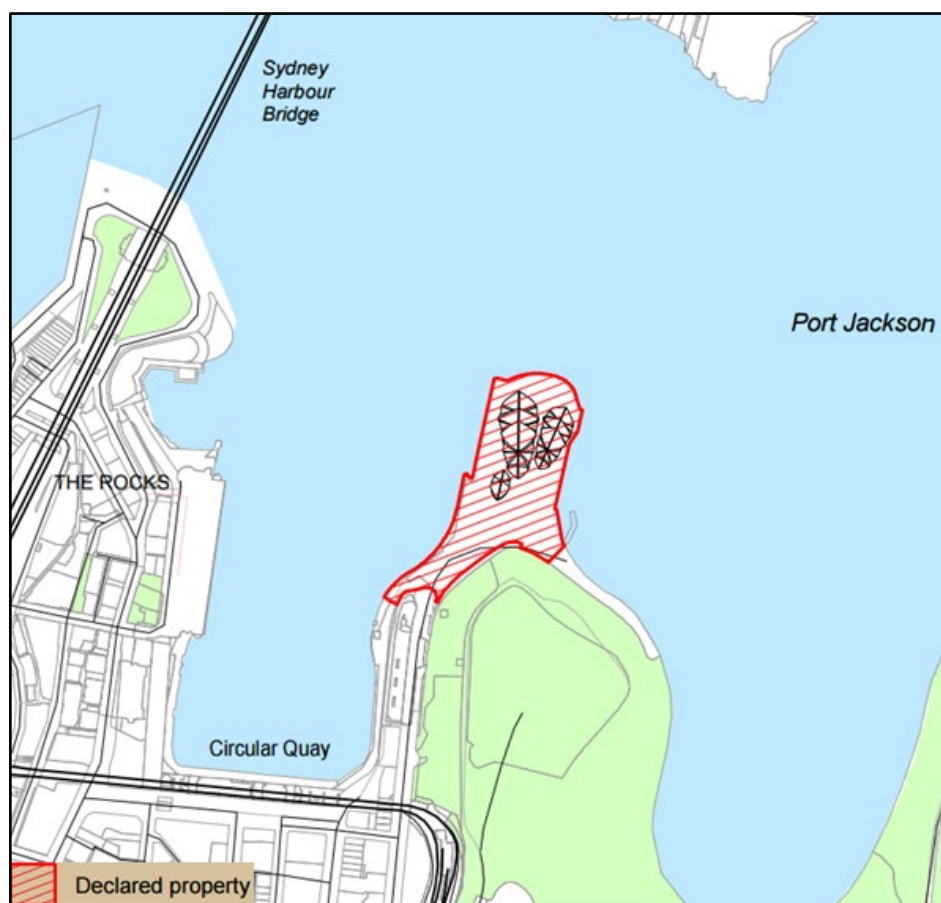


Figure 2 – Declared world heritage listed site boundary (red)



Figure 3 – Image of Monumental Steps and Forecourt (source – CMP4)

2 Forecourt DA approval history

2.1 Early use of the Forecourt

SOH is a living work of art, a place of possibility and wonder. For more than half a century, artists, audiences and visitors have been coming to the SOH to be uplifted, empowered and entertained. The *Sydney Opera House Trust Act 1961* makes it clear that the Opera House is meant to be managed as a place for all kinds of music and performance. This includes everything from concerts and opera to contemporary music, dance, theatre, visual arts and other live events, as well as gatherings of local, national or international importance.

Since its opening in 1973 by Queen Elizabeth II, the Forecourt and Monumental Steps have hosted numerous community events and live music performances. These outdoor spaces have been the focus of some of the most important performing arts and community events in Sydney and Australia's recent history.

The Forecourt events frequently attract audiences that may not normally attend other performances at the SOH, thus broadening cultural participation and engagement, and the appreciation of the place among a wider public. SOH's primary architect, Jørn Utzon, noted that '*temporary equipment for performances and happenings in the Forecourt are welcome, as long as they are temporary and related to specific events*' (see the Heritage Impact Statement at **Appendix 3**).



Figure 4 – Thin Lizzy 1978



2.2 DA 319-9-2002 Outdoor event trial

On 7 November 2002, the then Minister for Planning approved DA 319-9-2002 for a trial which regulated the 'use of the Southern Forecourt of the Opera House, the Monumental Steps and adjacent areas for events and performances and the erection of temporary event infrastructure'.

Conditions were imposed to ensure public access, protect the environment and provide reasonable amenity to residents. The trial permitted 38 night performances/events, 58 days for community events with no amplified music and no more than 6,000 people per event.

Other conditions regulated hours of operations, sound, temporary structures, public access, monitoring and reporting requirements. Condition 4 limited the trial to 1 May 2003.

2.3 DA 445-10-2003

The approval of DA 445-10-2003 by the then Minister for Infrastructure and Planning on 29 June 2004, pursuant to the *Environmental Planning and Assessment Act 1979* (EP&A Act), updated the 2002 framework for events and functions on the SOH southern Forecourt and Monumental Steps, to also include the Broadwalk areas.

Condition 5 of the consent restricted the number, duration and type of events and corporate functions, and the maximum number of permissible event days per year (**Table 1**). The consent was limited to three years and included conditions to manage noise.

Table 1 - Condition 5:

Previously approved	Maximum number of days per year (incl. set up and pack up)	Maximum days in total
Performing arts/ community events	4 events (maximum of 7 days per event, and 24 days per annum);	48
Corporate functions	4 functions (maximum of 7 days per function, and 24 days per annum).	

The consent also included conditions that limited the maximum patron capacity to 6,000 people per performance and 2,000 people per function.

Since 2003, this consent has been modified 4 times, as outlined below.



2.4 DA 445-10-2003 – MOD 1

On 22 March 2005, MOD 6-1-2005 (MOD 1) approved amendments to Condition 5, as shown in **Table 2**.

Table 2 - Condition 5 (amended by MOD 1)

Previously approved	Maximum number of days per year (incl. set up and pack up)	Maximum days in total
Performing arts/ community events	26 events (maximum of 11 days per event, and 99 days per annum). This included 12 low-impact, 9 medium-impact, and 5 high-impact events (outlined in the Planning Assessment Report only)	127
Corporate functions	6 functions (maximum of 7 days per function, and 28 days per annum).	

The consent permitted events to be held on the Forecourt, Monumental Steps and Broadwalk areas. MOD 1 permitted 26 performing arts events, up to 11 days each, at 99 maximum days per annum, and 6 functions, maximum of 7 days per function and 28 days per annum, totalling 127 days of events and functions per annum.

MOD 1 did not regulate event 'types'. However, the Planning Assessment Report notes that the 26 performing arts/community events per year should comprise 12 low, 9 medium, 6 high-impact events and six high-impact corporate functions on the Forecourt, Monumental Steps and Broadwalk areas.

These event categories were later incorporated into the delayed *State Environmental Planning Policy (State Significant Precincts) 2005* (Precincts SEPP), which was gazetted in late 2005.

2.5 DA 445-10-2003 – MOD 2

MOD 90-12-2007 to DA 445-10-2003 (MOD 2) was approved on 10 December 2007. MOD 2 permitted an extension to the lapsing condition (Condition 3) imposed by the original approval by 1 year.

2.6 DA 445-10-2003 – MOD 3

MOD 52-6-2008 to DA 445-10-2003 (MOD 3) was approved on 24 July 2008. MOD 3 permitted a further extension to the time period stipulated in condition 3 (as modified).

2.7 DA 445-10-2003 – MOD 4

DA 445-10-2003 – MOD 4 was approved on 14 October 2016. The consent permitted the use of the Southern Forecourt and Monumental Steps for temporary outdoor events and corporate functions and the reallocation of 'events and durations', e.g. allowed 3 events of 20 days' duration and five events of 11 days duration. It also amended acoustic conditions and hours of operations.

The 2016 modifications changed the sound monitoring framework to Front of House (FOH) based monitoring, improving compliance management and reducing noise-related complaints (see also **Section 3.4**).

Condition 5 as per **Table 3**.



Table 3 - Condition 5 (amended by MOD 4)

Currently approved	Maximum number of days per year (incl. set up and pack up)	Maximum days in total
Performing arts events and functions	3 x 20-day events 5 x 11-day events 1 x 25-day event (one-off event in 2016)	99

Condition 42 sets the following sound level limits for 'Typical Forecourt Events':

- A maximum of 92 dB(A) over a 5-minute average ($L_{eq-5min}$);
- A maximum of 102 dB(C) $L_{eq-5min}$

It also regulates the timing of amplified music:

- Amplified music can only occur between the hours of 10am and 11pm.

Condition 43 also provides a limited exception to Condition 42:

- Sound levels may be increased by up to 5 dB;
- This is only allowed if the event is less than 4 hours and the amplified music stops by 10pm.

In its assessment of MOD 4, DPHI noted that previous outdoor events have complied with the conditions of consent for hours of operation, public access, outdoor lighting, noise control and erection of temporary structures.

Outdoor event noise is strictly regulated under the Final Sound Management Plan (SMP), dated 1 March 2019. The SMP is designed to prevent adverse impacts on nearby residential noise-sensitive receivers. The most recent minor review of the SMP under this DA was conducted in 2021.

2.7.1 Heritage Guidelines

Conditions 54, 63 and 64 of the MOD 4 consent required the development of Heritage Guidelines for Outdoor Events and Activities and improvements in temporary infrastructure. Similarly, the section 60 approval also includes conditions for temporary infrastructure and Heritage Guidelines for Outdoor Events and Activities that must be adopted by the Heritage Council NSW (2016/s60/177 Condition 5).

In 2016, Design 5 Architects prepared the *Sydney Opera House – Outdoor Events and Activities* (Heritage Guidelines) to guide the scale, design, placement of event infrastructure to protect, maintain and respect the significant values of the SOH. The editions of the Heritage Guidelines that have been endorsed by Heritage Council NSW (or its delegate) are dated 2017, 2021, and 2024 (current).

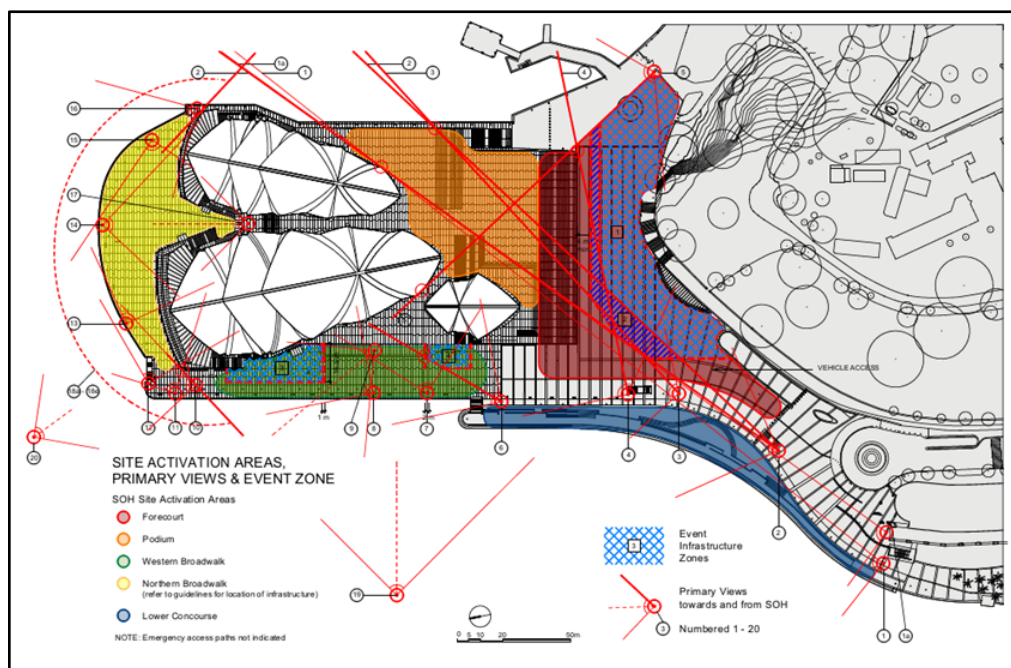


Figure 5 – Approved event infrastructure zones and view lines in the Heritage Guidelines (June 2024)

The Heritage Guidelines, which were developed in consultation with and endorsed by the SOH Conservation Council, also include the requirement for 120 “event-free days” per annum (*with minimum event-free days per season*), and ‘clear days’ between events to minimise negative impacts of outdoor events to heritage values of SOH.

The Heritage Guidelines currently apply to all temporary outdoor events and activations (including EHC SEPP events as briefly detailed below). The section s60 approval and Heritage Guidelines are required to be updated again by 21 December 2026.

2.8 State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021

The *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021* (EHC SEPP), formerly the Precincts SEPP, also permits certain activities to occur at SOH without the need for separate planning and/or heritage approval, including maintenance, internal fit-outs, security and safety works, community and minimal-impact outdoor events and activations, filming and fireworks.

Specifically, the EHC SEPP allows SOH to provide unlimited free community events and up to 40 days of minimal-impact paid events per year (including 80 bump-in and bump-out days). There are also site-specific exemptions for temporary events under the Heritage Act 1977.



3 Forecourt DA – existing uses

The Forecourt DA (as modified) permits up to 99 event days annually, comprising up to five events with a maximum of 11 days per event, and/or three events with a maximum of 20 days per event. It also allowed a one-off 25-day event in 2016.

A standard Forecourt DA event activation involves three phrases:

Bump-in – (typically 4-5 days)

Installation of temporary event infrastructure, including staging, fencing and essential services. Activities involve deliveries, rigging and site establishment under controlled safety procedures.

Main event period (typically 7-14 days)

Daily technical and security operations commence from 8:00 am, with headline performances generally occurring between 7:00 pm and 10:00 pm within approved noise limits. Community events, such as Australia Day and Anzac Day concert broadcasts, are typically for a one-off event.

Bump-out – (typically 2 days)

Removal of all temporary structures and reinstatement of services, with security maintained until pack-down is complete.

The SOH Events Operations and Heritage teams convene monthly to ensure all events comply with relevant planning and heritage frameworks. This coordination supports consistent, compliant delivery of Forecourt events.

3.1.1 Temporary Infrastructure

The SOH Forecourt is a flat slab with no permanent event infrastructure, meaning every event requires a ‘new build’ of temporary staging, power, fencing and supporting infrastructure such as hydration stations, portable toilets and back-of-house amenities. Infrastructure is sourced from primarily hired equipment and some SOH owned assets. With limited on-site storage, all items need to be delivered and removed for each event.

Key risks include crane and rigging operations, heritage sensitivities, surface protection requirements and impacts associated with truck movements, including some restriction of public access to the Forecourt.

3.1.2 Heritage management for Forecourt Events

Temporary infrastructure is managed under a Section 60 Approval under the Heritage Act 1977 (Ref: 2016/s60/177, with time extension for the approval for an additional 5 years approved under a fast tracked s60 on 21 December 2021), ensuring that heritage values are protected during installation and operation.

SOH has developed a set of standards for temporary outdoor events. The set of standards encompasses signage, marquee design, lighting, sound speaker tower design, and Front of House (FOH) sound control structure design. Multiple design and colour options have been trialled to minimise visual and heritage impacts. The standards are continually refined to align with best practice and evolving operational needs.

These standards are defined in the Heritage Guidelines and are continually implemented, refined and updated. Compliance with the s60 approval is reported annually by SOH management to Heritage NSW.

3.1.3 Recent Forecourt Events (1 July 2024 - 30 June 2025)

During the most recent reporting period, SOH delivered four events (see **Table 1**). Event infrastructure for Thom Yorke is depicted at **Figure 6**.



Table 1. Forecourt DA Events undertaken between 1 July 2024 and 30 June 2025

Event	Dates	Activation days *
Sydney Opera House Presents – Thom Yorke	28 Oct – 5 Nov 2024	9
Live Nation Concert Series	23 Nov – 12 Dec 2024	19
Australia Day	18 – 28 Jan 2025	11
Sydney Opera House Presents – Contemporary Music Series	2 – 18 March 2025	17
		Total: 56

* Activation days include bump-in, bump-out and performance/event days.



Figure 6 – Forecourt DA event (Thom Yorke) 2024



4 Proposed modification

4.1 Summary – Proposed modification (MOD 5)

The proposal includes amendments to the following consent conditions:

- Condition 5 (maximum number of events and days per year)
- Condition 6(a) (maximum event capacity)
- Condition 7(a) (hours of operation)
- Condition 42 (noise limits for sound amplification)
- Condition 43 (additional noise levels)
- Condition 44 (hours of operation / bump-out period)

4.2 Background and need for the modification

As outlined in Section 2, the Forecourt DA (2003) has been modified four times, most recently in 2016. Since then, the Forecourt has hosted a wide range of civic, cultural and community events, including Australia Day, Lest We Forget (Anzac Day), Invictus Games Opening, third-party hirer (such as Live Nation Australia) contemporary concerts, and SOH Presents contemporary music concerts.

The policy and cultural landscape in NSW has evolved over the past ten years. The NSW Government vibrancy reforms aim to streamline noise regulation and support cultural activity to better accommodate contemporary programming and audience expectations. MOD 5 responds directly to this policy direction by updating event capacity, event duration, sound management and hours of operation.

The modification is also informed by the strategic objectives of the SOH's *Everyone's House Strategy 2024-26*, which emphasises creating welcoming and vibrant public spaces, strengthening community connection, and ensuring the organisation is future-ready to meet the evolving needs of artists, presenting companies and audiences. The proposed changes support these goals by enabling more diverse programming, improving accessibility to cultural experiences and enhancing the operational flexibility required to deliver contemporary events.

The proposed amendments have been developed by SOH Event Operations, Planning and Heritage teams, in consultation with SOH's Venue Hire, Programming and Risk teams, with external input from Arup (Forecourt Population Review) and Design 5 Architects (Heritage Impact Statement).

Key modifications proposed have the following benefits:

- Proposed longer event periods enable shared use of infrastructure by multiple hirers and additional shows over a third weekend. This reduces the costs for each hirer and enables broader programming opportunities for a more diverse range of artists and genres, as well as free and low-cost events through more cost-effective and flexible operational arrangements. These changes will help attract new and more diverse audiences to Forecourt events.
- Extended event durations also provide additional bump-in and bump-out days, which are expected to support fatigue management during installation, event presentation and deinstallation periods.
- Increased capacity will increase public participation in outdoor events on the Forecourt and improve the operational and financial viability of presenting these significant events.
- In relation to sound management, amplified sound is currently permitted from 10am to 11pm with the higher levels required to end by 10pm. The proposal seeks to reflect industry standards and audience expectations and provide greater flexibility for artists and programming by extending the existing permitted higher sound levels by one hour, allowing the higher level (an extra 5dB) to



continue to 11pm. This will provide greater flexibility for artists and programming while maintaining appropriate safeguards for amenity.

4.3 Maximum number of events and functions

Condition 5 of the consent limits the number and duration of events. This modification seeks to amend Condition 5 to reallocate the number and durations of events currently permitted. The existing cap on events and functions of 99 days per annum would be retained.

Consent	Event structure	No. of events annually	Total activation days annually
MOD 4 consent <u>e.g. current limits in Condition 5</u>	3 x 20-day events 5 x 11-day events 1 x 25-day event (one-off event in 2016)	8 (9 in 2016)	99
MOD 5	2 x 25-day events 1 x 16-day event 4 x 11-day event	7	99

4.4 Event Capacity

Condition 6(a) currently limits Forecourt events to a maximum capacity of 6,000 patrons, a limit unchanged since 2002.

This modification seeks to amend Condition 6(a) to increase the maximum capacity to 7,000 patrons, consistent with the findings of the Forecourt Population Review prepared by Arup.

4.5 Acoustic conditions

This modification seeks to update and consolidate the existing acoustic conditions to better support outdoor programming on the Forecourt.

Summary of existing and proposed conditions

Criteria	Existing	Proposed Forecourt MOD 5
Condition 42	- Front of house (FOH) noise limits of 92 dB(A) Leq-5min and 102 dB(C) Leq-5min. - Permits a one-off event classification for "The Opera on the Stairs" in 2016.	- Increase FOH limits for Typical Forecourt Events by 5 dB(A). to 97 dB(A) Leq-5min and 107 dB(C) Leq-5min. - Remove the one-off event classification for "The Opera on the Stairs".
Condition 43	Permits +5 dB for events of no more than four hours ending by 10pm.	Delete Condition 43

For extra clarity in relation to the proposed modification in conditions 42 and 43, the proposed text to be deleted is shown below in **bold strike-through** and inserted (new) text is shown below in **bold italics**.



Condition 42:

The applicant must ensure that amplified music is only be played between the hours of 10 am and 11 pm (all days) and meets the front-of-house (FOH) noise limits specified in the table below when measured at the FOH.

Event	Leq(5 minute) dB(A)	Leq(5 minute) dB(C)	Stage Configuration and FOH Noise Monitoring Location
Typical Forecourt Event	92 97	102 107	Refer to Condition 2A
Australia Day	88	98	
The Opera on the stairs	80	90	
Western Broadwalk A – North End	90	100	
Western Broadwalk B – South End	85	95	

Note: If the FOH to stage distance is different to 40 metres, the above noise limits shall be adjusted in accordance with the table in Section G.1 of Acoustic Report in the RTS (Appendix A) or equivalent methodology.

Condition 43:

~~43. Where the applicant determines an event to be held on the Monumental Steps and/or Southern Forecourt cannot achieve reasonable patron experience by meeting the noise limits in Condition 42, the noise levels may be increased by up to 5 dB subject to:~~

- ~~• A total performance duration of not more than 4 hours on any given day; and~~
- ~~• All amplified music ceasing by 10 pm.~~

~~Note: This condition does not apply to events held on the Western Broadwalk.~~

4.6 Hours of operation and event finish times

The modification seeks to amend Condition 7(a) Hours of Operation and Condition 44 (limits for bump-in and bump-out).

Specifically, it is proposed to amend Condition 44 to:

- Amend the bump-in start time from 8am to 7am, Monday to Friday. Bump-in start time for Saturday and Sunday would remain at 8am.
- Extend the permissible bump-out period from midnight to 12:30am. The existing noise limit of 60 Leq (15 min) dB(A) at the nearest residential receivers would remain.

This will allow an extra hour for bump-in (Monday to Friday) and an extra half hour for bump-out (all days), in accordance with the existing noise limits.

The existing and proposed conditions are shown in the Table below.

Condition	Existing requirements	Proposed - Forecourt MOD 5
Condition 7(a)	The hours of operation for performing arts / community events and corporate functions shall be 8am to 12 midnight.	The hours of operation for performing arts / community events and corporate functions shall be: 7am to 12:30am Monday to Friday, and 8am to 12:30am Saturday and Sunday.
Condition 44	The applicant must ensure that between the hours of 8am and 12 midnight noise from bump-in and	The hours of operation for bump-in and bump-out shall be:



Hours of operation and noise limits for bump-in and bump-out	bump-out activities (e.g. site pack-up) and temporary noise generating plant and equipment meets the noise limits specified in the table below - Leq(15 minute) 60 dB(A), when measured at the nearest residential receivers.	• 7am to 12.30am Monday to Friday • 8am – 12:30am Saturday and Sunday The applicant shall ensure that noise from bump-in and bump-out activities and temporary noise generating plant and equipment meets the noise limit of Leq(15 minute) 60 dB(A), when measured at the nearest residential receivers. Note: The hours of operation for amplified music are in Condition 42.
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5 Consultation with DPHI and HNSW

Given the nature of the proposed modifications, the targeted assessment and the general consistency with the approved development, no formal engagement has been undertaken as part of the preparation of this modification application. However, the SOHT has communicated the scope of the application to both DPHI and HNSW prior to formal lodgement.

6 Community consultation

Potentially affected residents, i.e. the residents of the Bennelong Apartments, were sent a letter about the proposal on 7 April 2026 and all residents were invited to a more detailed in-person briefing session on 20 April 2026.

7 Proposed uses

There is no proposed change to the existing uses permitted under DA 445-10-2003 (as modified by MOD 4), being 'use of Sydney Opera House Southern Forecourt and Monumental Steps for temporary performing arts / community events and functions'.

8 Statutory and strategic context

The following planning and heritage statutory framework applies to development on the Opera House site:

- *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act);
- *Environmental Planning and Assessment Act 1979* (EP&A Act);
- *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation); and
- *Heritage Act 1977* (Heritage Act).

Under section 4.15 of the EP&A Act, the consent authority must consider (a) environmental planning instruments, (b) the likely impacts of the development, including environmental impacts, (c) the suitability of the site for the development and (e) the public interest.

The proposed modification involves minor changes to operational conditions and does not alter the approved development or introduce new physical works. The development therefore remains consistent with the statutory framework as previously assessed.



The statutory framework ensures that any proposal with potential to affect the heritage significance of SOH is subject to rigorous assessment and that off-site impacts are appropriately considered and mitigated.

This Modification Report considers the potential environmental impacts of the development and management and mitigation measures in **Section 10**. Public interest is addressed at **Section 12**.

8.1 EPBC Act

The Opera House is a World Heritage property and National Heritage place under the EPBC Act and relates to two matters of national environmental significance under the EPBC Act.

Under the EPBC Act, any works or 'actions' that may, or are likely to, impact a declared World Heritage property or National Heritage place require approval from the Commonwealth Minister for the Environment.

The proposed modification relates to temporary and reversible infrastructure and would not result in a potential or significant permanent impacts on matters protected under the EPBC Act. Therefore, approval under the EPBC Act is not required.

8.2 EP&A Act

The EP&A Act provides the statutory framework for land use planning and development assessment in NSW. This Modification Report responds to Section 4.55 of the EP&A Act.

8.3 EP&A Regulation

Clause 65 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) requires the consent authority to consider the relevant provisions of the conservation management plan for the SOH entitled "Respecting the Vision", 4th edition, published in July 2017 on the SOH website (CMP4).

CMP4 incorporates considerations of all heritage listings (World, National & State). The Heritage Impact Statement (HIS) prepared for MOD 5 by SOHT and Design 5 Architects (Appendix 2.3), includes an assessment of impact to the values identified in CMP4.

The relevant provisions of CMP4 have been addressed in the HIS and summarised in **Section 10** of this report.

8.4 Heritage Act 1977

SOH is listed on the State Heritage Register. The *Heritage Act 1977* (Heritage Act) contains provisions for the protection and conservation of State-listed heritage items.

All new development applications for SOH require approval from the Heritage Council under the Heritage Act. The HIS prepared for MOD 5 considers the following guidelines, policies and principles of the following documents:

- *Respecting the Vision, Sydney Opera House – a Conservation Management Plan*, by Alan Croker. Fourth Edition, SOHT July 2017 (referred to as CMP4).
- Sydney Opera House, Utzon Design Principles, SOHT May 2022.
- State Heritage Values of the Sydney Opera House.
- National Heritage Values of the Sydney Opera House.
- Matters of National Environmental Significance – Significant Impact Guidelines 1.1, EPBC Act 1999, Department of the Environment 2013.



- UNESCO World Heritage Listing Outstanding Universal Value (OUV) of the Sydney Opera House.

A section 60 approval (2016/s60/177) for Forecourt DA MOD 4 is currently in place until 21 December 2026. It is anticipated that an application for an updated Section 60 approval will be brought forward and sought from Heritage NSW following planning approval, for the modifications proposed under MOD 5.

8.5 Other EPIs

The following EPIs apply to the modification:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021 (replacing the former Sydney Harbour Catchment REP)
- Sydney Local Environmental Plan 2012 (Sydney LEP).

8.5.1 Assessments against relevant EPI provisions

The statutory requirements relevant to the development, including applicable Environmental Planning Instruments (EPIs) and other planning and environmental policies, were comprehensively addressed in the original EIS for DA 445-10-2003. The proposed modifications are operational in nature and do not alter the development's compliance with those statutory instruments as previously assessed.

The HIS prepared for this modification confirms that the proposed changes do not adversely affect the heritage significance of SOH. On this basis, the modification is consistent with the heritage provisions of the Biodiversity and Conservation SEPP and the Sydney Local Environmental Plan.

The development remains permissible under the *Sydney Local Environmental Plan 2012*.

8.6 Strategic Context

As noted above, MOD 5 responds directly to the NSW Government's vibrancy reforms, which seek to streamline noise regulation, support cultural activity and enable more flexible event operations across NSW. These reforms encourage venues to modernise operational settings to better accommodate contemporary programming and audience expectations. MOD 5 aligns with this direction by updating acoustic limits, event duration, event capacity and hours of operation to reflect current industry standards and regulatory expectations.

The proposal also supports several goals of the SOH's Everyone's House Strategy 2024-26, including:

- Ensuring everybody feels welcome and that public spaces are vibrant, accessible and safe throughout the day and night.
- Strengthening SOH's connection with the community so that programming and experiences involve, inspire and attract an increasingly diverse range of artists and audiences.
- Being future ready and well set up to respond to the evolving needs of artists, presenting companies and hirers.

In addition, the modification supports broader cultural and economic objectives, including:



- The 24-Hour Economy Strategy, which promotes diverse, safe and well managed nighttime activity,
- NSW Creative Communities Policy for NSW Arts, Culture and Creative Industries, which considers culture as a public good and the right to participate in arts, cultural and creative activities a fundamental human right.

The proposed changes provide a framework that enables the SOH to continue contributing to Sydney's cultural vibrancy while maintaining appropriate safeguards for heritage, amenity and public safety.

9 Other planning considerations

9.1 Section 4.55 assessment

The Minister for Planning and Public Spaces (or delegate) may modify the consent if it is satisfied that the modification application meets the requirements of section 4.55 of the EP&A Act. An assessment of the modification application against these requirements is provided in **Table 2** below.

Table 2: Section 4.55 assessment

Section 4.55		Assessment
2(a)	The proposed development is substantially the same development as the development for which consent was originally granted.	This matter is considered below in Section 9.2.
2(b)	Consultation with relevant Minister, public authority or approval body.	It is anticipated the DPHI will refer the application to the EPA in relation to acoustic impacts.
2(c)	The application has been notified in accordance with the regulations.	The application will be publicly notified and referred in accordance with the EP&A Regulation.
2(d)	Submissions have been considered.	DPHI will consult with relevant authorities. SOHT will respond to submissions as required.
3	Relevant matters for consideration under section 4.15 of the EP&A Act.	The relevant matters for consideration under 4.15 of the EP&A Act are addressed in Section 9 and 10 of this report.

9.2 Substantially the same development

Section 4.55(2)(a) of the Environmental Planning and Assessment Act 1979 provides that a consent authority may modify a development consent only where it is satisfied that the development, as modified, is *substantially the same development* as that originally approved.

The proposed modification to the SOH project involves adjustments to acoustic limits, an increase in the maximum event capacity, and amendments to event-duration parameters. These changes relate to operational conditions only and do not alter the physical form, land use, or overall purpose of the approved development.

The development, as proposed to be modified, is substantially the same as the originally approved development because:



- The proposed changes are limited to conditions of consent and do not involve any physical expansion or alteration of the approved built form.
- The fundamental nature and operation of Forecourt events remain unchanged, with the site continuing to function as an events-based venue of the same type and intent.
- The proposed adjustments will not result in unreasonable or significantly increased environmental impacts. Updated assessments demonstrate that changes to noise, patron numbers, and event duration can be effectively managed through revised mitigation measures and operational controls, as evidenced below in **Section 10**.
- Accordingly, the modification does not materially alter the character, scale, or environmental impact of the approved development. The proposal is therefore considered to constitute *substantially the same development* for the purposes of section 4.55(2)(a).

10 Potential environmental planning issues

The SOHT has considered the proposed modifications and considers the key assessment issues to be:

- Noise
- Heritage
- Capacity and public safety

10.1 Noise

Temporary events at the SOH have potential to result in adverse impacts on nearby residents, including those at Kirribilli and Macquarie Street.

An independent acoustic assessment has been prepared by Auditoria to inform the proposed modification to the acoustic and operational conditions applying to SOH Forecourt events. The assessment reviews the effectiveness of the existing noise management framework established under DA 445102003 (as modified by MOD 4), with particular regard to noise monitoring methodology, operational compliance, and impacts on surrounding noise sensitive receivers.

Since the introduction of the revised sound management regime in 2016, noise from Forecourt events has been managed through front of house (FOH) monitoring within the main sound field, rather than at residential receivers. This approach was adopted to improve the reliability of compliance monitoring and to better reflect actual sound system performance during events. Auditoria's review confirms that this methodology has been effective in managing acoustic impacts.

The assessment includes a review of all Forecourt events held since 2016 and the implementation of the new Sound Management Plan. During this time, no events have exceeded approved finish times.

Drawing on post-event reporting required under the consent, SOH has staged 55 Forecourt concerts since 2016, with a total of four noise-related complaints. There have been no 'breaches' of the sound conditions during this period. While the Auditoria Report for MOD 5 identifies that there have been thirteen recorded exceedances of the noise limits (with 11 of those occurring prior to 2020), these exceedances are triggers aimed at preventing breaches of the sound conditions. An exceedance of the noise limit during a performance is not to be taken to be a breach of DA conditions unless there are sustained



or repeated exceedances of the limit. A breach of the noise limits in the consent has not occurred since the new acoustic methodology was introduced in MOD 4.

Only four noise-related complaints have been received since 2016, despite 69% of all Forecourt events since 2016 having operated under the existing additional 5dB allowance permitted under Condition 43. The two most recent noise complaints did not correlate to a recorded sound exceedance. The Auditoria report has demonstrated a consistently high level of acoustic compliance and effective operational management.

Auditoria notes that the low incidence of complaints reflects a combination of factors, including experienced audio system deployment, advances in sound technology with improved rear rejection, real-time monitoring and communication during events, and the consistent application of the Sound Management Plan. These factors have collectively minimised offsite noise impacts, particularly at the nearest residential receivers at Macquarie Street and Kirribilli.

Based on this evidence, the acoustic assessment concludes that the proposed consolidation of the existing noise limits, by incorporating the current conditional 5 dB allowance (under Condition 43) into the standard limits for Typical Forecourt Events commencing at 10am and ending at 11pm (i.e. in Condition 42), can be accommodated without unreasonable noise impacts.

The proposed limits of 97 dB(A) Leq(5minute) and 107 dB(C) Leq(5minute), measured at the established FOH monitoring location, are consistent with sound levels already achieved during a substantial proportion of recent events (i.e. 69%) and remain subject to the existing monitoring, reporting and management framework. If accepted by DPHI, Condition 42 would be updated, and Condition 43 would be deleted.

Overall, the acoustic assessment confirms that with the continued application of the approved Sound Management Plan and existing consent conditions, the proposal is not expected to result in any significant increase in acoustic impacts on surrounding receivers and is considered acceptable from an acoustic and residential amenity perspective.

It is also proposed to amend existing conditions relating to bump-in and bump-out periods, as summarised below:

Criteria	Current control – Condition 44 (Forecourt DA MOD 4)	MOD 5 Proposed hours of operation for bump-in and bump-out shall be:
Hours of operation – bump-in and bump-out	8am to midnight	7am to 12:30am Monday to Friday 8am – 12:30am Saturday and Sunday

The proposed amendment aligns weekday bump-in activities with standard NSW construction hours (commencing at 7 am) and allowing an extra 30 minutes for bump-out on all days (until 12:30am) while retaining the existing acoustic limits in Condition 44 that apply during bump-in and bump-out activities. No increase in allowable noise levels after 12:30am is proposed.

The extra 30 minutes for bump-out will allow staff adequate time to safely and systematically close the site following events that finish at 11pm. Providing a slightly longer window reduces the need for compressed bump-out activities, supports safe work practices, and helps maintain consistent noise management by avoiding rushed procedures that can lead to incidental noise spikes. The proposal would SOH has more time to clear the site, reducing heritage and visitor impacts on site the following day.



Importantly, the existing sound limits in Condition 44 will continue to apply to early morning bump-in and late night bump-out. Amplified music will only be permitted between 10am and 11pm as per existing Condition 42.

10.2 Heritage

The SOH site has local, State, National and World Heritage cultural heritage significance.

A Heritage Impact Statement (HIS) has been prepared by SOH's Heritage team and Design 5 Architects (dated 8 April 2026) to accompany MOD 5 (refer to **Appendix C**). The HIS has assessed the potential impacts of MOD 5 to the cultural heritage significance of the Opera House as identified in *Respecting the Vision, Sydney Opera House – a Conservation Management Plan*, by Alan Croker, fourth edition, July 2017 (referred to as CMP4), and the State, National and World Heritage listings.

The HIS assessed that MOD 5 has both positive and negative impacts to the cultural heritage significance of SOH.

Positive impacts to SOH's heritage values arise from its primary function as a performing arts venue that is inclusive and inspires excellence. The proposed modification would facilitate more diverse programming and further encourage exceptional artistic performances from local and international artists.

Negative heritage impacts associated with the proposed modification relate to the placement and extended duration of the event infrastructure on the Forecourt, Monumental Steps, Podium and Covered Concourse. This can negatively affect the heritage values relating to setting and external views of SOH, and the experience of patrons and visitors while the infrastructure is in place. These negative impacts, while temporary and reversible, need to be managed and mitigated.

The HIS assessed the heritage impacts associated with capacity increase, the reallocation of events number and duration, and the placement of event infrastructure.

These matters are discussed separately below.

10.2.1 Capacity increase

The Proposal includes increasing the capacity from 6,000 to 7,000 people per performance. This will have some impacts on temporary infrastructure (e.g. increased number of toilets, etc) located within the event footprint. The potential negative impact of temporary infrastructure has been considered fully in the HIS and summarised below.

10.2.2 Re-allocation of events

The existing Forecourt DA, together with the associated section 60 approval, permits the staging of high-impact large-scale concerts on the Forecourt.

Condition 5 of the consent currently limits the number and duration of events. To improve operational efficiency and support contemporary programming needs, it is proposed to amend Condition 5 as follows:

Consent	Event structure	No. of events annually	Total activation days
MOD 4 consent <u>e.g. current limits in Condition 5</u>	3 x 20-day events 5 x 11-day events 1 x 25-day event (one-off event in 2016)	8 (9 in 2016)	99



MOD 5	2 x 25-day events	7	99
	1 x 16-day event		
	4 x 11-day event		

No changes are proposed to the total number of activation days, ensuring that the overall scale of Forecourt activity remains consistent with the existing approval.

Increasing two event footprints to 25 days enables more efficient use of shared infrastructure, supports the programming of a third weekend of concerts, and provides additional bump-in and bump-out time to improve safety and fatigue management.

Introducing one 16-day event footprint (in place of an 11-day footprint) provides greater flexibility for venue hire, allows two weekends of programming, and improves the efficiency of the event footprint. The 16-day event may still operate for 11 days or fewer, providing flexibility without increasing total activation days.

Since the most recent modification (2016), the Forecourt has hosted a wide range of civic, cultural and community events. Operational experience gained over this period has highlighted the need for more flexible and contemporary settings. Reviews undertaken by SOH Event Operations, Planning, Heritage, Venue Hire, SOH Presents and Risk have identified opportunities to streamline event delivery, improve efficiency and reduce cumulative impacts associated with repeated installation and removal of temporary event infrastructure.

The proposed changes have implications for the cultural heritage values of SOH. The longer duration of events would facilitate greater access to SOH performances for new audiences, a positive impact which recognises that the primary function of SOH is a performing arts venue that is inclusive and inspires excellence. The HIS notes that the proposal would result in a positive impact to the values of SOH as a performing arts centre and focal point for community events.

However, negative impacts from the proposal may be experienced by the visitors to the site who were not intending on seeing a performance outdoors, but anticipated seeing SOH as a tourist attraction, to experience the building and its environment, with access to all public areas.

The HIS notes that event infrastructure design and layout improvements are a work in progress. However, substantial improvements already made have mitigated many of the negative impacts of outdoor events and performances that arose in the past where performance and hirer demands resulted in the patron and visitor experience being compromised.

The 2016 Heritage Guidelines set an agenda and direction for improvements in set-up, staging and managing outdoor events with the ultimate aim of minimising negative impacts, while facilitating the highest standards in performance and presentation. These guidelines have been regularly revised and updated, in accordance with the consent and heritage approval.

The HIS agreed that proposed amendments to event duration represent an operational refinement that improves efficiency and supports contemporary programming needs. The retention of the existing cap on event days is supported in the HIS.

While the increased duration of two event footprints has the potential to negatively affect SOH's cultural heritage values, the impacts are temporary, reversible and can be effectively mitigated through heritage controls such as defined clear periods, improved infrastructure design and enhanced visitor communication. The mitigation measures outlined in the HIS are discussed further below.



10.2.3 Event infrastructure

During the 2024-25 and 2025-26 summer seasons, SOH trialled revised event site plans that removed the security marquee from the East Circular Quay frontage and relocated security screening beneath the Monumental Steps, significantly improving sightlines to SOH. Additional refinements included:

- Rationalising the configuration and improving the aesthetics of temporary event infrastructure.
- Reducing or relocating the quantity and scale of temporary structures to improve views to SOH.
- Enhancing crowd management and visitor experience, including general public access when not in 'show' mode.

These changes have reduced visual impacts at the site entry and improved patron safety and amenity.

The Conservation Council, Design Advisory Panel and Design 5 Architects toured the site during the trial period and provided feedback that has informed the proposed approach. It was agreed that the event infrastructure has been designed and sited to be less visually intrusive, will continue to be temporary, and will be installed and dismantled without damage to heritage fabric.

The outcomes of the trial will inform an update to the Heritage Guidelines in 2026. Refer to **Figures 7-10**.



Figure 7 – Event infrastructure during the daytime, with public access to the Monumental Steps and Podium maintained.



Figure 8 – View to stage and merchandise tent

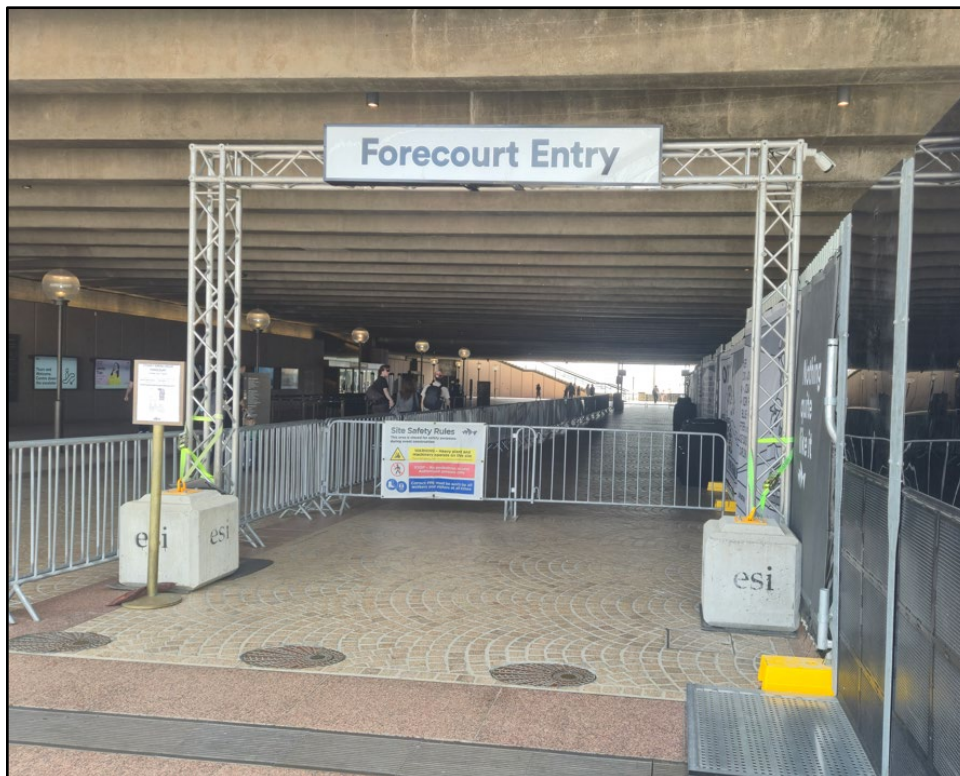


Figure 9 – Entry and security in the Covered Concourse



Figure 10 – Forecourt infrastructure viewed from Royal Botanic Garden exit

To further minimise any potential heritage impacts during periods when event infrastructure is in place, a range of measures are recommended in the HIS.

These measures include updating the Heritage Guidelines, ensuring adequate spacing between events with clear days, improving the design and layout of temporary infrastructure and undertaking annual compliance monitoring and assessment, including cumulative impact assessment.

The HIS also recommends a review of heritage risk management processes, updated and implemented alongside staff training and awareness initiatives. Finally, visitor communication (both onsite and online) should be improved to ensure people are well informed about temporary site access restrictions during event periods.

These overarching recommendations are in the ‘Executive Summary Recommendations’ on Page 5 of the HIS. They are anticipated to form part of the s60 approval requirements issued by Heritage NSW. On the assumption that these recommendations/mitigations are carried out, the HIS concluded that the proposal is acceptable and supported.

10.3 Capacity and public safety

10.3.1 Capacity and evacuation

As part of its Forecourt consent review, SOHT engaged Arup to assess the maximum safe capacity for larger audiences on the Forecourt, and considered this in view of maintaining existing visitor experience standards and accessibility.

Arup’s *Site Wide Population Capacity Assessment* (2026 update) evaluates the emergency evacuation performance of the SOH Forecourt for an increased Forecourt capacity above the long-standing limit of 6,000 persons for standing DA events. The assessment supports the proposed modification to update Condition 6(a) of DA 445-10-2003 (as modified), which



currently limits performing arts and community events to a maximum of 6,000 people per event.

Using crowd modelling software and analysis (MassMotion), Arup assessed evacuation performance for increased Forecourt populations, focusing on key indicators including live music crowd density, time spent at high density, queueing duration, exit utilisation and overall evacuation and egress performance. These indicators are informed by recognised industry guidance and are applied as benchmarks, rather than prescriptive safety standards.

The modelling demonstrates that a Forecourt population of about 7,000 people can be accommodated without exceeding accepted crowd safety thresholds. While increased occupancy results in moderately higher densities and queueing times compared with a 6,000 person event, modelled densities remain below 5 persons per square metre and time spent queueing at high density remains within accepted guidance (less than 8 minutes). Overall, evacuation performance remains comparable to previous assessments for 6,000 person events, including scenarios involving a fully occupied site. A summary of Arup's findings is provided in **Appendix B**.

The assessment highlights that exit availability and active crowd management are critical to achieving acceptable evacuation outcomes. In particular, effective use of Gate 2 at the Royal Botanic Garden, combined with active direction of patrons to all available exits, improves crowd distribution and reduces congestion in key Forecourt areas. The modelling assumes that Gate 4 can be opened as required and that sufficient staff are available to manage crowd movements during an evacuation.

10.3.2 Public access, safety and patron comfort

In addition to Arup's modelling of evacuation scenarios for the Forecourt, SOH maintains comprehensive operational measures to ensure the site remains a safe, welcoming and inclusive public space.

All existing requirements under the Forecourt consent, including event management, emergency planning, security staffing, monitoring and reporting, and regulatory notification and consultation, remain unchanged and fully enforceable. These controls continue to operate alongside the proposed capacity update, ensuring that safety and security obligations are met for every event.

A number of recent site layout and infrastructure improvements have been implemented to enhance patron experience and improve circulation. These include:

- The removal of the security marquee from the front of site and relocating security and ticket scanning under the Covered Concourse area. This allows patrons to be covered from the elements and helps reduce queueing on neighbouring land boundaries.
- Widening of the Western and Eastern Broadwalk perimeter fencing to allow for higher volumes of general public and patrons accessing internal performances and to assist a more expedited and comfortable evacuation when required.
- Extending the bar frontage to reduce queueing and improve service efficiency.
- Relocating bins to provide additional toilet facilities.
- Incorporating previously unused areas along the western boundary of the Forecourt and at the top of the Monumental Steps, improving overall circulation and providing additional capacity for crowd dispersal.

SOH has a multi-layered approach to managing risk for outdoor events. Documented planning processes include: emergency, security and crowd management planning; venue and event risk assessments; event and noise management planning; stakeholder management and briefings; and safe working procedures and measures.

Patron wellbeing, comfort and inclusivity remain a core SOH priority. Measures to support this include trial use of temporary cushions on the Monumental Steps to improve comfort for



seated patrons, and an updated site layout that increases the size of the accessibility platform, enabling improved accommodation for patrons with disabilities and their carers.

Condition 60 of the consent requires the SOH to ensure appropriate safety and security measures are implemented for the duration of all events. Forecourt events must additionally maintain operational and emergency plans that minimise impacts on internal venues and audiences. These operational measures are already in place to support the proposed capacity increase assessed by Arup.

The proposal to increase capacity for Forecourt events supports the 24-Hour Economy Strategy, which encourages activation of public spaces and the delivery of larger events to boost economic and social engagement after dark. Increased Forecourt attendance is expected to lead to higher spending in local hospitality and retail, and to a more vibrant and resilient night-time economy.

11 Public interest

The proposed modification responds directly to the NSW Government's vibrancy reforms, which seek to streamline noise regulation, support cultural activity and enable more flexible event operations across NSW. These reforms encourage venues to modernise operational settings to better accommodate contemporary programming and audience expectations. MOD 5 aligns with this direction by updating acoustic limits, event duration, event capacity and hours of operation to reflect current industry standards and regulatory expectations.

The modification also supports broader cultural and economic objectives, including the 24-Hour Economy Strategy, which promotes diverse, safe and well-managed night-time activity. The proposed changes provide a framework that enables the SOH to continue contributing to Sydney's cultural vibrancy while maintaining appropriate safeguards for heritage, amenity and public safety.

The proposed changes are suitable for the site and in the public interest for the following key reasons:

- Patron wellbeing, behaviour, comfort and safety will continue to be managed and maintained.
- The proposed modification supports visitor expectations by enhancing the visitor experience while ensuring noise emissions are effectively managed, ensuring that events will not result in unreasonable noise impacts to nearby residential dwellings.
- The amendments will contribute to the continued activation of SOH as Sydney's leading cultural and entertainment precinct, while also reinforcing its status as a globally recognised tourist destination. The proposal supports both daytime and evening programming in a manner that aligns with community expectations and statutory planning objectives.
- The proposal will not affect SOH's heritage values or significance.

12 Conclusion

SOH has undertaken a comprehensive assessment of the proposed modification, supported by detailed technical studies that address acoustic performance, heritage impacts, and patron capacity. This Modification Report provides the information necessary for DPHI to undertake its evaluation responsibilities as consent authority under section 4.15 of the EP&A Act.

The proposal remains consistent with the objectives and intent of the original approval and represents an operational refinement rather than a significant change to the nature



or scale of Forecourt events. The modification does not alter the approved use, built form, total event days or the fundamental purpose of the development. On this basis, the proposal can be considered substantially the same development as that approved under DA 445-10-2003.

The amended conditions of consent will enable the SOHT to deliver a more contemporary and efficient event program, improving the patron experience while maintaining appropriate safeguards for the surrounding amenity.

Recent Forecourt events and infrastructure trials have demonstrated clear benefits, including:

- Rationalised and refined temporary event infrastructure,
- Reduced or relocated structures to improve views to SOH.
- Improved crowd management and visitor experience.

In accordance with section 4.55(2) of the EP&A Act, the consent authority may modify the consent because:

- The proposed modification is of minimal environmental impact.
- The development, as modified, would remain substantially the same development for which consent was originally granted.

On this basis, the modification is considered to have clear merit and is suitable for approval, subject to the continued implementation of the existing management measures and the mitigation strategies outlined in this report.



13 Appendices

- 13.1 Appendix A – The Forecourt Sound Management Conditions Review, prepared by Auditoria, Rev D dated 9 March 2026.**
- 13.2 Appendix B – Capacity Assessment, prepared by Arup dated 27 March 2026.**
- 13.3 Appendix C – Heritage Impact Statement (HIS) prepared by SOHT and Design 5, dated 10 April 2026.**
- 13.4 Appendix D – Consolidated conditions of consent (MOD 4)**