



Attachment 1

Director-General's Environmental Assessment Requirements

Section 75F of the *Environmental Planning and Assessment Act, 1979*

Application No.	MP 07_0142
Project	Proposed installation of escalators between the Box Office and Southern Foyers and modifications to egress doors
Location	Sydney Opera House, Bennelong Point
Proponent	Sydney Opera House Trust
Date issued	6 December 2007
Expiry date	Two (2) years from the date of issue
General requirements	The Environmental Assessment for the Project Application must include: a) An executive summary; b) A detailed description of the project, including:- i. Any development options; ii. Justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest; iii. Outline of the implementation of the project. c) A thorough site analysis and description of existing environment; d) Consideration of all relevant statutory and non-statutory provisions, in particular relevant provisions arising from environmental planning instruments, Draft Regional Strategies and Development Control Plans (including justification any non-compliances) as well as impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; e) Where relevant, demonstrate compliance with BCA and relevant Australian Standards; f) An assessment of the potential impacts of the project; g) An assessment of the key issues specified below and a table outlining how these key issues have been addressed; h) A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and i) The plans and documents outlined in Attachment 2.
Key issues	The Environmental Assessment must address the following key issues: 1. Statutory and Other Requirements All relevant legislation and planning provisions applying to the site; and an assessment and justification for any non-compliance. a) Sydney Regional Environmental Plan (Sydney Harbour Catchment)

- 2005;
- b) State Environmental Planning Policy (Major Projects) 2005;
 - c) The Sydney Harbour Foreshores Area Development Control Plan;
 - d) Environment Protection and Biodiversity Conservation Act 1999; and
 - e) The Heritage Act 1977.

2. Design, Visual Impacts and Design Quality Principles

Address the visual appearance and impact of the project on the existing Opera House fabric/built form and its setting. Visual aids such as photomontage must be used to demonstrate visual impacts.

3. Heritage

The EA must include a Heritage Impact Statement prepared by a suitably qualified person and addressing matters including:

- a) Details of the proposed installation of escalators and assessment of impact of the proposed works on the heritage significance of Sydney Opera House in general and in particular the spaces in which the works are being carried out. This assessment of impact must specifically relate to its heritage significance at State and National levels and World Heritage values;
- b) Measures undertaken to minimise and mitigate potential heritage impacts;
- c) Any demolition or removal of fabric and, where proposed, an assessment of the level of significance and physical condition of any fabric proposed to be removed;
- d) Justification for the removal of any intrusive fabric and consideration of any alternate reuse options for such fabric;
- e) Information on the access issues involved and the process followed in arriving at the preferred solution in case of escalators as well as the modifications to the egress doors. All alternative solutions considered must also be documented along with the reasons for not adopting them;
- f) Information on any flow-on works that may be required as a result of closure of the subject area for example any temporary structures required to accommodate activities displaced during the construction period;
- g) Demonstration (if applicable) of adherence to the principles, processes and practices of the Burra Charter (Australia ICOMOS);
- h) Demonstration (if applicable) of consideration of advice contained in *Statements of Heritage Impact* published by the Heritage Office; and
- i) Demonstration of compliance with Sydney Opera House Conservation Plan dated 23 June 2003.

4. Management Plan for the Sydney Opera House.

Demonstrate compliance with all relevant provisions.

5. Structural Engineers Report

A Structural Engineers Report must be submitted on the likely impacts of the

	proposed escalators on the structural integrity of the Sydney Opera House and confirming the viability of the proposed escalators. 6. Work Method Statement A Work Method Statement must be submitted, explaining the delivery and installation of the proposed escalators while ensuring protection of the surrounding heritage fabric. If any temporary openings are required to deliver the escalator parts to the location, details of the opening and the likely impact of these openings on the heritage significance of the Sydney Opera House must also be included in the application as proposed works and Heritage Impact Statement. 7. Storage/Disposal Strategy If historic fabric is to be demolished or removed, a Storage/Disposal Strategy is required, outlining preferred option and possible alternatives.
Consultation	You should undertake an appropriate and justified level of consultation, having regard to previous consultation, with utilities suppliers and the relevant following parties during the preparation of the Environmental Assessment: Agencies or other authorities: • City of Sydney Council; • Heritage Council of NSW; • Australian Heritage Council; • Sydney Harbour Foreshore Authority; and • Sydney Opera House Conservation Council. The consultation process and the issues raised should be described in the Environmental Assessment.
Deemed refusal period	60 days.

Attachment 2

Plans and Documents to accompany the Application

Plans and Documents of the development	The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for the Project Application: 1. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1. 2. The Architectural drawings are to be drawn to scale and illustrate the following general features: • Details of new structures relative to existing structures, including plans, elevations, sections, perspectives; • Communal facilities and servicing points; • Significant level changes; and • Pedestrian access to, through and within the site.
Specialist advice	Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants.
Documents to be submitted	• 10 hard copies of the Environmental Assessment; • 10 sets of architectural plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and all plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).
Electronic Documents	Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:- • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files. • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order. • Graphic images will need to be provided as [.gif] files. • Photographic images should be provided as [.jpg] files. • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.