

25 March 2026

Our Ref: 2026/152579
File No: R/2018/33/C

Rodger Roppolo
The Department of Planning and Environment
Via Major Projects Planning Portal

Dear Rodger,

Advice on Modification – Sydney Opera House Lower Concourse – SSD-9794 - Mod 1

Thank you for your correspondence dated 12 March 2026 inviting the City of Sydney (the City) to comment on the Sydney Opera House Lower Concourse Mod 1.

It is understood that the modification seeks approval for internal refurbishment of the Lower Concourse Bar (Venue 1), reconfiguration and refurbishment of the Lower Concourse Eatery (Venue 2), relocation and reconfiguration of the accessible bathroom, and reconfiguration of entry vestibules to the existing Male and Female lavatory facilities.

The City has reviewed the submitted modification report, Heritage Impact Statement and proposed plans. The following comments are provided for your consideration.

1. Design Advisory Panel

The modification report states that the proposal was presented to the Sydney Opera House Design Advisory Panel on 8 December 2025. The Panel comments have not been included as part of the submission package. It is recommended that the Design Advisory Panel comments are reviewed to ensure any required design amendments requested are incorporated into the final plan set and any conditions of consent.

2. Mushroom columns

The proposed plans show Venue 2 and the accessible toilet partition walls intersecting with the existing mushroom columns. The City does not support this approach. It is considered that any new partitions should be clear of the mushroom columns, including their capitals (which is the outcome demonstrated for Venue 1).

This issue is also identified in the submitted Heritage Impact Statement (HIS) and conditions prepared by Design 5 Architects. Where partitions are required to intersect the columns, the conditions recommended within the HIS requiring further exposure of the mushroom columns and conjunction details with heritage walls, are supported.

3. Accessible toilet

An accessible toilet has been provided in accordance with Condition B33 of the consent. It is recommended that wheelchair manoeuvrability and turning should be demonstrated on the drawings.

4. Pull down screens

The photomontage 'Perspective – Rear (sea wall promenade)' shows pull down screens associated with the umbrellas. The City does not support these screens, and they do not appear to form part of the original approval.

5. Heritage Impact Statement conditions

The City has reviewed and supports the inclusion of the remaining conditions outlined in the HIS prepared by Design 5 Architects.

Should you wish to speak with a Council officer about the above, please contact Julia Errington, Senior Planner, on 9265 9288 5984 or at jerrington@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'NR' or 'AR' with a stylized flourish.

NICOLA REEVE
Area Planning Manager