



Mr Ashley Cheong
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Sent by e-mail to: Ashley Cheong: ashley.cheong@planning.nsw.gov.au
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Dear Mr Cheong

Exhibition of State Significant Development for Overnight Accommodation at the Sydney Opera House (SSD 7549) - Sydney Opera House – SHR 01685

I refer to your email dated 5 September 2016 seeking comments and recommended conditions of consent on the above proposal.

It is noted that the Sydney Opera House Trust has submitted a development application for the use of building as overnight accommodation on up to six occasions a year. This application is being assessed and determined as a State Significant Development (SSD) Application with the Department of Planning and Environment (DPE).

The proposal is for the use of six areas within the Sydney Opera House for accommodation. The proposed accommodation is as follows:

- five times a year allowing up to five guests to stay up to two nights; and,
- once a year allowing up to 100 guests to stay up to two nights.

The areas for the accommodation include the Board Room, Utzon Room, Southern and Northern Foyers of the Concert Hall, and Southern and Northern Foyers of the Joan Sutherland Theatre.

The accommodation use will require the temporary removal of existing furniture and the installation of accommodation related furniture and furnishings. Works may also be required in order to address code compliance, including fire safety, accessibility, and health and amenity.

It is considered that the proposal to use the Sydney Opera House for overnight accommodation is not compatible with its primary function as a world renowned performing arts venue. The conservation policies in the Conservation Management Plan for the Sydney Opera House seek to allow adaptations which will make the place more effective as a performing arts centre, and to prevent the place being overloaded with uses and functions that will result in its progressive degradation.

Tourist based overnight accommodation was not envisaged by the original design. It detracts from the primary function of the Opera House and it is noted that overnight accommodation for patrons is readily available at nearby hotels. However, due to the limited occasions the overnight accommodation events will be held, and the maximum two night duration of the events, it may be acceptable provided conditions of consent are put in place to limit any impacts to significance of the SOH.

Therefore, if the proposal as described in the EIS is approved, it is recommended that the events should be limited to six only. On the completion of these proposed events, a review can be conducted to assess any impacts of the proposal to the significant heritage values of the SOH. This will allow any unintended/ unforeseen impacts to be identified and addressed in the future.

The following conditions of consent are recommended for inclusion in any project approval:

1. SITE PROTECTION & WORKS

- a) **Significant building fabric, fixed fittings and elements identified as being at risk of damage are to be protected for the duration of the event from potential damage.**

Reason: To ensure significant fabric is protected for the duration of the event.

- b) **The proposed works shall ensure temporary furnishings and fittings are not fixed to existing fabric, and are removed immediately after the event.**

Reason: To ensure no damage occurs to significant fabric and to limit clutter within visible areas of the SOH.

2. CODE COMPLIANCE

- c) **Any significant fire safety or accessibility measures to address code compliance are to be referred to the Heritage Division for review/approval prior to any works being undertaken.**

Reason: These measures may have the potential to adversely impact significant fabric.

ADVICE

The Sydney Opera House should provide adequate time/notice for the Heritage Division to assess applications under the *Heritage Act 1977*. Consultants should not be engaged to begin works on site and advertising for events should not take place until all relevant approvals are granted. Please note these are not determining factors in assessment of an application.

If you have any further enquiries regarding this matter, please contact David Nix, State Heritage Assets Officer, at the Heritage Division, Office of Environment and Heritage, on (02) 98795 6523 or david.nix@environment.nsw.gov.au.

Yours sincerely



28/10/2016

Katrina Stankowski
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As Delegate of the NSW Heritage Council