

2 September 2016

Mr Cameron Sargent
Acting Director
Key Site Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Cameron

**SYDNEY OPERA HOUSE BUILDING RENEWAL PROGRAM
JOAN SUTHERLAND THEATRE – THEATRE MACHINERY PROJECT (SSD7639)
RESPONSE TO SUBMISSIONS**

This Response to Submissions (RTS) has been prepared on behalf of the Sydney Opera House Trust (the applicant) to address submissions received for the above application during the public exhibition period.

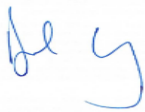
We note that the application received submissions from the City of Sydney Council and the Office of Environment and Heritage (as delegate of the NSW Heritage Council) raising no objection to the proposal. We also note that the application received no public submissions.

We have reviewed the submissions and have provided a response at **Attachment 1**.

The Department has also requested that information be provided on the maximum number of construction vehicle movements per day associated with the proposed works and that this be broken down into morning, afternoon and evening periods. This information is provided at **Attachment 2**.

Please do not hesitate to contact Dan Keary on 0429 565 291 or dan@keylan.com.au if you wish to discuss any aspect of this submission.

Yours sincerely



Dan Keary BSc MURP MPIA
Director



Michael Woodland BTP
Director

Attachment 1

Issues raised during public exhibition

Respondent	Issue Raised in submission	Response
City of Sydney Council	Recommends a number of conditions of consent	- Recommended conditions are noted with specific comments outlined below. Recommended Condition (13) – Hours of Work and Noise (CBD) - This condition states: <i>...All work, including demolition, excavation and building work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 7.00pm on Mondays to Fridays, inclusive, and 7.00am and 5.00pm on Saturdays, and no work must be carried out on Sundays or public holidays...</i> - The SOHT does not support the inclusion of this condition, as it is contrary to the proposed working hours outlined in the Environmental Impact Statement (EIS), which states (page 22): <i>...As the project is wholly contained within the JST, works will generally not be audible outside of the building and therefore will be scheduled to occur outside standard construction hours. This will assist in delivering the project within this timeframe and avoid impacting the daily operations of the Opera House. The following shift pattern is proposed:</i> <i>18:00 - 23:30 – planning and quiet activities which are compatible with live performances occurring in other venues within the site</i> <i>23:30 - 10:30 – noisier works which will otherwise be disruptive to Opera House operations but not audible outside of the building</i> <i>10:30 - 18:00 – general construction/no major noise generating activities...</i> - It is requested that any conditions of consent relating to construction hours be aligned to those proposed in the EIS to enable works to be undertaken on a 24 hour, 7 days per week basis. Given the works are internal and will be inaudible outside of the building, it would unreasonable to apply traditional construction hours to the project. - The EIS also states (page 50) that wherever possible, construction vehicle movements will be within standard construction hours (7 am to 6 pm Monday to Friday, 8 am to 1 pm Saturday, no vehicle movements on Sundays and public holidays).

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		However, it is anticipated that there may be limited vehicle deliveries in the evening and night periods. Further information is provided at Attachment 2
Office of Environment and Heritage	Recommends a number of conditions of consent	General Comment - OEHS stated "Reason" for several of its recommended conditions is "<i>to ensure consistency with policy 10.3 of Sydney Opera House. Conservation Management Plan, Fourth Edition 2010, Final draft, 7 July 2010...</i>" - The issue of the relevant Conservation Management Plan (CMP) was discussed with the Department of Planning and Environment during the preparation of the EIS and more recently with both the Department and OEHS during a site visit in relation to the TMP project on 16 August 2016. As outlined in these discussions and as clearly stated in the EIS, the current adopted version of the CMP is the '3rd Edition', which was developed in preparation for the listing of the Sydney Opera House on the NSW State Heritage Register, on 3 December 2003. A draft CMP 4th Edition dated June 2015 has been prepared, however, as this document is still at draft stage it is not the applicable document for the purposes of the works subject to the Building Renewal Program. The draft CMP 4th Edition was therefore not assessed in the EIS or the supporting Heritage Impact Statement prepared by Design 5 Architects. - Accordingly, it is requested that no reference be made to the draft CMP 4th Edition in any conditions of consent. Recommended Condition 1. – Archival photographic recording - Noted. Recommended Condition 2 - Storage of machinery and equipment to be removed - This condition states that "<i>The Waagner-Biro theatre machinery must be offered to an appropriate collection institution or safely stored offsite, space until one can be found.</i>" - The SOHT has engaged specialist heritage consultants, Design 5 Architects, to prepare an inventory of the theatre machinery, using existing documents as the basis, including information on the location, date of installation (if known), intactness, photographs, to understand their significance and properly record them before they are removed and to identify those items that may be significant enough to warrant archiving off-site. - It is requested that this condition be re-worded to reflect this process so that it is limited to the

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		equipment identified as significant. It is the SOHT's experience that the collecting institutions may not be interested in all equipment and the SOHT does not have the space to store all of the equipment removed. Recommended Condition 3 – Site equipment and works • Noted Nominated Heritage Consultant • This condition requires the engagement of a suitably qualified and experienced heritage consultant to undertake an assessment of the cumulative impacts of these works and any future works which will impact heritage in the Joan Sutherland Theatre by 30 September 2016 and that this report be supplied to the Heritage Council as part of any future applications for works within this Theatre. • The SOHT advises that it has already engaged Design 5 Architects to fulfil this role. • It is also understood that this recommended condition does not require the report to be submitted by 30 September 2016.

Attachment 2

Additional Information on Construction Vehicle Movements

- Construction vehicle movements associated with the proposed JST TMP works are anticipated to be minimal – in the range of 7 to 28 movements across a 24 hour period.
- Furthermore, as stated in the EIS, construction vehicle movements will be within standard construction hours wherever possible. Accordingly, it is estimated that the majority of construction vehicle movements (5 to 20) will occur during day time hours (7 am to 6 pm), with limited movements in the evening and night time periods.
- On this basis, it is predicated that construction vehicle movements will have negligible impact on the surrounding road network and neighbouring amenity.
- Anticipated construction vehicle movements are shown in the Table over page

TIME OF DAY	ICNG TIME OF DAY		Proposed Construction Traffic (note traffic movements are not cumulative)
22:00	NIGHT OUTSIDE HOURS 22:00-07:00		<u>Approximate Traffic Movements: 1-3</u> Limited to oversize deliveries, to accept deliveries onto SOH forecourt where vehicles are Oversize/ Overmass (in accordance with RMS requirements) Mitigation: - Bennelong Apartment residents notified of out of hours vehicle movements. - Vehicle movements limited to oversized vehicles and craneage movements for oversized items onto the podium. - Noise mitigation measures on construction vehicles ('quackers' not beepers- as per ICNG guidelines) - No contractor personal vehicle parking provided on site. - Vehicles booked through SOH loading dock platform Mobiledock. This prevents large quantities of vehicle movements concurrently.
23:00			
0:00			
1:00			
2:00			
3:00			
4:00			
5:00			
6:00	STANDARD HOURS 07:00-18:00	Morning	<u>Approximate Traffic Movements: 5-20</u> Typical Construction Traffic; deliveries (materials & equipment), rubbish removal Mitigation: - Typically vehicles and materials will be received in the underground loading dock - Bulk of vehicles moving in standard construction hours (residents not trying to sleep) - No contractor personal vehicle parking provided on site. - Noise mitigation measures on construction vehicles ('quackers' not beepers- as per ICNG guidelines) - Vehicles booked through SOH loading dock platform Mobiledock. This prevents large quantities of vehicle movements concurrently.
7:00			
8:00			
9:00			
10:00			
11:00			
12:00			
13:00			
14:00			
15:00			
16:00	Afternoon		
17:00			
18:00	EVENING HOURS 18:00-22:00		<u>Approximate Traffic Movements: 1-5</u> Limited Construction Traffic; limited deliveries (materials & equipment), limited rubbish removal Mitigation: - Typically vehicles and materials will be received in the underground loading dock in standard construction hours to service the evening/ night construction shifts. - Bulk of vehicles moving in standard construction hours - No contractor personal vehicle parking provided on site. - Noise mitigation measures on construction vehicles (quackers not beepers- as per ICNG guidelines) - Vehicles booked through SOH loading dock platform Mobiledock. This prevents large quantities of vehicle movements concurrently.
19:00			
20:00			
21:00			