Theatre &
Events
Offices

Volume 5

SYDNEY OPERA HOUSE | FRONT OF HOUSE

Eastern Offices

ARCHITECTURAL DRAWING SET	EASTERN OFFICES	REV
DA ISSUE	06 DECEMBER 2016	B

tonkinzulaikhagreer ARCHITECTS FOR SYDNEY OPERA HOUSE TRUST

Document Information

CLIENT	**SYDNEY OPERA HOUSE TRUST**
PROJECT	**BUILDING RENEWAL - FRONT OF HOUSE**
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Introduction

The Sydney Opera House Trust (SOHT) has engaged Tonkin Zulaikha Greer (TZG) Architects to undergo the Concept- and Schematic Design Development and Development Application for the Front Of House (FOH) Projects under the Renewal Framework Program, which was developed in 2014 to guide the transformation of the building over the next decade and includes a range of projects that cover all aspects of the Opera House including theatres, front of house, back of house and proposed new developments.

The Front Of House (FOH) Projects include 7 individual projects: Entry Foyer+ FOH Lift 36, Under the Steps, Function Centre, Theatre and Events Offices, Creative Learning Centre, Southern Foyers and the new Ballet Rehearsal Room.

The DA Drawing Issue includes the architectural drawings, finishes boards and perpespectives.

The Designs have been developed in collaboration with the services and centralised consultant team and went through an intensive Stakeholder consultation process. Furthermore several reviews have been held by the Eminent Architects Panel, the SOH Conservation Council and the SOH Executive Team.

The Concept- and the Schematic Design Reports are available on request and show the detailed design process and include the services and centralised consultant reports and expert reviews.
The Front of House projects have been thought about as a suite of interrelated projects, however they have been individually documented and analysed for clarity.

The general process that has been conducted is as follows:

CONCEPT DESIGN / OPTIONS STUDY :

- As series of Briefs were prepared by the SOH in consultation with relevant stakeholders
- Discussion with and briefing by Stakeholders on a project by project basis
- Development of preferred options
- Testing of options with stakeholders which lead to three preferred options for each project
- Analysis of preferred options, including testing against the Sydney Opera House Conservation Management Plan and the Utzon Design Principles
- Recommendation

SCHEMATIC DESIGN :

- A preferred option was selected by the Executive Team
- Detailed stakeholder workshops were held for the individual stakeholder groups and the feedback has been incorporated into the current proposals
- Further site investigation and the progressing services designs informed the design development and caused some change to some concept design ideas

Whilst this study has very much been aimed at achieving a range of functional requirements that will be relevant for the SOH for the next generation, the architectural philosophy is very much seen as an exercise in interpretive design, whereby the SOH Utzon Design principles will be distilled to create relevant contemporary use and expression.

The new projects have been thought about in terms of an architectural continuum, whereby they are imbedded in the legendary icon, but reaching out to Sydney's future.

At a cultural level, we are thinking of the SOH as an Iconic container reflecting the time of it's invention, but with ever evolving contemporary contents that are relevant and reflective of our time.

Architectural Design Statement

The Renewal projects have been considered as elements taking their position in an architectural continuum, whereby they are imbedded in the fabric and history of the legendary icon, but reach out to Sydney's future.

Culturally, we view the Sydney Opera House as an iconic container that continues to reflect the era of its invention, but with ever evolving contemporary contents that give voice to the artistic activities and philosophical enquiries of our own time.

Whilst the Renewal projects design has been aimed at fulfilling a range of functional requirements that will be relevant for the SOH for the next generation, the architectural procedure is one of interpretive design, whereby the Utzon and Opera House principles are distilled to infuse this later contemporary use and aesthetic.

Eastern Offices

Function

New open plan offices are proposed to house 43 work stations, 2 meeting rooms, a kitchenette and staff WC's for SOH staff.

Concept

The new offices are organised around the dramatic abstract forms of the shell support columns. A mezzanine is set back from the edge to allow a double height void.

The materials and finishes palette is aligned with Hall's Back Of House finishes.

SYDNEY OPERA HOUSE | FRONT OF HOUSE RENEWAL

EASTERN ACCOMMODATION

DRAWING LIST

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LEGEND

Code	Description
AC	Air-Conditioning
ACC	Accessible
ACR	Acrylic Solid Surface Material
ADJ	Adjustable Shelf
AF	Access Floor
AFFL	Above Finished Floor Level
AFS	AFS concrete paint finish
AH	Flush Access Panel
AP1	Acoustic Panel No Finish
AP2	Acoustic Panel, ceiling, perf. Metal Finish
AP3	Acoustic Panel, ceiling, perf. Metal Finish
AP4	Acoustic Panel No Finish
AP5	Acoustic Panel, Felt Finish
AU	Acoustic Underlay
AV	Audio Visual
BCT	Baby Change Table
BG	Glass balustrade
BIK	Bike Racks
BIN	Under sink garbage bin
BIT	Bitumin
BL	Fair Faced Blockwork
BLD	Roller Blinds
BLD1	Roller Blinds (Sunscreen)
BLD2	Roller Blinds (Block Out Blinds)
BLD3	Roller Blinds (Green Screen)
BLP	Blockwork, paint finish
BLR	Blockwork, reinforced
BOL	Bollard
BR1	Brass counterfronts, EF
BR2	Brass counterfronts, SF
BR3	Brass seat, UTS
BR4	Bronze joinery, EF
BR5	Bronze handrail, UTS
BR6	Bronze handrail, CLC and FC
BRRP	Brickwork, Rendered and Painted
BT1	Benchtop, Marblo
BT2	Benchtop, Glass
C	Concrete
CFC	Compressed Fibre cement
CFS	Concrete steel trowel finish
CM	Suspended Ceiling, Metal
CO2	Class 2C Off form Concrete
CO2P	Class 2 Off form Concrete Paint Finish
COMMS	Communications Cupboard
COS	Check On Site
CPT1	Carpet, Entry Foyer Seating
CPT2	Carpet, Entry Foyer Ticketing
CPT3	Carpet, Theatre & Events Offices
CT	Cooktop
CTF	Ceramic Floor Tiles
CTS	Ceramic Skirting
CTW	Ceramic Wall Tiles
CUR	Curtains
CUR 1	Felt Dividing Panel Curtain
DB	Colour backed glass
DP	Down Pipe
DS1	Door stop - Floor mounted door stop
DS2	Door stop - wall mounted door stop
DW	Dishwasher
EF	Extraction Fan Ceiling Mounted
F	Fridge
F1	60 FRL
F1.5	90 FRL
F2	120 FRL
FB1	Floor Box, electrical+data
FC	Set Fibre Cement 6mm painted
FE	Fire extinguisher
FFL	Finished Floor Level
FG	Façade Glazing
FH	Fire Hydrant
FHR	Fire Hose Reel
FM	Floor Mat
FRL	Fire Resistant Level
FSL	Finshed Structural level
FW	Floor Waste
FWC	Textured Felt-Brass Wall
FWC1	Felt Wall Covering, Entry Foyer
FWC2	Felt Wall Covering, Function Centre
FWC3	Felt Wall Covering, Creative Learning Centre
GCB	Colour backed glass
GF	Frameless Glazing
GL	Glazing, brown tint
GL1	Glazing, clear
GL2	Glazing, frosted
GL3	Glazing, TerraGlaz
GLBF	Bronze-framed Glass Door, Hinge

Code	Description
GLBF1	bronze-framed Glass Door, hinge
GLBF2	bronze-framed Glass Door, sliding
GLBF3	bronze-framed Glass Door, pivot
GLMF1	steel-framed Glass Door, sliding (Wind-break)
GLMF2	steel-framed Glass Wall, fixed (Wind-break)
GR1	Grab Rail 1 - Accessible shower rail
GR2	Grab Rail 2 - Accessible WC
GR3	Grab Rail 3 - Ambulant WC
H	Hydraulic riser
HD	Hand Dryer
HJ	Horizontal Joints
HK	Hook - Coats
HR	Hanging Rail
HRM	Handrail Metal
HRT	Handrail Timber
HWU	Hot Water Unit
JP	Joinery Pull
KP	Kick Plate
LAM	Laminate Finish
M	Mechanical Riser
MA1	Marblo
MB1	Metal Balustrade Type 1
MCP	Metal Column, painted
MF	Metal Flashing
MIR	Mirror
MLF	Metal Louvre- Fixed
MLO	Metal Operable Louvre
MM	Metal Mesh (stretched)
MPBP	Moisture Resistant Plasterboard Ceiling, paint finish
MPG	Metal Pipe Rigging
MS	Stair Metal
MW	Metal Windows, bronze-framed
OV	Oven
PBF2	2 hour Fire Rated Plasterboard
PBP	13mm plasterboard Paint Finish
PC1	Precast Granite, Paver
PC2	Precast Granite, Wall Panel
PC3	Precast Granite, Ceiling Panel
PF	Paint Finish
PP	2 pack Polyurethane Paint
PP1	Polyurethane Paint - High reflective black
PTD	Paper Towel Dispenser
RF	Resilient Finish Type CLC
RF1	Resilient Finish Type EF
RFS	Resiliant Flooring - Slip Resistant
RH	Rangehood
RL	Reduced Level
RP	Rigging Points
RSK	Resilient Coved Skirting
SAP	Suspended acoustic panels
SC1	Services Carriage (light, sound, sprinkler)
SC2	Services Carriage (light, sound, acoustic, rigging)
SCDB	SCI Door Distribution Board
SCI	Solid core door internal
SCV	Sprinkler Control Valve
SD1	Soap Dispenser
SHS1	wall shelf
SKY	Skylight
SMC	Stretched Membrane Ceiling (Barrisol)
SNK	Sink - kitchen
SNKC	Sink - Cleaner
SNKL	Sink - Laundry
SS	Stainless Steel
TAP1	Tapware, Washbasin Mixer, regular
TAP2	Tapware, Washbasin Mixer, accessible
TAP3	Tapware, Kitchen Sink Mixer
TF	Timber flooring
TF2	Timber Sprung flooring
THR	Threshold Ramp max. 1 in 8
TI	Tactile Indicators
TIK	Ticketing/Information Kiosks
TME	To Match Existing
TOW	Top of wall
TP	Toilet partitions
TP1	Timber Panel, Slatted, Brush Box
TPC	GRC Precast Floor Tile, honed CLC
TPC1	GRC Precast Floor Tile, honed EF
TPD	Toilet partition doors
TPH	Toilet Paper Holder
TR	Towel rail
TS1	Terrazzo Stone Flooring
TS2	Stone Tile
TSN1	Stair Nosing Type 1
TV1	Timber Veneer, Entry Foyer
TV2	Timber Veneer, Creative Learning Centre
UIO	Unless Indicated Otherwise

Code	Description
UR	Urinal
VJ	Vertical Joints
WB1	Wash Basin Type 1(normal)
WB2	Wash Basin Type 2 accessible
WB3	Wash Basin Type 3 (Trough Handwashing Kids)
WC1	Water Closet (normal)
WC2	Water Closet accessible
WC3	Water Closet Ambulant
WF	Water Drinking Fountain
WP1	Repurposed existing Wobbly Panel, operable
WP2	Repurposed existing Wobbly Panel, operable and adjustable
WP3	Repurposed existing Wobbly Panel, fixed
WP4	Repurposed existing Wobbly Panel, integrated
WP5	Repurposed existing Wobbly Panel, ceiling
X	Existing
XAC	Existing AC
XAP	Existing Acoustic Ceiling Panel
XB	Existing Architectural Bronze
XBOL	Existing Bollard
XBR	Existing Bronze Element
XBS	Existing Bench Seat
XC	Existing Concrete
XCA	Existing Concrete with acoustic treatment
XCP	Existing Concrete Painted (or Sealed)
XCPS	Existing Concrete Paint Finish, stripped
XCPT	Existing Carpet
XCTF	Existing Ceramic Tiles
XD	Existing Door to remain
XDB	Existing Distribution Board
XDP	Existing Downpipes
XEP	Event Pit
XFB	Floor Box, electrical+data
XFH	Existing Fire Hydrant
XGL	Existing Glazing, brown tint
XGL1	Existing Glazing, clear
XGL2	Existing Glazing, frosted
XGLBF	Existing bronze-framed Glass Door, hinge
XGLBF2	Existing bronze-framed Glass Door, sliding
XHRM	Existing Handrail Metal
XMB	Existing Metal Balustrade
XMB	Existing Metal Balustrade
XMG	Existing Metal Gate
XMS	Existing Metal Stair
XP	Existing Painted
XP	Existing Painted
XPBP	Existing Plasterboad Painted
XPC1	Existing Precast Granite, Paver
XPC2	Existing Precast Granite, Wall Panel
XPC3	Existing Precast Granite, Ceiling Panel
XPF	Existing External Painted Render
XPW	Existing Potable Water
XRP	Existing Rendered and Painted
XSC	Existing Services Carriage (light, sound, sprinkler)
XTB	Existing Timber Balustrade
XTCW	Existing Heritage Ceramic Tiles
XTF	Existing Timber Floor
XTF	Existing Timber Floor
XTPC	Existing GRC Precast Floor Tile, honed
XTS	Existing Terrazzo Stone Flooring
XTS	Existing Timber Stair
XTSK	Existing Skirting
XTV1	Existing Timber Veneer
XWF	Existing Water Fountain
XWP	Existing Wobbly Panel
YG	Yard Gully

DATE	REV	DESCRIPTION
02.08.2016	A	ISSUED FOR DA
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PROJECT :
Sydney Opera House - Front of House Renewal
EASTERN ACCOMMODATION
PROJECT NO : 15031

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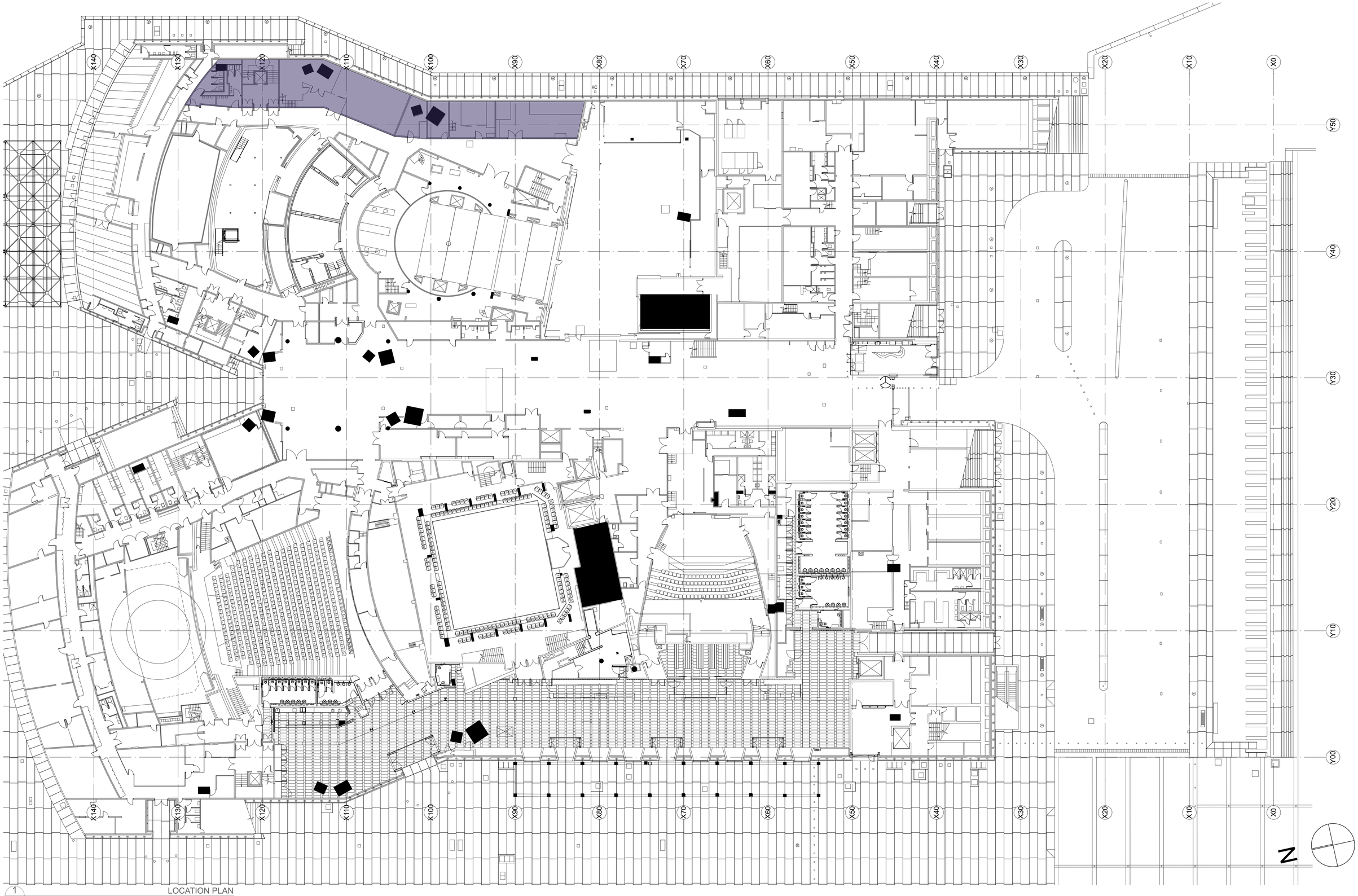

1 LOCATION PLAN
1:250

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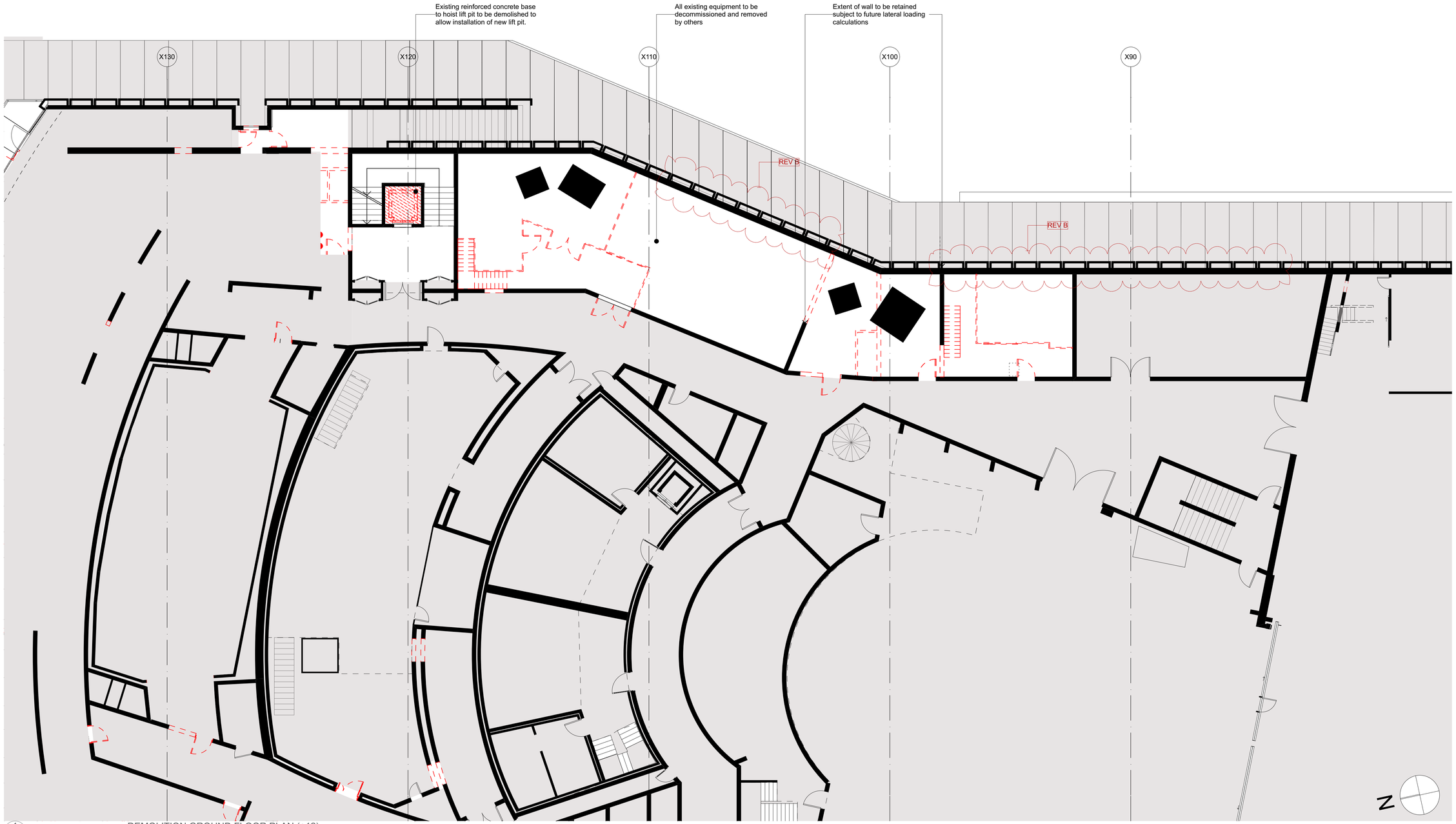

1 DEMOLITION GROUND FLOOR PLAN (+12)
1:100

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DEMOLITION GROUND FLOOR PLAN(+12)

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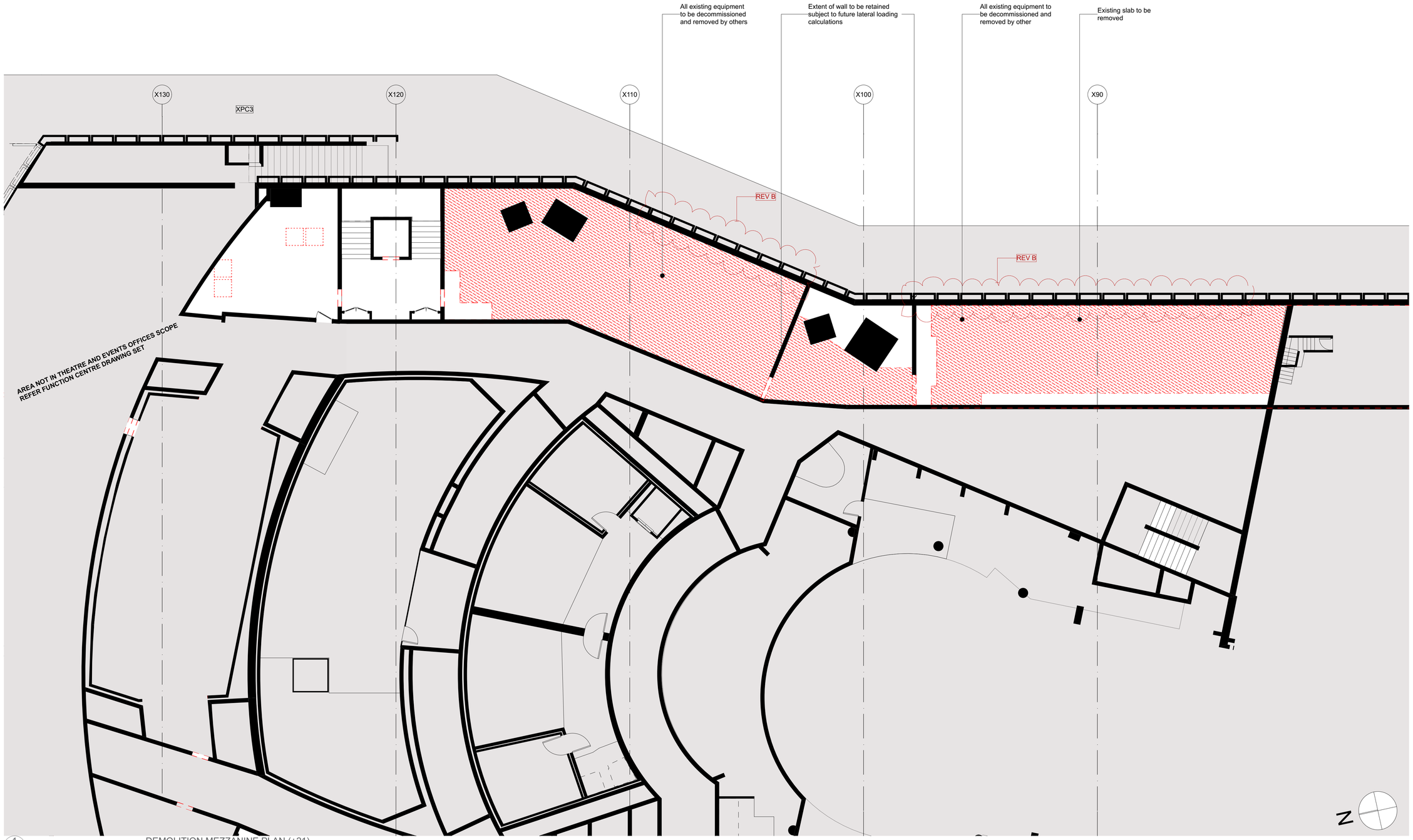

1 DEMOLITION MEZZANINE PLAN (+21)
1:100

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PROJECT :
Sydney Opera House - Front of House Renewal

EASTERN ACCOMMODATION

PROJECT NO : 15031

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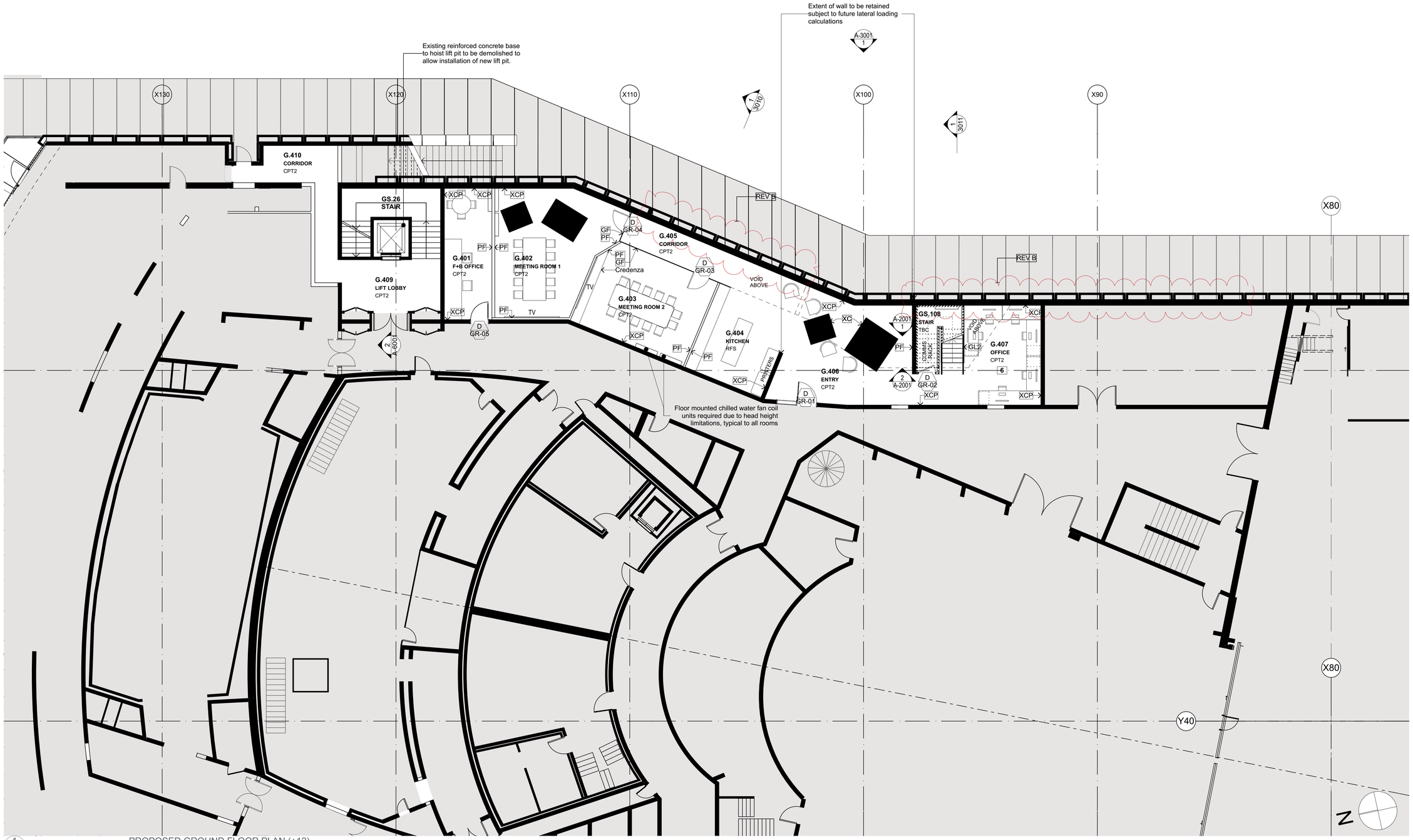
DRAWING TITLE
DEMOLITION MEZZANINE PLAN (+21)

DRAWN BY ER, VVS
CHECKED RM, TG
SCALES 1:200 @ A3 1:100 @ A1
DATE August 2016
PHASE DA
DRAWING NO A-0102
REV B



1 PROPOSED GROUND FLOOR PLAN (+12)
1:100

DATE	REV	DESCRIPTION
02.08.2016	A	ISSUED FOR DA
05.11.2016	B	DA RESUBMISSION REMOVAL OF SLOT WINDOWS

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PROJECT NO : 150031

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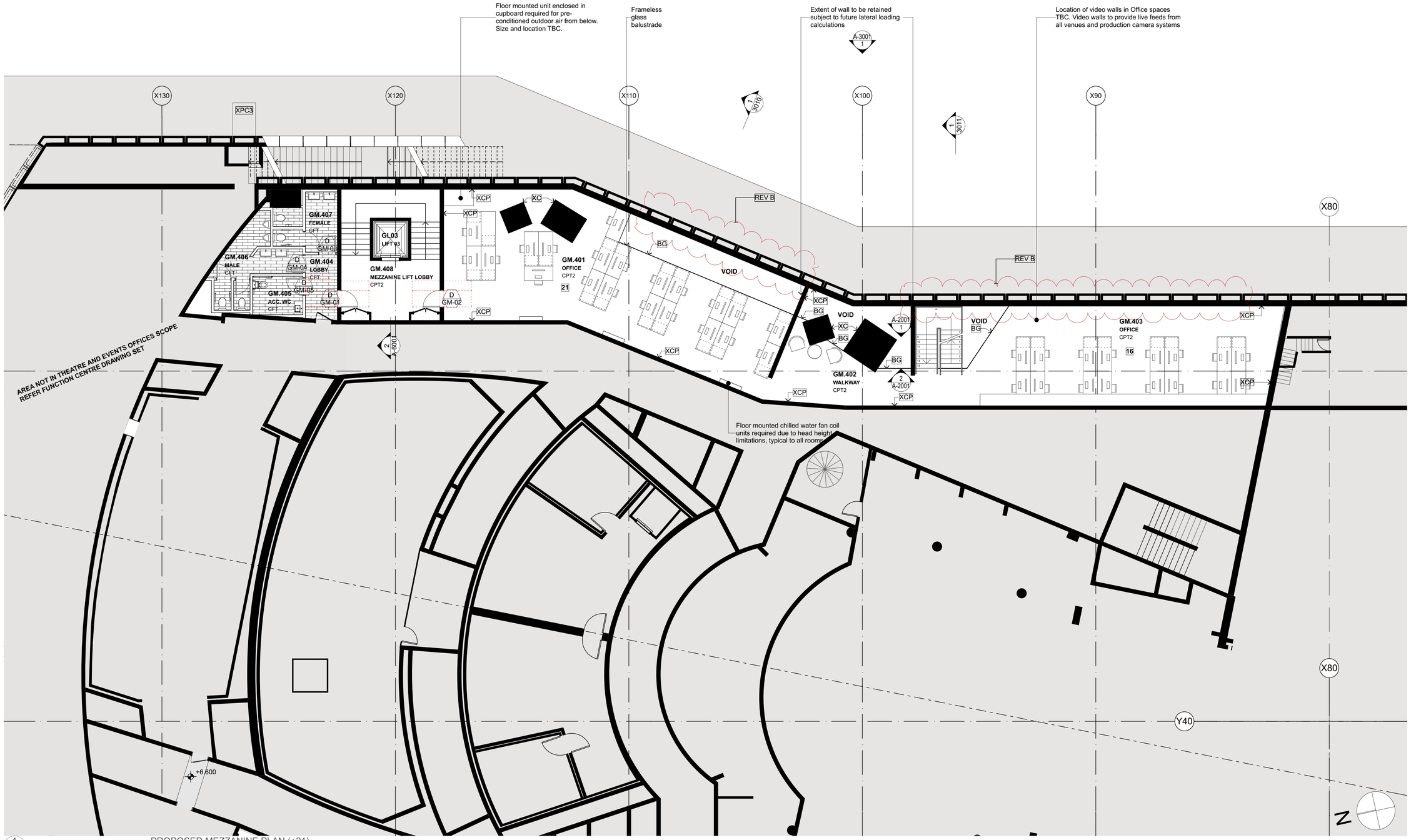
DRAWING TITLE
PROPOSED GROUND FLOOR PLAN (+12)

DRAWN BY ER, VVS
CHECKED RM, TG
SCALES 1:200 @ A3 1:100 @ A1
DATE August 2016
PHASE DA
DRAWING NO A-1001
REV B



1 PROPOSED MEZZANINE PLAN (+21)
1:100

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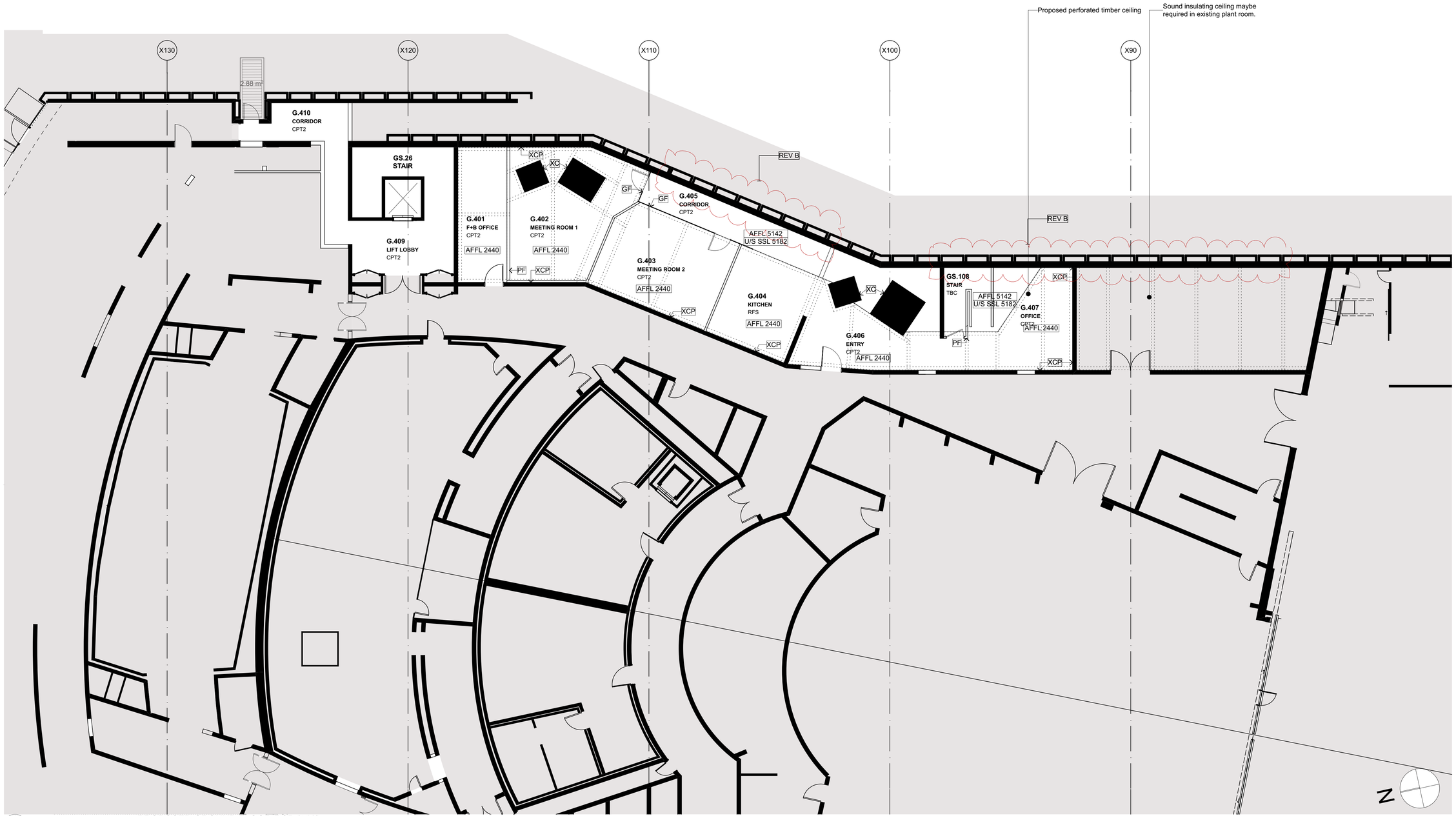
DRAWING TITLE
PROPOSED MEZZANINE PLAN (+21)

DRAWN BY ER, VVS
CHECKED RM, TG
SCALES 1:200 @ A3 1:100 @ A1
DATE August 2016
PHASE DA
DRAWING NO A-1002
REV B



1 PROPOSED GROUND FLOOR RCP (+12)
1:100

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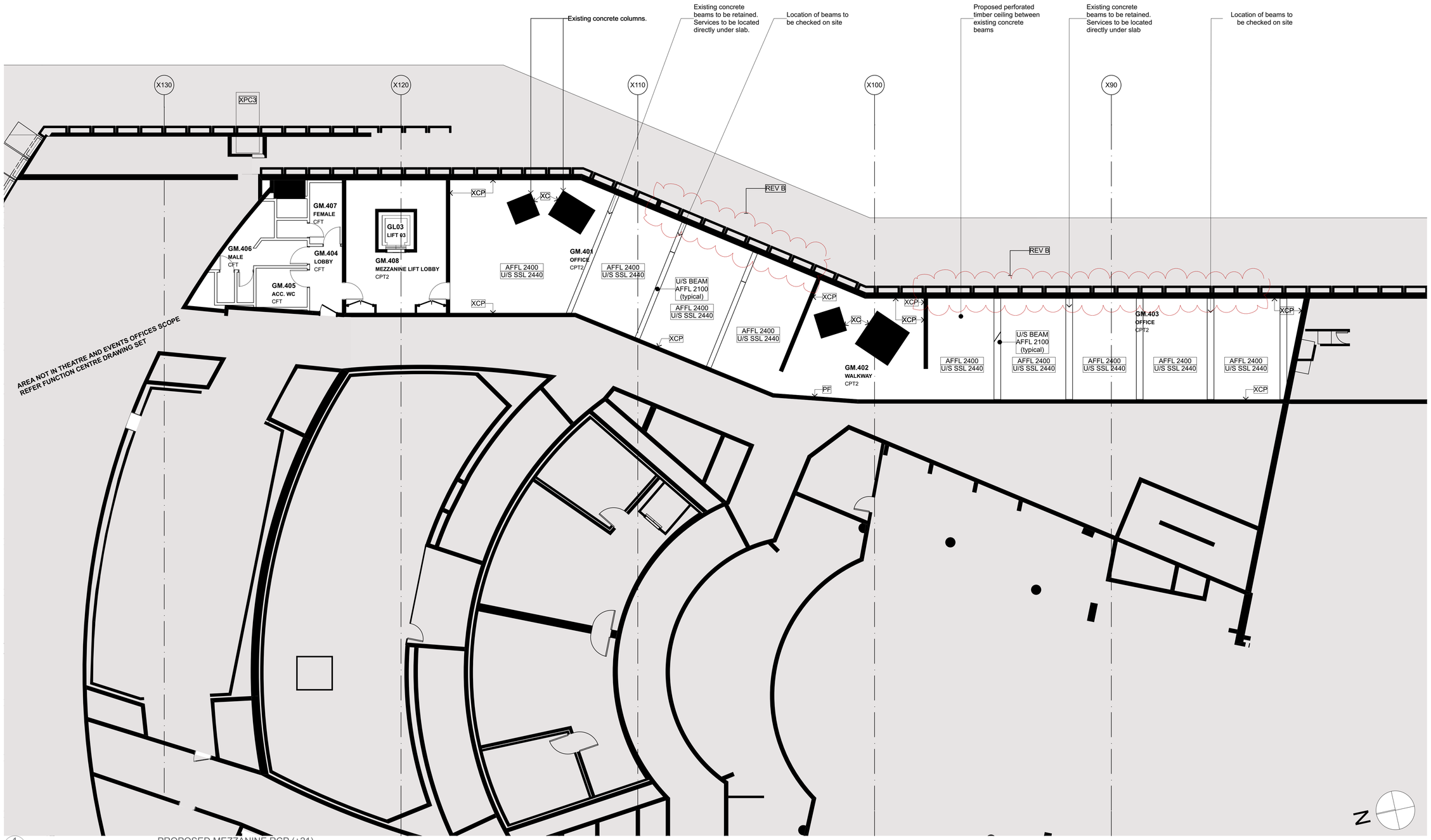
DRAWING TITLE
PROPOSED GROUND FLOOR RCP (+12)

DRAWN BY ER, VVS
CHECKED RM, TG
SCALES 1:200 @ A3 1:100 @ A1
DATE August 2016
PHASE DA
DRAWING NO A-1201
REV B



1 PROPOSED MEZZANINE RCP (+21)
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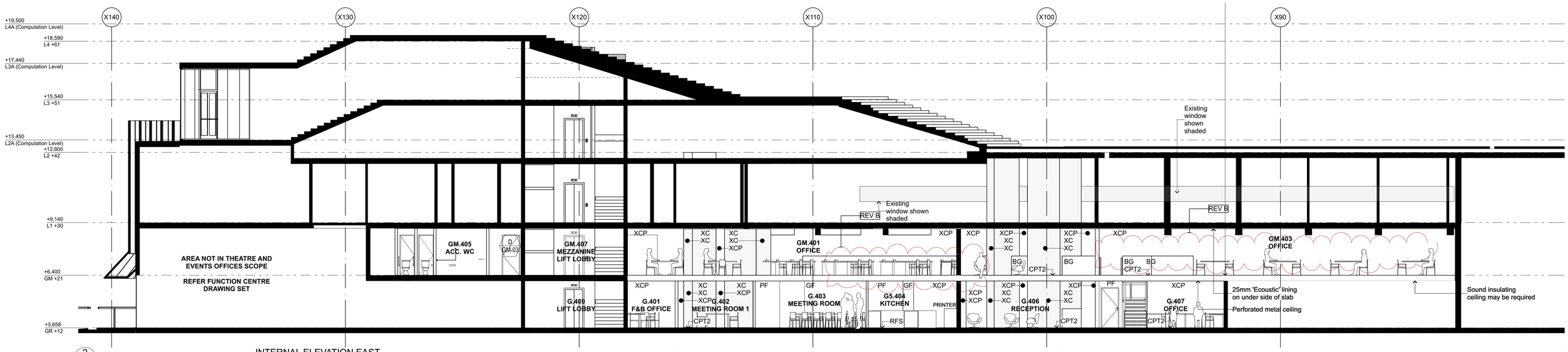
DRAWN BY ER, VVS
CHECKED RM, TG
SCALES 1:200 @ A3 1:100 @ A1
DATE August 2016
PHASE DA
DRAWING NO A-1202
REV B



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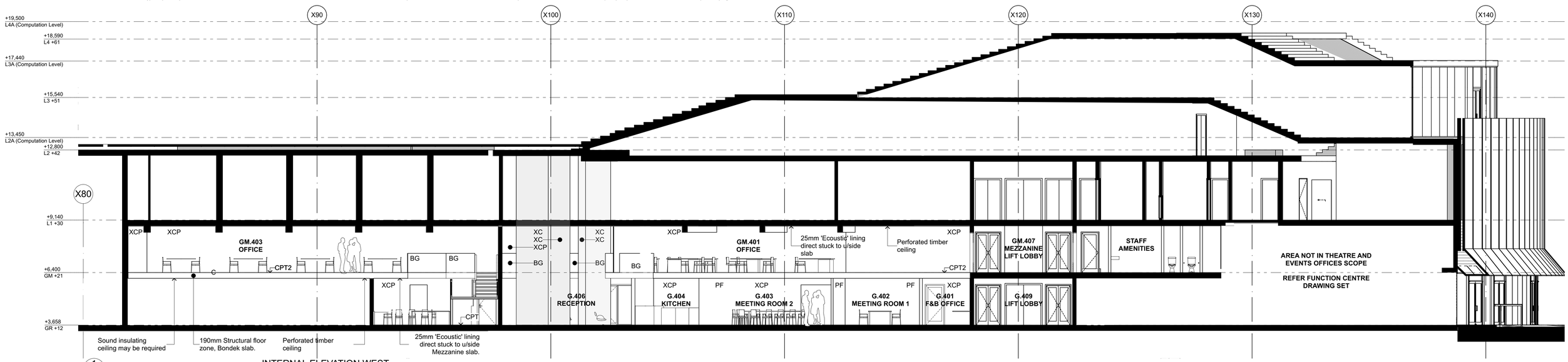

1 INTERNAL ELEVATION WEST
1:100

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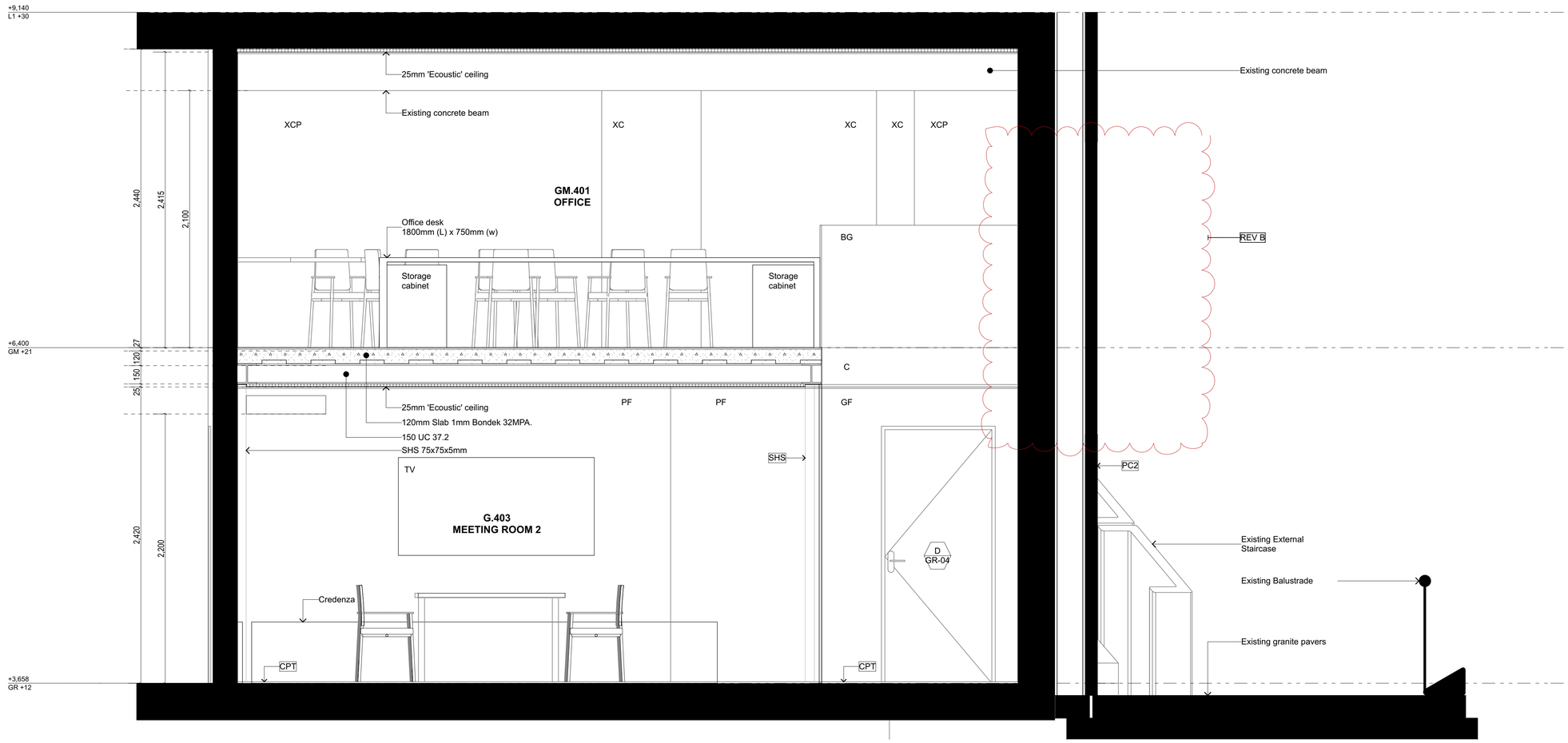
DRAWING TITLE	DRAWN BY
SECTIONS 01	ER, VVS
	CHECKED: RM, TG
SCALES: 1:200 @ A3, 1:100 @ A1	DATE: August 2016
PHASE: DA / DRAWING NO: A-2001	REV: B



1 VOID SECTION
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PROJECT :
Sydney Opera House - Front of House Renewal
EASTERN ACCOMMODATION
PROJECT NO : 150031

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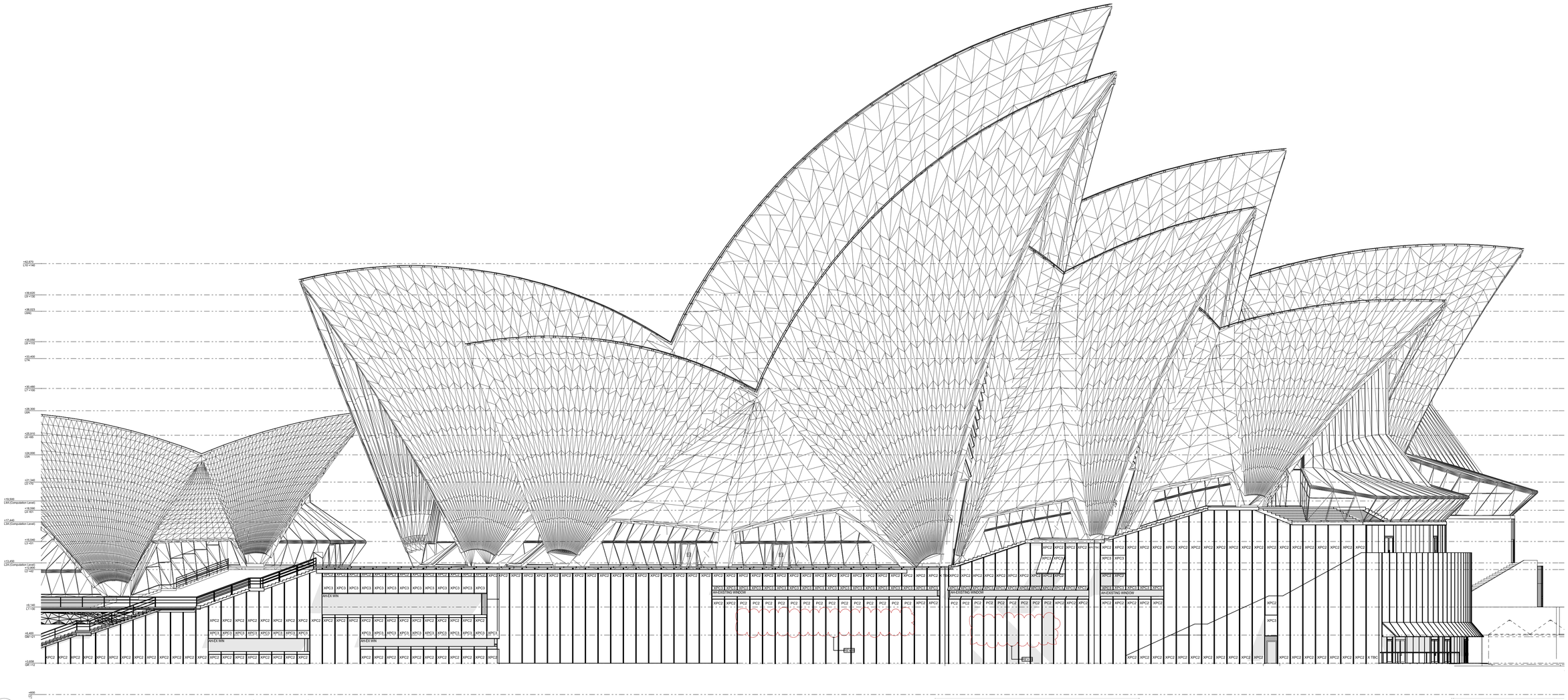
DRAWING TITLE
SECTIONS 02

DRAWN BY ER, VVS
CHECKED RM, TG
SCALES 1:40 @ A3 1:20 @ A1
DATE August 2016
PHASE DA
DRAWING NO A-2002
REV B



1

EAST ELEVATION
1:200

DATE	REV	DESCRIPTION
02.08.2016	A	ISSUED FOR DA
05.11.2016	B	DA RESUBMISSION REMOVAL OF SLOT WINDOWS

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PROJECT :
Sydney Opera House -
Front of House Renewal

EASTERN ACCOMMODATION

PROJECT NO : 150311

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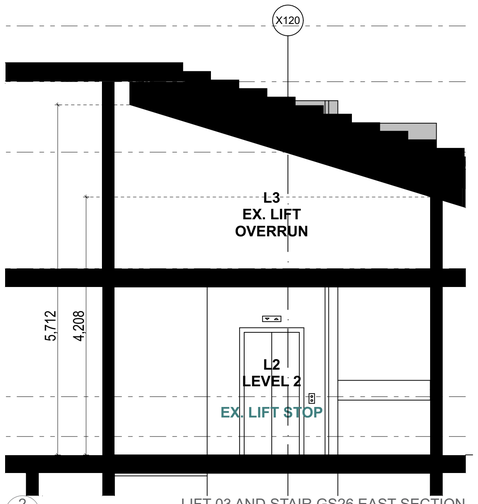
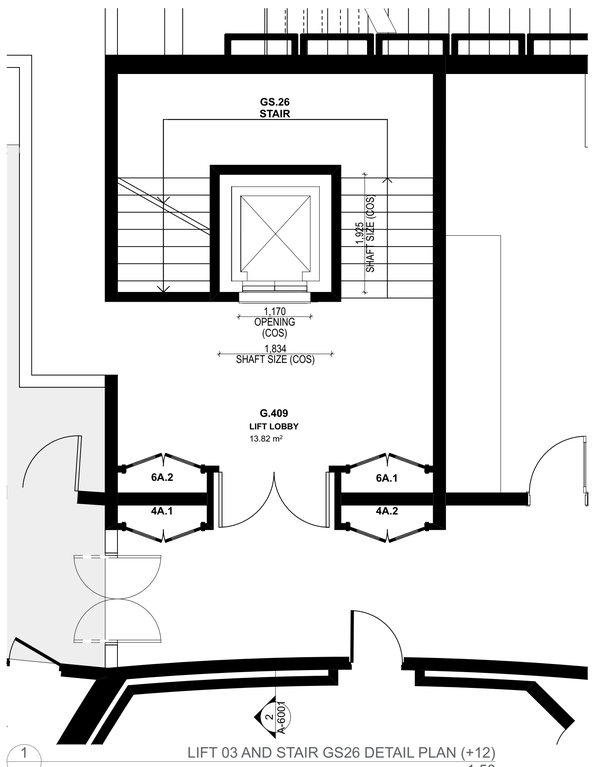
DRAWING TITLE
EAST ELEVATION

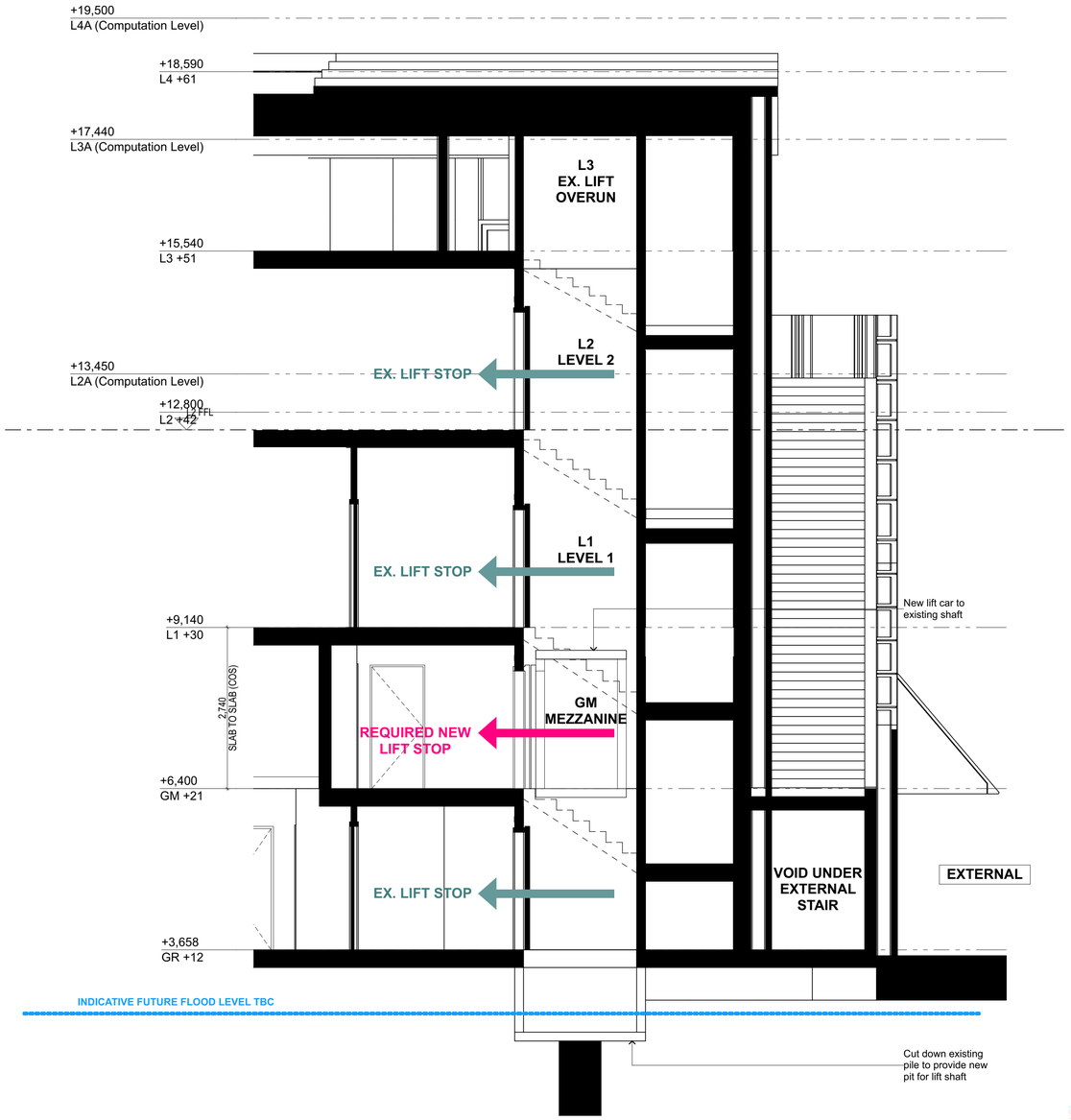
DRAWN BY ER, VVS
CHECKED RM, TG
DATE August 2016
SCALES 1:200 @ A3 1:200 @ A1
PHASE DA
DRAWING NO A-3001
REV B

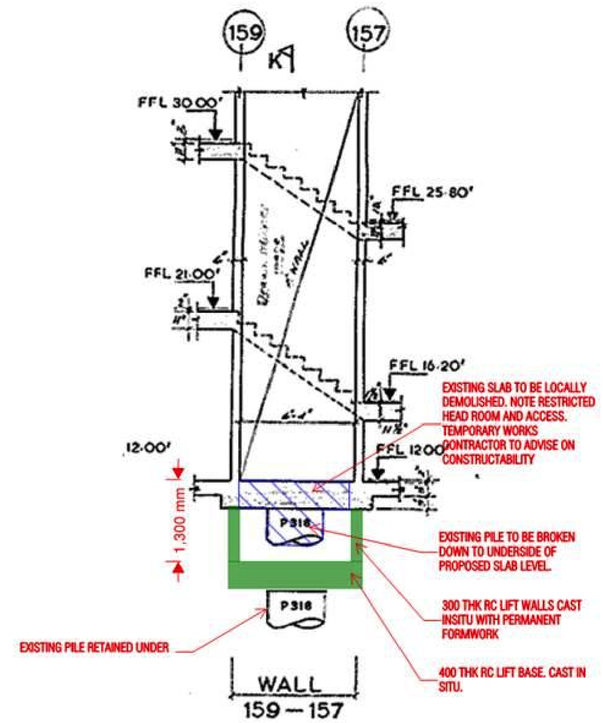


2 LIFT 03 AND STAIR GS26 EAST SECTION
1:50



1 LIFT 03 AND STAIR GS26 DETAIL PLAN (+12)
1:50





PRELIMINARY STRUCTURAL ADVICE - AECOM 20/05/2016

INFORMATION REQUIRED: **IS EXISTING AREA UNDER THE LIFT PROTECTED FROM THE TIDE?**

LIFT 03 REQUIRED FOR ACCESSIBLE STAFF ACCESS TO THE PROPOSED STAFF OFFICES AND AMENITIES ON THE MEZZANINE LEVEL.

IT IS ASSUMED **LIFT 03** IS ALSO REQUIRED TO TRANSPORT FOOD FROM THE PROPOSED FUNCTION CENTRE KITCHEN UP TO THE NORTHERN FOYERS AS PER EXISTING HOIST 03. CLIENT TO CONFIRM.

DATE	REV	DESCRIPTION
02.08.2016	A	ISSUED FOR DA
05.11.2016	B	DA RESUBMISSION REMOVAL OF SLOT WINDOWS

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PROJECT :
Sydney Opera House - Front of House Renewal

EASTERN ACCOMMODATION

PROJECT NO : 15031

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DRAWING TITLE	DRAWN BY
LIFT 03 - FUNCTION CENTRE AND OFFICES	ER, VVS
	CHECKED: RM, TG
SCALES: 1:100 @ A3 1:50 @ A1	DATE: August 2016
PHASE: DA / DRAWING NO: A-6001	REV: B

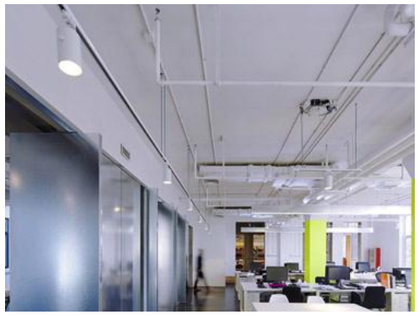
WALLS

XCP - Existing Concrete Painted, White

PF - Paint Finish, White
Light open plan offices. Image is indicative only, Specification TBC

CEILING

AP2 - Acoustic Panel Ceiling, Perforated Timber with 'Ecoustic' backing



EXPOSED SERVICES

FLOORING

CPT2 - Brown Carpet

DATE	REV	DESCRIPTION	
02.08.2016		A	ISSUED FOR DA

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PROJECT :
Sydney Opera House -
Front of House Renewal

EASTERN OFFICES

PROJECT NO : 15031

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DRAWING TITLE
FINISHES

DRAWN BY MB, TS, RM
CHECKED RM, TG
SCALES @ A3
DATE August 2016
PHASE DA
DRAWING NO A-9001
REV A

Plot date:17/01/2017 File: /Volumes/public/PROJECTS TZG/15031 SOH - FRONT OF HOUSE/02 SFH MODELS/00 ARCHIVE/Development Application/_SOH_EO_DA MODEL 160809.pln

DATE	REV	DESCRIPTION
02.08.2016	A	ISSUED FOR DA

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PROJECT :
Sydney Opera House - Front of House Renewal

EASTERN ACCOMMODATION

PROJECT NO : 15031

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DRAWING TITLE
MEZZANINE NORTH

DRAWN BY ER, RM
CHECKED RM, TG
SCALES @ A3
DATE August 2016
PHASE DA
DRAWING NO A-9101
REV B

Plot date:17/01/2017 File: /Volumes/public/PROJECTS TZG/15031 SOH - FRONT OF HOUSE/02 SFH MODELS/00 ARCHIVE/Development Application/_SOH_EO_DA MODEL 160809.pln

DATE	REV	DESCRIPTION
02.08.2016	A	ISSUED FOR DA

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PROJECT :
Sydney Opera House -
Front of House Renewal

EASTERN
ACCOMMODATION

PROJECT NO : 15031

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DRAWING TITLE
GROUND NORTH

DRAWN BY ER, RM
CHECKED RM, TG
SCALES @ A3
DATE August 2016
PHASE DA
DRAWING NO A-9102
REV B

Plot date:17/01/2017 File: /Volumes/public/PROJECTS TZG/15031 SOH - FRONT OF HOUSE/02 SFH MODELS/00 ARCHIVE/Development Application/_SOH_EO_DA MODEL 160809.pln