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31 May 2016

File Number: SSD 7665
Our Ref: R/2016/17

Mr Cameron Sargent
Team Leader – Key Sites Assessments
NSW Department of Planning and Environment
PO Box 39
Sydney NSW 2000

Attention: Alexander Scott
Email: alexander.scott@planning.nsw.gov.au

Dear Cameron,

RE: SSD 7665 – Request for SEARs – Joan Sutherland Theatre Front of House and Accessibility and Additional Works, Sydney Opera House

I refer to your email correspondence dated 19 May 2016 where you sought Council's input on the draft Secretary's environmental assessment requirements (SEARs) for the above subject SSD application.

It is understood that the proposal involves the following:

Joan Sutherland Theatre (JTS) accessibility and additional works – comprising various accessibility works, acoustic upgrade works, lighting upgrades, office relocation and back of house works; and

Front of House works – comprising new function centre and removal of the marquee from the Northern Boardwalk, refurbishment of the entry foyers and "under the steps" upgrade works to the vehicle concourse area.

Further to the above, it is understood the Joan Sutherland Theatre (JST) Combined Projects are a key component of the Building Renewal Program, comprising a number of works packages including the **Joan Sutherland Theatre Building Renewal (Theatre Machinery Project)**. These works form subject of **SSD 7639** and are being progressed through a separate request for SEARs. A response to these works was provided by the City on 30 May 2016.

Draft SEARs

The City has reviewed the information and the draft SEARs and provides the following comments. Further to the draft SEARs, the City recommends the inclusion of additional planning consideration and documents as follows:

city of villages

Environmental Planning Instruments, Policies and Guidelines

- The application must address the relevant provisions, goals and objectives of Sustainable Sydney 2030 (the City of Sydney) and Sydney Development Control Plan (SDCP 2012).
- The report should analysis in detail how it is consistent or inconsistent with the following planning instruments:
 - Sydney Regional Environmental Plan [Sydney Harbour Catchment] 2005 including;
 - Clause 13 – Planning principles for the Sydney Harbour Catchment;
 - Clause 14 – Planning principles for the Foreshores and Waterways Area;
 - Clause 15 – Planning principles for heritage conservation;
 - Part 3, Division 2 – Matters for consideration in the Foreshores and Waterways Area; and
 - Part 5 – Heritage provisions.
- SLEP 2012 including Clause 5.10 Heritage Conservation.

Design Excellence

- The application must demonstrate how it exhibits Design Excellence, as required by Clause 6.21 of Sydney Local Environmental Plan 2012 (SLEP 2012) and Section 3.3 of SDCP 2012.

Heritage Impacts

- The EIS is to include a Statement of Heritage Impact prepared by a qualified heritage consultant. The statement should include a detailed assessment of each of the key elements proposed, the implication arising from compliances with the BCA and construction issues. It should address, where relevant, all the options considered in arriving at the preferred development and the reasons for choosing the preferred option.
- The statement should provide a thorough analysis to demonstrate consistency with the relevant management documents and provisions including the assessment of significance and the policy recommendations within the following:
 - Sydney Opera House Conservation Management Plan, 2003;
 - Draft Sydney Opera House Conservation Management Plan 4th Edition, 2015;
 - Utzon Design Principles, 2002;
 - Statement of National Heritage Values of the Sydney Opera House; and
 - SOH Accessibility Masterplan 2015

Construction details. Specifications and methodologies

- The SEARS should include construction details, specifications and methodologies for all new major interventions to demonstrate consistency with the original materiality.

Use of Function Centre

- The application must be supported by an Acoustic Report prepared by a suitably qualified Acoustic Specialist. The Acoustic Report should assess noise impacts generated by use of the Function Centre.

Waste Management

- The application must address the relevant provisions of the City of Sydney Code for Waste Minimisation in New Developments 2005 and include a Waste Management Plan consistent with Section 3.14 of SDCP 2012.

Hazardous Materials Survey

- It is advisable that a Hazardous Materials Survey is prepared for the site as required under the Australian Standard for Demolition of Structures.

Moral Rights

- In relation to any future application, information will be required as to whether the applicant has consulted the original architect regarding the change in design intent, as this relates to the Commonwealth Copyright Amendment (Moral Rights) Act 2000.

Thank you for the opportunity to provide input at this stage of the proposal. The City looks forward to providing further comments when the application and detailed design for the project are submitted.

Should you wish to speak with a Council officer about the above, please contact Michaela Briggs, Planner, on 9265 9333 or at mbriggs1@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Corradi', with a stylized flourish at the end.

CHRISTOPHER CORRADI
Area Planning Manager



Our File No: SF16/23002
Our Ref: DOC16/247014
Your ref: SSD 7665

Cameron Sargent
Team Leader, Key Site Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Sent by e-mail to: Alexander Scott <alexander.scott@planning.nsw.gov.au>

Dear Mr Sargent

Request for Secretary's Environmental Assessment Requirements (SEARs) for Joan Sutherland Theatre Building Renewal (Front of House and Accessibility and Additional Works), Sydney Opera House (SSD 7665)

Reference is made to your correspondence received on 19 May 2016 requesting SEARs input from the Heritage Council of NSW (the Heritage Council) for the above proposal.

It is understood that the proposal forms part of the Building Renewal Program for Sydney Opera House and includes the following works:

- *Joan Sutherland Theatre (JST) accessibility and additional works – comprising various accessibility works, acoustic upgrade works, lighting upgrades, office relocation and back of house works; and*
- *Front of House works – comprising new function centre and removal of marquee from the Northern Boardwalk, refurbishment of the entry foyers and “under the steps” upgrade works to the vehicle concourse area.*

It is requested that the applicant be required to submit the following information in addition to the requirements contained in the Draft SEARs:

- Comparative analysis of the legislative requirements for easy access against proposed access and actual current/projected requirements for the next 20 years.
- Details of the building works and alterations to significant built fabric, structural members, services and spaces associated with the proposal.
- Discussion of any other options that have been considered, for lesser access that may comply with actual current/projected requirements, and discounted in order to demonstrate that the proposed works present the best option with least heritage impacts.
- Details of interpretive elements and signage associated with the Front of House works including location, design, size, colour, height etc.

It is further considered that the Heritage Impact Statement to be submitted with the application should assess the proposals against the Draft Conservation Management Plan (4th Edition) endorsed by the Heritage Council in August 2010 and not the third edition as stated in the Draft Requirements.

If you have any questions regarding the above matter, please contact Shikha Jhaldiyal, Acting Senior Heritage Assessment Officer, at the Heritage Division, Office of Environment and Heritage on (02) 9873 8545 or shikha.jhaldiyal@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line drawn underneath.

Rajeev Maini
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the Heritage Council of NSW
2 June 2016



Our reference: EF13/5116, DOC16/2248192-02
Contact: John Goodwin

Mr Alexander Scott
Department of Planning and Environment
GPO BOX 39
SYDNEY 2001

Dear Mr Scott,

SSD 7665 – SYDNEY OPERA HOUSE TRUST – JOAN SUTHERLAND THEATRE

I am writing to you in reply to your invitation to the EPA to comment on the draft SEARs for the above project.

The EPA notes the proximity of residences to the south of the project site. The EPA further notes the age of the structure suggests the potential presence of asbestos sheeting. And, the groundwater in the underlying bedrock exhibits a high concentration of iron. And, that groundwater in the underlying bedrock exhibits a high concentration of iron. However, the EPA is unable to establish, from the information provided in the request for SEARs -

- whether asbestos may be encountered during proposed demolition works; and
- whether the proposed installation of a new lift involves excavation for a new lift shaft and an associated disturbance of groundwater flows.

The environmental impact statement (EIS) should assess, quantify and report on:

- Air quality (including dust emissions during construction);
- Water quality impacts on Sydney Harbour;
- Demolition and construction noise; and
- Cumulative environmental impacts.

The proponent should ensure that the EIS is sufficiently comprehensive and detailed to allow the EPA to determine the extent of the impact(s) of the proposal. The EIS should both:

- (a) describe mitigation and management options that will be used to prevent, control, abate or minimise identified environmental impacts associated with the project and to reduce risks to human health and prevent the degradation of the environment; and
- (b) include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

The EPA has identified the following site specific concerns based on the information in the request for SEARs as obtained from the Department's Major Projects web site:

- (a) handling, transport and disposal of any asbestos that may be encountered during the project;
- (b) demolition, construction and construction-related dust control and management;
- (c) demolition, construction and construction-related noise impacts (including recommended standard construction hours and intra-day respite periods for highly intrusive noise generating work) on nearby residences;
- (d) detailed assessment of any excavation (e.g. lift shaft) impacts, particularly any excavation likely to result in groundwater discharges to Sydney Harbour during construction and operation; and
- (e) practical opportunities to minimise consumption of energy generated from non-renewable sources and to implement effective energy efficiency measures.

Should you require clarification of any of the above please contact John Goodwin on 9995 6838.

Yours sincerely



MIKE SHARPIN
Acting Manager Metropolitan Infrastructure
Environment Protection Authority