

**Secretary's Environmental Assessment Requirements**  
**Schedule 2 of the Environmental Planning and Assessment Regulation 2000**  
**Section 78A(8A) of the *Environmental Planning and Assessment Act 1979***

<b>Application Number</b>	SSD 7665
<b>Proposal Name</b>	Joan Sutherland Theatre Front of House and Safety, Accessibility and Venue Enhancement Works
<b>Location</b>	Sydney Opera House, Bennelong Point
<b>Applicant</b>	Sydney Opera House Trust
<b>Date of Issue</b>	10 June 2016
<b>Date of Issue Modified SEARs</b>	23 August 2016
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> <li>• Adequate baseline data;</li> <li>• Justification of impacts, including heritage and urban design impacts;</li> <li>• Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and</li> <li>• The EIS must also be accompanied by a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> <li>▪ a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the Environmental Planning and assessment Regulation 2000), including details of all assumptions and components from which the CIV calculation is derived;</li> <li>▪ a close estimate of the jobs that will be created by the development during construction and operation; and</li> <li>▪ verification that the CIV was accurate on the date that it was prepared.</li> </ul> </li> </ul>
<b>Key Issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments, Policies and Guidelines</b></p> <ul style="list-style-type: none"> <li>• Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> <li>○ <i>State Environmental Planning Policy (State &amp; Regional Development) 2011;</i></li> <li>○ <i>Sydney Local Environmental Plan 2012;</i> and</li> <li>○ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP.</i></li> </ul> </li> <li>• Address the relevant provisions, goals and objectives in the following: <ul style="list-style-type: none"> <li>○ <i>Plan for Growing Sydney;</i></li> <li>○ <i>Draft Sydney City Sub-Regional Strategy;</i> and</li> <li>○ <i>Sydney's Walking Future</i></li> </ul> </li> </ul> <p><b>2. Heritage</b></p> <ul style="list-style-type: none"> <li>• The application must include a Heritage Impact Statement (HIS) prepared by</li> </ul>

a qualified Heritage Consultant. The HIS must address any impact to the heritage significance of the Sydney Opera House and its setting, including impacts to the world heritage buffer zone and/or Aboriginal, historic or archaeological significance.

- The HIS must provide a detailed assessment of each of the key proposed elements, and implications of BCA compliance and construction issues.
- The HIS must consider current and known future access requirements under the Building Code of Australia and the *Disability Discrimination Act 1992* and assess the heritage impact of these requirements.
- The HIS must assess the proposal against the requirements of the following documents:
  - *NSW Heritage Manual*;
  - *Matters of National Environmental Significance Significant Impact Guidelines 1.1*;
  - *Management Plan for the Sydney Opera House*;
  - *Conservation Management Plan Sydney Opera House: A Revised Plan for the Conservation of the Sydney Opera House and its Site (3rd Edition)*;
  - *Utzon Design Principles*; and
  - Relevant Council EPIs.

### **3. Built Form, Urban Design and Visual Impacts**

- Provide details of building works and alterations to significant built fabric, structural members and spaces associated with the proposal.
- Detail the proposed external alterations (including materials, colours and finishes) and assess the visual impact on the Sydney Opera House building and its setting.
- Provide construction details, specifications and methodologies for all new major interventions.
- Prepare photomontages that illustrate the proposal from key public viewpoints.
- Demonstrate design considerations aimed at mitigating any adverse impacts.

### **4. Access**

- Outline the pedestrian access and circulation impacts of the proposal. Design considerations aimed at mitigating any adverse impacts should also be demonstrated.
- Detail compliance with access requirements under the Building Code of Australia and the *Disability Discrimination Act 1992*.

### **5. Construction Impacts**

- Identify the noise, air quality, water quality (including groundwater impacts from any excavation), contamination and traffic impacts associated with the construction of the proposal.
- Prepare a Construction Management Plan outlining the measures to mitigate potential construction impacts.

### **6. Ecologically Sustainable Development (ESD)**

- Identify how the development will incorporate ESD principles in the design, construction and operation phases of the development.

### **7. Consultation**

- Undertake an appropriate level of consultation with council and State Government agencies.
- Provide details on the Community Engagement Framework to guide the public consultation process.

## Plans & Documents

<p><b>Plans and Documents</b></p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> <li>1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• The location of the land, boundary measurements, area (sq.m) and north point.</li> <li>• The existing levels of the land in relation to buildings and roads.</li> <li>• Location and height of existing structures on the site.</li> <li>• Location and height of adjacent buildings.</li> <li>• All levels to be to Australian Height Datum (AHD).</li> </ul> </li> <li>2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• Significant local features such as parks, community facilities and open space and heritage items.</li> <li>• The location and uses of existing buildings, shopping and employment areas.</li> <li>• Traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• The location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land.</li> <li>• Detailed plans, sections and elevations of the development, including all temporary structures and site features.</li> <li>• The height (AHD) of the proposed development in relation to the land.</li> <li>• Any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> </li> </ol>
<p><b>Documents to be submitted</b></p>	<ul style="list-style-type: none"> <li>• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition.</li> <li>• 5 hard copies and 5 electronic copies of the documents and plans (once the application is considered acceptable).</li> <li>• 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>
<p><b>Consultation</b></p>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> <li>• City of Sydney Council;</li> <li>• Commonwealth Department of Environment;</li> <li>• Office of Environment and Heritage;</li> <li>• NSW Heritage Council;</li> <li>• Local Aboriginal Land Council and stakeholders; and</li> <li>• Local Heritage Group/s, if relevant.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<p><b>Further consultation after 2 years</b></p>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

**ATTACHMENT 1 – AGENCY INPUT**