

5 December 2019

File No: R/2018/33/A
Our Ref: 2019/595089

Brendon Roberts
Team Leader – Key Sites Assessments
Planning and Assessment
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Attn: Karl Fetterplace
karl.fetterplace@planning.nsw.gov.au

By upload to Major Projects Website:

Dear Mr Fetterplace

RE: Exhibition of Sydney Opera House – Amendments to the Lower Concourse Restaurant Area, Shade Covers, and Uses (SSD 9794)

I refer to your correspondence dated 7 November 2019 advising of the subject application.

The proposed development includes:

1. Extension and realignment of an existing glass line to enclose an area between the main bar and restaurant and a food outlet, known as the Meat and Cheese room, both of which are part of the Opera Bar. The additional area to be internalised is 24sqm;
2. Replacement and realignment of the existing shade structures on the Lower Concourse;
3. Refurbishment of an existing back of house area to create a new office and cool room for the Opera Bar;
4. Consolidation of existing uses of the Lower Concourse within a single consent.

Response

The City has reviewed the information provided as part of the public exhibition and does not object to the proposal in principle subject to the applicant responding to the below comments accordingly.

Recommendations

1. Shade Structures

- a. Encroachments: The City strongly supports Condition 1 (Page 33) recommended in the HIS report by Design 5 which requests a review and where necessary, revisions, to the current furniture and infrastructure placement to minimise any encroachments onto public walkway and circulation spaces and retain the intended open and uncluttered character of the Lower Concourse. The consent of the current proposal should request such a review and a proper lease management;
- b. Clarification on number of umbrellas proposed: It is noted that Section 4.3 of the HIS report states that three new shade structures in similar configuration are to replace the existing four umbrellas to the northern part of the uncovered area (outside Opera Kitchen). However, the architectural drawings indicate that four new umbrellas will be installed to northern part of uncovered area where four umbrellas currently exist. A clarification is to be made as to the number of umbrellas. Either the HIS report or the architectural plans should be updated to reflect the intention of the proposal.
- c. Colour Selection: It is important that the proposed colour of the shade structures is similar to that of the exposed aggregate concrete panels to reduce the visual impact. There is a note on the drawings (49HE001-3225 D and 49 HE001-3230 C) related to the colour of the tensile fabric. – 'SS.04 Tensile fabric equal to serge Ferrari Soltis, colour closest approved match to Dulux Coconut Husk, to be designed and installed to approved details.'

If the colour has not already been approved by the consent authority (as opposed to the Client) a coloured fabric sample would confirm the colour of the shade structures.

- d. Logos/Signage: To reduce visual clutter, the preference would be for no logos/signage on the shade structures.
- e. Heritage Consultant: We recommend the implementation of the scope of work is to be guided and supervised by a suitably qualified heritage consultant. The advice sought from the heritage consultant should include but not limited to salvage and reuse of granite pavement panel, making good to the pavement panels after removing existing umbrellas, installation of new umbrellas to the pavement panels. Any damage to the granite panel pavement from the

existing glass panels and the umbrellas (existing and new installations) is rectified with whole panels.

2. Lighting:

- a. All lighting installations that will have an impact on the public domain must comply with the requirements of AS:4282.
- b. Light spill from upward directed umbrella lighting must be fully captured by umbrella fabric.
- c. Diffused light spill from the fabric into the night sky must be quantified by a suitably qualified practicing lighting engineer and lighting report must be submitted for council review and acceptance.

3. ESD:

- a. Has consideration been given to:
 - i. Environmental aspects of the proposed new umbrellas in terms of material used (waste avoidance during manufacture, recycled material content, recyclability at end of life);
 - ii. Alignment with Sydney Opera House Environmental Sustainability Policy (Attachment A);
 - iii. Alignment with Sydney Opera House Environmental Action Plan 2020-23 (Attachment B) – specifically its Materials and Procurement (Pages 27 and 29) including 'Action 3.1.10 – Incorporate principles of a circular economy into framework and procurement procedures to assessment whole of life (Year 1)'.

4. Other Comments:

- a. A Construction Traffic Management Plan is required and should be prepared in consultation with City of Sydney. The final version should include how access for people walking will be maintained and how any potential disruptions to people walking will be minimised. This should also include reference to pedestrian peak periods along with vehicle peak periods.
- b. The noise assessments outline that predicted noise levels at receiver have been assessed internally rather than externally as required by NSW Independent Liquor and Gaming Authority condition.
- c. The Waste Management Plan must indicate the estimated volume and weight of materials used on-site. The plan is also to include the destination for reuse and recycling, with a target diversion rate of 80%. Storage for waste generated during construction is to be stored wholly within the site and is to be indicated on the waste management plan.

Should you wish to speak with a Council officer about the above, please contact Amy-Grace Douglas, Specialist Planner, on 9265 9333 or at adouglas@cityofsydney.nsw.gov.au.

Yours sincerely



Graham Jahn AM
Director

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