



File: SF19/115899
Job ID No: DOC19/974981
Your Ref: SSD 9794

Mr Karl Fetterplace
Senior Planning Officer
Key Sites Assessments
Department of Planning & Environment
Level 29, 320 Pitt Street
SYDNEY NSW 2000

Email: Karl Fetterplace [karl.fetterplace@planning.nsw.gov.au]

Dear Karl

RE: Response to Exhibition of Sydney Opera House (SOH) Lower Concourse Minor Works and Uses (SSD 9794)

Thank you for your invitation for the Heritage Council to comment on the EIS for the above SSD (email 7 November 2019).

We understand that these works consist of:

- realignment of existing glazing line to the north of the Opera Bar;
- replacement of existing umbrellas within the uncovered seating area on the Lower Concourse and replacement with new shade structures;
- refurbishment of an existing back of house area into new office and coolroom; and,
- consolidation of the existing uses of the Lower Concourse into a single consent.

Following a review of the documentation, we provide the below comments and recommended conditions of consent.

General Comments

- The original intent of the Lower Concourse was to provide covered access and facilities supporting the SOH. The proposed changes do not impact this original intent.
- The proposed realignment of the existing glazing line to the north of the Opera Bar modifies the geometry of the arc of the existing tenancy frontage, improving the width and clarity to the pedestrian circulation in that area. The changes in this area and those within the back of house, will not have a significant impact on the values of the SOH.
- However, it appears an existing louvred disc light fitting will be removed as part of the works. Opportunities to relocate this significant light fixture should be explored.
- Further, as the realignment of glazing wall will enclose an additional concrete mushroom column within the internal space of the Opera Bar, lighting of this significant element should be consistent with the lighting of the other columns along this alignment.
- It is noted that the new shade structures will replace existing umbrellas in similar configuration and location.

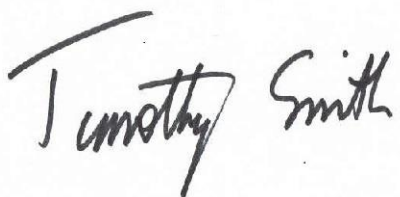
- The shade structures are an improvement on the existing design, as they are simpler in form with a shallower profile than the existing, propose a colour which does not contrast with the natural materials used in public spaces, and incorporate services within the shade structure which will minimise visual clutter.
- It is noted that the shade structures will be grouped together with translucent infill sections connecting each shade structure to maximise weather protection. The translucent infill will assist in minimising the appearance of a continuous roof structure provided they allow enough light and vision through the infill material.
- The documentation notes free standing pull-up shade screens are proposed behind the Outdoor Bar and that these elements will be subject to future detail design development with the DAP.

Recommended conditions of consent

- The recommended condition within the SOH HIS should be adopted.
- The nominated heritage architect should be involved in the detailed design of new work to ensure impacts to values of the SOH are minimised.
- New granite wall and paving panels are to match existing in form, material, colour and quality.
- The existing louvred disc light fitting proposed to be removed as part of the works should be carefully removed and salvaged for reuse.
- Lighting of the concrete mushroom column proposed to be enclosed within the internal space of the Opera Bar must be consistent with the lighting of the other columns along this alignment.
- Further details of the proposed free-standing pull-up shade screens should be provided to assist in assessing impacts of these elements.
- The opacity of the translucent infill sections of the shade structures should be tested to ensure the infill panels allow adequate light and vision through to minimise the appearance of a large continuous roof within this outdoor space.
- All significant structures, fabric and elements are to be protected during the works from potential damage. Protection systems must ensure they are not damaged or removed. All tradespeople and workers on site must be made aware of the significant fabric and the works overseen by a heritage architect appropriately qualified and experienced in working with similar structures and materials.
- An archival photographic recording of all the affected areas is to be undertaken prior to the works, in accordance with the Heritage Division document entitled, *Photographic Recording of Heritage Items using Film or Digital Capture*. The original copy of the archival record shall be submitted to Heritage NSW.

If you have any further enquiries regarding this matter, please contact David Nix, Senior Heritage Officer, Major Projects, Heritage NSW, Department Premier and Cabinet, on (02) 9895 6523 or at david.nix@environment.nsw.gov.au.

Yours sincerely



Tim Smith OAM
 Director Heritage Operations
 Heritage NSW
 Department Premier and Cabinet
 As delegate of the Heritage Council of NSW
 03/12/2019