

7 April 2016

Our Ref: 2016/169254
File No: R/2015/44/A
Your Ref: SSD 7431

Ashley Cheong, Senior Planning Officer
Key Sites Assessments
Department of Planning & Environment
23-33 Bridge Street
Sydney NSW 2000
ashley.cheong@planning.nsw.gov.au

Dear Ashley,

RE: Exhibition of Sydney Opera House – Amendments to the Lower Concourse Restaurant Area (SSD 7431) - objection

I refer to your correspondence received on the 1 March 2016 advising of the subject application.

Proposal

It is understood the application comprises the following:

- Relocation of the existing glass line to provide approximately 37m² of additional enclosed restaurant floor space in the undercroft area of the Opera Bar located on the lower concourse.
- No changes are proposed to the approved operation of the Opera Bar, its lease area, or patron capacity.

Response

The City has reviewed the information provided as part of the public exhibition and raises concern with regard to visitor appreciation and access. In light of the below issue, the City objects to the proposal in its current form.

Visitor appreciation and connectivity

1. The proposed realignment of the line of glazing to enlarge the restaurant space marginalises the lower concourse landing area and has an adverse impact upon the connectivity between the lower concourse and the main western forecourt of the Sydney Opera House as follows:
 - a. The extended enclosure reduces the line of sight for visitors to access the stairs that connect the lower concourse to the main broadwalk of the Opera House.

- b. The extended enclosure impacts upon the ease in which visitors can access the stairs that connect the lower concourse to the main broadwalk of the Opera House.
 - c. The realignment privatises additional space on the lower concourse and disrupts the easy flow of pedestrians.
2. The realignment is contrary to the intent of the Conservation Management Plan (2003, 3rd Edition), Policy 3.3 that states that '*Objects should only be permitted on the forecourt, lower forecourt sea wall path, broadwalk, podium deck and steps, if they do not interrupt or intrude upon the open and uncluttered character of the place, or if they are absolutely necessary for the safety of visitors.*'
 3. The realignment is inconsistent with the Planning Principles outlined within Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005, specifically, Clauses 13(g) and 14(b), which call for the number of publicly accessible vantage points and public access to the Sydney Harbour foreshore to be *increased, maintained and improved*.

Recommendations

- The proposal should be amended to avoid the additional privatisation of the lower concourse and to maintain sight lines and ease of access to the stairs connecting the lower concourse to the main broadwalk of the Opera House.
- The above could be achieved by redesigning the line of glazing to maintain sight lines and ease of access to the stairs connecting the lower concourse to the main broadwalk of the Opera House, by incorporating a concave curvature in lieu of the bulbous form proposed. This is illustrated in Attachment A.

The City objects to the proposal in its current form and recommends the above concern is addressed via modifications to the proposal. Conditions have not been recommended due to the outstanding issue raised above.

Should you wish to speak with a Council Officer about the above, please contact Natasha Ridler, Senior Planner, on 9246 7720 or at nridler@cityofsydney.nsw.gov.au.

Yours sincerely,



Graham Jahn AM
Director
 City Planning | Development | Transport

Attachment A – Recommended realignment of glazing line