

# SYDNEY OPERA HOUSE

## **Visitor Flow and Amenity Improvements Sydney Opera House: Lower Concourse**

Request for Secretary's Environmental  
Assessment Requirements to  
Accompany a State Significant  
Development Application



# **PRELIMINARY ENVIRONMENTAL ASSESSMENT**

## **VISITOR FLOW AND AMENITY IMPROVEMENTS**

### **SYDNEY OPERA HOUSE: LOWER CONCOURSE**

#### **REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS TO FACILITATE PREPARATION OF AN EIS AS PART OF A STATE SIGNIFICANT DEVELOPMENT APPLICATION**

**Prepared by  
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# 1. INTRODUCTION AND OVERVIEW

## 1.1 Purpose of this Report

This Preliminary Environmental Assessment (“PEA”) has been prepared as part of a State Significant Development Application to be lodged pursuant to Section 78A(8A) of the *Environmental Planning and Assessment Act 1979* (“the Act”) for visitor flow and amenity improvement in a limited part of the undercroft area of the lower concourse of the Sydney Opera House.

The purpose of this PEA is to seek Secretary’s Environmental Assessment Requirements (“SEARs”) for the Environmental Impact Statement (“EIS”) which will need to accompany the State Significant Development Application (“the SS DA”) for the proposal.

This PEA includes:-

- a description and analysis of the site and its context;
- a description of the proposed works;
- the statutory planning framework which applies to the proposed works and which establishes their permissibility;
- a preliminary identification and assessment of impacts associated with the proposed works;
- justification for the proposal; and
- supporting preliminary SS DA plans.

## 1.2 Overview of the Proposal

The proposal relates to land under the control of the Sydney Opera House Trust. The location of the proposed works is limited to the undercroft area of the lower concourse adjoining the food and drink premises known as ‘Opera Bar’. The approximate location of the works is identified in **Figures 1, 2, 3A and 3B** attached.

The proposal comprises relocation of the glass line of the enclosed restaurant area of the Opera Bar in the undercroft on the lower concourse, so as to join what is now an existing isolated ‘Charcuterie’ located adjacent to the stair up to upper forecourt level, with the main restaurant and bar area to its south. The additional area to be enclosed is around 67m<sup>2</sup>. This will improve the amenity available to patrons of the food and drink premises by increasing undercover seating as well as improving operational efficiency, and streamlining the pedestrian pathway for more direct visitor flow.

Preliminary plans are provided in **Appendix 1**.

The design intent is to provide improved visitor experience, better operational efficiency and functionality.

## 1.3 Approvals Framework

### 1.3.1 Federal

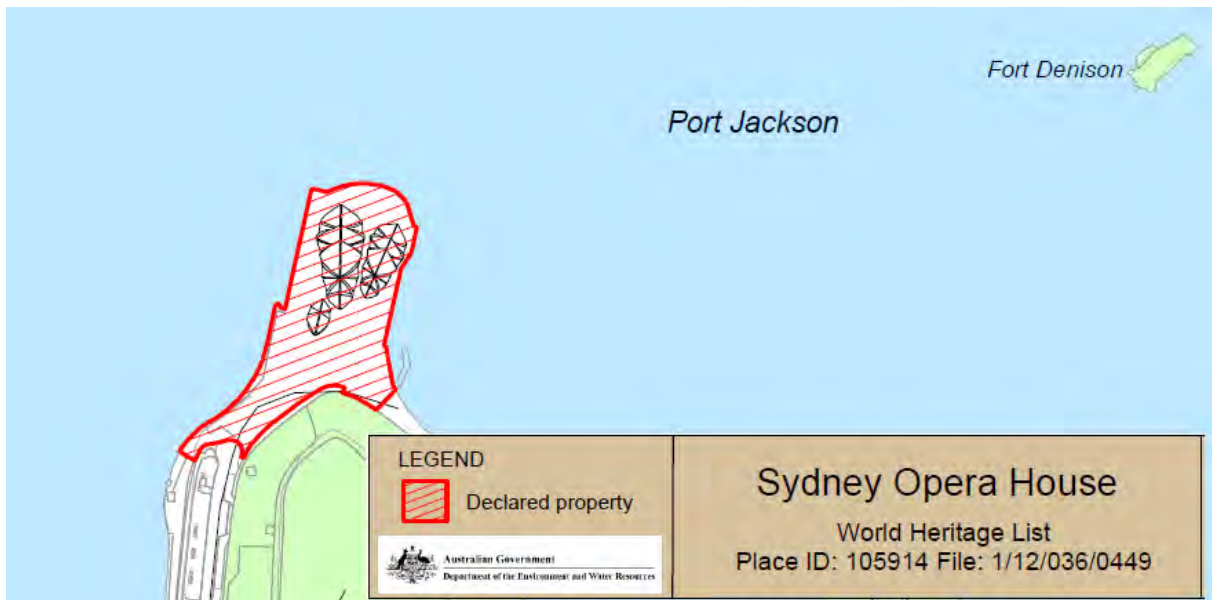
The Sydney Opera House was included on the National Heritage List on 12 July 2005 and inscribed on the World Heritage List on 28 June 2007



The National and World Heritage listings nominate the same area and include the part of the site in which the proposed works are located.

The Commonwealth Environment Protection and Biodiversity Conservation Act, 1999 applies to World Heritage listed sites where they are significantly affected by proposed works. (That is not the case with this proposal – see Section 4.3.1 for further discussion).

**Figure 1 – World Heritage Listing Map Extract**



Source: Australian Government World Heritage Listing Map

### 1.3.2 State

Part 2, Clause 7 of SEPP (Major Development) 2005 refers to Schedule 3 which describes State Significant Sites. Part 1 of Schedule 3 identifies Sydney Opera House as a State Significant Site.

The provisions of Schedule 3 relating to the carrying out of development on a State Significant site have effect. These provisions, however, solely relate to exempt development. The proposed works are not covered by any of the exempt development categories.

The Opera House is also designated as a State Significant Development Site under State Environmental Planning Policy (State and Regional Development) 2011 ("the SRD SEPP").

Pursuant to Clause 8 in Part 2 of the SRD SEPP, and to Item 1 of Schedule 2, all development identified as being within the Sydney Opera House site on the SSD map is State Significant Development ("SSD").

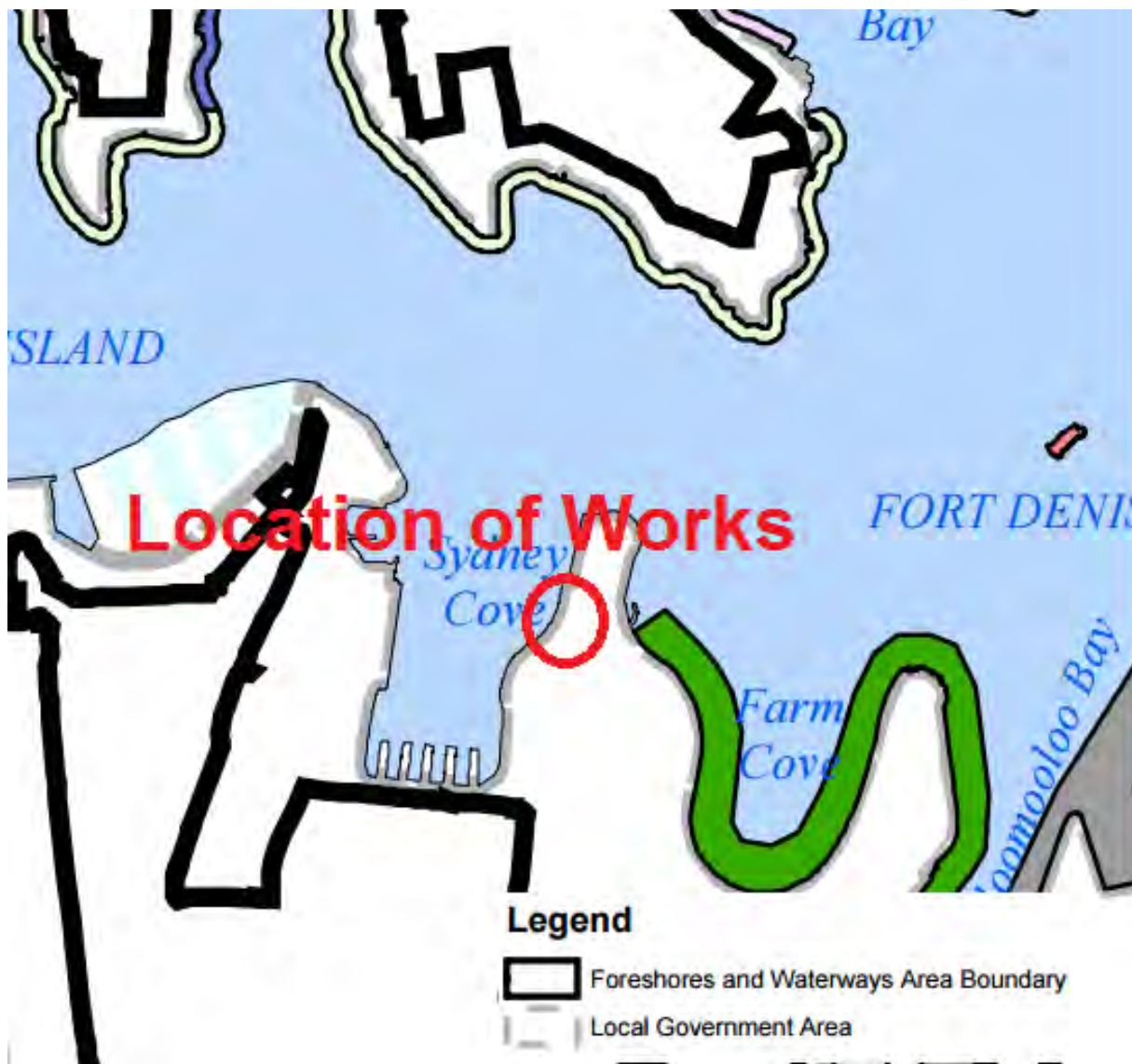
### 1.3.3 Regional

The site also has regional and local planning significance.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ("SREP 2005") applies to the site as it is within the Sydney Harbour Catchment Area designated in this Plan. It is also within the "Foreshores and Waterways Area" and identified as a "City Foreshore Area" by SREP 2005.

The site's location within the SREP 2005 Foreshore and Waterways Area boundary is illustrated below.

**Figure 2 – SREP 2005 Zone Boundaries**



Source SREP 2005 Zoning Map

#### **1.3.4 Local**

As shown on **Figure 4A**, the site is zoned B8 Metropolitan Centre in Sydney Local Environmental Plan 2012 ("the LEP"). The land use table for the B8 Metropolitan Centre zone is as follows:-

*"1 Objectives of zone*

- *To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.*
- *To provide opportunities for an intensity of land uses commensurate with Sydney's global status.*

- To permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community.
- To encourage the use of alternatives to private motor vehicles, such as public transport, walking or cycling.
- To promote uses with active street frontages on main streets and on streets in which buildings are used primarily (at street level) for the purposes of retail premises.

## 2 Permitted without consent

Nil

## 3 Permitted with consent

Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

## 4 Prohibited

Nil"

All types of development and all land uses are permissible with consent in the B8 Metropolitan Centre zone.

The site is identified as a Heritage Item in the LEP (see Figure 4C). The listing is as follows: -

Locality	Item name	Address	Property description	Significance	Item no
Sydney	Sydney Opera House including forecourt, seawall, platforms and interiors	Circular Quay East	Lot 5, DP 775888; Lot 4, DP 787933	World	I1712*

The provisions of Sydney Development Control Plan 2012 ("the DCP") also apply to the site however, pursuant to Clause 11 of the SRD SEPP, DCP provisions do not apply to State Significant Development.

Illustrative figures containing extracts from LEP and DCP maps which are applicable to the site are provided in **Figures 4A to 5B**.

### 1.3.5 Requirement for an EIS

Section 78A(8A) of the Act requires that a DA for SSD is to be accompanied by an Environmental Impacts Statement ("EIS"). Therefore, as the development is nominated as SSD and an EIS is required to be prepared to accompany the SS DA. Secretary's Environmental Assessment Requirements (SEARs) for the EIS are sought by this PEA.

Through the operation of the SRD SEPP, the Minister is the consent authority for the SS DA.



## 2. SITE DESCRIPTION

The site comprises the peninsular on the eastern side of Circular Quay known as Bennelong Point (see **Figures 1, 2, 3A and 3B**). On the site is the Sydney Opera House and its associated forecourt areas and concourses.

The site has the legal description of Lot 5 in DP 775888 and Lot 4 in DP 787933.

The Opera House comprises 3 iconic structures designed with its characteristic 'shell roofs' on Bennelong Point, those being, from largest to smallest:-

- The Concert Hall on the western side of Bennelong Point;
- The Opera Theatre on the eastern side; and
- The Bennelong Restaurant, to the south of the two venues (see **Figure 3A**).

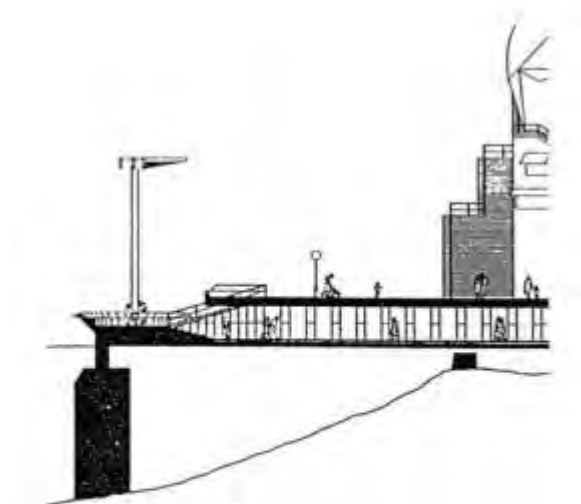
To the south of the above three structures are the main podium steps and the southern forecourt.

Vehicular access to the site is primarily via an access road to a covered area under the podium steps.

The proposed works are confined to a limited part of the undercroft area on the lower concourse level, and are located at the northern end of the food and drink premises known as the Opera Bar, adjacent to the set of stairs leading up to the upper concourse level.

The Opera House was constructed between 1957 and 1973 generally to the design of Jørn Utzon. The lower concourse level was part of a bicentennial (1988) renovation of the Opera House. This program of works involved various repairs and alterations and additions to the Opera House and was completed in 1997.

### Concourse Details from 1988 Plans



*40. Section through the lower forecourt showing the 1988 'sea wall' profile and floodlight pylon. Plan by NSW Public Works and Hall, Bowe & Webber Pty Ltd, 1986.*

Source: Sydney Opera House: A Revised Plan for the Conservation of the Sydney Opera House and its Site" (3rd edition 2003).

The undercroft on the lower concourse level is below the main pedestrian access to the Opera House (i.e. the upper concourse). The undercroft area contains food and drink premises.

Recent photographs of the relevant part of the undercroft area to which this PEA relates are provided overleaf.

**Photograph 1 – Existing ‘Charcuterie’ adjacent to the stair leading up to the upper concourse**



Source: Site Visit 10 November 2015

**Photograph 2 – Area between the ‘Charcuterie’ and Opera Bar**



Source: Site Visit 10 November 2015

**Photograph 3 – From left to right: Northern end of Opera Bar, pedestrian route and outdoor seating area associated with the Opera Bar, all on the lower concourse**



Source: Site Visit 10 November 2015



**Photograph 4 – Undercroft area viewed from west side of outdoor seating area on the lower concourse**



Source: Site Visit 10 November 2015

## 3. THE PROPOSAL

### 3.1 Overview

This proposal involves relocation of the glass line of the enclosed restaurant area of the Opera Bar in the undercroft area of the lower concourse, so as to join what is now an existing isolated 'Charcuterie' located adjacent to the stair up to upper forecourt level, with the main restaurant and bar area to its south. This will improve the amenity available to patrons of the food and drink and premises and streamline the pedestrian pathway for more direct visitor flow.

A pathway for pedestrians 3.5metres wide, as is provided throughout the lower concourse, will remain available.

Preliminary plans prepared by Humphrey and Edwards Architects are provided in **Appendix 1**.

### 3.2 Demolition

The proposal requires only minor demolition of existing glazing and existing interior fitout to facilitate realignment of the existing glazing line of the existing enclosable areas.

### 3.3 Floor Space

An additional enclosable area of approximately 62.7m<sup>2</sup> is proposed.

### 3.4 Use

The additional enclosable area will form part of the existing food and drink premises known as 'Opera Bar'. No changes are proposed to the approved operation of Opera Bar.

### 3.5 Heritage Principles

The works are located in the undercroft area on the lower concourse away from the part of the site that has the highest heritage significance (i.e. the iconic buildings built between 1957 and 1973, generally to the design of Jørn Utzon).

The undercroft area on the lower concourse is primarily used as the enclosable areas of two food and drink premises.

The proposed works in the undercroft are relatively minor and will not impact on the more significant and permanent fabric of the iconic Opera House buildings, its upper concourse, podium steps and southern forecourt.

The EIS will include a Heritage Impact Statement ("HIS").



## 4. LEGISLATIVE FRAMEWORK

### 4.1 Environmental Planning and Assessment Act, 1979

The EP&A Act establishes the assessment framework for SSD and identifies the Minister for Planning as the consent authority (pursuant to Section 89D of the Act). Section 78A (8A) of the Act requires that a DA for SSD is to be accompanied by an EIS. This PEA seeks the Secretary's environment assessment requirements for the EIS.

### 4.2 State Environmental Planning Policies

#### 4.2.1 State Environmental Planning Policy (Major Development) 2005

Schedule 3 of this SEPP lists the State Significant Sites and sets out clauses relevant to each site. The Opera House is listed in Part 1 of Schedule 3 as a State Significant Site.

Division 2 in Part 1 of Schedule 3 of the SEPP lists different types of exempt development on the Opera House site. The proposed works to streamline pedestrian flow and alter the glazing line to improve visitor amenity are not exempt, therefore they comprise State Significant Development.

#### 4.2.2 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (the SRD SEPP) declares certain development of a particular class or description to be State Significant Development ("SSD").

Clause 8 of the SRD SEPP states:

***"8 Declaration of State significant development: section 89C***

*(1) Development is declared to be State significant development for the purposes of the Act if:*

*(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*

*(b) the development is specified in Schedule 1 or 2.*

*(2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subclause (1), the remainder of the development is also declared to be State significant development (except so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development).*

*(3) This clause does not apply to development that was the subject of a certificate in force under clause 6C of [State Environmental Planning Policy \(Major Development\) 2005](#) immediately before the commencement of this Policy.*

**Note.** Development does not require consent under Part 4 of the Act merely because it is declared to be State significant development under this clause. Any such development that, under an environmental planning instrument, is permitted without consent may be an activity subject to Part 5 of the Act or State significant infrastructure subject to Part 5.1 of the Act. Any such

*development that is permitted without consent may become State significant development requiring consent if it is part of a single proposed development that includes other development that is State significant development requiring consent (see section 89E (4) of the Act and subclause (2)).”*

Schedule 2 identifies the Opera House as follows:-

*“1 Sydney Opera House*

*All development on land identified as being within the Sydney Opera House Site on the State Significant Development Sites Map.”*

Therefore, regardless as to the scale or value of the development, if development consent is required for development on the Opera House site that is not exempt, it is State Significant Development.

#### **4.2.3 State Environmental Planning Policy No. 55 (Remediation of Land)**

State Environmental Planning Policy No. 55 (Remediation of Land) (“SEPP 55”) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspects of the environment by specifying certain considerations to be had in determining development applications in general, by requiring that remediation work meets certain standards.

As no excavation is proposed SEPP 55 is not relevant to the assessment of the application.

### **4.3 Other Legislation**

#### **4.3.1 Commonwealth Environment Protection and Biodiversity Conservation Act, 1999**

Works that significantly affect the significance of World Heritage sites require approval under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

The works proposed involve no major works or alteration to significant fabric of the Opera House and are minor in terms of their scale and intent. It is considered that the works do not require a separate approval under this Act. This Act does, however, require an assessment of any works in respect to their impacts on the fabric, setting, significance and cultural function of the World Heritage Listed Property. As required by the relevant “Matters of National Environmental Significance Significant Impact Guidelines” the proposal will be referred to the Minister for the Environment (Cth) in this regard.

#### **4.3.2 Heritage Act (NSW) 1977**

Although an SSD approval means that separate approval is not required under the Heritage Act 1977, the Management Plan for Sydney Opera House (see Section 4.4.1 below) requires a Section 60 approval to be obtained.

#### **4.3.3 Environmental Planning and Assessment Regulation, 2000**

Section 288 of the Regulation provides for the following specific provisions in respect to the Opera House:-

*“288 Special provision relating to Sydney Opera House*

- (1) To the extent that any development that is to be carried out at the Sydney Opera House is development to which Part 4 of the Act applies, the provisions of the Management Plan for the Sydney Opera House are prescribed for the purposes of section 79C (1) (a) (iv) of the Act as a matter that must be taken into consideration*

*by the consent authority in determining a development application in respect of that development.*

- (2) *To the extent that any development that is to be carried out at the Sydney Opera House is a project to which Part 3A of the Act applies, the Secretary's report under section 75I of the Act in relation to the project must include:*
- (a) *the provisions of the Management Plan for the Sydney Opera House that are relevant to the carrying out of the development, and*
  - (b) *advice as to the extent to which the project is consistent with the objectives of that Management Plan.*

*Note. Section 75J (2) of the Act requires the Minister to consider the Secretary's report (and the reports, advice and recommendations contained in it) when deciding whether or not to approve the carrying out of a project.*

- (3) *In this clause:*

*Management Plan for the Sydney Opera House means the management plan that relates to Sydney Opera House that has been approved by the Minister administering the Sydney Opera House Trust Act 1961 and published in the Gazette.*

*Sydney Opera House means the land identified on Map 1 to Schedule 3 to State Environmental Planning Policy (Major Development) 2005."*

These provisions in effect require the provisions of the Management Plan for the Sydney Opera House to be taken into consideration as part of the consideration of any DA for State Significant Development on the site – see Section 4.4.1 of this PEA.

Further to the above requirements of the Regulation, the EIS to accompany this DA will need to be prepared in accordance with the requirements of Schedule 2 "Environmental Impact Statements".

#### **4.3.4 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

The site is within the Sydney Harbour Catchment Area designated in the SREP. It is within the Foreshores and Waterways Area and City Foreshore Area designated as a Strategic Foreshore Site. It is also nominated as a Heritage Item and is in the SREP.

The SREP contains the following provisions that are relevant to the assessment of this proposal, those being:-

1. Division 2: Matters for Consideration;
2. Part 5: Heritage Provisions; and
3. Division 3A: Sydney Opera House.

These provisions will be relevantly considered in the EIS.

Because the proposed works are well within the undercroft area and are confined to a very limited area the provisions of the SREP are of limited relevance to this proposal; and

#### **4.3.5 Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012**

The site is zoned B8 Metropolitan Centre in the LEP. The works are permissible in this zone and are consistent with the zone objectives that concern protecting and promoting Central Sydney's role as a global City.

The site is also an identified Heritage Item in the LEP (see **Figure 4C**) and the provisions of Clause 5.10 Heritage Conservation will apply to the development. These provisions are, in intention and purpose, similar to those required to be considered under the site is SREP heritage listing and will be fully considered in the EIS proposal. A detailed Heritage Impact Statement is in the process of being prepared for the proposal.

In relation to the DCP, Clause 11 of the SRD SEPP, DCP provisions do not apply to State Significant Development.

## 4.4 Site Specific Policies

### 4.4.1 Management Plan for the Sydney Opera House

The Management Plan for the Sydney Opera House was prepared by the Sydney Opera House Trust and the NSW Government in 2005 and it has a formal policy status given the requirements of the Regulation.

The Management Plan is a process-orientated document that does not contain specific regulatory requirements for specific parts of the Opera House such as the lower concourse. Rather, it describes the regulatory requirements affecting development and activities for the Opera House site. It also requires a Section 60 approval under the NSW Heritage Act 1977 to be obtained for works requiring approval.

Importantly the Management Plans has various appendices that provide for more detailed companion documents that must also be considered as part of any proposed SSD for the site. Those documents are:-

- **Appendix A:** "Sydney Opera House: A Revised Plan for the Conservation of the Sydney Opera House and its Site" (3rd edition 2003). This document provides an understanding of the place and its history. It also assesses the significance of the place, and provides conservation policies based on the identified heritage values of the Sydney Opera House. This is the Conservation Management Plan for the site.
- **Appendix B:** Utzon Design Principles (2002). This document provides statements and design principles from the architect of the Sydney Opera House, Jørn Utzon, for best practice to guide the future management and development of the Sydney Opera House.
- **Appendix C:** Statement of the National Heritage values of the Sydney Opera House.

The relevant matters, arising from each of the above documents, are discussed below.

### 4.4.2 Sydney Opera House: Conservation Management Plan

The proposed works are confined to a very limited part of the undercroft on the lower concourse (or lower forecourt). The relevant extract from the Conservation Management Plan (CMP) concerning this area is provided below.

#### ***"The forecourt and lower forecourt***

*The creation of an uncluttered, granite-paved, forecourt and "invisible" covered pedestrian approach to the Opera House through a shopping concourse was a major bicentennial enhancement of the setting of the building. It eliminated the existing bitumen-paved car park and pedestrian covered way from the immediate approach to the building and also provided access to the underground car park when it was completed in 1993.*

*The considerable extent and irregular shape of the forecourt determined the choice of granite setts, or cobbles, laid in a fan pattern between strips of granite with a sawn finish*

*which were in turn parallel to and designed “to respond to the powerful horizontal element of the [podium] steps” (Hall, SOH, 65). The granite was South Australian: Siena for the setts and Calca for the slabs. Both were supplied by Monier and laid by Melocco (ibid, 64). The same materials were used on the lower forecourt except that the setts were confined to the sea wall promenade and the concourse itself was laid with slabs of solid granite.*

***Policy 15.1 The fan pattern granite setts or cobbles and the high quality solid granite strips and paving on the forecourt and lower forecourt should be retained and conserved.***

*The roadway of granite setts is not wearing well. There are three reasons: first, the material on which the setts were laid was too thin to provide a firm foundation; second, some cobbles are of irregular form and small dimension and are too loosely laid to provide the mutual support necessary for a long wearing surface; and, last, the roadway is subject to relatively heavy traffic including buses and service and construction vehicles. Remedial action is needed.*

***Policy 15.3 Any scheme for providing facilities under the Forecourt should:***

- ***retain the existing level of the Forecourt;***
- ***co-ordinate and minimise above ground intrusions;***
- ***record the surviving nineteenth century fabric of the storm water drain before diversion;***
- ***provide for paving designed to be consistent with the character of adjacent Podium and Boardwalk paving as well as accommodating changed structural requirements.”***

The proposed minor works are consistent with the relevant policies in the CMP. Nevertheless, a Heritage Impact Statement for the proposal will be included in the EIS to be submitted with the SSD application.

#### **4.4.3 Utzon Design Principles**

This document sets out the general architectural philosophy for the Opera House and of its designer Jørn Utzon. It deals with alterations and additions to the buildings, materials, colours and furniture style. These matters will be relevantly addressed in the EIS.

#### **4.4.4 Statement of the National Heritage values of the Sydney Opera House**

This document describes the heritage significance of the Opera House and details its history as a structure. Its focus is construction of the main buildings on the design of Jørn Utzon that took place between 1957 and 1973. It does not directly reference the lower concourse. Nevertheless, the relevant provisions of this document will also be considered in the EIS.





## **5. Consultation**

The minimal nature and extent of the proposal are not considered to require consultation at this stage of the process. The consultation with stakeholders that will be required when the EIS is submitted is considered sufficient in the circumstances.

## **6. PRELIMINARY IMPACT ASSESSMENT**

### **6.1 Overview**

Pursuant to Section 89H of the Act, Section 79C applies to SSD Applications. The likely impacts of the proposed development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality are discussed (in preliminary fashion) below to assist in the preparation of the Secretary's Environmental Assessment Requirements for the EIS for the development.

### **6.2 Impacts on the natural environment**

The proposal will have no impacts on the natural environment, as it relates only to a streamlining of pedestrian flow, and added amenity for visitors through realignment of the glass line between two existing food and drink premises on a very limited part of the undercroft on the lower concourse.

#### **6.2.1 Heritage impacts**

The proposal will be the subject of a Heritage Impact Assessment which will be submitted with the EIS.

The lower concourse comprises a part of the Opera House that is of later construction (1988 to 1997) to the more significant Jørn Utzon designed iconic buildings that were constructed between 1957 and 1973.

Significant fabric such as the in-situ cast concrete column within this part of the undercroft will not be affected by the works. Therefore, the proposal is unlikely to give rise to any significant heritage impacts.

#### **6.2.2 Urban design impacts**

The revised glass line will be detailed as a seamless addition to the existing food and drink premises whereby it will not be distinguishable from the existing works. The same high quality materials will be used in the glass line realignment of the food and drink premises.

The subject area is within the undercroft and is not generally visible from other parts of the Opera House, including from much of the lower concourse.

The proposal will have no adverse urban design impacts.

#### **6.2.3 Amenity and pedestrian flow**

The reconfiguration of the glazing line will improve the functionality of the food and drink premises for its patrons and provide a minor addition to the enclosable seating area which will be an improved amenity for visitors.

The rationalisation and streamlining of the pedestrian flow path will also contribute positively to the visitor experience. A 3.5 metre wide pedestrian pathway will be maintained.

### **6.3 Construction Impacts**

Realignment of the glazing line between the existing food and drink premises will necessitate only minor construction work will give rise to only minimal impacts on the public.

Access to the Opera House will be uninterrupted by the required minor construction activity.

## **7. CONCLUSION**

The proposal is supportable for the following reasons:-

- The proposal will result in a minor realignment of the glazing line of the undercroft enclosable restaurant and bar area.
- The existing pedestrian pathway will be maintained, but will be better streamlined.
- The works will appear as a seamless addition to the existing food and drink premises.

Secretary's Environmental Assessment Requirements are now requested to inform the preparation and content of the EIS.



## FIGURES

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Source: <http://maps.six.nsw.gov.au>

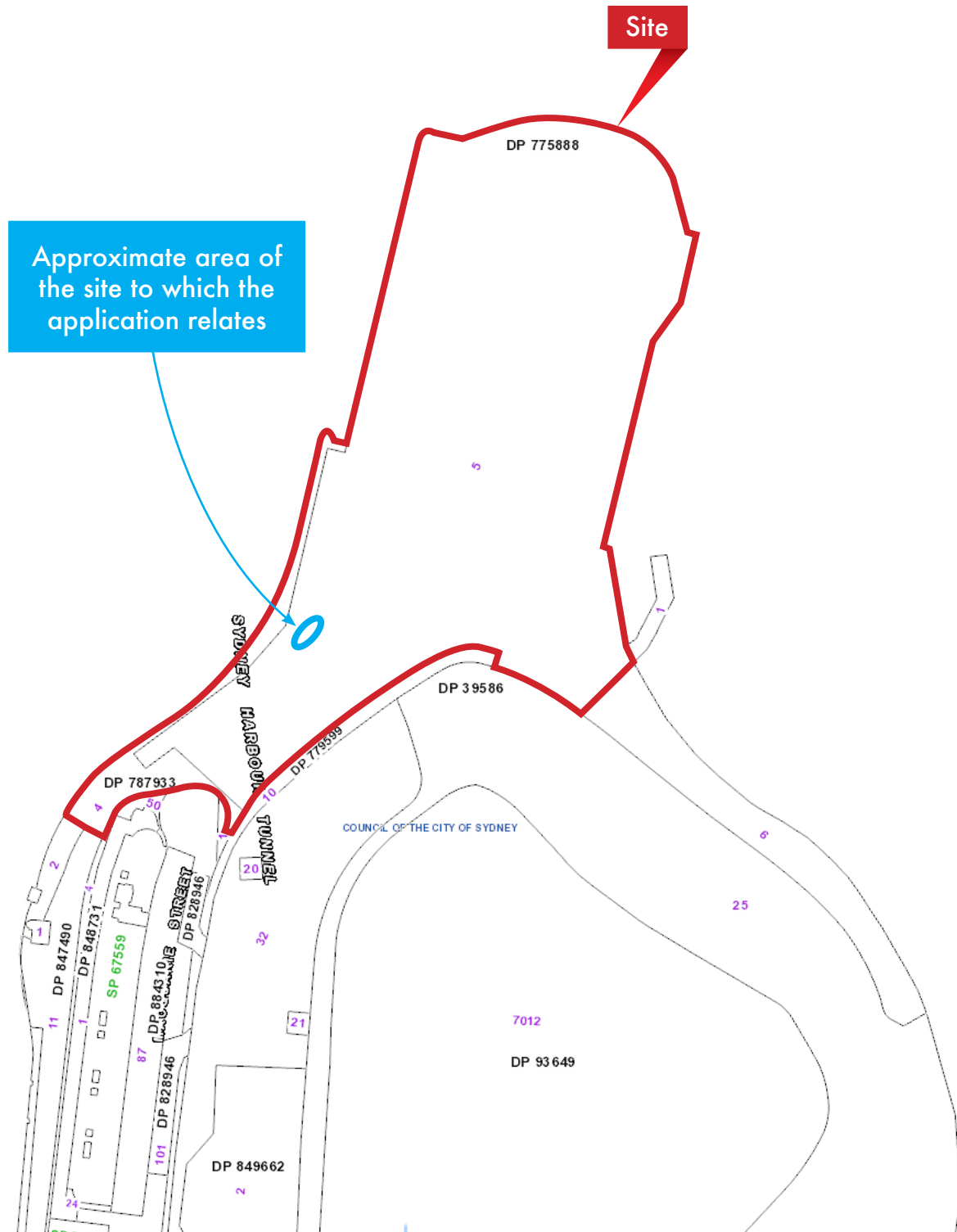


0 400m

# **PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS** Sydney Opera House: Lower Concourse

**FIGURE 1**  
 Location





Source: <http://maps.six.nsw.gov.au>

**PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS**  
 Sydney Opera House: Lower Concourse

**FIGURE 2**  
 Site



Approximate area of  
the site to which the  
application relates

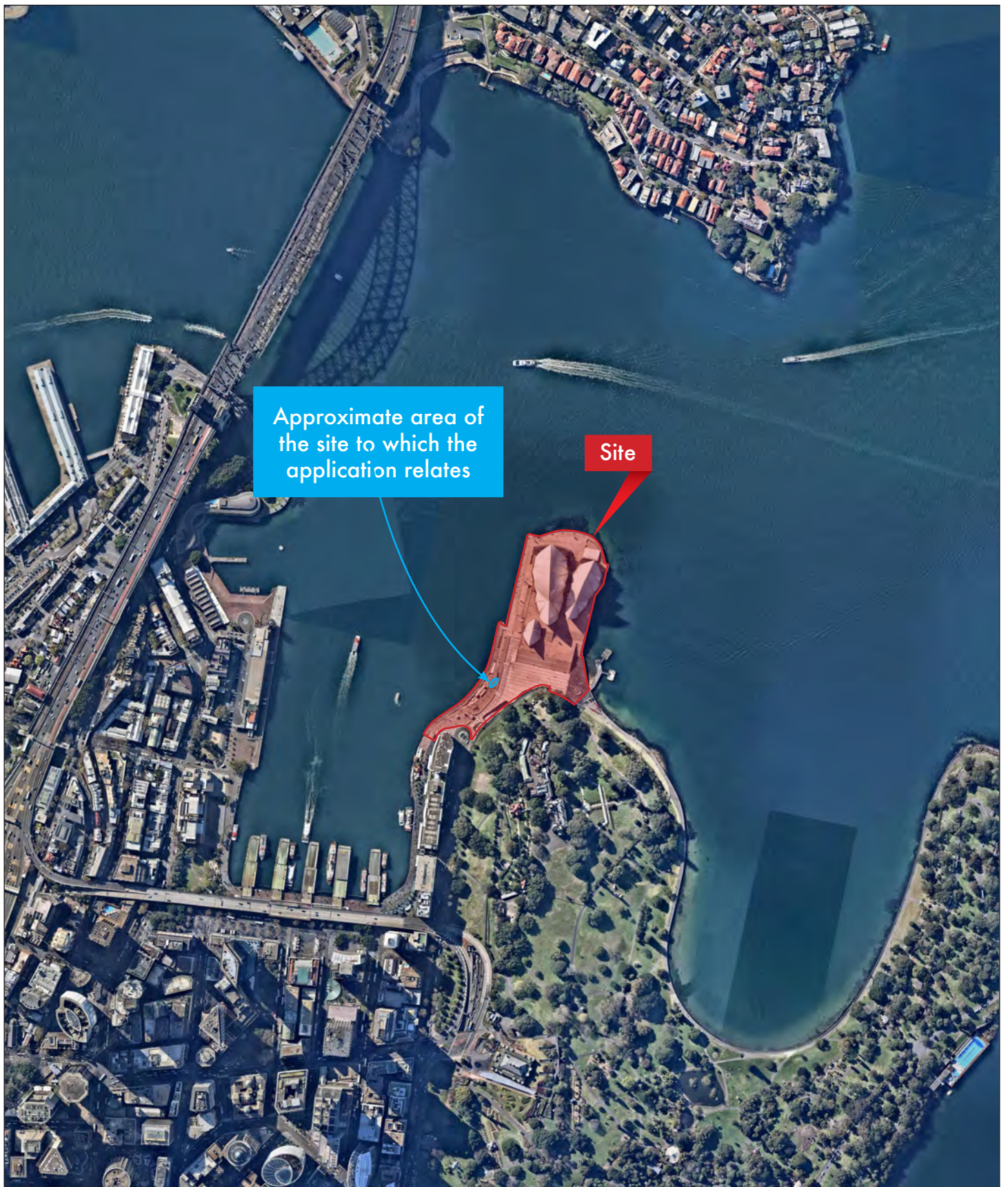
Site

Source: NearMap 2015

**PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS**  
Sydney Opera House: Lower Concourse

**FIGURE 3A**  
Aerial Photo - Detail





Source: NearMap 2015

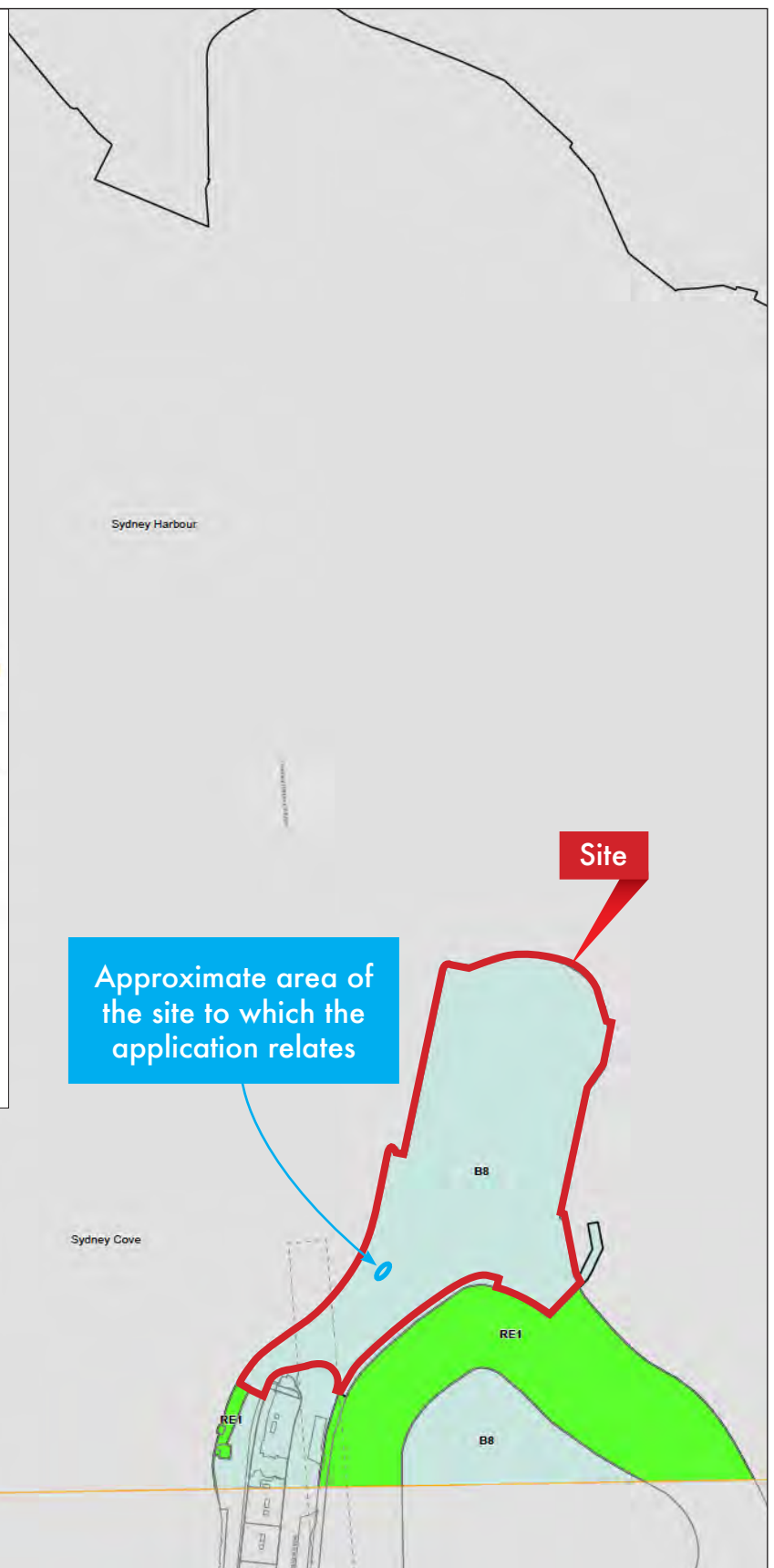
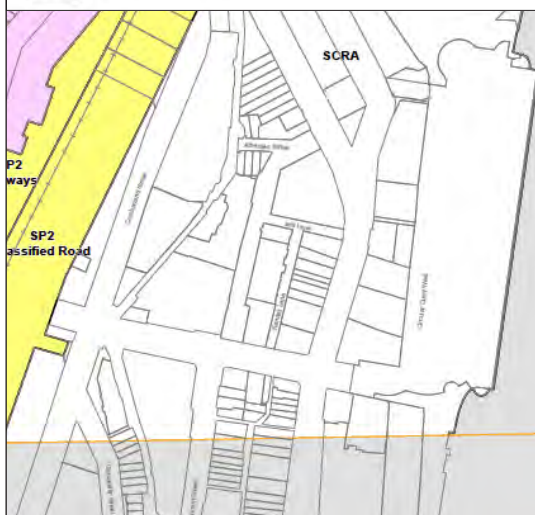
**PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS**  
Sydney Opera House: Lower Concourse

**FIGURE 3B**  
Aerial Photo - Wider Area



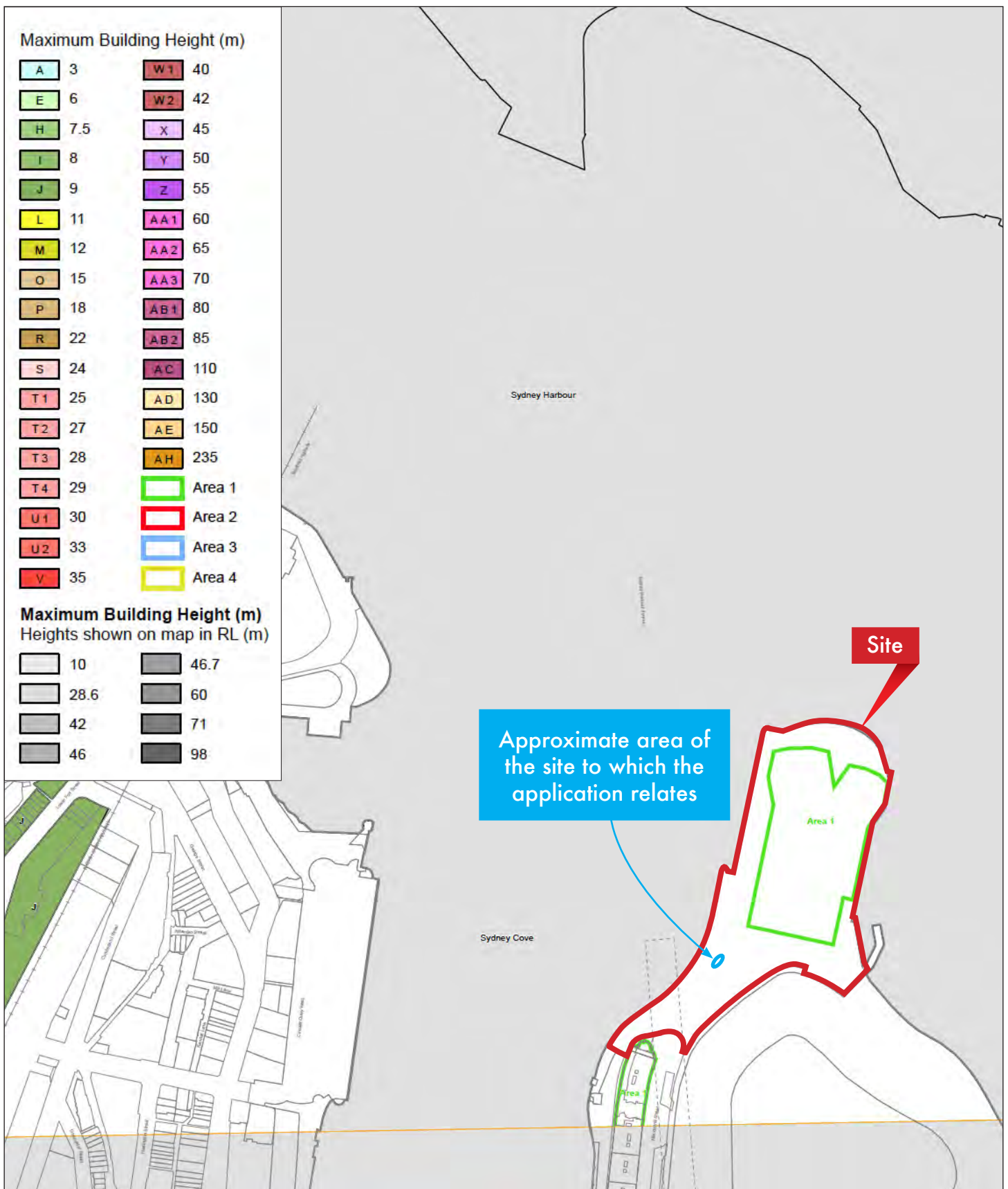
## Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
B8	Metropolitan Centre
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
RE1	Public Recreation
SP1	Special Activities
SP2	Infrastructure
CW	SREP 26 City West
DH	Darling Harbour Development Plan No.1
GAHP	Sydney LEP (Glebe Affordable Housing Project) 2011
GS1	South Sydney LEP 1998 and City of Sydney Planning Scheme Ordinance
GS2	South Sydney LEP 1998 and South Sydney LEP 114
HP	Sydney LEP (Harold Park) 2011
MD	SEPP Major Development 2005
MPS	SEPP 47 Moore Park Showground
SCRA	Sydney Cove Redevelopment Authority Scheme
SHC	SREP Sydney Harbour Catchment 2005
SLEP	Sydney LEP 2005
SS	South Sydney LEP 1998
WB	SREP 16 Walsh Bay
UL	Unzoned Land



## PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS Sydney Opera House: Lower Concourse

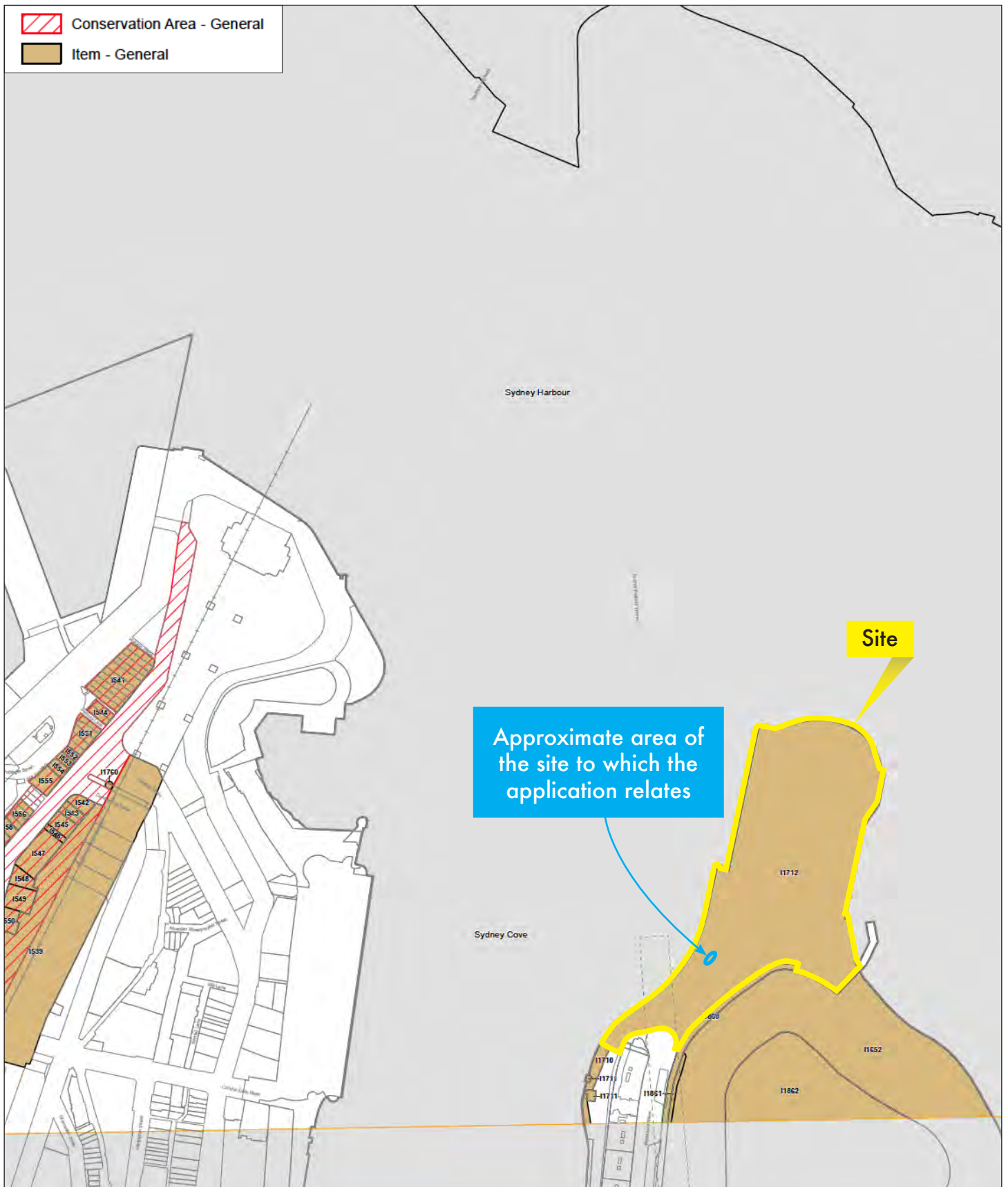
**FIGURE 4A**  
Zoning Map - Sydney LEP 2012



**PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS**  
Sydney Opera House: Lower Concourse

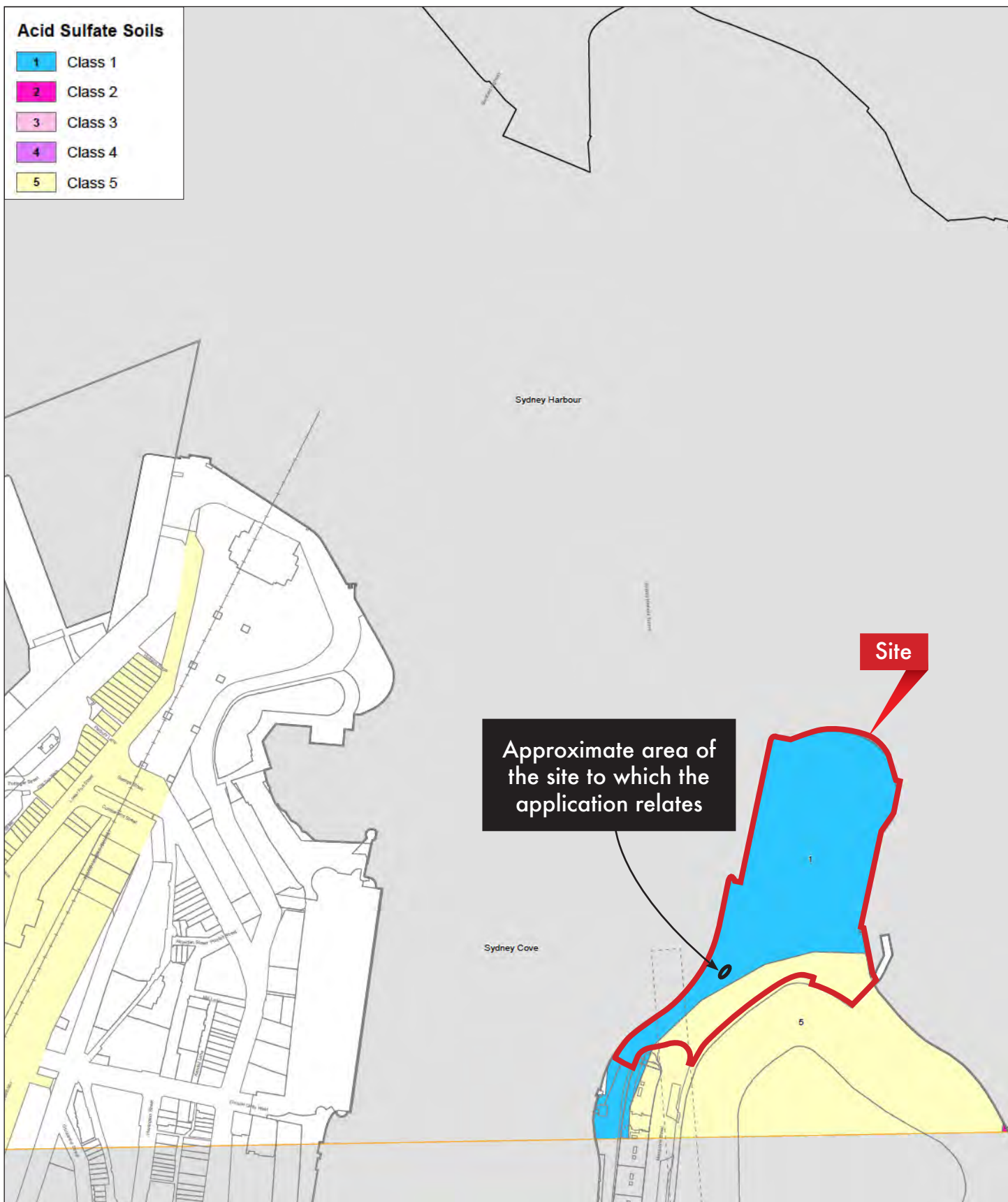
**FIGURE 4B**  
Height of Buildings Map - Sydney LEP 2012





**PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS**  
 Sydney Opera House: Lower Concourse

**FIGURE 4C**  
 Heritage Map - Sydney LEP 2012



**PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS**  
 Sydney Opera House: Lower Concourse

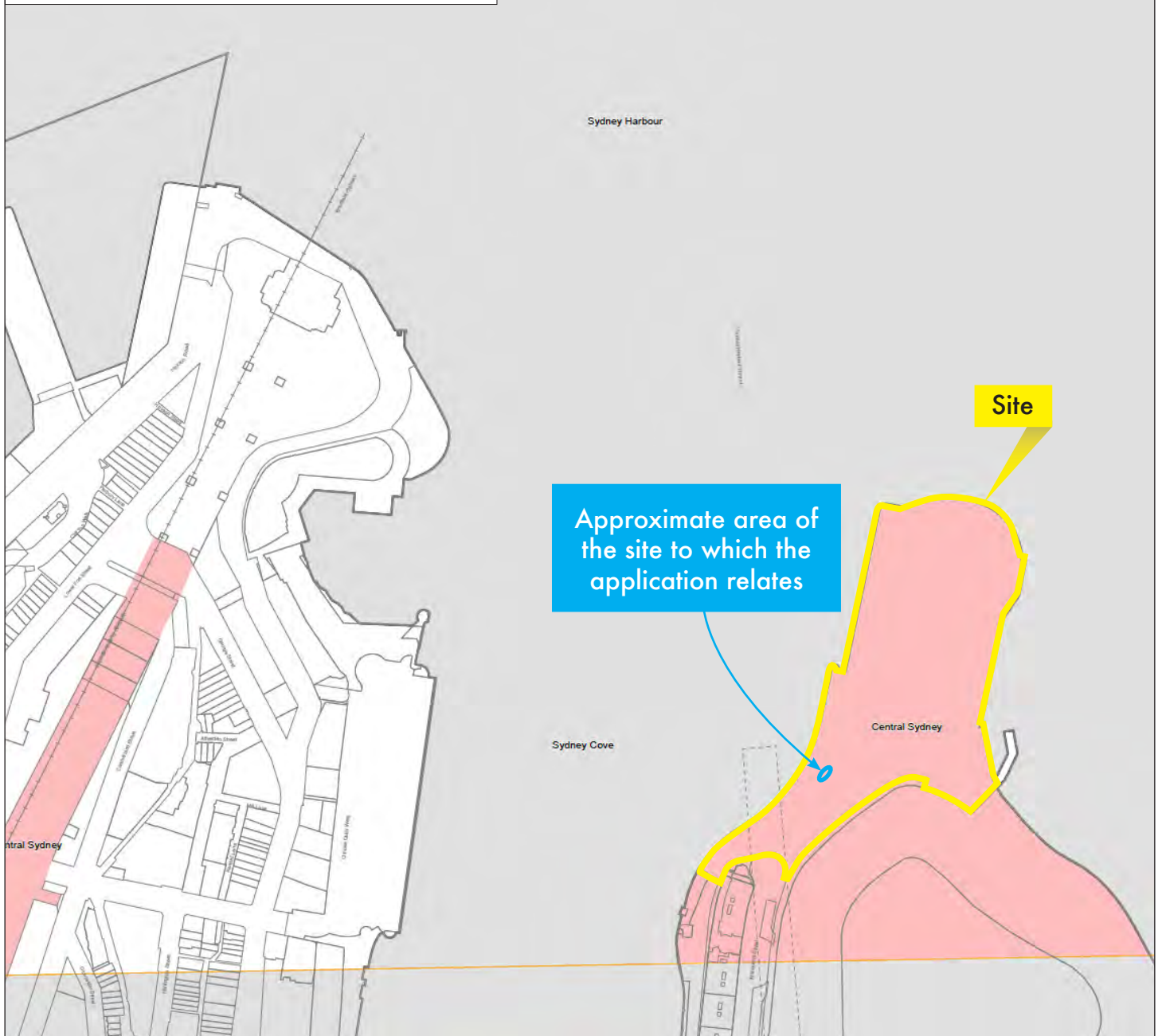
**FIGURE 4D**  
 Acid Sulfate Soils Map - Sydney LEP 2012

## Locality and Site Identification Map

- Central Sydney
- Green Square
- Ultimo-Pyrmont
- Land Affected by Cross City Tunnel Ventilation Stack
- Refer to Schedule 1

## Foreshore Building Line Map

- Foreshore Area
- Foreshore Building Line

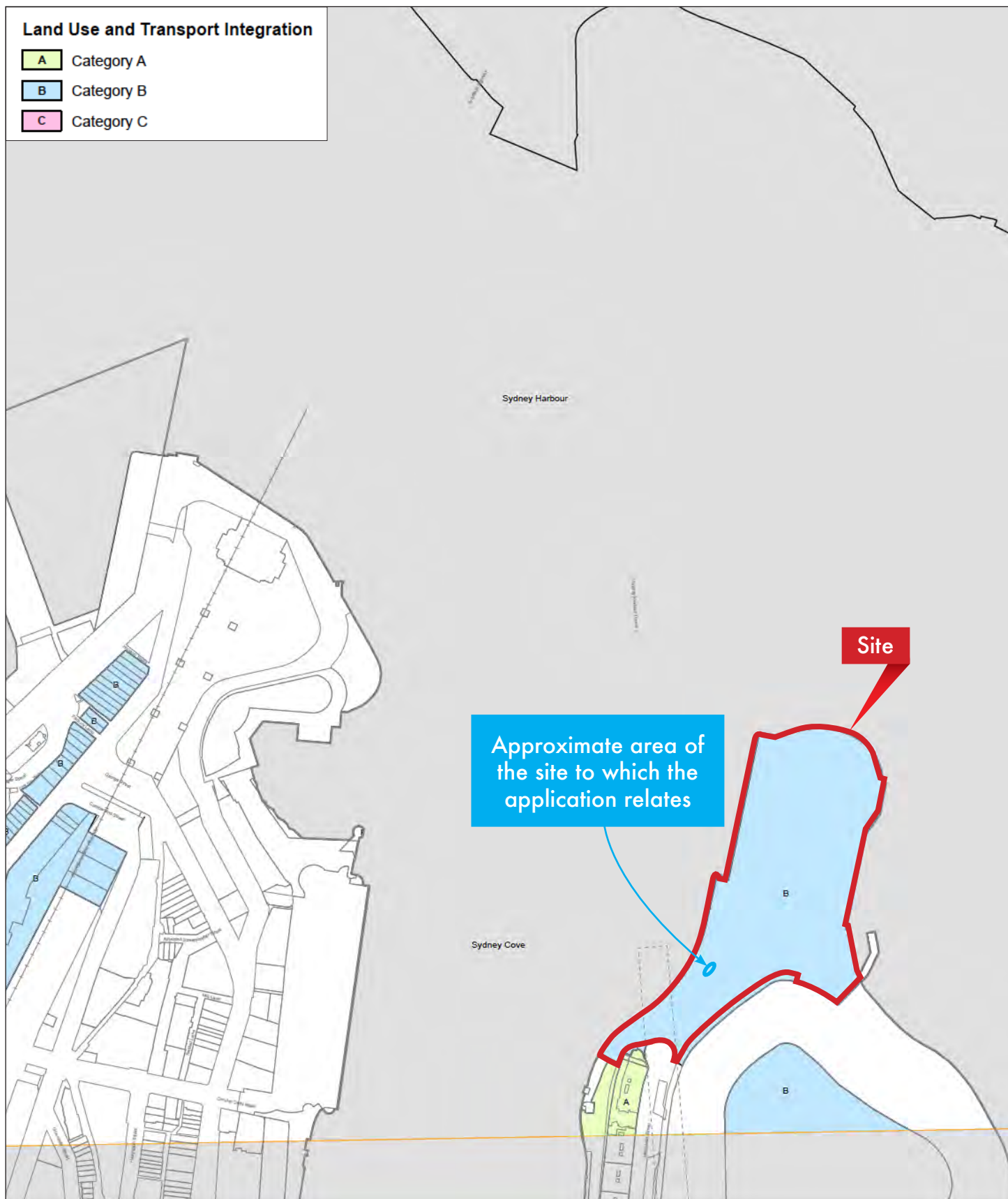


## PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS Sydney Opera House: Lower Concourse

**FIGURE 4E**  
Locality and Site Identification Map - Sydney LEP 2012

## Land Use and Transport Integration

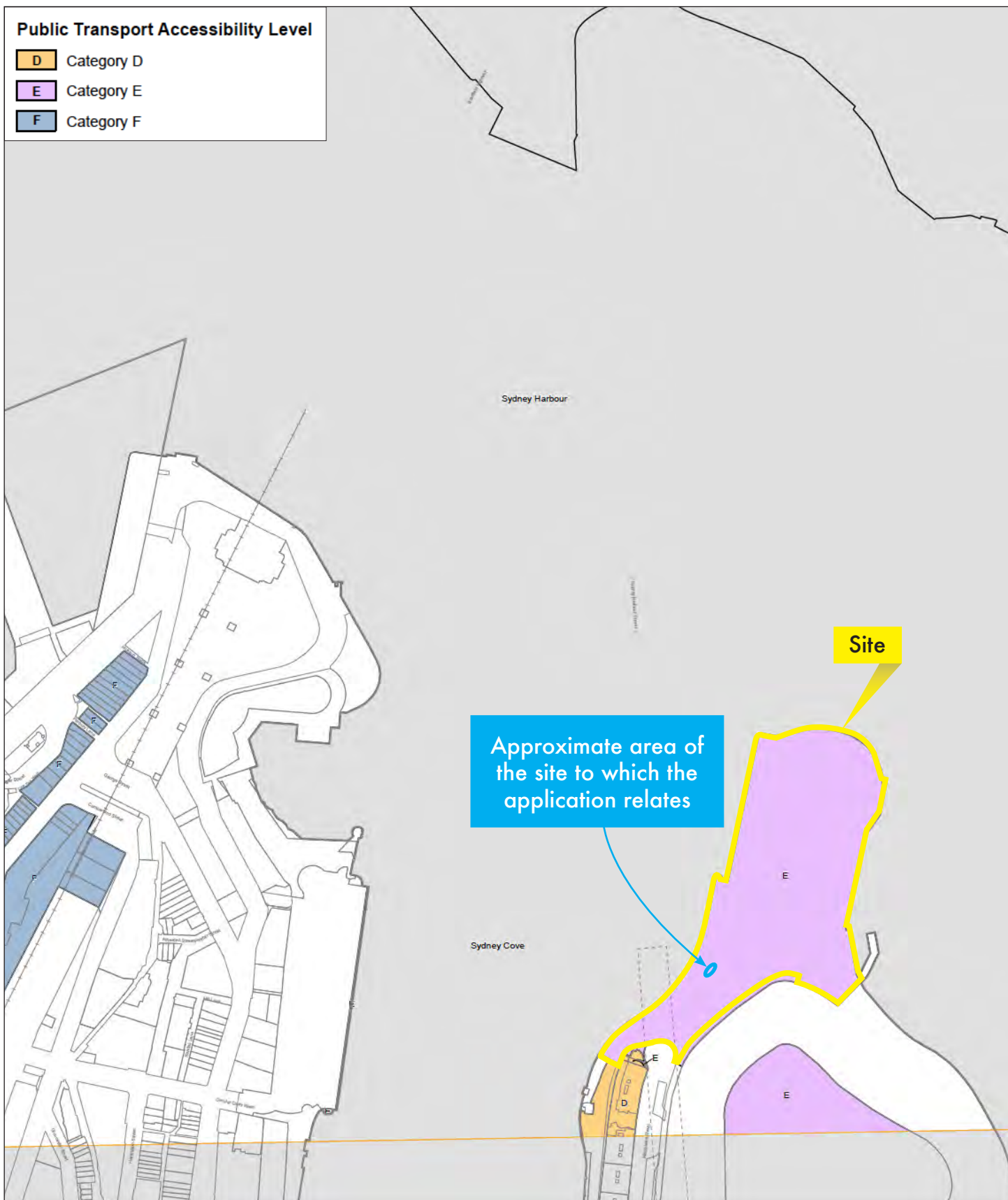
- A Category A
- B Category B
- C Category C



### PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS Sydney Opera House: Lower Concourse

**FIGURE 4F**  
Land Use and Transport Integration Map - Sydney LEP 2012





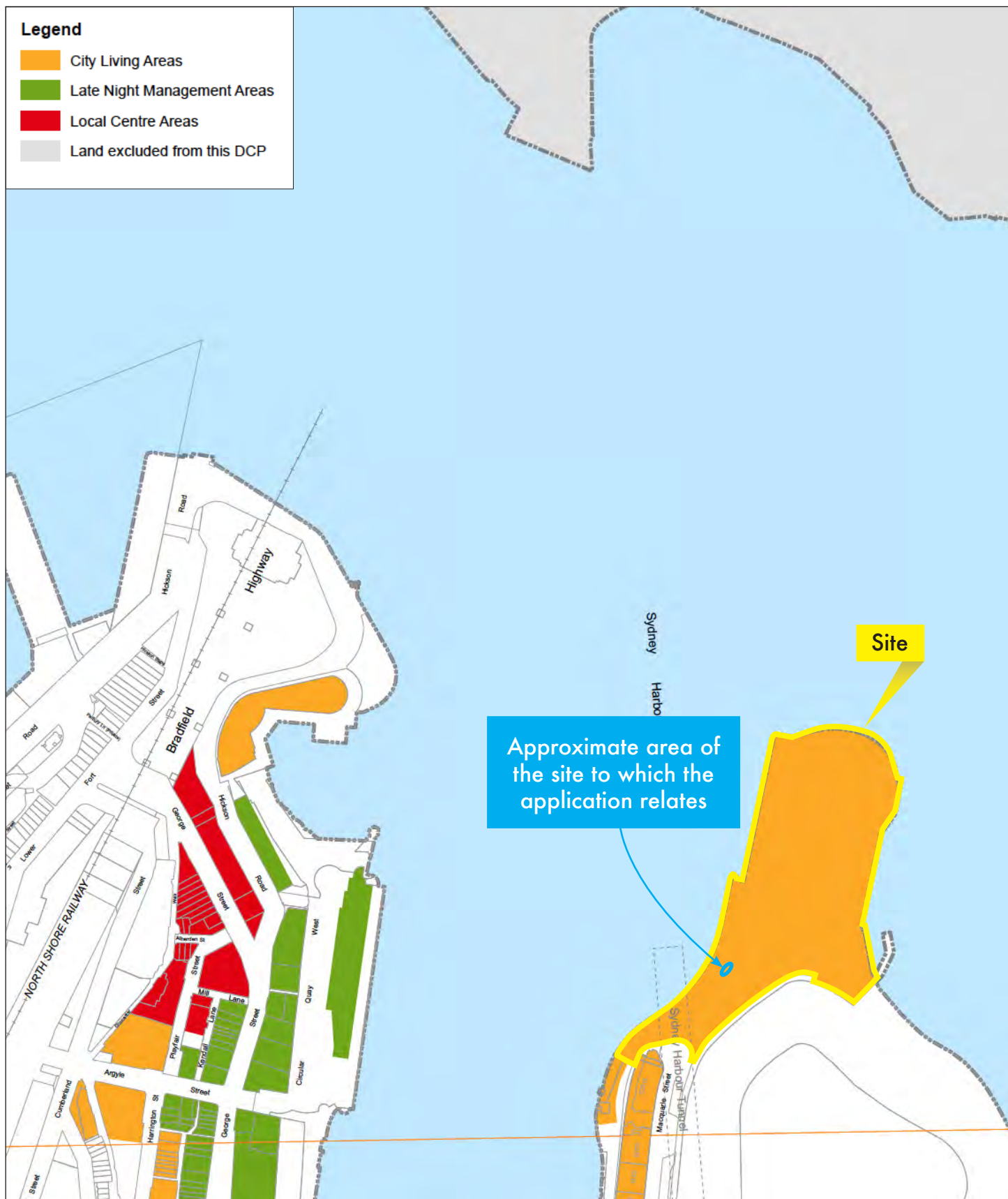
**PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS**  
 Sydney Opera House: Lower Concourse

**FIGURE 46**  
 Public Transport Accessibility Level Map - Sydney LEP 2012



## Legend




- City Living Areas
- Late Night Management Areas
- Local Centre Areas
- Land excluded from this DCP



## PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS Sydney Opera House: Lower Concourse

**FIGURE 5A**  
Late Night Trading Areas Map - Sydney DCP 2012

## Legend

-  New vehicle access restricted
-  New vehicle access not preferred
-  Land excluded from this DCP



## PRELIMINARY ASSESSMENT REPORT - VISITOR FLOW AND AMENITY IMPROVEMENTS Sydney Opera House: Lower Concourse

**FIGURE 5B**  
Pedestrian Priority Map - Sydney DCP 2012



## **APPENDICES**

---



## **APPENDIX 1**

---

### **Preliminary architectural plans**



# Opera Bar Refurbishment Stage 2

## SOH Lower Concourse - Visitor flow and amenity improvements

### SEAR's Environmental Assessment

**General Notes**  
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**Coordination**  
Where applicable refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify discrepancies between architectural and/or other consultant's documentation for direction prior to proceeding with the affected part of the works.

**Specifications and Schedules**  
Where applicable refer to and coordinate with relevant Specifications and Schedules. Written specifications and schedules take precedence to the extent of any discrepancy. Notify discrepancies between documents for direction prior to proceeding with the affected part of the works.

**Detail Drawings**  
Unless noted otherwise, refer to detail drawings for set-out information. Drawings at larger scales take precedence over drawings at smaller scales to the extent of any discrepancy. Notify discrepancies for direction prior to proceeding with the affected part of the works.

**Execution of the works (Standards)**  
Execute the works in compliance with the current edition of the Building Code of Australia (as amended), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and Statutory Authorities.

**Units of measurement**  
Unless noted otherwise:  
- Dimensions are shown in millimetres; and  
- Levels are shown in meters

**To detail**  
Where a notation refers to an item as "...to detail" the applicable item is to be in accordance with the relevant Architect's detail.

**Materials handling and storage**  
Unless noted otherwise material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

**Structure**  
Foundations, footings, reinforced concrete, slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be designed and constructed in accordance with the Structural Engineer's details and specifications.

**Hydraulics**  
Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be designed and constructed in accordance with the Local Authority, Statutory Authority, Hydraulic and/or Civil Works Consultant's requirements.

**Erosion & Sediment Control**  
Apply erosion and sediment control measures in accordance with the Local Authority and, where applicable, Hydraulic or Civil Works Consultant's requirements to avoid erosion, sedimentation and/or contamination of the site, surrounds and stormwater drainage system. Apply measures to ensure that the site remains free of water and to prevent water flow over the new work. Erosion & sediment control measures are to be effective from commencement of the works (including demolition) and maintained throughout the course of the works until the site is fully stabilised.

**Services (existing & proposed)**  
Confirm location of existing under and above-ground services and coordinate with the relevant service authority to ensure that services are handled in accordance with the relevant authorities instructions prior to commencement of demolition, excavation and/or construction works.

**Levels**  
Levels shown are consistent with the datum and benchmarks shown on the associated detail survey. In most instances the surveyed levels will be indicated relative to Australian Height Datum. However the existing site levels and datum are to be confirmed on site with reference to the site survey documents.

**Falls**  
Finish surfaces typically to fall as required to facilitate effective drainage.

**Interpretation**  
"Provide" means to supply and install.  
"Required" means required by the contract documents or by the Local or Statutory Authorities.  
"Proprietary" means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Standard Abbreviations	
AAP	Acoustic access panel
Acst	Acoustic
Adj	Adjustable / adjacent
AFFL	Above finished floor level
Agmt	Arrangement
Amnd(t)	Amend(ed) / Amendment
AP	Access Panel
Apvr(d)	Approved / Approval
Aprx	Approximate
Arc	Architrave
Arch	Architect
AS	Australian Standard
Avg	Average
AW	Accordance with
Awning	Awning
Bal	Balustrade
Bat	Battens
BCA	Building Code of Australia
Bdy	(Property) Boundary
Bhd	Bulkhead
Bldg	Building
CC	Construction certificate
Ceil	Ceiling
CF	Core filled
CF##	Ceiling finish ##
Chg(d)	Change /changed
Chk	Check
Chnl	Channel
CJ	Control / construction joint / Ceiling joist
CL	Centre line
Clr	Clear / Clearance / closer
Cnr	Corner
Col	Colour / Column
Con	Consultant(s)
Cont(s)	Consultant(s)
Cont(s)	Contractor(s), Building Contractor(s)
Cor	Corrugated / Cornice
COS	Check / confirm on site
CP	Cover plate
Crs	Centres
Csk	Countersink
CT##	Ceiling type (## refer to schedule)
Ctr	Centre / contour
DIDr	Door
DA	Development Application / Delayed action (door closer)
Det(s)	Detail(s)
Dia	Diameter
Dim	Dimension
Doc(s)	Documentation, documents
Dp	Downpipe
DPC	Damp proof course
Drw	Drawer
Dwg(s)	Drawing / drawings
EA	Equal angle
EJ	Expansion joint
Elec	Electrical
Elev	Elevation
Eng(s)	Engineer(s)
Eq	Equal
Est	Estimated
Ex	From / out of... or existing when referring to building elements
Exst	Existing
Ext	External / exterior
FCL	Finished ceiling level
FE	Fire escape / Fire extinguisher
FF##	Floor finish ##
FFL	Finished floor level
FG	Fixed glazing
FGL	Finished ground level
FH	Fire hydrant
FHR	Fire Hose Reel
Fix	Fixing / fixings
FJ	Floor joist
Fla	Flashing
Flr	Floor
FR	Fire rated
FR	Fire rated
Frm	Frame / framing
FT##	Floor type (## refer to schedule)
Fur	Furring (channel)
Fxd	Fixed
GA	General Arrangement
Gd	Grid...
Gla	Glass / Glazing
Gnd	Ground
Hd	Head
Hdl	Handle
Hor	Horizontal
HR	Hand Rail
Ht	Height
Hyd	Hydraulic
Incl	Include / included / inclusive
Ind	Indicator
Ins	Insulation / Inside / Inside of...
inst	Instruction(s)
Int	Internal
Lev	Level
Lvr	Louvre / louvred
Man(s)	Manufacturer(s)
Max	Maximum
Mech	Mechanical
Mech	Mechanical
Min	Minimum
MIR	Mirror reverse / moisture resistant
Mtr	Mitre / Mitred
NA	Not applicable
NCC	National Construction Code
Nom	Nominal
NTS	Not to scale
OA	Overall
Obs	Obscure
OH	Overhead
Orig	Original building fabric
OS	Outside / Outside of... / On site
Own	Owner   Proprietor   Principal
OA	Overall
Obs	Obscure
OH	Overhead
Orig	Original building fabric
OS	Outside / Outside of... / On site
Own	Owner   Proprietor   Principal
PA	Project Administration
Pav	Paving
PCA	Principal certifying authority
PFC	Parallel flange channel
Plt	Plate
PM	Project Manager
Prelim	Preliminary
Proj	Project
Prop	Proposed
Prt	Part / Partition
Qty	Quantity
Rad	Radius
RCP(s)	Reflected Ceiling Plan(s)
Reb	Rebate
Ref	Reference, refer (to...)
Reo	Reinforced / reinforcement
Rep	Replace, UNO to match exst
Req(s)	Requirement(s)
Rev	Revision
RHS	Rectangular hollow section
RI	Rough in (cap and/or terminate as req for future service connection)
RL	Reduced / relative level
RL	Relative Level (to Datum)
RT##	Roof type (## refer to schedule)
S96	Section 96 Application to amend a Development Consent
Schd(s)	Schedule(s)
SDr	Surface drainage
Sect	Section
SeI	Selected... typically referring to a finish to be selected by the archt, client, PA or PM
Serv	Services
SFL	Structural floor level
SHS	Square hollow section
Sk	Sketch
Skt	Skirting
SI	Seal / sealant
SL	Surface level / Shadow-line
Sld	Sliding
Smk	Smoke
SN	Stair nosing
Sof	Soffit
Spec	Specification
Spec(s)	Specification(s)
SR	Service(s) riser
SSD	Sub-surface drainage
SSL	Structural slab level
Std	Standard
Std	Standard
Struc	Structure / Structural
TBA	To be advised (unless stated otherwise, generally by the Project Administrator, Architect and/or Owner)
TBC	To be confirmed (unless stated otherwise, generally by the Contractor)
TBD	To be demolished
TBR	To be removed
TGSI	Tactile ground surface indicators
Tmb	Timber
TO	Top of...
TOG	Top of gutter
TOK	Top of kerb
Tol	Tolerance
TOW	Top of wall
Tr	Tree
Typ	Typical
UA	Unequal angle
UB	Universal beam
UC	Universal column / under cut
UG	Under ground
UNO	Unless noted otherwise
US	Underside
VB	Vapor barrier
Vert	Vertical
W	With
W/Win	Window
WF##	Wall finish
WO	Without
WP	Water proof
WPM	Water proof membrane
WR	Water resistant
WT##	Wall type (## refer to schedule)

#### Drawing List - Development Application 1

Sheet Number	Sheet Name	Revision	Rev Date
DA1-001	Visitor flow and amenity improvements - Title Sheet and Drawing List	03	01/12/15
DA1-100	Visitor flow and amenity improvements - GA Ground Level Plan - Existing and Demolition	03	01/12/15
DA1-101	Visitor flow and amenity improvements - GA Ground Level Plan - Proposed	03	01/12/15
DA1-510	Visitor flow and amenity improvements - Detail Plan - Main Bar Interior North	03	01/12/15
DA1-900	Visitor flow and amenity improvements - 3D View - Egress	03	01/12/15

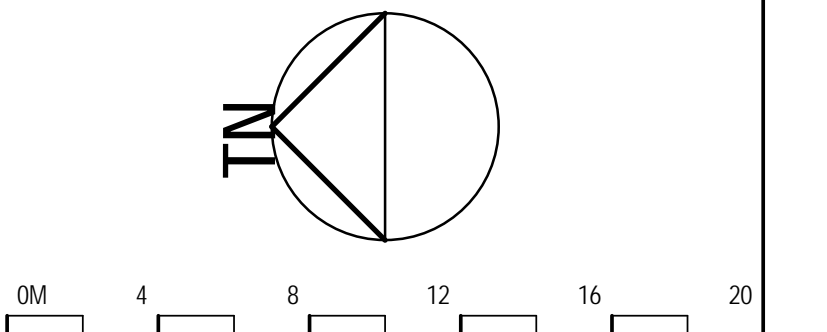
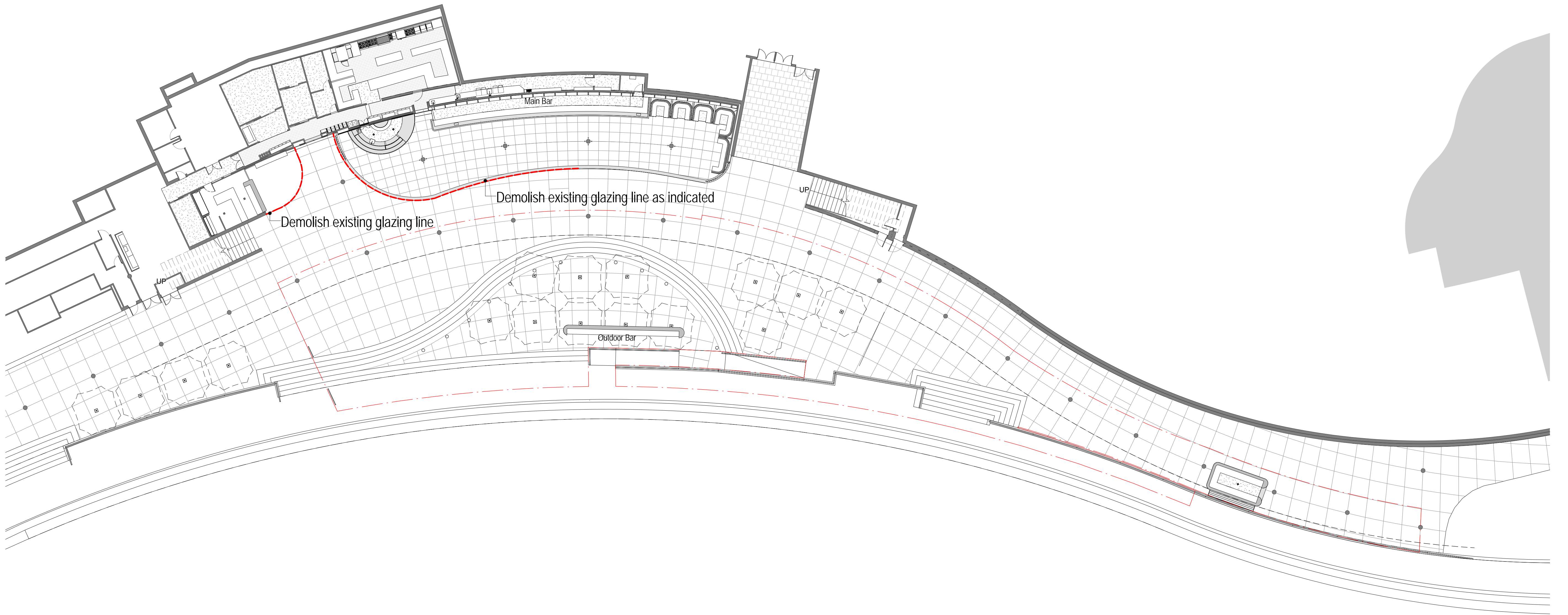
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#### SEAR's Environmental Assessment

Rev	Date	Amendments
01	23/11/15	Director General Requirements
02	30/11/15	DGR Application
03	01/12/15	SEAR's Environmental Assessment

Scale @ A1		Drawn by	Checked by
Scale @ A3			
Project Issue Date		Sheet Issue Date	
16/03/2015		01/12/15	
Project Number	Drawing Number	Revision	
2268	DA1-001	03	






SEAR's Environmental Assessment

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Rev	Date	Amendments
01	23/11/15	Director General Requirements
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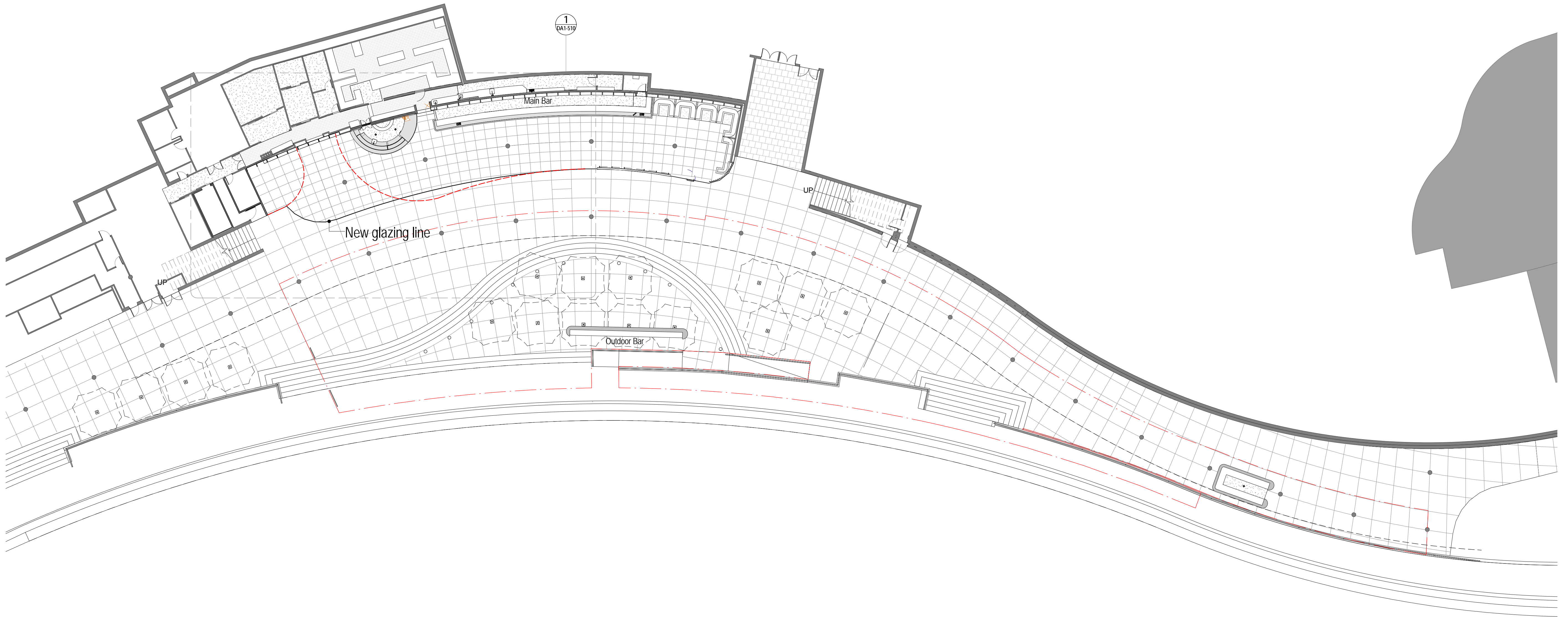
Rev	Date	Amendments

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Project	Opera Bar Refurbishment Stage 2
Location	SOH Lower Concourse - Visitor flow and amenity improvements
Client	
Drawing	Visitor flow and amenity improvements - GA Ground Level Plan - Existing and Demolition

Scale @ A1	1:200	Drawn by	Checked by
Scale @ A3	1:400		
Project Issue Date	16/03/2015	Sheet Issue Date	01/12/15
Project Number	2268	Drawing Number	DA1-100
		Revision	03





1 GA Plan - Ground Level - Proposed - DA1 Works  
1:200

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Rev	Date	Amendments
01	23/11/15	Director General Requirements
02	30/11/15	DGR Application
03	01/12/15	SEAR's Environmental Assessment

Rev	Date	Amendments

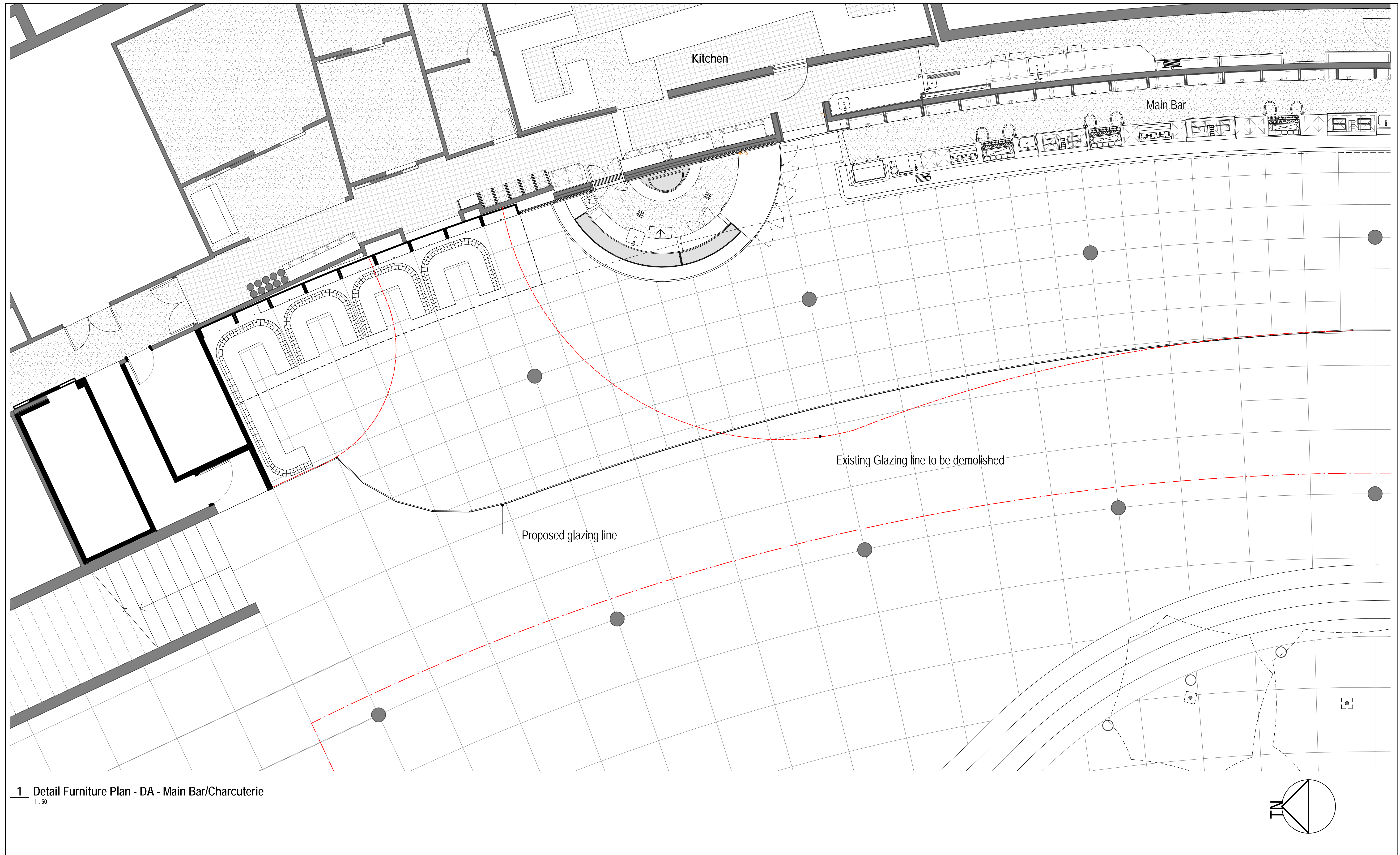
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Project	Opera Bar Refurbishment Stage 2
Location	SOH Lower Concourse - Visitor flow and amenity improvements
Client	
Drawing	Visitor flow and amenity improvements - GA Ground Level Plan - Proposed

SEAR's Environmental Assessment

Scale @ A1	1:200	Drawn by	Checked by
Scale @ A3	1:400		
Project Issue Date	16/03/2015	Sheet Issue Date	01/12/15
Project Number	2268	Drawing Number	DA1-101
		Revision	03





1 Detail Furniture Plan - DA - Main Bar/Charcuterie  
1:50

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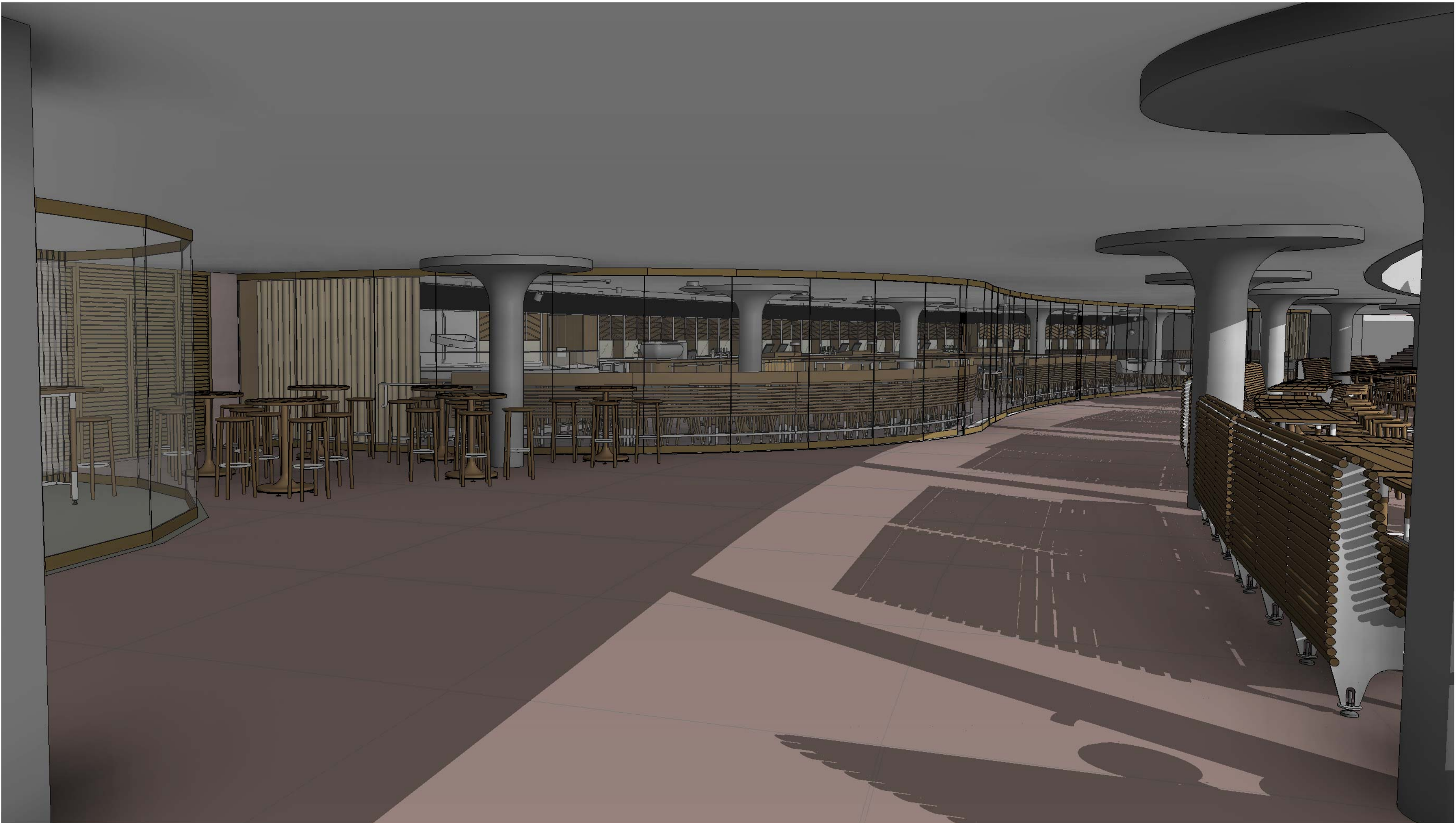
Rev	Date	Amendments	Rev	Date	Amendments
01	23/11/15	Director General Requirements			
02	30/11/15	DGR Application			
03	01/12/15	SEAR's Environmental Assessment			

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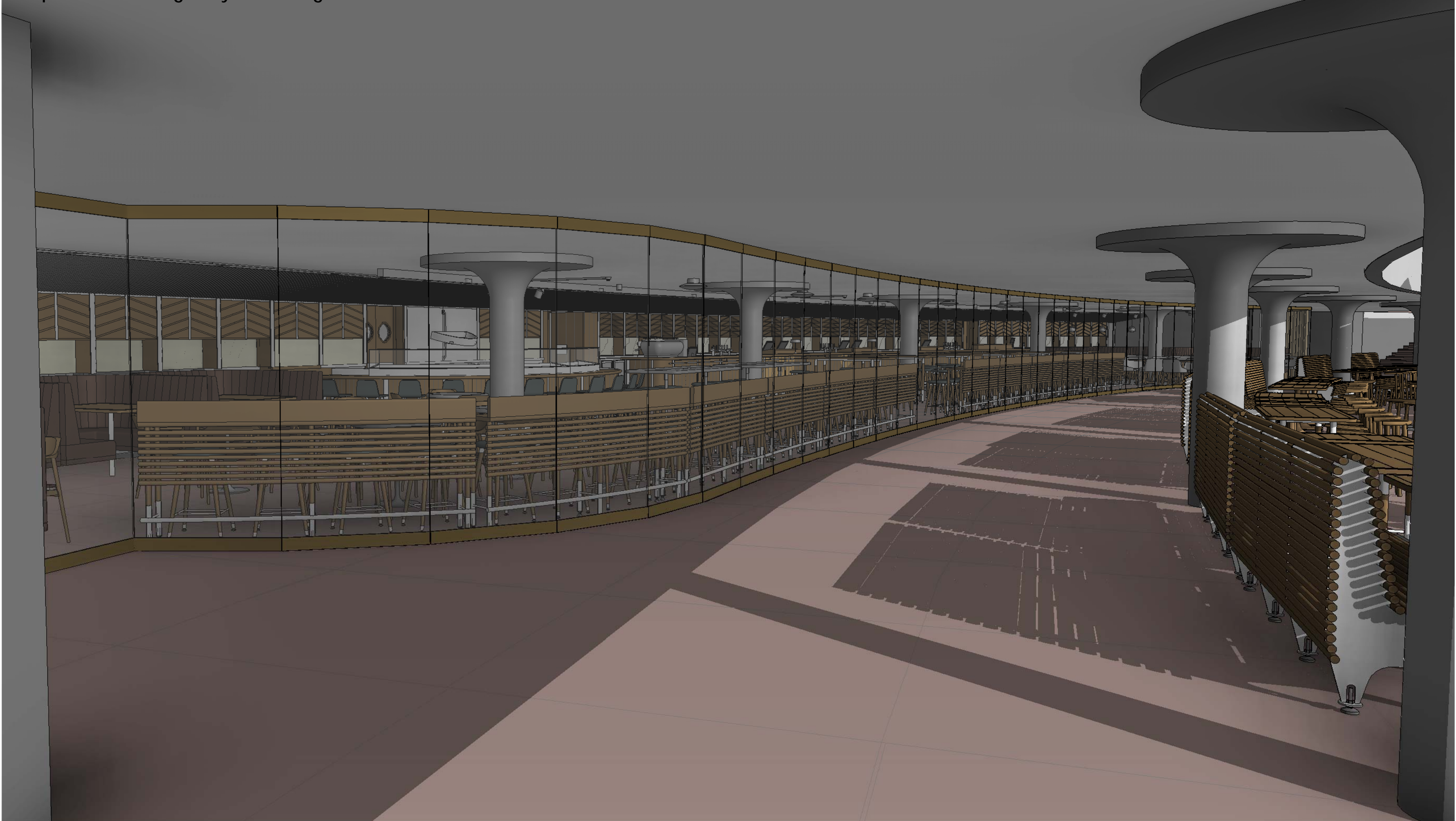
Project	Opera Bar Refurbishment Stage 2
Location	SOH Lower Concourse - Visitor flow and amenity improvements
Client	
Drawing	Visitor flow and amenity improvements - Detail Plan - Main Bar Interior North

SEAR's Environmental Assessment			
Scale @ A1	1:50	Drawn by	Checked by
Scale @ A3	1:100		
Project Issue Date	16/03/2015	Sheet Issue Date	01/12/15
Project Number	Drawing Number	Revision	
2268	DA1-510	03	





Perspective - Existing Early works - Egress Corner



Perspective - Proposed Development Application - Egress Corner

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03	01/12/15	SEAR's Environmental Assessment

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SEAR's Environmental Assessment

Project
Opera Bar Refurbishment Stage 2
Location
SOH Lower Concourse - Visitor flow and amenity improvements
Client
Drawing
Visitor flow and amenity improvements - 3D View - Egress

Scale @ A1	1:0	Drawn by	Checked by
Scale @ A3	1:0		
Project Issue Date	16/03/2015	Sheet Issue Date	01/12/15
Project Number	Drawing Number	Revision	
2268	DA1-900	03	