

TO	CC
Sarah Jane Brazil	Kate Higgins Tom Sloane Chris Barling Ashley Cheong
COMPANY NAME	DATE
Office of Environment and Heritage	Original Issue- 21 December, 2016 Revised Issue- 19 January 2017
FROM	PAGES
Sydney Opera House	6 pages 3 attachments
SUBJECT	
Re: Sydney Opera House Function Centre Development and Ballet Rehearsal Reallocation (SSD7665)- Heritage Council Comments 30 November 2016 [REF DOC16/534144]	

Memo.

Further to the comments issued by the Heritage Council in **Sydney Opera House Function Centre Development and Ballet Rehearsal Reallocation (SSD7665)- Heritage Council Comments 30 November 2016 [REF DOC16/534144]** the Sydney Opera House wishes to make the following comments;

1. OEH Comment

The submitted drawings show that the proposed alterations to the existing structure in order to form the three interconnected double height spaces for the function centre will require the demolition of the two existing concrete radial walls which are significant structural elements of the Podium. This will have an unacceptable impact on the significant fabric of the Opera House. It is considered that the walls must be retained and openings made within them so that a sufficient component of the original walls remain. This will provide clear evidence and understanding the original wall and spatial arrangement of the space.

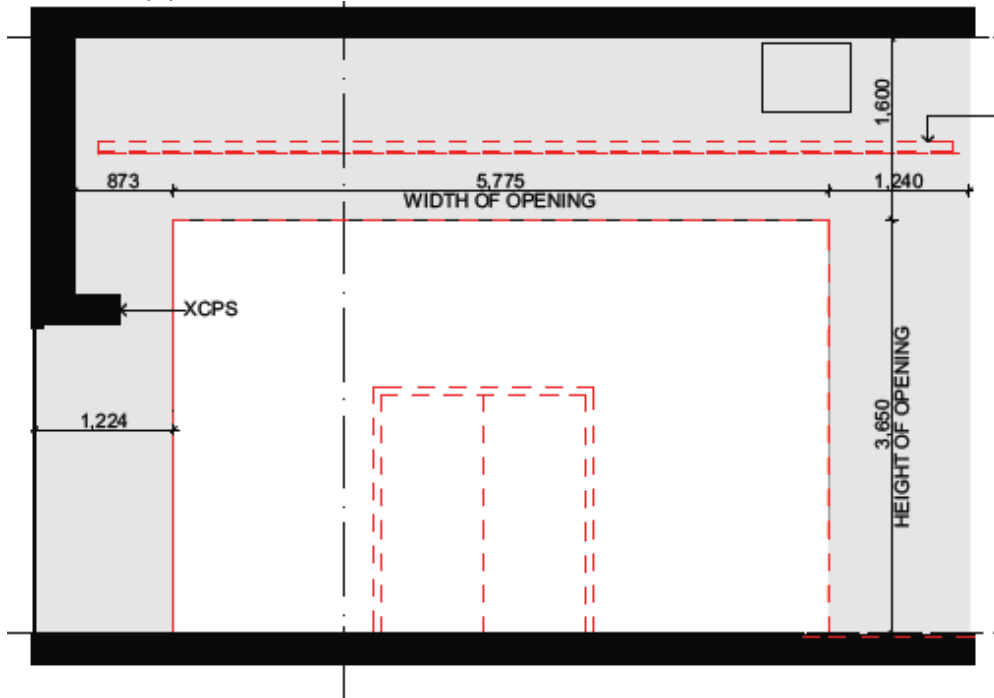
It is noted that a drawing received from the Sydney Opera House on the 28 November 2016 being, Lateral Walls – Demolition – Elevations Opening being drawing no. 49 BRTZG04 (SK-04) Revision A dated 07.11.16 shows that a section of the existing walls are to be retained at the side and top.

The proposed new openings will require a significant extent of the existing radial walls to be removed. It is recommended that the size of the opening be reduced in order to retain a greater understanding of the nature of the original wall. It is noted that the applicant's heritage consultant has refrained from endorsing the proposed new openings.

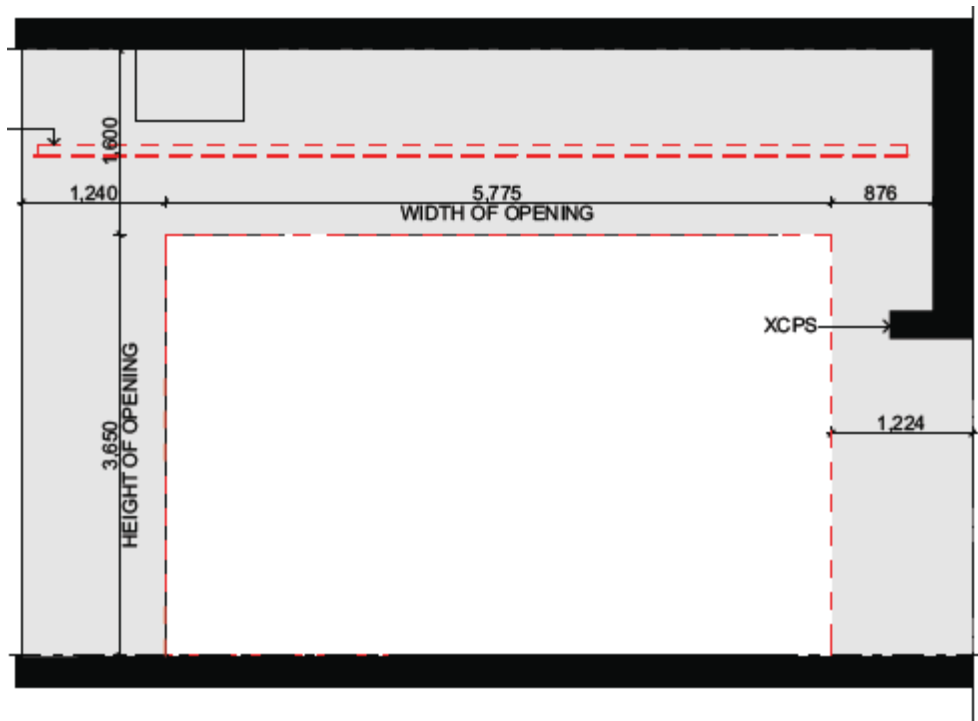
1.1. SOH Response

- 49 BRTZG04 (SK-04) Revision A dated 07.11.16 attached for reference
- Clarification of structural opening sizes dated 20.1.17
- TZG (Architect) response attached

The structural opening proposed by the Sydney Opera House is 5775 (w) x 3650mm (h), which was clarified on the 20/1/17.



2 FUNCTION ROOM LATERAL WALL - DEMOLITION ELEVATION EAST 1:50



3 FUNCTION ROOM LATERAL WALL - DEMOLITION ELEVATION WEST 1:50

Figure 1- Extract from 49TZG04 (SK-04) 20.01.17 FOR REVIEW- showing revised opening sizes

This differs to the information provided in the supplementary plan drawing no. 49 BRTZG04 (SK-04) Revision A dated 07.11.16 to OEH initially as refinement of the structural analysis has meant that more of the wall can be retained.

The size of these openings have been workshopped with TZG and the Eminent Architects Panel, as detailed by TZG in their letter attached.

The introduction of openings in the wall are a balance between preserving heritage structure and introducing functionality & connectivity between the spaces.

“Opening heights of 2700mm, 3000mm, 3300mm and 3600mm were modeled and analysed in consultation with the EAP and it was agreed that opening heights of 3000mm and 3300mm caused an awkward relationship with the datum line of the glazing to the northern façade, which is 2700mm AFFL, 2700mm was too low and 3600mm was ideal and most appropriate in proportion.”

“It was also agreed with the EAP that an opening of 3600mm high was sympathetic to the existing building fabric as it opens the view to the ceiling wobbly panels in the three interconnected spaces, which will be carefully removed and re-fitted.”

“With the reduction of width comes a loss of amenity as areas of dead space are created at the ends of the radial walls, where loss of sight lines means tables and chairs cannot occupy these areas.”

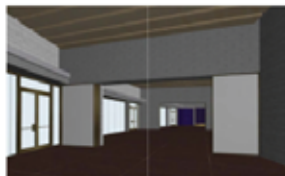
The following figure illustrates options considered during the design process for the structural openings.

TYPE 1 - LOW OPENING

2700mm HIGH - ALIGNS WITH U/S OF RING BEAM

DON'T NEED TO CUT RING BEAM

BRONZE FRAMED WHITE GLASS SIDE PANELS



OPTION 1A:
OPENING: 4.8m(w) x 2.7m(h)
UNEQUAL SIDE PANELS
4 EQUAL DOORS



OPTION 1B:
OPENING: 5m(w) x 2.7m(h)
EQUAL SIDE PANELS
4 EQUAL DOORS



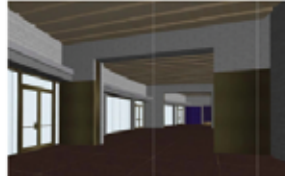
OPTION 2:
OPENING: 5.7m(w) x 2.7m(h)
EQUAL SIDE PANELS
6 EQUAL DOORS (WIDER CAVITY)

TYPE 2 - HIGH OPENING

3600mm HIGH - MAX. HEIGHT OF DOORS

NEED TO CUT RING BEAM

BRASS CLADDING TO SIDE PANELS



OPTION 3:
OPENING: 4.8m(w) x 3.6m(h)
EQUAL SIDE PANELS
4 EQUAL DOORS



OPTION 4:
OPENING: 5.7m(w) x 3.6m(h)
UNEQUAL SIDE PANELS
6 EQUAL DOORS (WIDER CAVITY)



OPTION 5:
OPENING: 5m(w) x 3.6m(h)
EQUAL SIDE PANELS
6 EQUAL DOORS (WIDER CAVITY)

Figure 2- Function Centre Opening Studies



Figure 3- Render of proposed function centre openings

It is not correct to say that the Opera House's "heritage consultant has refrained from endorsing the proposed new openings" The conclusion of the Heritage Impact Statement notes "Having considered all the potential impacts, both positive and negative, it is my recommendation that the issues raised in this HIS be noted and addressed, and the proposed Function Centre and Ballet Rehearsal Room projects be granted approval"

The openings have been commented on by the Eminent Architects Panel and endorsed by Design 5 and therefore Opera House believes that sufficient justification is available to enable the openings to be made as documented.

The Opera House does not believe that the opening size of 4755mm x 3000mm high (as per proposed condition New Works [3]) is not justifiable, as made clear by the Architect that it would provide an awkward relationship with the datum line and loss of amenity that comes with an opening width of 4755mm. Therefore SOH feel that the current opening size is justified.

2. OEH Comment

The proposed works maintain the existing curved glass wall facing the Northern Broadwalk, with external modifications limited to two new pairs of double bronze doors and the enlargement of the existing single entry on the western side of the podium. The proposed minor works to the external façade are considered acceptable as existing materials and details will be matched and because they will facilitate access to the proposed new function area. They are also reversible. It is recommended that further details be provided with the s60 application, and that building elements proposed to be removed be salvaged and stored for potential future use.

2.1. SOH Response

Noted.

Sydney Opera House . Bennelong Point . GPO 4274 Sydney NSW 2001
ABN 69 712 101 035. T+61 2 9250 7111. F+61 2 9250 7666. Sydneyoperahouse.com

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PRINCIPAL PARTNER



3. OEH Comment

The proposed internal refurbishment of the function centre area provides the opportunity to reinstate original finishes. It is recommended that where paint has been applied to significant concrete surfaces which originally had a face concrete finish, the paint should be removed and original finishes are restored. Details of this process should be provided to the Heritage Division.

3.1. SOH Response

Noted. What details does the OEH require?

4. OEH Comment

The proposed works require the infill of a number of existing openings in the function centre area. It is important that new work, including services, is secondary and is compatible with the existing adjacent materials, finishes and colours.

4.1. SOH Response

Noted, the proposed infill details and finishes are as per the details submitted on the documentation.

5. OEH Comment

The removal of the existing marquee from the northern boardwalk will considerably improve the setting of the Sydney Opera House and views to the northern façade of the Opera House.

5.1. SOH Response

Noted, we agree that this is an important conservation management step for the building.

6. OEH Comment

The relocation of the ballet rehearsal room removes the last remaining original rehearsal space under the Joan Sutherland Theatre. This is not considered appropriate as it impacts on the space's historical association with the building. While it is understood that the relocation of the rehearsal room meets the changing operational requirements, consideration should be given to relocating the ballet rehearsal back to the podium under the eastern shell if the opportunity arises in the future.

6.1. SOH Response

Noted.

The Opera House has received the following endorsements from the Australian Ballet and Opera Australia who have been heavily consulted in the location and design of the space. They are resident companies within the Opera House who will be greatest affected by its relocation.

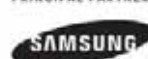
The Australian Ballet

- *"Thank you for your letter of 20th October 2016 seeking The Australian Ballet's endorsement of the JST Acoustic Upgrade Project and the new ballet rehearsal room. In general TAB endorses the works and is excited by ongoing*

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PRINCIPAL PARTNER



improvements to Sydney Opera House facilities.” - Libby Christie Executive Director

Opera Australia:

- *“Please be advised that Opera Australia endorse and support the renewal project as per the specifications documents supplied.”- Joe Martorana, Chief Operating Officer*

This issue has been explored within the Opera House & its resident companies and it has been agreed that the proposed location of the Ballet Rehearsal Room will be temporary until a more appropriate location can be found, or a future major upgrade to the Joan Sutherland Theatre is undertaken.

For your consideration and your endorsement prior to the Opera House issuing formal Response to Submissions document to the Department of Planning and Environment.



Attachment 1-

SOH & OEH Revised Correspondence regarding structural opening sizes (Sent 20/1/17)



Chris Barling

From: Camilla Persson <auto-reply-mel@aconex.com>
Sent: Friday, 20 January 2017 11:59
To: Chris Barling
Subject: TZG-MEMO-000528: Re: Function Centre- Lateral Wall Opening Clarifications
ACNXREF<iM5xucVt8pA1f6dYLhoY4>
Attachments: 161121 FC LATERAL WALLS DEMOLITION ELEVATIONS.pdf; 170120 FC LATERAL WALLS DEMOLITION ELEVATIONS.pdf

You have received a new [Memorandum: TZG-MEMO-000528](#)

Project: Building Renewal
Type: Memorandum
Mail Number: TZG-MEMO-000528
To: **Mr Chris Barling, Building Development Group**
Ms Regina Meyer, TONKIN ZULAIKHA GREER ARCHITECTS
Cc: Simon Evans, Building Development Group
Mr Matthew Lorrimer, Building Development Group
Mr Alan Croker, Design 5 Architects
From: C Persson, TONKIN ZULAIKHA GREER ARCHITECTS
Sent: 20/01/2017 11:58:49 AM EST (GMT +11:00)
Attribute 2: 02-09 Function Centre
Status: N/A
Subject: **Re: Function Centre- Lateral Wall Opening Clarifications**

Hi Chris,

As discussed on the phone, the only change has been a reduction of 100mm in the height of the opening as a result of further detailing and refinement to the operable walls and treatment of the head track in the opening. There has been no change to the width of the opening.

Please find attached updated Demolition Elevation showing this. Visually, the change is minimal and from a heritage perspective, we will be retaining more of the existing wall.

Kind Regards,
Camilla Persson

tonkin zulaikha greer architects

A 117 Reservoir Street Surry Hills NSW 2010 Australia

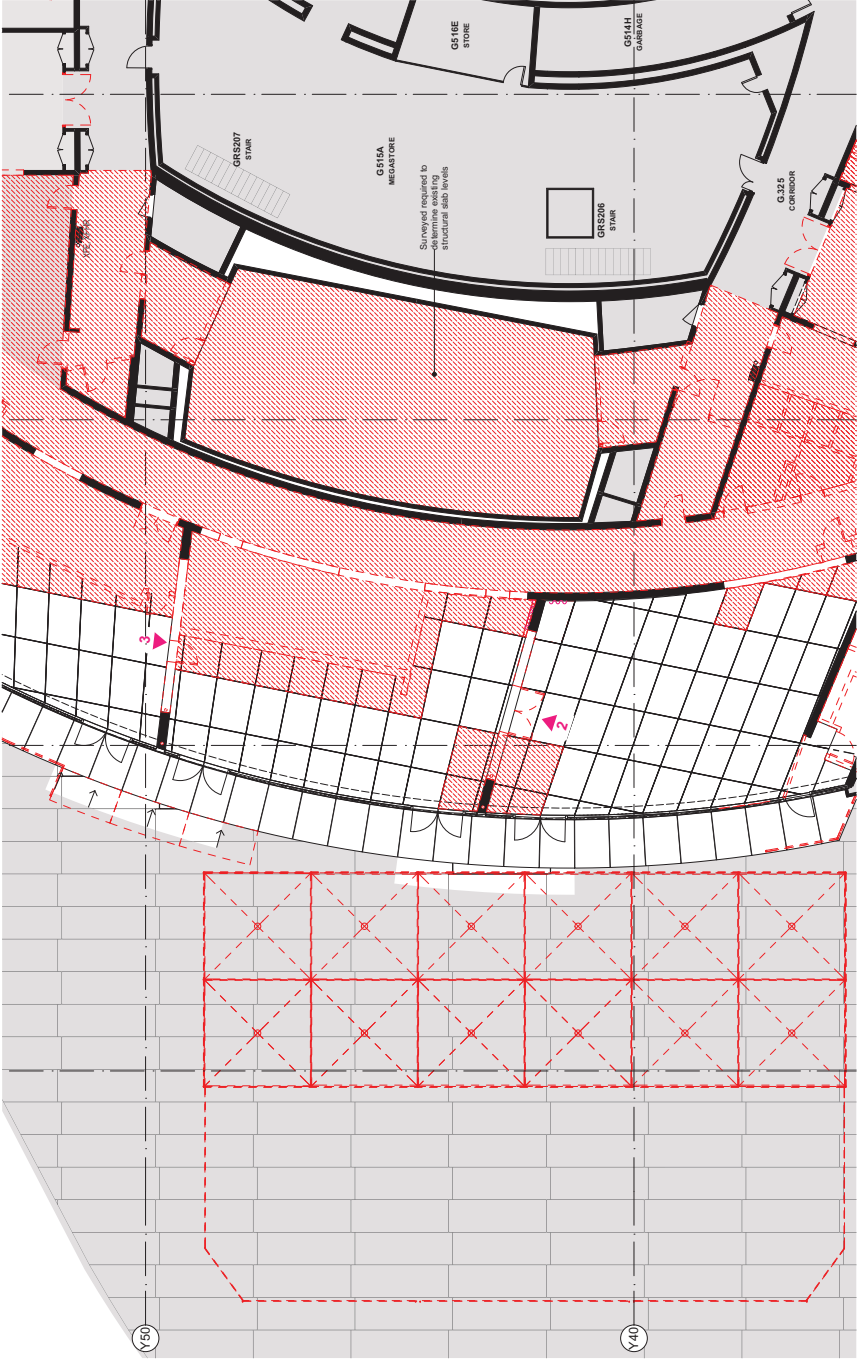
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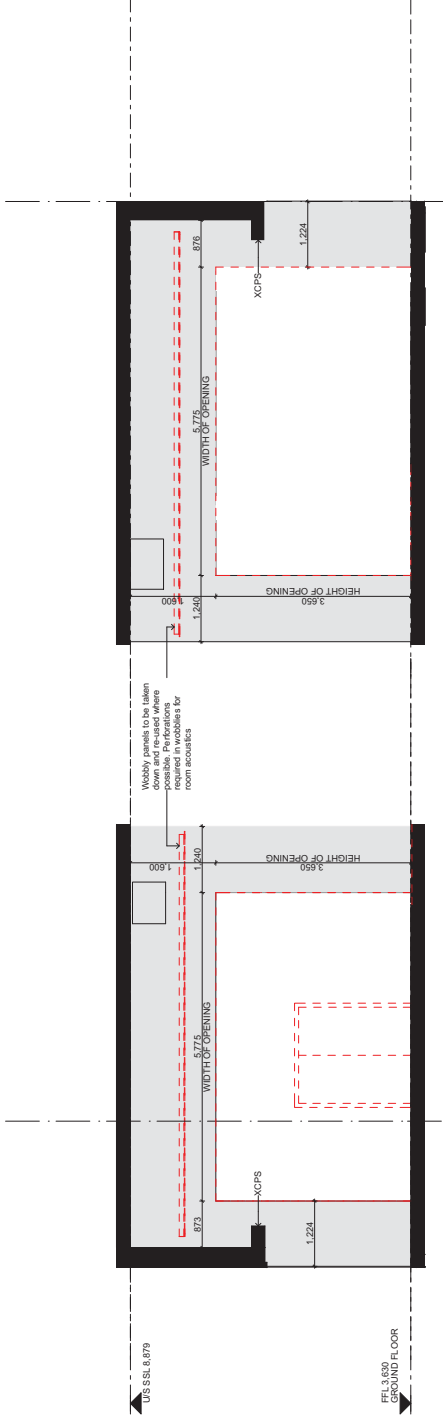
F +612 9215 4901

W www.tzg.com.au

Nominated Architects Brian Zulaikha (NSW Reg. No.2791) Peter Tonkin (NSW Reg. No. 4147) Tim Greer (NSW Reg. No.5603).



GROUND FLOOR DEMOLITION PLAN
1:100



FUNCTION ROOM LATERAL WALL - DEMOLITION ELEVATION EAST
1:50

FUNCTION ROOM LATERAL WALL - DEMOLITION ELEVATION WEST
1:50

DATE		DRAWING		NOTES		COPYRIGHT		REVISIONS		GENERAL INFORMATION		NOTES		ARCHITECT		LOCATION		STATUS		PROJECT		SYDNEY ORGANISATION	
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Attachment 2-

TZG Letter clarifying structural opening sizes



11 January 2017

Senior Planning Officer – Key Site Assessment
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Mr Ashley Cheong

tonkin
zulaikha
greer
ARCHITECTS

To Ashley,

**SYDNEY OPERA HOUSE
FUNCTION CENTRE DEVELOPMENT AND BALLET REHEARSAL ROOM
REALLOCATION (SSD 7665)
RESPONSE TO HERITAGE COUNCIL COMMENTS**

I refer to the letter dated 30 November 2016 from Katrina Stankowski, Acting Manager, Conservation with the Heritage Division, Office of Environment and Heritage.

With regard to Condition 4 under New Works, the proposed opening size of 5775mm wide by 3600mm high has been settled upon as the result of multiple option studies and discussions with the Eminent Architects Panel (EAP) and Heritage Consultant.

Opening heights of 2700mm, 3000mm, 3300mm and 3600mm were modeled and analysed in consultation with the EAP and it was agreed that opening heights of 3000mm and 3300mm caused an awkward relationship with the datum line of the glazing to the northern façade, which is 2700mm AFFL, 2700mm was too low and 3600mm was ideal and most appropriate in proportion. Refer drawing A-9112 Lateral Wall Options in EAP Presentation on 12 October 2016 and Lateral Wall Option Perspectives taken from the EAP Presentation on 25 October 2016 showing opening heights of 2700mm and 3600mm. It was also agreed with the EAP that an opening of 3600mm high was sympathetic to the existing building fabric as it opens the view to the ceiling wobbly panels in the three interconnected spaces, which will be carefully removed and re-fitted.

The width of 5775mm wide has also been carefully considered and discussed with the EAP, and with the removal of the Marquee and the requirement for bringing the same level of function and operation back into the building, it is crucial that all usable space internally be maximised. With the reduction of width comes a loss of amenity as areas of dead space are created at the ends of the radial walls, where loss of sight lines means tables and chairs cannot occupy these areas.

The EAP and Heritage Consultant support the proposed openings and feel that the proportion allows for good level of interpretation of the original walls.

Yours faithfully



Tim Greer

NSW Registration #5603 Nominated Architect

TONKIN ZULAIKHA GREER PTY LTD ABN 46 002 722 349 A 117 RESERVOIR STREET SURREY HILLS NEW SOUTH WALES 2010 AUSTRALIA T 612 9215 4900 F 612 9215 4901 E INFO@TZG.COM.AU
W TZG.COM.AU
DIRECTORS: PETER TONKIN B SC (ARCH) (HONS) B ARCH (HONS) LFRALIA BRIAN ZULAIKHA B ARCH LFRALIA TIM GREER ARCH FRAIA ROGER O'SULLIVAN B ARCH
ASSOCIATES: JULIE MACKENZIE WOLFGANG RIPPERGER JEREMY HUGHES REGINA MEYER

LATERAL WALL OPTIONS
3600mm high opening



CONCRETE JACKET AND DOOR SIDE



EXISTING WALL SIDE

LATERAL WALL OPTIONS
2730mm high opening



CONCRETE JACKET AND DOOR SIDE



EXISTING WALL SIDE

2700mm HIGH - ALIGNS WITH U/S OF RING BEAM

BRONZE FRAMED WHITE GLASS SIDE PANELS



OPTION 1B:

OPTION 2:

OPENING: 5.7m(w) x 2.7m(h)
EQUAL SIDE PANELS
6 EQUAL DOORS (WIDER CA

3600mm HIGH - MAX. HEIGHT OF DOORS

BRASS CLADDING TO SIDE PANELS



OPTION 4:

OPTION 5:

OPENING: 5m(w) x 3.6m(h)
EQUAL SIDE PANELS
6 EQUAL DOORS (WIDER C

[illegible]

Attachment 3

SOH & OEH Original Correspondence regarding structural opening sizes (Sent 28/11/16)



Chris Barling

From: Chris Barling
Sent: Monday, 28 November 2016 13:51
To: Kathleen Higgins; Sarah Jane Brazil
Cc: Alan Croker; 'Rebecka Groth'; Dan Keary
Subject: SSD7665- Function Centre Structural Openings Clarification
Attachments: 161121 FC LATERAL WALLS DEMOLITION ELEVATIONS (1).pdf; Design 5 Structural Confirmation- FC.pdf

Good Afternoon Kate,

Further to our meeting on the 21/11/16 please see attached clarification of the structural opening sizes proposed for the function centre.

This documentation shows the size of the opening and see attached correspondence from Design 5 architects confirming there will be sections of the existing wall (shown in grey) which remain throughout the space.

Regards,
Chris Barling
Project Manager, Renewal

Sydney Opera House
Bennelong Point
GPO Box 4274 Sydney NSW 2001
D 02 9250 7559
M 0467 795 254



Chris Barling

From: Alan Croker <auto-reply-mel@aconex.com>
Sent: Monday, 28 November 2016 09:26
To: Chris Barling
Subject: D5-ADVICE-000057: Re: Function Centre- Lateral Wall Opening Clarifications
ACNXREF<EwW5WjTaWUllghWLhoY4>

You have received a new **Advice: D5-ADVICE-000057**

Project: Building Renewal
Type: Advice
Mail Number: D5-ADVICE-000057
To: **Mr Chris Barling, Building Development Group**
Ms Regina Meyer, TONKIN ZULAIKHA GREER ARCHITECTS
Camilla Persson, TONKIN ZULAIKHA GREER ARCHITECTS
Cc: Mr Matthew Lorrimer, Building Development Group
Mr Alan Croker, Design 5 Architects
From: A Croker, Design 5 Architects
Sent: 28/11/2016 9:26:13 AM EST (GMT +11:00)
Attribute 2: 02-09 Function Centre
Status: N/A
Subject: **Re: Function Centre- Lateral Wall Opening Clarifications**

Hi Chris, Regina and Camilla,

Apologies for the delay - still dealing with backlog from internet problems last week.

This revised demolition drawing from TZG (49 BR TZG04 Rev A) accords with the most recent discussions we have had on this issue. It confirms that the original radial (lateral) walls will not be entirely removed and will remain visible within the space.

regards

Alan

Alan Croker <alancroker@design5.com.au>
Design 5 - Architects Pty Ltd
5 Queen Street Chippendale NSW 2008 AUSTRALIA
Phone +61 2 9319 1855 Facsimile +61 2 9319 0836
Nominated Architect: Alan Croker 4693

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From: C Persson
Sent: 21/11/2016 2:08:46 PM EST (GMT +11:00)

To: Chris Barling, Regina Meyer
Cc: Matthew Lorrimer, Alan Croker
Mail Number: TZG-MEMO-000387
Subject: Re: Function Centre- Lateral Wall Opening Clarifications

Hi Chris,

Please find attached sheet with the Demolition Elevations showing the size of the proposed openings in the Lateral Walls.

Kind Regards,
Camilla Persson

tonkin zulaikha greer architects

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Nominated Architects Brian Zulaikha (NSW Reg. No.2791) Peter Tonkin (NSW Reg. No. 4147) Tim Greer (NSW Reg. No.5603).

From: C Barling
Sent: 21/11/2016 12:44:37 PM EST (GMT +11:00)
To: Regina Meyer, Camilla Persson
Cc: Matthew Lorrimer, Alan Croker
Mail Number: BD&M-MEMO-001637
Subject: Function Centre- Lateral Wall Opening Clarifications

Hi Regina,

Office of Environment and Heritage (OEH) have asked for clarification on the proposed openings in the lateral walls to create the Function Centre space, see attached. Our DA documentation does not provide this detail.

The current 50% documentation [49 BR TZG04- A500] shows the door openings D GR-12 & D GR-13 to be 5750 x 3600mm.

Do we have an elevation of these doors to show the extent of wall that is proposed to be left around these doorways? If not can we please have this provided to us in a sketch (hand drawn is fine)?

They have requested this prior to providing a response- how quickly could this be turned around?

Regards,

Chris Barling

Renewal Project

M: 0467 795 254

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Regards,

The Aconex Team

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For Information- Superseded by advice provided 20/1/17