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Request for Secretary's Environmental Assessment Requirements

Sydney Opera House Building Renewal Concert Hall, Creative Learning Centre and Under the Steps



Prepared for the Sydney Opera House Trust

August 2017

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Front Cover Image courtesy of the Sydney Opera House Trust

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1 Introduction

The purpose of this report is to provide a preliminary environmental assessment of the certain works proposed under the *Sydney Opera House Building Renewal Program*.

It is proposed to lodge a development application for under section 89E of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the following works (collectively referred to as “the project” in this report):

- Concert Hall upgrade
- Creative Learning Centre
- Under the Steps

The Department of Planning and Environment (DP&E) has previously issued Secretary’s Environmental Assessment Requirements (SEARs) for these projects, as follows:

- **SSD 7945 – Under the Steps, Creative Learning Centre, Southern Foyers:** SEARs issued 30 September 2016
- **SSD 8101 – Concert Hall Projects:** SEARs issued 20 December 2016

Following the issue of these SEARs, the Sydney Opera House Trust (SOHT) now proposes to combine the works previously subject to SSD 7945 (other than Southern Foyers) and SSD 8101 into a single development application (DA). The Southern Foyers upgrade works will be pursued through a separate DA.

On 1 June 2017, the SOHT referred the proposed works comprising the project to the Department of the Environment and Energy (DEE) for a decision on whether they are a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

On 17 July 2017, the delegate of the Minister for Environment and Energy, under section 75 of the EPBC Act, decided that the proposed works are a controlled action and, as such, require assessment and a decision about whether approval should be given under the EPBC Act.

Consequently, the proposal will be assessed in accordance with the Bilateral agreement [between New South Wales and the Commonwealth] made under section 45 of the EPBC Act 1999 relating to environmental assessment under the EP&A Act.

As the project is subject to the Assessment Bilateral Agreement, revised SEARs are required. This report supports a request to DP&E for revised SEARs under section 78A(8A) of the EP&A Act and Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EPAR) to enable the preparation of an Environmental Impact Statement (EIS) for the project.

2 The site and locality

The Sydney Opera House is located on the peninsular on the eastern side of Circular Quay known as Bennelong Point (Figure 1). The site is legally described as Lot 5 in DP 775888 and Lot 4 in DP 787933.



Figure 1: Location Map (Source: Six Maps)

The Opera House comprises three main structures, being:

- The Concert Hall on the western side of Bennelong Point
- The Opera Theatre (Joan Sutherland Theatre) on the eastern side
- The Bennelong Restaurant, to the south of the two venues

To the south of the above three structures are the main podium steps and the southern forecourt. The Opera House precinct adjoins the Royal Botanic Gardens to the east and East Circular Quay to the south.

The Opera House is listed on the NSW State Heritage Register and the National and World Heritage Lists (Section 4.3).

It is the Nation's premier tourist attraction, hosting more than 8 million visitors each year, with more than 1.5 million attending about 2,000 performances and more than 430,000 people taking a guided tour of the building.

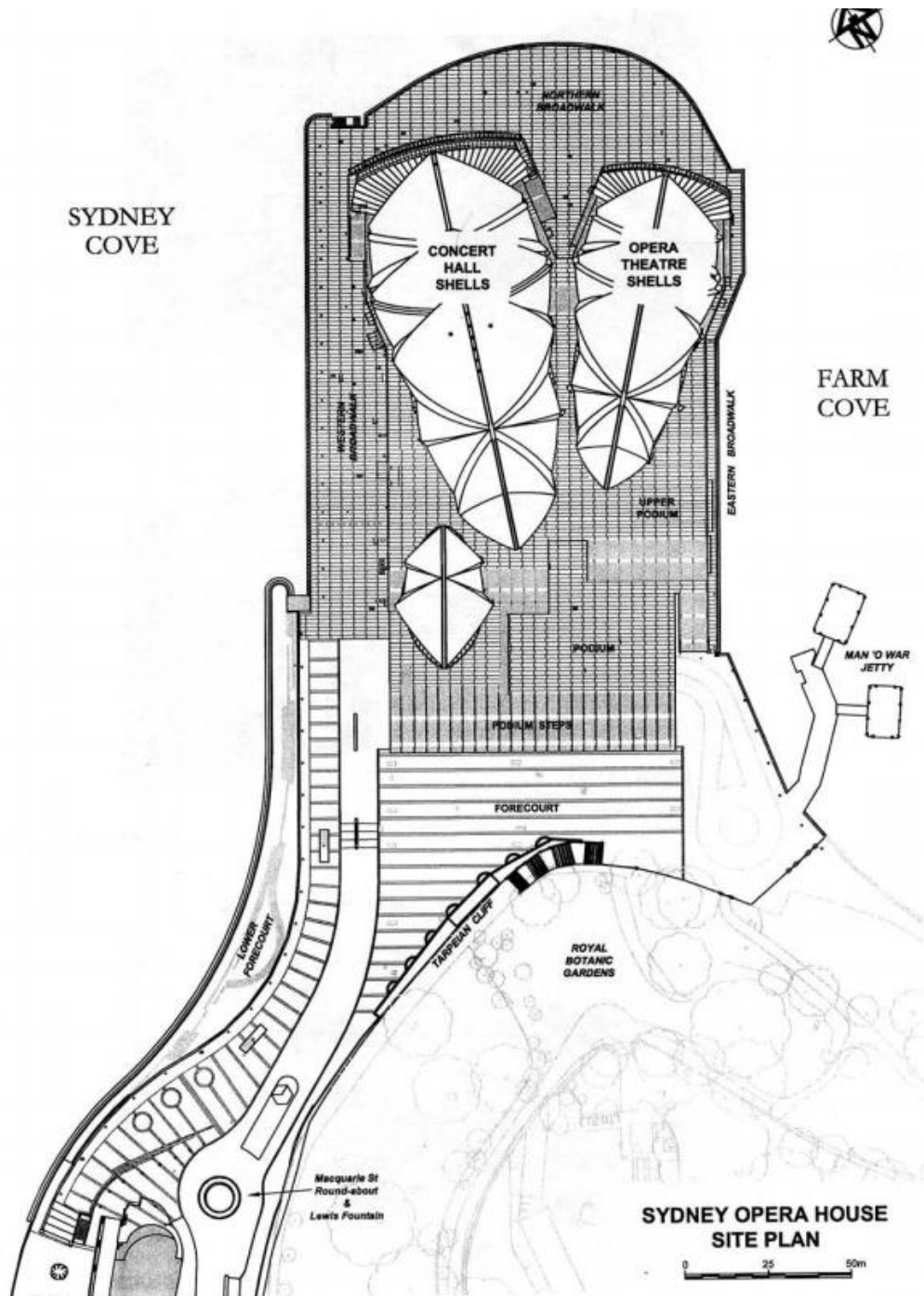


Figure 2: Sydney Opera House Site Plan (Source: SOH Conservation Management Plan)

3 The Project

3.1 Sydney Opera House Building Renewal Program

The SOHT has developed a Building Renewal Program to guide the transformation of the building over the next decade and which includes a range of works aimed at maximising the Opera House's economic and cultural contribution to NSW and Australia as the nation's premier tourist destination and one of the world's pre-eminent performing arts centres.

It is also aimed at improving the operational efficiency of the building and ensuring compliance with modern building, accessibility and work health and safety (WH&S) requirements. The Renewal Program works will support the evolution of the Sydney Opera House as a key element of the overall renewal process in preparation for the building's 50th birthday in 2023.

The Building Renewal Program comprises a number of key project, as shown in **Figure 3** and described in **Table 1**:

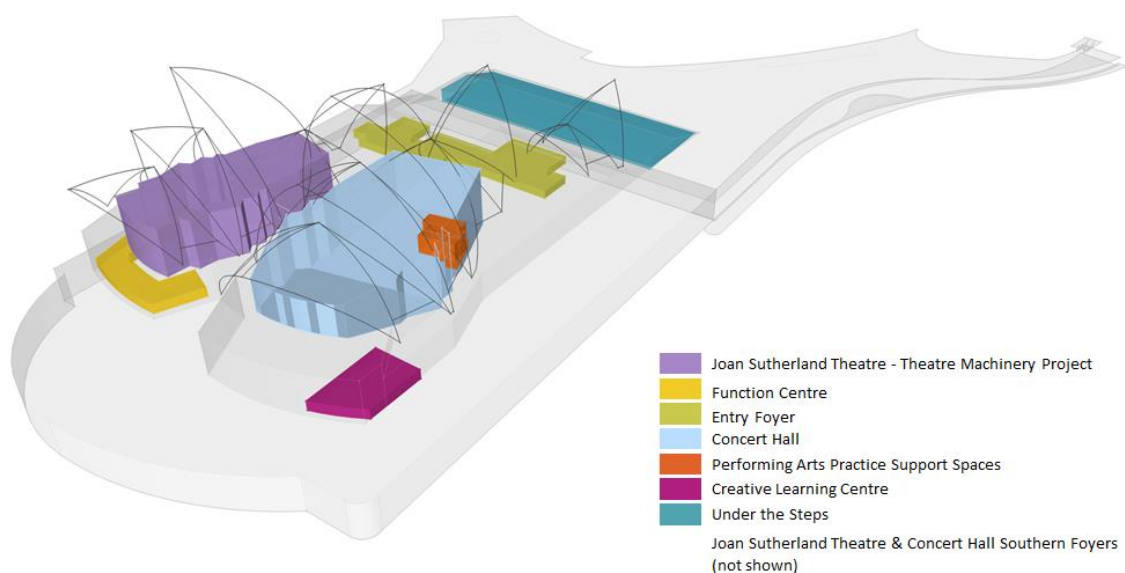


Figure 3: Building Renewal Works (Source: Sydney Opera House Trust)

SSD Application	Status
SSD 7639 - JST Theatre Machinery Project	<ul style="list-style-type: none"> • Approved 25 October 2016
SSD 7665 - Safety, Accessibility and Venue Enhancement Works and Entry Foyer refurbishment	<ul style="list-style-type: none"> • Approved 24 May 2017
SSD 7881 - Function Centre and Related Works	<ul style="list-style-type: none"> • DA lodged 7 October 2016 • Publicly exhibited 20 October – 21 November 2016 • Response to Submissions lodged 27 February 2017
SSD 7945 – Under the Steps, Creative Learning Centre, Southern Foyers	<ul style="list-style-type: none"> • DA lodged 22 November 2016 • Publicly exhibited 1 December 2016 – 31 January 2017 • DA withdrawn 17 February 2017 • Under the Steps and Creative Learning Centre works now subject to this SEARs request (Southern Foyers to be pursued through separate DA)
SSD 8101 – Concert Hall Projects	<ul style="list-style-type: none"> • SEARs issued 20 December 2016 • Works now subject to this SEARs request

Table 1: Sydney Opera House Building Renewal Program DAs

3.2 Project description

3.2.1 Proposed works

This SEARs request relates to the works are described in **Table 2** and shown in **Figures 4 to 13**:

Proposed Works	
Concert Hall Projects	<p>The proposal involves significant technical improvements and alterations to the existing building fabric essential for the future operational requirements of the Sydney Opera House and visitor and patron experience. It also involves architectural changes to the Concert Hall interior and the Concert Hall foyers. The proposed scope for the Concert Hall is summarised as below:</p> <p>Acoustic Design</p> <ul style="list-style-type: none"> • Concert Hall Acoustics (unamplified): <ul style="list-style-type: none"> – adjustable over stage reflectors – adjustable side wall reflectors – profiled stage surround, box fronts and circle front • Concert Hall Acoustics (amplified): <ul style="list-style-type: none"> – automated absorption (curtains/drapes) over the stage, to the stage surround and box fronts, to the side walls and to the rear wall – 3D surround sound amplification <p>Displacement air conditioning</p> <ul style="list-style-type: none"> • implementation of a displacement air conditioning system to provide lower background noise levels and improved thermal comfort to the audience and musicians on stage

Proposed Works	
	<p>Concert Hall Stage and Back Stage</p> <ul style="list-style-type: none"> lowered stage height and alignment of stage and rear stage floor levels enlarged stage area automated and adjustable stage risers enlarged prompt and off prompt wings additional downstage wing entries enlarged rear stage assembly area removable stairs to enable stage access automated removal and under stage storage of the forestage seating rows (rows A and B) aesthetic upgrades to Lift 1 <p>Concert Hall Accessibility</p> <ul style="list-style-type: none"> on grade access from the Level 2 Southern Foyer to Level 2 Northern Concert Hall foyer via new tunnel within the Eastern Foyer stairs wheelchair accessible lifts from the east and west at Level 2 of the Northern Foyer to the Level 4 Concert Hall entries including access to the intermediate levels of the Northern Foyer (levels 2A, 3 and 3A) increased number of wheelchair positions (up to 34 total) within the Concert Hall improved mobility access and wet area facilities to the performer dressing rooms at Level 1 introduction of two new accessible toilet facilities at Level 3 in the Northern Foyer <p>Concert Hall Technical Upgrade (to accommodate a wider range of acoustic and amplified music performances)</p> <ul style="list-style-type: none"> expansion of, and consolidation of the available winching capacity within a dedicated winch room above the Concert Hall ceiling expanded theatre grid level above the Concert Hall ceiling to allow improved safety access to implement and adjust technical equipment required to operate a greater variety of performance modes all new winches, theatre equipment and control systems <p>Regulatory Improvements</p> <ul style="list-style-type: none"> upgrade of the smoke exhaust and fire services capacity for the Concert Hall to improve the emergency egress using a fire engineered study
<p>Creative Learning Centre</p>	<p>Involves demolition of internal walls and re-purposing of the north-western corner of the building, currently used for offices, into a multi-purpose space for education and creative activities. Alterations include:</p> <ul style="list-style-type: none"> removal of existing fitout, including wall and ceiling white birch plywood 'wobbly' panels relocation of doors within recessed entry from the Western Broadwalk and modified precast paving slabs to provide a step ramp installation of a new pair of bronze framed glass doors to

Proposed Works	
	<p>Northern Broadwalk within existing continuous glazed wall</p> <ul style="list-style-type: none"> • cutting of openings and removal of minor internal walls and partitions to create new larger spaces and connections • provision of new internal public entry at the north end of Western Foyers • construction of wall storage units within the primary learning space using salvaged white birch wobbly panels • construction of storage and facilities elsewhere in spaces utilising salvaged white birch wobbly wall panels • construction of new complying WC and other facilities • fitout of new entry passage with wall panels and stretched Barisol ceiling lining • lining concrete ceilings where exposed with thin acoustic panels and fitout of suspended ceiling grid • installation of new floor finishes
<i>Under the Steps</i>	<p>Involves the redefinition of the covered concourse under the Monumental Steps as a primarily pedestrian space through improvements to its overall appearance including paving, lighting, seating, interpretive elements, signage and the removal of non-essential vehicle movements. Alterations include:</p> <ul style="list-style-type: none"> • removal of existing furniture, light fittings, and digital display panels • repaving of the whole area with precast pink granite paving panels • construction of seating and a raised section of paving panels along the southern edge of the concourse space • removal of two sections of pre-cast concrete panelling on the northern wall and addition of a digital art installation • installation of new service carriages incorporating concealed lighting and EWIS speakers • installation of bronze coloured hoop bicycle racks

Table 2: Proposed Works

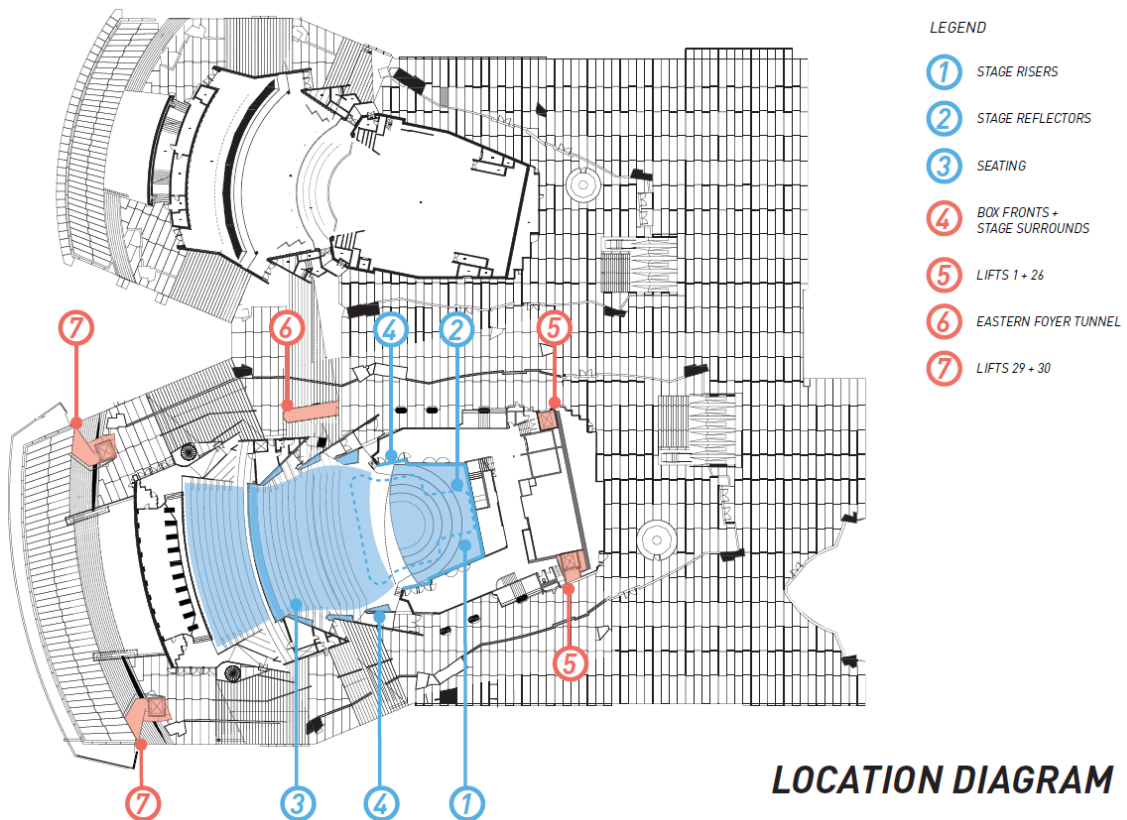


Figure 4: Concert Hall upgrades (Source: ARM Architecture)

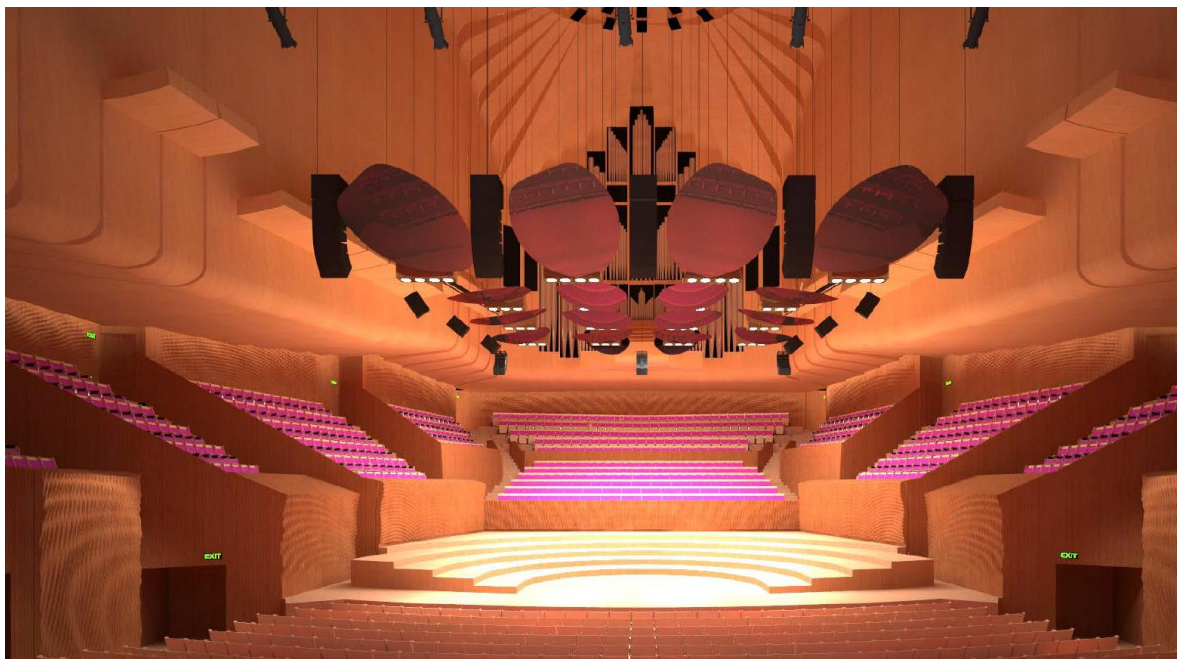


Figure 5: Concert Hall Interior – new acoustic elements (Source: ARM Architecture)



Figure 6: Level 4 Lift 30 entry (Source: ARM Architecture)

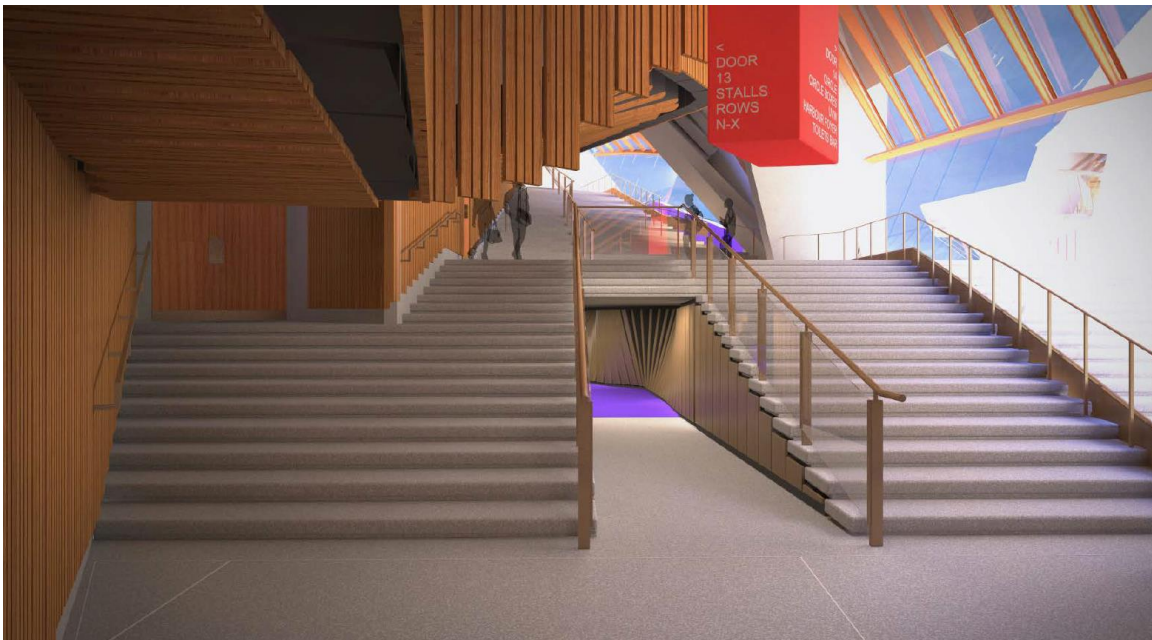


Figure 7: Eastern Foyer passageway (Source: ARM Architecture)

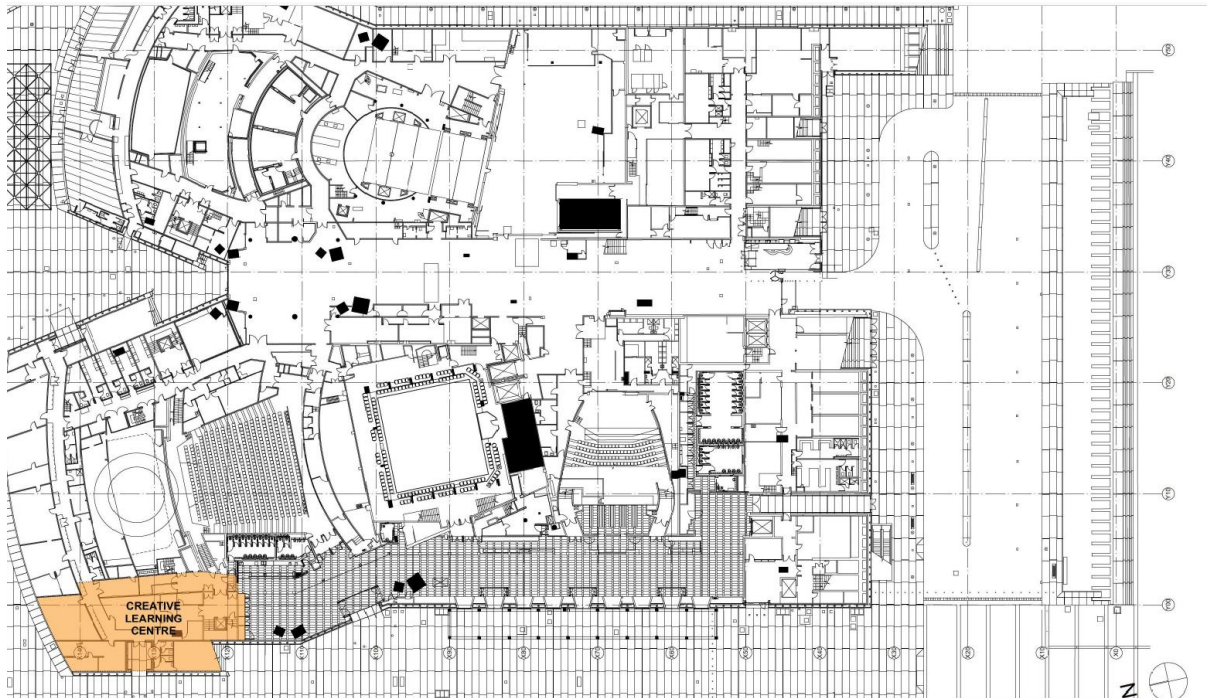


Figure 8: Creative Learning Centre location plan (Source: TZG Architects)



Figure 9: Creative Learning Centre – external view of digital learning centre (Source: TZG Architects)

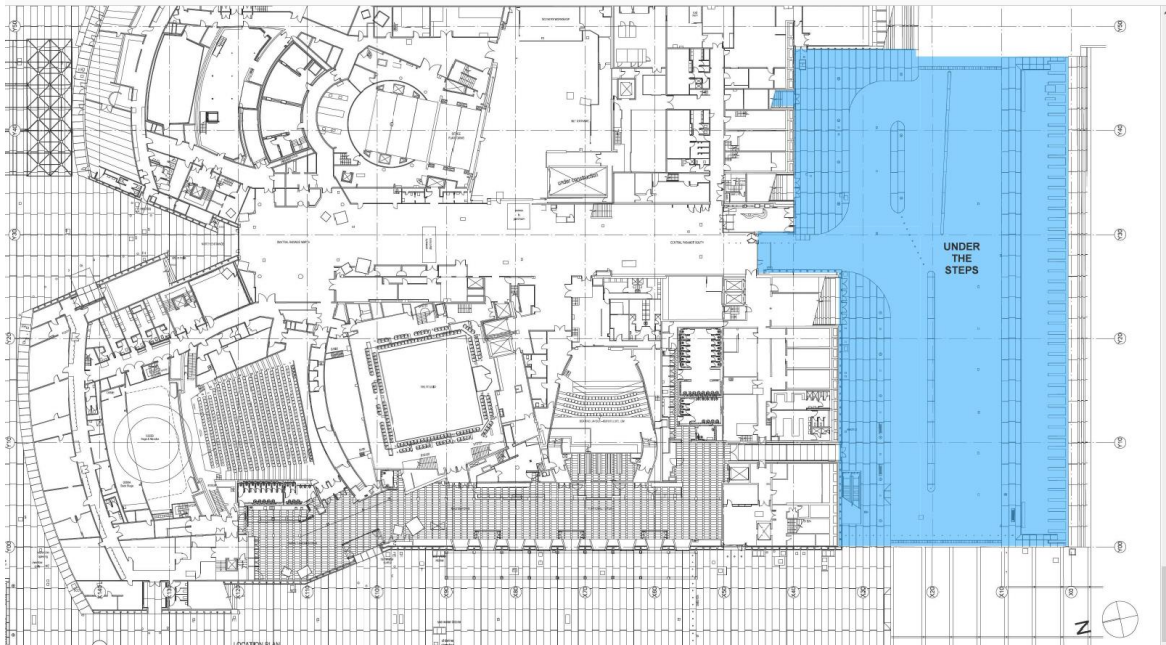


Figure 10: Under the Steps location plan (Source: TZG Architects)

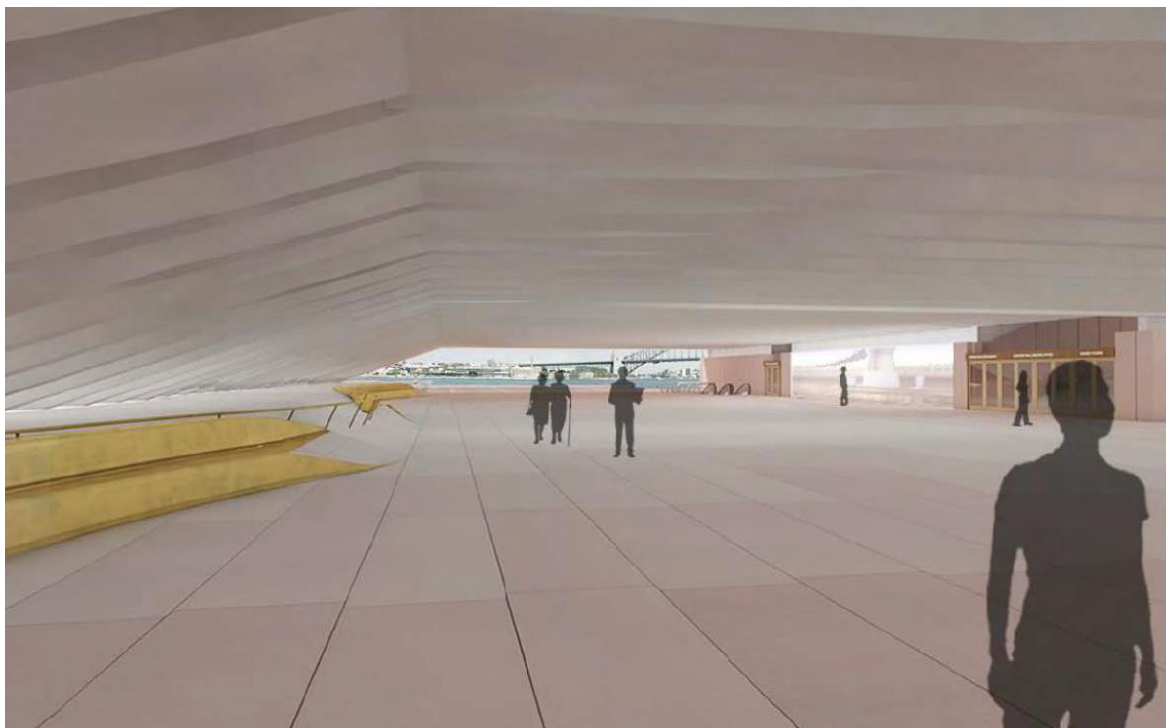


Figure 11: Under the Steps works internal perspective (Source: TZG Architects)

3.2.2 Proposed construction hours

Proposed construction hours will generally be:

- a) Between 7 am to 6 pm, Mondays to Fridays
- b) Between 8 am to 1 pm, Saturdays
- c) No work on Sundays or public holidays
- d) Works to be undertaken outside these hours where:
 - (i) works are internal and undertaken wholly within the building, or
 - (ii) the delivery and removal of vehicles, plant or materials is via the underground loading dock - in which case it may be undertaken on a 24 hours, 7 days a week basis, or
 - (iii) the delivery and removal of vehicles, plant or materials (not via the underground loading dock) is required outside these hours by the Police or other public authorities, or it is determined that it would be hazardous to the general public, or
 - (iv) it is required in an emergency to avoid the loss of life, damage to property

It is also proposed that low impact activities relating to the Under the Steps works are undertaken outside standard construction hours to account for potential impacts on visitors, patrons and SOH operations.

Proposed construction hours will be fully detailed in the EIS and supporting Construction Management Plan.

4 Relevant Legislation

4.1 Environmental Planning and Assessment Act 1979

The EP&A Act provides the statutory framework for planning in NSW. Section 89C of the EP&A Act enables certain developments to be declared SSD by means of a State Environmental Planning Policy (SEPP) or by order of the Minister for Planning.

The project is SSD as Clause 1 of Schedule 2 of the SRD SEPP states that all development on land identified as being within the Sydney Opera House site is SSD. Based on the review process to date, it is considered that as the proposed works described in this report do not meet the exempt development categories of the SSP SEPP (see Section 4.4.2) they are SSD.

The project will be assessed under Part 4 Division 4.1 of the EP&A Act. The Minister for Planning is the consent authority for SSD.

This report requests the issue of the SEARs for the project under section 78(8A) of the EP&A Act and Clause 3 of Schedule 2 of the EPAR.

The Minister (or the Minister's delegate) is required to take into consideration the matters listed under section 79C of the EP&A Act when determining the development application.

4.2 Heritage Act 1977

The *Heritage Act 1977* makes provisions to conserve the State's environmental heritage. It provides for the identification, registration and protection of items of State heritage significance and constitutes the Heritage Council of New South Wales.

The Sydney Opera House is listed on the State Heritage Register.

Notwithstanding that the development comprises SSD, clause 90 of Schedule 6 and Clause 16A of Schedule 6A of the EP&A Act provide that approval under section 57(1) of the Heritage Act is required for development at the Opera House.

An Order under section 57(2) of the Heritage Act provides that a range of works at the Opera House are exempt from the requirement for approval under section 57(1). The proposed Concert Hall Projects subject to this SEARs request are considered to be beyond the scope of these exemptions and will therefore require approval under section 57(1) of the Heritage Act.

4.3 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides for the protection of Matters of National Environmental Significance, including National and World Heritage listed sites.

The Sydney Opera House was inscribed on the National Heritage List in 2005 and the World Heritage List in 2007.

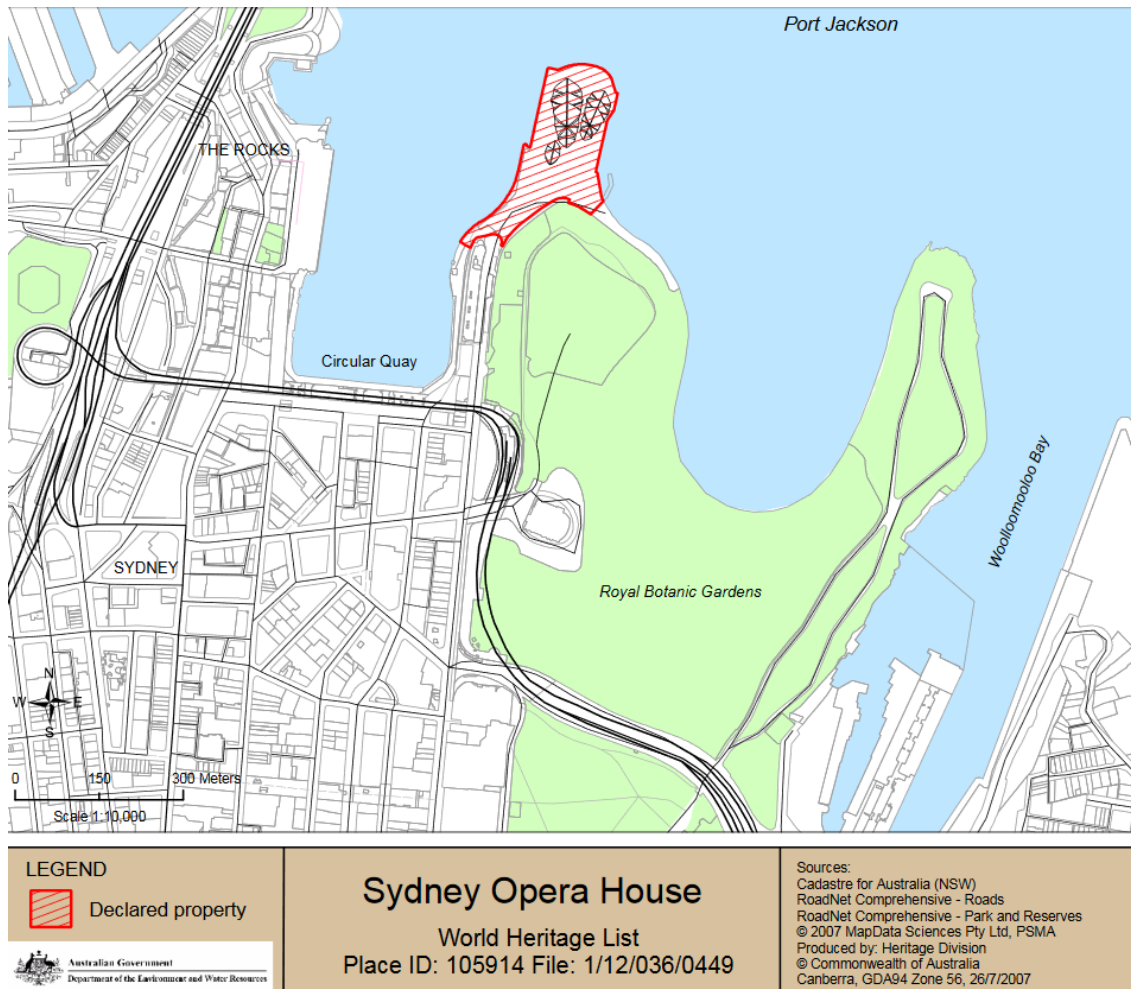


Figure 12: Sydney Opera House World Heritage Listing (Source: Commonwealth Department of the Environment)

Actions that will or are likely to have a significant impact on matters of environmental significance under the EPBC Act require the approval of the Commonwealth Minister for the Environment.

On 17 July 2017, the delegate of the Minister for Environment and Energy, under section 75 of the EPBC Act, decided that the proposed works are a controlled action and, as such, require assessment and a decision about whether approval should be given under the EPBC Act.

In February 2015, the NSW and Commonwealth Governments entered into a Bilateral Agreement covering the assessment process, which allows the Commonwealth to rely on specified NSW environmental impact assessment processes in assessing actions under the EPBC Act.

As the project has been deemed a controlled action, it will be assessed in accordance with the Bilateral Agreement.

Subsequent to the controlled action decision on 17 July 2017, KEYLAN Consulting, on behalf of the SOHT, has written to the DEE requesting a variation to the proposed action to align with the works outlined in this SEARs request. This variation entails the removal of the following works from the action:

- Removal of Concert Hall Rehearsal Room 1 (GM.01) & Rehearsal Room 2 (GM.02)
- Removal of the Southern Foyers scope

At the time of lodgement of this SEARs request, a response from DEE was still pending.

4.4 Environmental Planning Instruments

4.4.1 State Environmental Planning Policy (State and Regional Development) 2011

The SRD SEPP declares certain types of development and infrastructure to be of State and regional significance.

Clause 8 of SRD SEPP declares development to be SSD where a development is not permitted without consent and is listed in Schedule 1 or 2 of the SRD SEPP. The proposal is SSD in accordance with Clause 1 of Schedule 2 of the SRD SEPP, which states:

1 Sydney Opera House

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

4.4.2 State Environmental Planning Policy (State Significant Precincts) 2005

The *State Environmental Planning Policy (State Significant Precincts) 2005* (SSP SEPP 2005) seeks to broadly facilitate the development, redevelopment and protection of state significant precincts and to ensure the service delivery outcomes for a public purpose. The SSP SEPP identifies State significant precincts and provides planning controls relating to the carrying out of development in these precincts.

The SPP SEPP identifies the SOH as a state significant precinct and provides exempt development provisions for the precinct.

The SOHT has undertaken an assessment of all works associated with the proposal against these exempt development provisions and any components considered to be exempt development have not been included in the description of the proposal for the purposes of this SEARs request. The works described in this SEARs request are not considered to be exempt development and therefore require development consent.

4.4.3 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (Harbour SREP) sets out objectives and planning principles for the Sydney Harbour Catchment.

The Sydney Opera House 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 identified as a Heritage Item and is in the SREP. Consequently, the SREP contains provisions relevant to this project and which will be addressed in the EIS, including:

- Clause 13 – Planning principles for the Sydney Harbour Catchment. These principles generally relate to the protection of the natural environmental qualities and scenic character of the harbour and its catchment.
- Clause 14 – Planning principles for the Foreshores and Waterways Area. These principles generally relate to the protection of the natural environment and scenic character of the harbour and its catchment, the enhancement of public access to

and along the foreshore, and opportunities for maritime related uses of the foreshore.

- Clause 15 – Planning principles for heritage conservation. These principles relate to the protection of heritage items and places and views associated with heritage items in and around Sydney Harbour.
- Part 3, Division 2 – Matters for consideration in the Foreshores and Waterways Area. These are matters to be addressed by consent authorities prior to granting consent. Relevant matters include public access to and use of the foreshores, scenic quality, and protection of views.
- Part 5 – Heritage provisions. These provisions relate to the protection of heritage items and include specific provisions (Division 3A) relating to the Opera House. These provisions establish a buffer zone around the Opera House which is based on the views and vistas between the Opera House and other public places around the harbour foreshore. It also includes specific matters relating to the protection of the World Heritage values of the Opera House to be considered in relation to development within the buffer zone.

4.4.4 Sydney Local Environmental Plan

The proposal is located on land zoned B8 Metropolitan Centre under the *Sydney Local Environmental Plan 2012* (SLEP 2012). The relevant provisions of the B8 zone are:

Zone B8 Metropolitan Centre

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

As the proposed works relate to development for the purposes of an “entertainment facility” they are permissible with consent in the *B8 Metropolitan Zone*.

In relation to *Sydney Development Control Plan (DCP) 2012*, which supplements SLEP 2012 and provides more detailed guidance, clause 11 of the SRD SEPP states that DCPs do not apply to SSD.

5 Key Strategic Plans and Documents

5.1 NSW Making it Happen

NSW Making it Happen sets out the NSW Premier's priorities to grow the economy, deliver infrastructure, and improve health, education and other services across NSW. It includes the State Priority of Increasing Cultural Participation and the specific target of increasing attendance at cultural venues and events in NSW by 15% in 2019. It notes that increasing attendance at cultural venues will have flow-on benefits for job creation, the visitor economy and education.

The proposal is consistent with this State Priority as it will contribute to the enhancement and modernisation of facilities, including the provision of contemporary, world class theatres at the Opera House, as well as improved accessibility opportunities, enhanced visitor experience and related spaces to support the Arts through the renewal of the Concert Hall foyers, visibly impacting patron and visitor experience of the building.

5.2 State Infrastructure Strategy

The *State Infrastructure Strategy* sets out the NSW Government's Rebuilding NSW Plan, which involves the investment of \$20 billion in new infrastructure across the state.

The Strategy states that as part of a new cultural infrastructure plan, the Government will focus future investments on creating an arts precinct in the Sydney CBD. This is aimed at re-affirming Sydney as a major centre for the arts. The Strategy states that priority will be given to investment in the Sydney Opera House, Walsh Bay Arts Precinct, and the Art Gallery of NSW.

The proposed works are consistent with this strategic action of creating an arts precinct in the Sydney CBD.

5.3 A Plan for Growing Sydney

A Plan for Growing Sydney sets out the NSW Government's vision for Sydney to be "a strong global city, a great place to live" and includes supporting directions and actions. Relevant directions and actions include:

Direction 1.1: Grow a more internationally competitive Sydney CBD

- *Action 1.1.3: Diversify the CBD by enhancing the cultural ribbon which connects new and revitalised precincts including Barangaroo, Darling Harbour, Walsh Bay and the Bays Precinct.* This action references the creation of an arts precinct in the Sydney CBD and notes that the Opera House forms part of a broader cultural ribbon, which covers a collection of iconic buildings and attractions extending from the Australian Museum in the east, along the inner harbour foreshore, to Darling Harbour in the west.

Direction 3.4: Promote Sydney's heritage, arts and culture

- *Action 3.4.1 Continue to grow global Sydney's CBD as an international arts and cultural destination.* This action notes that the Government will support Sydney's world-class cultural institutions and venues by developing links between venues, adding vibrancy to arts and cultural life in Sydney's CBD.

5.4 Draft Central District Plan

The *Draft Central District Plan*, prepared by the Greater Sydney Commission (GSC), sets out the 20-year vision for the Central District, which includes the Bayside, Burwood, Canada Bay, Inner West, Randwick, Strathfield, the City of Sydney, Waverley and Woollahra local government areas.

It provides the district level framework to implement the goals and directions outlined in *A Plan for Growing Sydney* and is intended to be used to inform the preparation of Local Environmental Plans, Planning Proposals, and strategic land use and transport and infrastructure planning.

It also includes the following action of direct relevance to the project:

Action 4.7.2 Support the creative arts and culture: this action notes that the Opera House is one of the District's major arts and cultural venues. It notes the importance of such venues in promoting local identity and providing for the needs of different groups in the community. It also builds upon Action 3.4.1 in *A Plan for Growing Sydney* to grow global Sydney's CBD as an international arts and cultural destination.

5.5 Sydney Opera House Plans and Policies

5.5.1 Sydney Opera House Management Plan

The *Management Plan for the Sydney Opera House* was prepared in 2005 aims to:

- *protect and conserve the National and World Heritage values of the Sydney Opera House;*
- *minimise duplication in the environmental assessment and approval of actions that may impact on the National and World Heritage values of the Sydney Opera House;*
- *ensure there will be adequate environmental assessment of actions that may impact upon the National and World Heritage values of the Sydney Opera House; and*
- *ensure that actions that will have unacceptable or unsustainable impacts on the National and World Heritage values of the Sydney Opera House will not be approved*

The Management Plan incorporates the *Sydney Opera House Conservation Management Plan*, the *Utzon Design Principles* and the *Statement of National Heritage Values of the Sydney Opera House* (these documents are discussed separately below). It is given legal effect through clause 288 of the (EPAR), which requires consideration of the management plan in the assessment of any development at the Opera House under section 79C(1) of the EP&A Act, including consideration of the proposal with the objectives of the Management Plan.

5.5.2 Sydney Opera House Conservation Management Plan

The Conservation Management Plan (CMP) 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. There are a number of conservation policies in the relating to the building's setting and exterior, access issues, internal spaces including the Opera Theatre, foyers, and removal or alteration of fabric.

The current adopted version of the CMP is the *3rd Edition*, which was developed in preparation for the listing of the Sydney Opera House on the NSW State Heritage Register, on 3 December 2003.

The draft CMP 4th edition dated June 2015 retains and expands on the philosophical approach and policies of the 3rd edition, providing more detail on many aspects. It has also been updated to include the World Heritage Listing and consequent obligations. This draft has been on public exhibition and then reviewed by the NSW Heritage Division, but has not yet been finalised or formally endorsed by the NSW Heritage Council.

The design development of all works has regard to both the 3rd and 4th edition CMPs. It is anticipated that CMP 4th edition will be formally endorsed prior to lodgement of the EIS for the subject project. Accordingly, the supporting Heritage Impact Statement (HIS) will include a detailed assessment of works against the 4th edition.

5.5.3 Utzon Design Principles, 2002

The Utzon Design Principles outline Jørn Utzon's vision for the building and its setting, his comments on the future of the building, and the fundamental principles underlying his designs. It is a permanent reference document for the conservation of the building and its setting and to clarify original design intent, manage proposals for change and influence planning controls for the precinct.

These Design Principles will be fully considered in the EIS.

5.5.4 Statement of National Heritage Values of the Sydney Opera House

This document describes the heritage significance of the Opera House and details its history. Its focus is construction of the main buildings on the design of Jørn Utzon that took place between 1957 and 1973. The relevant provisions of this document will also be considered in the HIS and EIS.

5.5.5 SOH Accessibility Masterplan 2015

The SOH Accessibility Master Plan (AMP) outlines accessibility initiatives for the Renewal Program to ensure that the SOHT and provides an overall plan for accessibility upgrades that can then be progressively implemented via discrete Renewal Projects.

The AMP demonstrates the SOHT's commitment to the implementation of the NSW Government Disability Policy Framework, which is underpinned by the Commonwealth Disability Discrimination Act 1992, the NSW Anti-Discrimination Act 1977, the NSW Disability Inclusion Act 2014, Australian Standard AS 1428 Design for Access and Mobility, and the Disability (Access to Premises - Buildings) Standards 2010.

The works comprising the project are proposed in accordance with the AMP.

6 Potential Environmental Issues

6.1 Heritage

The EIS will be supported by a HIS prepared by a qualified heritage consultant and will outline how the proposed works have regard to and will not impact on the site's significant heritage values, including its World and National Heritage status.

This will include a detailed assessment of each of the key elements of the *Concert Hall Projects* works which will demonstrate consistency with relevant documents and provisions including the Management Plan, CMP, Utzon Design Principles and Statement of National Heritage Values.

6.2 Built form and visual impact

The proposed works are predominantly internal and therefore will have minimal built form and visual impacts. Notwithstanding, it is considered that any potential impacts on the existing built form can be mitigated through careful design, use of appropriate materials and consideration against heritage values of the building. Proposed external works include:

- **Concert Hall:** new lifts 29 and 30 in the Northern Foyers will require some external alterations to glass facades of the building. However, their location has been carefully positioned to minimise their visual and material impact on the existing external stairs and glazing. Materials will be architecturally sympathetic to, and minimise any alteration to, the existing external glazing.
- **Creative Learning Centre:** new double doors on the northern façade, relocation of double doors on western façade and new access ramp. The proposed works will match existing materials and details used throughout the Sydney Opera House and will therefore seamlessly integrate into the existing Opera House detailing and appearance.
- **Under the Steps:** removal of existing furniture/materials/paving and provision of new pink granite paving, seating, digital art walls, lighting and bronze bicycle hoops, will enliven the space to create an exceptional pedestrian arrival area and an artful environment. These works will integrate with the overall Sydney Opera House design and detail and will have a positive impact on the appearance and setting of the Opera House.

6.3 Operational Noise

The EIS will be supported by a Noise Impact Assessment (NIA) prepared by a suitably qualified noise specialist.

As activities associated with the use of the Concert Hall and Creative Learning Centre will occur within the building, there are no expected operational noise impacts.

It is anticipated that the use of the Under the Steps area will be limited to activities that do not require significant sound reinforcement beyond typical amplified speech or announcements.

Accordingly, there are no expected operational noise impacts from the use of the upgraded Under the Steps area.

6.4 Natural environment

As much of the proposed works are internal and external elements are minor of a minor nature only, the proposal will have no impacts on the natural environment.

6.5 National Construction Code

The EIS will be supported by a report prepared by an appropriately qualified consultant confirming compliance with relevant provisions of the National Construction Code (NCC).

6.6 Construction management

The proposed construction activity will have numerous potential environmental impacts, including:

- Traffic – truck and other vehicle movements associated with the transportation of workers, machinery and equipment and waste.
- Noise and vibration – noise and vibration associated with the use of machinery and equipment for building works. The NIA will include a detailed assessment of construction noise impacts and proposed mitigation measures.
- Waste – generation of building material and other waste and the need for appropriate disposal.

The EIS and supporting Construction Management Plan will clearly identify all such potential impacts and relevant mitigation and management measures.

7 Conclusion

This request for SEARs describes the proposed works known as *Concert Hall Upgrade, Creative Learning Centre, and Under the Steps* an overview of relevant legislative requirements and key strategic plans and documents and a preliminary assessment of potential environmental issues.

The proposed works are part of the SOHT's Building Renewal Program, which is aimed at maximising the Opera House's economic and cultural contribution to NSW, improving the operational efficiency of the building and ensuring compliance with modern building, accessibility and WHS requirements.

All potential environmental impacts of the proposal, both at the demolition and operation stage, will be comprehensively addressed in the EIS, in accordance with relevant legislation, guidelines and the SEARs.

As the project has been deemed a controlled action under the EPBC Act, the Assessment Bilateral Agreement between the Commonwealth and New South Wales Governments applies to the project.