



Our ref: DOC19/1103402

Mr Ian Cashen  
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Dear Ian

**Application under section 60 of the *Heritage Act 1977*  
Sydney Opera House  
State Heritage Register No. 01685**

**Address:** Sydney Opera House, 2 Circular Quay East, Bennelong Point  
**Proposal:** Upgrade to the Concert Hall and new Creative Learning Centre at the Sydney Opera House

**Section 60 application no:** s60/2020/010, received 18 December 2019

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As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above Section 60 application. Pursuant to section 63 of the *Heritage Act 1977*, **APPROVAL** is granted subject to the following conditions:

**APPROVED DEVELOPMENT**

1. All work shall comply with the information contained within architectural drawings prepared by ARM Architecture and Tonkin Zulaikha Greer Architects as listed below:

| Dwg No  | Dwg Title  | Date       | Rev |
|---|--|------------|-----|
| <b>Project Name: Concert Hall Renewal Project</b> |  |            |     |
| DA0000  | Cover Sheet & Architectural Drawing Schedule       | 05/08/2019 | F   |
| DA0100  | Location Plan                                      | 05/08/2019 | F   |
| DA0301  | Internal Materials Finishes Schedule pages 1 - 19  | 05/08/2019 | D   |
| DA0302  | External Materials & Finishes Schedule pages 1 - 4 | 05/08/2019 | D   |
| DA0310  | Door Schedule                                      | 05/08/2019 | F   |
| DA0320  | Signage Schedule                                   | 05/08/2019 | F   |
| DA0410  | Wall Types Schedule                                | 05/08/2019 | F   |
| DA0411  | Floor Types Schedule                               | 05/08/2019 | F   |
| DA0412  | Ceiling Types Schedule                             | 05/08/2019 | F   |
| DA0703  | Demolition Plan- Ground Level +12                  | 05/08/2019 | F   |
| DA0705  | Demolition Plan - Level 1 +30                      | 05/08/2019 | F   |
| DA0706  | Demolition Plan Level2 +42                         | 05/08/2019 | F   |

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|--------|--|------------|---|
| DA0707 | Demolition Plan- Level 3 +51                       | 05/08/2019 | F |
| DA0708 | Demolition Plan - Level 4 +61                      | 05/08/2019 | F |
| DA0709 | Demolition Plan - Level 5 +70                      | 05/08/2019 | F |
| DA0710 | Demolition Plan - Level 6 +85                      | 05/08/2019 | F |
| DA0711 | Demolition Plan - Level 7 +100                     | 05/08/2019 | F |
| DA0712 | Demolition Plan - Level 7A                         | 05/08/2019 | F |
| DA0713 | Demolition Plan- Level 8 +115                      | 05/08/2019 | F |
| DA0714 | Demolition Plan- Level 9 +130                      | 05/08/2019 | F |
| DA0715 | Demolition Plan- Level10 +140                      | 05/08/2019 | F |
| DA0725 | Demolition Reflected Ceiling Plan- Level 1 +30     | 05/08/2019 | F |
| DA0726 | Demolition Reflected Ceiling Plan - Level 2 +42    | 05/08/2019 | F |
| DA0727 | Demolition Reflected Ceiling Plan- Level 3 +51     | 05/08/2019 | F |
| DA0729 | Demolition Reflected Ceiling Plan - Level 5 +70    | 05/08/2019 | F |
| DA0730 | Demolition Reflected Ceiling Plan - Level 6 +85    | 05/08/2019 | F |
| DA0731 | Demolition Reflected Ceiling Plan- Level 7 +100    | 05/08/2019 | F |
| DA0800 | Demolition Section A-A                             | 05/08/2019 | F |
| DA0801 | Demolition Section B-B                             | 05/08/2019 | F |
| DA0802 | Demolition Section C-C                             | 05/08/2019 | F |
| DA1203 | General Arrangement- Floor Plan - Ground Level +12 | 05/08/2019 | F |
| DA1205 | GeneralArrangement-FloorPlan-Level1+30             | 05/08/2019 | F |
| DA1206 | General Arrangement- Floor Plan - Level 2 +42      | 05/08/2019 | F |
| DA1207 | General Arrangement- Floor Plan- Level 3 +51       | 05/08/2019 | F |
| DA1208 | General Arrangement- Floor Plan- Level 4 +61       | 05/08/2019 | F |
| DA1209 | General Arrangement- Floor Plan - Level 5 +70      | 05/08/2019 | F |
| DA1210 | General Arrangement-FloorPlan-Level6+85            | 05/08/2019 | F |
| DA1211 | General Arrangement- Floor Plan- Level? +100       | 05/08/2019 | F |
| DA1212 | General Arrangement- Floor Plan - Level 7A         | 05/08/2019 | F |
| DA1213 | General Arrangement- Floor Plan- Level 8 +115      | 05/08/2019 | F |
| DA1214 | General Arrangement- Floor Plan- Level9 +130       | 05/08/2019 | F |
| DA1215 | General Arrangement- Floor Plan- Level10 +140      | 05/08/2019 | F |
| DA1503 | Reflected Ceiling Plan- Ground Level +12           | 05/08/2019 | F |
| DA1505 | Reflected Ceiling Plan - Level 1 +30               | 05/08/2019 | F |
| DA1506 | Reflected Ceiling Plan - Level 2 +42               | 05/08/2019 | F |
| DA1507 | Reflected Ceiling Plan- Level 3 +51                | 05/08/2019 | F |
| DA1509 | Reflected Ceiling Plan - Level 5 +70               | 05/08/2019 | F |
| DA1510 | Reflected Ceiling Plan- Level 6 +85                | 05/08/2019 | F |
| DA1511 | Reflected Ceiling Plan- Level 7 +100               | 05/08/2019 | F |

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|--------|--|------------|---|
| DA1513 | Reflected Ceiling Plan- Level S +115   | 05/08/2019 | F |
| DA1514 | Reflected Ceiling Plan- Level9 +130  | 05/08/2019 | F |
| DA2102 | Elevation - East   | 05/08/2019 | F |
| DA2103 | Elevation- West  | 05/08/2019 | F |
| DA3000 | Section A-A  | 05/08/2019 | F |
| DA3001 | Section B-B  | 05/08/2019 | F |
| DA3002 | Section C-C  | 05/08/2019 | F |
| DA3150 | Sections- Stage  | 05/08/2019 | F |
| DA3151 | Detail Section- Stage Portal Frame   | 05/08/2019 | F |
| DA5010 | Detail Area -Stairs - Level 1  | 05/08/2019 | F |
| DA5020 | Detail Area -Stairs- Level 2   | 05/08/2019 | F |
| DA5030 | Detail Area - Stairs- Level 3  | 05/08/2019 | F |
| DA5120 | Detail Plans 1 - Lift 30   | 05/08/2019 | F |
| DA5121 | Detail Plans 2 - Lift 30   | 05/08/2019 | F |
| DA5122 | Detail RCPS Lift 30  | 05/08/2019 | F |
| DA5123 | Detail Elevation 1 - Lift 30   | 05/08/2019 | F |
| DA5124 | Detail Elevation 2 - Lift 30   | 05/08/2019 | F |
| DA5126 | Detail Area -Sections - Lift 30  | 05/08/2019 | F |
| DA5210 | Detail Area Dressing Room 58 L1-02- Level1 +30   | 05/08/2019 | F |
| DA5211 | Detail Area - Male Performer Amenities L1-AM-02 & Unisex Accessible WC L1-05           | 05/08/2019 | F |
| DA5214 | Detail Area- Dressing Room 75 L1-AM-10, Bath L1-AM-11 & Access Bath L1-AM-12-Level1+30 | 05/08/2019 | F |
| DA5215 | Detail Area - Dressing Room 76 L1-AM-07 & Access Bath L1-AM-08 - Level1 +30            | 05/08/2019 | F |
| DA5220 | Detail Area -Amenities- Level 2  | 05/08/2019 | F |
| DA5230 | Detail Area- Unisex Access L3-01 & L3-02- Level 3 +51                                  | 05/08/2019 | F |
| DA5310 | Detail Plan- Orchestra Assembly Room L1-0A-01 -Level 1 +30                             | 05/08/2019 | F |
| DA5311 | Detail RCP- Orchestra Assembly Room L1-0A-01- Level1 +30                               | 05/08/2019 | F |
| DA5312 | Interior Elevations 1- Orchestra Assembly Room L1-0A-01- Level1 +30                    | 05/08/2019 | F |
| DA5313 | Interior Elevations 2- Orchestra Assembly Room L1-0A-01- Level1 +30                    | 05/08/2019 | F |
| DA5320 | Detail Area -Auditorium Stage- Level 2 +42   | 05/08/2019 | F |
| DA5321 | Detail Plan -Ante Room, Prompt & Opposite Prompt- Level 2 +42                          | 05/08/2019 | F |
| DA5322 | Detail RCP- Ante Room, Prompt & Opposite Prompt- Level 2 +42                           | 05/08/2019 | F |

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|--------|---|------------|---|
| DA5323 | Interior Elevations- Ante Room, Prompt & Opposite Prompt- Level 2 +42                       | 05/08/2019 | F |
| DA5324 | Detail Section -Ante Room - Level 2   | 05/08/2019 | F |
| DA5325 | Detail Plans- East Passageway- Level 2 +42  | 05/08/2019 | F |
| DA5326 | Interior Elevations- East Passageway- Level 2 +42   | 05/08/2019 | F |
| DA5327 | Details Sections- East Passageway- Level 2 +42  | 05/08/2019 | F |
| DA5328 | Detail Area -Stalls Seating - Level 2 +42   | 05/08/2019 | F |
| DA5329 | Detail Plan and RCP- Accessible Theatre Entries - Level 2 +42                               | 05/08/2019 | F |
| DA5330 | Interior Elevations- Accessible Theatre Entries- Level 2 +42                                | 05/08/2019 | F |
| DA5331 | Detail Area -Timber Acoustic Diffusion Panels- Box Fronts                                   | 05/08/2019 | F |
| DA5332 | Detail Area - Timber Acoustic Diffusion Panels -Western CH Peripheral Walls                 | 05/08/2019 | F |
| DA5333 | Detail Area - Timber Acoustic Diffusion Panels - Eastern CH Peripheral Walls                | 05/08/2019 | F |
| DA5334 | Detail Plans - Acoustic Diffusion & Absorption - Stage Surround, Upper and Lower Circles    | 05/08/2019 | F |
| DA5335 | Detail Elevations - Acoustic Diffusion & Absorption - Stage Surround, Upper & Lower Circles | 05/08/2019 | F |
| DA5340 | Detail Area - Upper Circle and Choir Stalls Seating   | 05/08/2019 | F |
| DA5341 | Detail Area - Circle Box Seating - Level 4  | 05/08/2019 | F |
| DA5343 | Detail Elevations- FCU Timber Panels  | 05/08/2019 | F |
| DA5350 | Detail Elevations- East Canon Port Gallery - Level 5 & 6                                    | 05/08/2019 | F |
| DA5351 | Detail Elevations- West Canon Port Gallery- Level 5 & 6                                     | 05/08/2019 | F |
| DA5360 | Detail Area -Acoustic Reflectors- Set Out Level6  | 05/08/2019 | F |
| DA5361 | Details -Acoustic Reflectors Level 6  | 05/08/2019 | F |
| DA5370 | Detail Area- Acoustic Drapes- Typical Layout- Crown   | 05/08/2019 | F |
| DA5371 | Detail Area -Acoustic Drapes- Typical Layout  | 05/08/2019 | F |
| DA5372 | Detail RCP - Concert Hall 1   | 05/08/2019 | F |
| DA5373 | Detail RCP - Concert Hall 2   | 05/08/2019 | F |
| DA5374 | Detail Plan- Tech Zone  | 05/08/2019 | F |
| DA5375 | Detail RCP - Concert Hall 3   | 05/08/2019 | F |
| DA5376 | Detail RCP- Tech Zone   | 05/08/2019 | F |
| DA5377 | Detail Area- Tech Zone- East & West Access Doors  | 05/08/2019 | F |
| DA5378 | Detail RCP- Concert Hall - Crown  | 05/08/2019 | F |
| DA5380 | Detail Area Portal Frame- Level 4   | 05/08/2019 | F |
| DA5400 | Detail Area - Dressing Room and Locker Room Joinery   | 05/08/2019 | F |
| DA5510 | Detail Area - Entry L1 - Platform Lift 37- Level 1 +30                                      | 05/08/2019 | F |
| DA5511 | Detail Area- Rack Room L1-RR-01 -Level 1  | 05/08/2019 | F |

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|---|---|------------|---|
| DA5512  | Detail Area- Airlock L1-AM-13 & Store L1-ST-01 -Level 1 +30           | 05/08/2019 | F |
| DA5513  | Detail Area- Locker Room L1-LR-01 - Level1 +30                        | 05/08/2019 | F |
| DA5530  | Detail Area -West Rack Room L3-06 & East Rack Room L3-05- Level 3 +51 | 05/08/2019 | F |
| DA5560  | Detail Area - Concert Hall Above Ceiling Fire Egress                  | 05/08/2019 | F |
| DA5600  | Detail Area- Balustrades and Handrails 1 -Northern Foyer              | 05/08/2019 | F |
| DA5601  | Detail Area- Balustrades and Handrails 2- Northern Foyer              | 05/08/2019 | F |
| DA5602  | Detail Area - Balustrades and Handrails 3 - Eastern Foyer             | 05/08/2019 | F |
| DA5603  | Detail Area- Balustrades and Handrails 4- Western Foyer               | 05/08/2019 | F |
| DA5604  | Detail Area - Balustrade and Handrails 5 - Concert Hall               | 05/08/2019 | F |
| <b>Project Name: Creative Learning Centre</b> |   |            |   |
| A-0001  | Site Location Plan  | 09/08/2016 | A |
| A-0101  | Demolition Ground Floor Plan (+12)                                    | 17/11/2017 | B |
| A-1001  | Proposed Ground Floor Plan (+12)                                      | 17/11/2017 | C |
| A-1201  | Demolition Ground Floor RCP (+12)                                     | 17/11/2019 | B |
| A-1202  | Proposed Ground RCP (+12)   | 17/11/2019 | B |
| A-2001  | Sections 1  | 17/11/2017 | B |
| A-2002  | Sections 2  | 17/11/2017 | B |
| A-2003  | Sections 3  | 17/11/2017 | B |
| A-2101  | Detail Section  | 17/11/2017 | B |
| A-3001  | External Elevations   | 17/11/2017 | C |

2. **All recommendations within the Report entitled *Sydney Opera House Concert Hall & Creative Learning Centre Renewal Projects SSD 8663, Heritage Impact Statement, prepared by Design 5 Architects, 17 October 2018 shall be complied with.***

**EXCEPT AS AMENDED** by the conditions of this approval:

3. **NEW ELEMENTS**

**Any new elements proposed, including precast elements and concrete finishes, must match the existing in both form and finish. This should be determined in consultation with the nominated heritage consultant working closely with an experienced concrete expert to ensure seamless consistency. The Heritage Council delegate must be included at the benchmark and prototype reviewing stage. SOH must provide Heritage NSW with a schedule of overall timeframes for reviewing benchmarks and prototypes so that adequate notice is provided, and resources and time can be allocated to meet SOH critical dates.**

*Reason: High-quality finishes and detailing in the SOH are integral to its significance. Therefore, new works must be matched by equally high-quality craftsmanship to ensure the new works are seamlessly integrated into the design.*

#### **4. PROTOTYPING**

The Heritage Council delegate must be included in the review and comment of prototyping of the following elements:

- a) Over-stage acoustic reflectors;
- b) Side wall reflectors;
- c) Paneled box front;
- d) Acoustic drapes;
- e) Lighting/Speaker Arrays; and,
- f) Canon ports and diffusers.

SOH must provide Heritage NSW with a schedule of overall timeframes for reviewing prototypes so that adequate notice is provided, and resources and time can be allocated to meet SOH critical dates.

*Reason: To enable appropriate feedback and potential design refinement advice, as required.*

#### **5. SIGNIFICANCE ASSESSMENT**

Further research is required to assess the significance of the following equipment prior to removal:

- a) Mechanical equipment and machinery within plantroom 17;
- b) Theatre machinery and equipment in the Concert Hall; and,
- c) Mechanical equipment and machinery above the Concert Hall.

This should be done by an appropriately qualified expert in consultation with the nominated heritage advisor and submitted to Heritage NSW. The assessment should include archival recording with the equipment in situ.

*Reason: To ensure elements identified as significant are appropriately managed; and, to document the current conditions of each of the spaces.*

#### **6. BATHROOM/DRESSING ROOM AUDIT**

The final Peter Hall bathroom/dressing room audit should be submitted to Heritage NSW prior to the commencement of any demolition within these spaces. The audit should also identify which of these spaces will be impacted by the proposed works.

*Reason: To better understand the cumulative impacts of the proposed works on original Peter Hall spaces.*

#### **7. CREATIVE LEARNING CENTRE**

The new entry doors to the proposed Creative Learning Centre should be designed to be reversible and able to be removed easily in the future.

*Reason: To ensure the original entry door location can be reinstated in the future particularly to respond to new technologies as they emerge, or should use of the space change in the future.*

#### **8. CONSERVATION MANAGEMENT PLAN**

The Conservation Management Plan must be updated to reflect the significant changes to the spaces, forms, fabric and materials of the SOH. The updated CMP is to be submitted within 6 months of the completion of the Building Renewal Program to the satisfaction of the Heritage Council. Further refinement of the 'at rest' policy can be undertaken as part of the update.

*Reason: To ensure an up to date document to guide conservation and manage change is available following major changes to the site*

**9. INTERPRETATION STRATEGY**

**The Renewal Interpretation Strategy must be updated to include a plan for the future interpretation of a selection of the remaining reflectors. This is to be submitted within 6 months of the completion of the Concert Hall Renewal Project to the satisfaction of the Heritage Council.**

*Reason: To ensure the removed reflectors are used in a meaningful way to interpret the story of change to the SOH.*

**10. SIGNIFICANT FABRIC**

**All significant fabric proposed to be removed must be recorded, carefully removed, catalogued and safely stored and able to be readily reinstated. This includes, but is not limited to:**

- a) Timber wall paneling within the anteroom and orchestra assembly room;**
- b) WC fixtures and fittings from the amenities within the anteroom;**
- c) Paneled box fronts within the Concert Hall;**

*Reason: To ensure that significant fabric is appropriately stored and retained for future reuse.*

**11. HERITAGE CONSULTANT**

**A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons, and must be satisfied that all work has been carried out in accordance with the conditions of this consent.**

*Reason: To ensure that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.*

**12. SITE PROTECTION**

**Significant built elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric are not damaged or removed.**

*Reason: To ensure that significant fabric is not damaged during the works.*

**13. PHOTOGRAPHIC ARCHIVAL RECORDING**

**A photographic archival recording of works area must be prepared prior to the commencement of works, and following completion of works, in accordance with the NSW Heritage Division publications *How to prepare archival records of heritage items* and *Photographic Recording of Heritage Items using Film or Digital Capture*. The original copy of the archival record must be deposited with Heritage NSW, Department of Premier and Cabinet, and an additional copy provided to the City of Sydney.**

*Reason: To ensure that the existing spaces are properly documented prior to modification and that copies of the archival recordings are kept with the relevant authorities; and, to ensure that the original copies of significant documents are retained for future reference.*

**14. COMPLIANCE**

**If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.**

*Reason: To ensure that the proposed works are completed as approved.*

**15. DURATION OF APPROVAL**

**This approval will lapse five years from the date of the consent unless the building works associated with the approval have physically commenced.**

*Reason: To ensure the timely completion of works.*

**Advice**

Section 148 of the *Heritage Act 1977* (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

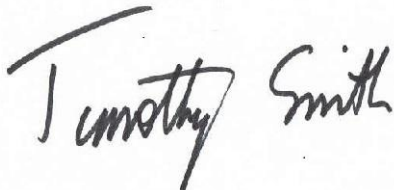
**Right of Appeal**

If you are dissatisfied with this determination appeal may be made to the Minister under section 70 of the Act.

If you have any questions about this correspondence, please contact please contact David Nix, Senior Heritage Officer on 9895 6523 or [David.nix@environment.nsw.gov.au](mailto:David.nix@environment.nsw.gov.au).

I take this opportunity to thank the Opera House Trust staff for their active dialogue and engagement with the Heritage Council of NSW and Heritage NSW staff in the design and impact mitigation measures.

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large, sweeping initial 'T'.

Tim Smith OAM  
Director Heritage Operations  
Heritage NSW  
Department of Premier and Cabinet  
**As Delegate of the Heritage Council of NSW**  
23 January 2020