

**SYDNEY OPERA HOUSE CONCERT HALL & CREATIVE LEARNING CENTRE – INDEPENDENT ENVIRONMENTAL AUDIT 3
RESPONSE TO AUDIT FINDINGS**

MAY 2021 AUDIT OPEN FINDINGS							
Conditions of Consent – SSD 8663							
Item	Ref.	Type	Details of item	Proposed or completed action by the auditee	By who and by when	Status as at the Third Independent Audit	SOH Response to IEA3 Findings
13	B24	Observation	<p>Condition B24 required that the nominated heritage consultant must inspect the demolition and removal of material to ensure there is no unapproved removal of significant fabric or elements, 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.</p> <p>Design 5 have been retained and are continuing to undertake inspections during the audit period. The evidence provided does not indicate that Design 5 are verifying that all work is being carried out in accordance with the conditions of this consent (as required by this condition). The inspections appear to be limited to checking that there is no unapproved removal of elements, significant fabric is not damaged (which are requirements of the consent). The Inspection Notes identify actions and areas of improvement. Taylor provided email responses to the items raised in the inspections. The auditor observes that the Inspection Notes and Taylor’s responses do not enable clear reconciliation of the significance of the deficiencies, the recommended actions and timing by which each should be addressed, nor the actions taken to resolve identified deficiencies and the dates by which the actions were completed.</p>	<p>The Sydney Opera House Trust will work with Design 5 to refine the process of recording Design 5’s inspection observations, and tracking how the Project has responded to the observation (where necessary).</p> <p>The Auditor notes that compliance with the consent is reported through the Construction Compliance Reports and this Independent Audit.</p>	<p>Taylor Constructions / Sydney Opera House Trust</p> <p>31/07/21</p>	<p>CLOSED</p> <p>The auditees presented a register that it has prepared to capture all items identified across the Design 5 inspection notes and the actions taken to resolve each identified area of improvement.</p> <p>The register is still under development. The auditees note that there are no outstanding significant issues and this will be verified by Design 5 in their final report required under D4.</p>	<p>The SOH will continue to finalise this register, however the Heritage Consultant has prepared their final letter report on the Concert Hall Project and the report has noted that all of the relevant heritage conditions of SSD8663 and S60/2020/010 have been complied with.</p>
15	C38	Observation	<p>Condition C38 requires that the Nominated Heritage Consultant is to regularly inspect the site and provide ongoing advice to the contractor representative undertaking the works for the duration of construction to ensure that there is no unapproved removal of elements, significant fabric is not damaged and that all work is being carried out in accordance with the conditions of this consent.</p> <p>Note that this observation relates to the same issue as that identified for CoC B24.</p> <p>Design 5 have been retained and are continuing to undertake inspections during the audit period. The evidence provided does not indicate that Design 5 are verifying that all work is being carried out in accordance with the conditions of this consent (as required by this condition). The inspections appear to be limited to checking that there is no unapproved removal of elements, significant fabric is not damaged (which are requirements of the consent). The Inspection Notes identify actions and areas of improvement. Taylor provided email responses to the items raised in the inspections. The auditor observes that the Inspection Notes and Taylor’s responses do not enable clear reconciliation of the significance of the deficiencies, the recommended actions and timing by which each should be addressed, nor the actions taken to resolve identified deficiencies and the dates by which the actions were completed.</p>	<p>The Sydney Opera House Trust will work with Design 5 to refine the process of recording Design 5’s inspection observations, and tracking how the Project has responded to the observation (where necessary).</p> <p>The Auditor notes that compliance with the consent is reported through the Construction Compliance Reports and this Independent Audit.</p>	<p>Taylor Constructions / Sydney Opera House Trust</p> <p>31/07/21</p>	<p>CLOSED</p> <p>The auditees presented a register that it has prepared to capture all items identified across the Design 5 inspection notes and the actions taken to resolve each identified area of improvement.</p> <p>The register is still under development. The auditees note that there are no outstanding significant issues and this will be verified by Design 5 in their final report required under D4.</p>	<p>The SOH will continue to finalise this register, however the Heritage Consultant has prepared their final letter report on the Concert Hall Project and the report has noted that all of the relevant heritage conditions of SSD8663 and S60/2020/010 have been complied with.</p>

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MAY 2021 AUDIT OPEN FINDINGS (cont.)							
Conditions of Approval – S60/2020/010							
19	3	Observation	<p>Condition 3 requires that 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.</p> <p>Following the inspection completed on 30/03/21 Heritage NSW raised several items that needed to be addressed to manage consistency, namely around Lift 30 – Northern Foyer, Cranked beams – Northern Foyer, Eastern Foyer passageway and the Plywood cladding in Concert Hall. In essence, further work is required to ensure consistency is achieved.</p>	Continue to consult with Heritage NSW and the Heritage Council delegate to ensure compliance with the s60 conditions.	Taylor Constructions / Sydney Opera House Trust Prior to operations	OPEN The auditees advise that there has been no formal follow up with Heritage NSW in this regard due to COVID restrictions. That being said, Design 5 has provided acceptance of the Lift 30 works and this will go some way in resolving Heritage NSW concerns. The Auditor also observes that no issues were raised by Heritage NSW in the consultation on the scope of this third Independent Audit.	<p>On 23 May 2022, which was after the Third Independent Audit, the delegates of the Heritage Council inspected the works. Further work on the concrete finishes at Lift 30 and Northern Foyer had been undertaken. Similarly further work was underway on the plywood cladding in the crown of the Concert Hall. The delegates provided their feedback from this inspection on 21 June 2022. The delegates have not raised any major concerns, and will be asked to inspect the Concert Hall and to view its operational modes in early July 2022, prior to the reopening.</p> <p>The Heritage Consultant has inspected these works, and as noted above, has stated in their letter report that the works comply with all the relevant conditions of approval.</p>

MAY 2022 AUDIT FINDINGS							
Item	Ref.	Type	Details of item	Proposed or completed action by the auditee	By who and by when	Status	SOH Response
Conditions of Consent – SSD 8663							
IA3_1	B10	Non-compliance	<p>Requirement: <i>Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by the Planning Secretary.</i></p> <p>Non-compliance: Construction Compliance Report 3 was not submitted within one month following the end of the applicable six-month period.</p>	Construction Compliance Report 3 was submitted 6 days after the 6 month deadline. The non-compliance was notified to the Department in accordance with A19	Sydney Opera House Trust	CLOSED	As noted, the SOH notified the Department of the non-compliance at the time, no further action necessary.
IA3_2	C14	Observation	<p>Requirement: <i>Significant building fabric and building elements are to be protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed.</i></p> <p>Observation: Design 5 has identified (in its inspection notes) small instances of damage to the existing SOH when carrying out the works. According to the site notes that the interview with the auditees, the damage is not material and has occurred as part of the construction work (e.g.: when fixing or adjusting existing SOH infrastructure as part of the approved renewal works). The auditor also observes the terms of CoC C15, which requires minimization of damage during installation of services.</p>	The auditees note that there are no outstanding significant issues and this will be verified by Design 5 in their final report required under CoC D4.	Sydney Opera House Trust	CLOSED	<p>SOH has undertaken rectification works where necessary.</p> <p>As noted above, the Heritage Consultant have provided their final report, and there are no outstanding issues.</p>

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Conditions of Approval – S60/2020/010							
IA3_3	12	Observation	<p>Requirement: <i>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.</i></p> <p>Note that this observation relates to the same issue as that identified for CoC C14.</p> <p>Observation: Design 5 has identified (in its inspection notes) small instances of damage to the existing SOH when carrying out the works. According to the site notes that the interview with the auditees, the damage is not material and has occurred as part of the construction work (e.g.: when fixing or adjusting existing SOH infrastructure as part of the approved renewal works). The auditor also observes the terms of SSD 8663 CoC C15, which requires minimization of damage during installation of services.</p>	<p>The auditees note that there are no outstanding significant issues and this will be verified by Design 5 in their final report required under CoC D4.</p>	<p>Sydney Opera House Trust</p>	<p>CLOSED</p>	<p>SOH has undertaken rectification works where necessary.</p> <p>As noted above, the Heritage Consultant have provided their final report, and there are no outstanding issues.</p>