

PRE-CONSTRUCTION COMPLIANCE PLAN (PCCP)

State Significant Development (SSD) 9794

Hospitality Fitout – Opera Bar Eatery, Alfresco Bar & Restaurant

Sydney Opera House, Bennelong Point, NSW



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3. Project Works Description

Scope of Works

The scope of works for this project entails demolition and fit out of Opera Bar eatery and back of house areas, demolition and relocation of DDA amenities, demolition and install of new external bar, demolition and renovation to Opera Bar restaurant and back of house areas, including extension/re-alignment of glazing line, and replacement of shade structures.

Project Dates

Phase 1 is due to commence on Tuesday 3rd of March 2026, and run for 10 weeks, until Friday 15th of May 2026.

Phase 2 is due to commence on Tuesday 19th of May 2026, and run for 15 weeks, until Friday 7th of September 2026.

Working Hours

Construction hours for both project phases are as follows:

7:00 am to 7:00 pm - Monday to Friday

7:30 am to 5:30 pm – Saturday

No works to be undertaken on Sunday and Public Holidays

Works may be undertaken outside of these hours if:

- Works are internal and undertaken within wholly enclosed building
- Delivery and removal of vehicles, plant or materials is via underground loading dock
- Delivery and removal of vehicles, plan or materials not via the dock is required outside these hours by the Police or other public authorities, or if it is determined it would be hazardous to the general public, provided works are undertaken outside schedule performance times, and 30 minutes either side.

Heritage Context

The lower concourse & proposed development site sit within the boundary of the Sydney Opera House site boundaries, and therefore fall under the below heritage listings and their requirements and compliance conditions:

- UNESCO World Heritage List – 28 June 2007
- Australian Government National Heritage List – 2005
- Australian Government Register of the National Estate
- NSW Government State Heritage Register – 2003
- NSW Government State Environmental Planning Policy (Major Development) – 2005
- NSW Government State Regional Environmental Plan (Sydney Harbour Catchment) – 2005
- City of Sydney Council Sydney Local Environmental Plan – 2005

From the above heritage listings and Sydney Opera House's own listings and conservation plans, the following items are deemed significant fabric and are not to be modified without Sydney Opera House approval, and must be a suitable match, or substitute;

- Calca granite floor slabs & wall panels
- Mushroom columns
- Louvered circular lights
- House bronze handrails & features throughout
- Precast panels

Project design and construction is to be carried out under conditions and approvals of Section 60 approval of HMS ID 9414 from NSW Government, and Heritage Impact Statement prepared by Design 5 Architects, 31 March 2025.

4. Project Legislation and Approvals

Throughout the project duration, all works are to comply with the below legislation and approvals:

- SSD 9794 Development Consent
- Group DLA - Crown Checklist Requirements
- Environmental Planning & Assessment Act 1979
- Heritage Act 1977
- Protection of the Environment Operations Act 1997
- Work Health & Safety Act 2011
- Sydney Opera House Trust approvals
- Sydney Opera House Building Services Standards
- Sydney Opera House Premises Requirements
- Sydney Opera House Conservation, Hazardous Materials and Environmental Management Plans
- Sydney Opera House Utzon Design Principles
- Sydney Opera House Engineering Standards
- Australian Standards
- National Construction Code

5. Conditions of Consent – Compliance Register

The conditions of consent for SSD 9794 are split into the following parts:

- Part A: Administrative Controls
- Part B: Prior to the Commencement of Works
- Part C: During Construction
- Part D: Prior to Occupation or Commencement of Use
- Part E: Post Occupation or During Use

This pre-construction compliance report will focus on the SSD conditions from part B, to satisfy conditions B8 and B9. The below matrix provides a summarized version of conditions from part B, and outlines the party responsible for fulfilling the condition, the timeframe, and notes on how compliance will be achieved. The full conditions are attached within the SSD, within the appendix of this report.

Clause #	Requirement	Responsibility	Timeframe	Actioned	Evidence / Upcoming Action to Comply
Heading	<u>Folder: DevelopmentConsentAndSubmissions SSD</u> <u>Doc: T1024 3. Lower Concourse Development Consent SSD 9794 110425</u> <u>Lower Concourse Development Consent SSD 9794</u> <u>(Received from Applejack 11/4/25)</u>	Heading	Heading	Heading	Heading
Heading	Part B: Prior to Commencement of Works	Heading	Heading	Heading	
B1	CROWN BUILDING WORK Crown building work cannot be commenced unless the Crown Building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws in force as at: (a) the date of the invitation for tenders to carry out Crown building work; or (b) in the absence of tenders, the date on which the Crown building work commences.	Propel	Pre CC		At time of writing report, design is under review for certification as part of lodgement of modification.
B2	NOTIFICATION OF COMMENCEMENT The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Propel	Pre CC		Letter issued to DPIE on 5 May 2025 advising DPIE that SOH had commenced operations. Notification required for commencement of physical works outstanding. Propel Property Advisory (Client Side PM) will facilitate notification to commence with Group DLA and SOH.
B3	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Propel	Pre CC		As per above, notification to be provided for both phases of construction.
B4	Ensure external walls and cladding comply with BCA requirements.	LK	Design		Architectural drawings to show appropriate wall and cladding materials per BCA requirements.

B5	Provide evidence of compliant external wall products to Certifier.	LK	Design		Architectural drawings to show appropriate wall and cladding materials per BCA requirements.
B6	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Propel	Pre CC		Triggered once certifier has certified drawings and documentation.
B7	ACCESS TO INFORMATION At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in Condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent;	SOH	Pre CC	Done	Items (i) to (iii) are available under : https://www.sydneyoperahouse.com/about-us/how-we-work/governance-policies-and-corporate-information/planning-approvals
B7	ACCESS TO INFORMATION (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; and (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	Promena	Construction	N/A	Not triggered under current project phase/pre construction. Contact details for enquiries or complains will be displayed at site boundaries, and provided to Sydney Opera House for display online if required.

B8	COMPLIANCE REPORTING A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifier for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction.	Promena	Pre CC	Done	This document serves to fulfill this condition.
B9	Include evidence of compliance and expected start date in report. (a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and (b) the expected commencement date for construction.	Promena	Pre CC	Done	This document serves to fulfill this condition.
B10	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.	Promena	Construction	N/A	Not triggered under current project phase.

B11	The Construction Compliance Reports must include: (a) a results summary and analysis of environmental monitoring; (b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints; (c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period; (d) a register of any modifications undertaken and their status; (e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; (f) a summary of all incidents notified in accordance with this consent; and (g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.	Promena	Construction	Note	Note of requirements for above condition.
B12	REQUIREMENTS FOR SECTION 60 APPROVAL UNDER HERITAGE ACT 1977 Prior to the commencement of any works, an application under section 60 of the Heritage Act 1977 must be submitted to and approved by the Heritage Council of NSW or its delegate.	SOH - Peter Doyle	Pre CC	Done	HMS ID 9414 issued by HNSW on 6 June 2025.
B13	As part of the Section 60 application under the Heritage Act 1977, the Applicant is to further resolve the design of the following: (a) testing of the opacity of the translucent infill sections between the shade structures, to ensure they allow adequate light and vision to pass through; (b) further details of the freestanding pull-up shade screens proposed behind the outdoor bar to be provided during detailed design development; (c) lighting of the concrete column that is proposed to be enclosed by the realigned glazing wall, which must be consistent with that of other columns along this alignment; (d) demonstration that the recommended conditions within the Heritage Impact Statement prepared by Design 5 Architects dated 29 January 2020 will be adhered to; and (e) the colour of the fabric of the shade structures, including provision of a sample.	LK	Pre CC		Not triggered, items relate to phase 2 works package. Design development taking place to get approval before phase 2 commencement.

B13	As part of the Section 60 application under the Heritage Act 1977, the Applicant is to further resolve the design of the following: (a) testing of the opacity of the translucent infill sections between the shade structures, to ensure they allow adequate light and vision to pass through; (b) further details of the freestanding pull-up shade screens proposed behind the outdoor bar to be provided during detailed design development; (c) lighting of the concrete column that is proposed to be enclosed by the realigned glazing wall, which must be consistent with that of other columns along this alignment; (d) demonstration that the recommended conditions within the Heritage Impact Statement prepared by Design 5 Architects dated 29 January 2020 will be adhered to; and (e) the colour of the fabric of the shade structures, including provision of a sample.	Design5	Pre CC		Not triggered at current phase, Design5 to provide heritage sign off/approval for design provided by LK and other relevant designers and subcontractors once issued for phase 2.
B14	A copy of the Heritage Council's approval and additional information required above must be submitted to the Planning Secretary and Council for information.	SOH	Pre CC		HMS ID 9414 issued by HNSW on 6 June 2025, document to be issued to DPIE
B15	BUILDING CODE OF AUSTRALIA (BCA) COMPLIANCE The proposed works must comply with the applicable performance requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by: (a) complying with the deemed to satisfy provisions; or (b) formulating an alternative solution which: (i) complies with the performance requirements; or (ii) is shown to be at least equivalent to the deemed to satisfy provision; or (iii) a combination of (a) and (b).	Group DLA	Pre CC		Group DLA to certify that design documentation meets BCA requirements. BCA consultants to be engaged if required for any alternative solutions to be proposed.

B16	STRUCTURAL DETAILS Prior to the commencement of works, the Applicant must submit to the Certifier the relevant structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) the development consent.	Arup	Pre CC		Design documentation to be provided to Arup for peer review.
B17	COMPLIANCE The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Promena	Construction	Note	Documentation containing clauses and conditions to comply with will make up subcontract documentation, and be signed and acknowledge by all subcontractors engaged by Promena, and will make up site induction information.
B17	COMPLIANCE The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Applejack	Construction	Note	Applejack (Client) to brief all staff and subcontractors of project and site conditions.
B18	COMPLAINTS AND ENQUIRIES PROCEDURE Prior to the commencement of construction works, or as otherwise agreed by the Planning Secretary, the following must be made available for community enquiries and complaints for the duration of construction: (a) a 1300 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered; (b) a postal address to which written complaints and enquiries may be sent; and (c) an email address to which electronic complaints and enquiries may be transmitted. The Applicant shall forward to Council and the Department a 24-hour telephone number to be operated for the duration of the construction works.	SOH	Pre CC	Done	Contact Details for the consent : · constructionfeedback@sydneyoperahouse.com · 1300 382 692 · Construction Feedback, Sydney Opera House, GPO Box 4274, Sydney NSW 2001

B18	COMPLAINTS AND ENQUIRIES PROCEDURE Prior to the commencement of construction works, or as otherwise agreed by the Planning Secretary, the following must be made available for community enquiries and complaints for the duration of construction: (a) a 1300 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered; (b) a postal address to which written complaints and enquiries may be sent; and (c) an email address to which electronic complaints and enquiries may be transmitted. The Applicant shall forward to Council and the Department a 24-hour telephone number to be operated for the duration of the construction works.	Propel	Pre CC	Note	Propel Property Advisory as client side project manager to pass on complaints from SOH to Promena Projects.
B19	HERITAGE Prior to the commencement of works, a suitably qualified and experienced heritage consultant must be nominated for this project. 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 satisfied that all work has been carried out in accordance with the conditions of this consent.	Design5	Design		Design5 engaged for heritage consultancy. Other items not yet triggered as works not commenced on site.
B20	Evidence and details of the engagement of a nominated heritage consultant in accordance with Condition B19 shall be submitted to the Planning Secretary and Council, prior to the certification of Crown Building Works.	Propel	Pre CC		To be submitted to certifier with other documentation making up CC application.
B20	Evidence and details of the engagement of a nominated heritage consultant in accordance with Condition B19 shall be submitted to the Planning Secretary and Council, prior to the certification of Crown Building Works.	LK	Pre CC		To be submitted to certifier with other documentation making up CC application.
B21	The new granite wall and paving panels are to match the existing in form, material, colour and quality.	LK	Pre CC		LK design drawings to document correct stone details to comply with heritage and SOH requirements.

B21	The new granite wall and paving panels are to match the existing in form, material, colour and quality.	Design5	Pre CC		Design 5 to certify LK documentation showing stone details meets heritage and SOH requirements.
B22	CONTAMINATION Prior to the commencement of any works (including demolition), a hazardous material survey must be undertaken. The survey must provide an Unexpected Contamination Finds Protocol (UFP), prepared by a suitably qualified and experienced expert, shall be submitted to the Certifier.	EGA	Pre CC	Done	Environmental Group Australia have been engaged by Promena Projects to provide UFP and guidelines on environmental requirements.
B23	The Applicant shall prepare and implement appropriate project specific procedures for identifying and dealing with unexpected finds of site contamination (including asbestos and lead-based paint materials). This shall include any notification requirements to SafeWork NSW concerning the handling and removal of any asbestos.	EGA	Pre CC	Done	Environmental Group Australia have been engaged by Promena Projects to provide UFP and guidelines on environmental requirements.
B24	Prior to the commencement of any work, the Applicant is required to satisfy the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 'asbestos wastes'.	EGA	Pre CC	Done	Environmental Group Australia have been engaged by Promena Projects to provide UFP and guidelines on environmental requirements.
B25	ARCHIVAL RECORDING Prior to the certification of Crown Building Works, a photographic archival record of all areas undergoing works, , and identification of any significant pieces for interpretation, must be prepared in accordance with the document How to Prepare Archival Records by the Heritage Council of NSW, and submitted to the Heritage Council and the Department.	Propel	Pre CC		Propel Property Advisory arranging photographic archival record before commencement.
B26	ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) The building must incorporate all design, operation and construction measures as identified in the EIS, prepared by Keylan Consulting Pty Ltd dated October 2019, and accompanying appendices, and 'Lower Concourse Minor Works and Uses (SSD 9794) – Response to Submissions', prepared by the Sydney Opera House Trust dated 12 February 2020, and accompanying appendices.	Keylan	Design	Done	EIS completed by Keylan

B26	ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) The building must incorporate all design, operation and construction measures as identified in the EIS, prepared by Keylan Consulting Pty Ltd dated October 2019, and accompanying appendices, and 'Lower Concourse Minor Works and Uses (SSD 9794) – Response to Submissions', prepared by the Sydney Opera House Trust dated 12 February 2020, and accompanying appendices.	LK	Design		LK Design documentation to reflect requirements from Keylan EIS.
B26	ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) The building must incorporate all design, operation and construction measures as identified in the EIS, prepared by Keylan Consulting Pty Ltd dated October 2019, and accompanying appendices, and 'Lower Concourse Minor Works and Uses (SSD 9794) – Response to Submissions', prepared by the Sydney Opera House Trust dated 12 February 2020, and accompanying appendices.	Group DLA	Design		Group DLA to certify that design documentation meets ESD measures.
B26	ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) The building must incorporate all design, operation and construction measures as identified in the EIS, prepared by Keylan Consulting Pty Ltd dated October 2019, and accompanying appendices, and 'Lower Concourse Minor Works and Uses (SSD 9794) – Response to Submissions', prepared by the Sydney Opera House Trust dated 12 February 2020, and accompanying appendices.	Promena Projects	Construction	Note	Note yet triggered. Promena to implement necessary measures from Keylan EIS and LK design documentation.
B27	Details demonstrating compliance are to be submitted to the Certifier prior to the commencement of works.	LK	Design		Design documentation to be provided to Group DLA to certify ESD requirements are met.

B28	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN Prior to the commencement of works, the Applicant shall prepare and implement a Construction Environmental Management Plan (CEMP) for the development and be submitted to the Certifier. The CEMP must: (a) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase; (b) describe all activities to be undertaken on the site during site establishment and construction of the development; (c) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting; (d) detail statutory and other obligations that the Applicant is required to fulfil during site establishment and construction, including approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies; (e) be prepared in consultation with Council, EPA, and TfNSW and include specific consideration of measures to address any requirements of these agencies during site establishment and construction;	EGA	Pre CC	Done	Environmental Group Australia have been engaged by Promena Projects to provide CEMP. Promena to implement report findings and measures into construction procedures. Document will make up subcontract packages, to be agreed to by all subcontractors working on the project.
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B28	(f) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works; (g) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts, including but not limited to noise, traffic and air impacts; (h) document and incorporate all relevant environmental management plans, control plans, studies and monitoring programs required under this part of the consent; (i) include arrangements for community consultation and complaints handling procedures during construction; (j) address air quality management, which includes the monitoring and management of air quality and dust (including dust emissions on the site and dust emissions from the site) to protect the amenity of the neighbourhood; (k) address the management of water quality, including, where relevant, mitigation measures such as 'wet-vacuuming'; (l) address construction pedestrians and traffic management, with these management measures to be endorsed by the Coordinator General, Transport Coordination in the CBD Coordination Office within TFNSW prior to the commencement of works;	EGA	Pre CC	Done	Environmental Group Australia have been engaged by Promena Projects to provide CEMP. Promena to implement report findings and measures into construction procedures. Document will make up subcontract packages, to be agreed to by all subcontractors working on the project.
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B28	(m) address the management of noise and vibration, in accordance with the EPA's Interim Construction Noise Guideline and the relevant recommendations and noise and vibration mitigation measures outlined in the 'Operational and Construction Noise Impact Assessment' Rev 5, prepared by Arup, dated 21 January 2020; (n) address the management of erosion and sediment control to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; and (o) address the management of construction waste, including compliance with the relevant legislation, the SOH Asbestos Risk Management Plan and the SOH Hazardous Materials Action Plan, particularly with regard to the removal of asbestos and hazardous waste. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail. Prior to the commencement of works, a copy of the CEMP must be submitted to Council, the EPA, TFNSW and the Planning Secretary.	EGA	Pre CC	Done	Environmental Group Australia have been engaged by Promena Projects to provide CEMP. Promena to implement report findings and measures into construction procedures. Document will make up subcontract packages, to be agreed to by all subcontractors working on the project.
B29	MECHANICAL VENTILATION The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	Jones Nicholson	Design		Final mechanical design received and being reviewed, Propel to issue certificate to certifier once no further changes required.
B30	Details of any mechanical ventilation and/or air conditioning system complying with AS1668.1, AS1668.2, the BCA and relevant Australian Standards must be prepared by a suitably qualified person certified and certified in accordance with Clause A2.2(a)(iii) of the BCA, to the Certifier prior to the commencement of the relevant works.	Jones Nicholson	Pre CC		Final mechanical design received and being reviewed, Propel to issue certificate to certifier once no further changes required.
B31	MECHANICAL PLANT NOISE MITIGATION Details of noise mitigation measures for all mechanical plant are to be provided to the Certifier prior to the commencement of works. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the requirements of the NSW Noise Policy for Industry is required to be submitted to the Certifier prior to the commencement of works.	SOH	Pre CC		Existing system being connected to, details to be reflected in Jones Nicholson documentation when submitted to certifier.

B31	MECHANICAL PLANT NOISE MITIGATION Details of noise mitigation measures for all mechanical plant are to be provided to the Certifier prior to the commencement of works. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the requirements of the NSW Noise Policy for Industry is required to be submitted to the Certifier prior to the commencement of works.	Jones Nicholson	Pre CC		Existing system being connected to, details to be reflected in Jones Nicholson documentation when submitted to certifier.
B32	ACCESS FOR PEOPLE WITH DISABILITIES Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the commencement of works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifier.	LK	Pre CC		LK design to meet BCA requirements for access.
B32	ACCESS FOR PEOPLE WITH DISABILITIES Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the commencement of works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifier.	Group DLA	Pre CC		GroupDLA to certify drawings meet access requirements.
B33	SANITARY FACILITIES FOR DISABLED PERSONS The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the BCA. Prior to the commencement of works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifier.	LK	Pre CC		LK design to meet BCA requirements for access.

B33	SANITARY FACILITIES FOR DISABLED PERSONS The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the BCA. Prior to the commencement of works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifier.	Group DLA	Pre CC		GroupDLA to certify drawings meet access requirements.
B34	LIGHT SPILL Prior to the commencement of works, a Lighting and Light Spill Report (LLSR) , including drawings and computer-generated imagery, shall be prepared by a suitably qualified practicing lighting engineer, and submitted to and approved by Council. The LLSR shall analyse the impact of proposed lighting and include recommendations and mitigation measures (where necessary) to minimise light spill impacts. A copy shall be submitted to the Planning Secretary and the Certifier.	LLight	Design		Light to provide LLSR based on updated lighting selections, once finalised.
B35	OUTDOOR LIGHTING Light spill from upward directed umbrella lighting must be fully captured by umbrella fabric, and all outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the commencement of works.	LLight	Design		Not triggered, phase 2 works. Light to provide LLSR based on updated lighting selections, once finalised.

B35	OUTDOOR LIGHTING Light spill from upward directed umbrella lighting must be fully captured by umbrella fabric, and all outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the commencement of works.	Umbrella Subcontractor	Design		Not triggered, phase 2 works.
B36	CONSTRUCTION AND FIT OUT OF FOOD PREMISES The construction, fit-out and finishes of food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the Food Act 2003, all relevant Australian Standards including AS 4674 – 2004: Design, Construction and Fit-out of Food Premises, and the provisions of the BCA. Details of compliance with the relevant provisions shall be prepared by a suitably qualified person and submitted to the Certifier and Council prior to the construction and fit-out of any food premises.	LK	Pre CC		LK design to meet food code standards, and depict standard details for installation/construction. Design received, to be issued to certifier in application for CC.
B36	CONSTRUCTION AND FIT OUT OF FOOD PREMISES The construction, fit-out and finishes of food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the Food Act 2003, all relevant Australian Standards including AS 4674 – 2004: Design, Construction and Fit-out of Food Premises, and the provisions of the BCA. Details of compliance with the relevant provisions shall be prepared by a suitably qualified person and submitted to the Certifier and Council prior to the construction and fit-out of any food premises.	Sangster	Pre CC		Sangster design to meet food code standards, and depict standard details for installation/construction. Design received, to be issued to certifier in application for CC.

B37	CONSTRUCTION AND FIT OUT OF FOOD PREMISES The construction, fit-out and finishes of food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the Food Act 2003, all relevant Australian Standards including AS 4674 – 2004: Design, Construction and Fit-out of Food Premises, and the provisions of the BCA. Details of compliance with the relevant provisions shall be prepared by a suitably qualified person and submitted to the Certifier and Council prior to the construction and fit-out of any food premises.	Sangster	Design		Cool room to be designed for submission to certifier.
B38	GREASE TRAPS A grease trap (if required by Sydney Water) must not be installed in any kitchen, food preparation or food storage area. Installation of the grease trap must comply with the requirements of Sydney Water. <i>Note: Sydney Water Authority also have requirements for grease arrestors that you need to comply with.</i>	SOH	Design	NA	Connection into existing grease traps. Macerators to be installed as per design documentation.
B39	REQUIREMENTS OF PUBLIC AUTHORITIES The Applicant must comply with the requirements of any public authorities (e.g. Ausgrid, Sydney Water, Telstra Australia) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposal. Any costs in the relocation, adjustment or support of services are the responsibility of the Applicant. Details of compliance with the requirements of any relevant public authorities must be submitted to the Certifier prior to the commencement of works.	Promena	Note	NA	Not yet triggered.

B39	REQUIREMENTS OF PUBLIC AUTHORITIES The Applicant must comply with the requirements of any public authorities (e.g. Ausgrid, Sydney Water, Telstra Australia) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposal. Any costs in the relocation, adjustment or support of services are the responsibility of the Applicant. Details of compliance with the requirements of any relevant public authorities must be submitted to the Certifier prior to the commencement of works.	Propel	Note	Note	Not yet triggered.
B39	REQUIREMENTS OF PUBLIC AUTHORITIES The Applicant must comply with the requirements of any public authorities (e.g. Ausgrid, Sydney Water, Telstra Australia) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposal. Any costs in the relocation, adjustment or support of services are the responsibility of the Applicant. Details of compliance with the requirements of any relevant public authorities must be submitted to the Certifier prior to the commencement of works.	Applejack	Note	Note	Not yet triggered.

6. Management Plans

A number of SSD conditions, and general project management practices that will be adhered to throughout the project are outlined in a number of management plans developed by Promena Projects and consultants on the project. These plans and reports will also be distributed among subcontractors working on the project, to ensure all parties are aware of the project conditions and their obligations to comply.

The following documents are the key management plans outlining requirements throughout different project stages:

- Construction Management Plan
 - o Outlines construction and site management practices
 - o Quality Management
 - o Project Milestone Reviews
 - o Dilapidation
 - o Protection and Public Safety
 - o Environmental and Waste Management
 - o Noise Management
 - o Traffic and Access Plans and Site Logistics Requirements
- Construction Environmental Management Plan – Developed by Environmental Group Australia (EGA)
- Site Safety Plan

The above plans will be reviewed ongoingly throughout the project, if updates are made to any of the above plans, they will be re-distributed to all relevant stakeholders, to provide updates and changes on any conditions.

7. Stakeholder Management – Complaints & Enquiry Register

Outline coordination with Sydney Opera House Trust, DPHI and other stakeholders.

Throughout the project, a register will be used to track and complaints or enquiries received, either directly or through Sydney Opera House or other project stakeholders. The below table is how these will be tracked, and will be reviewed and updated ongoingly for discussion in weekly project team meetings, and in any meetings with Sydney Opera House as required.

Opera Bar Complaints & Enquiry Register						
Status	Name & Contact Details	Classification	Date	Time	Category	Description & Response
Open/Closed	Business or person's name, address & details (if provided)	Avoidable / Unavoidable / TBD / Enquiry	Date Received	Time Received	A few works to describe complaint or enquiry; dust, noise, etc.	Outline the complaint, investigation undertaken, and resolution reached or response given.

8. Emergency Management – Incident Reporting

Any incidents that occur throughout the project will be investigated and actioned to close out and reported to the necessary authorities, all incidents will be recorded in the register below.

Opera Bar Incident Register						
Status	Name & Contact Details	Classification	Date	Time	Category	Description & Response
Open/Closed	Business or person's name, address & details (if provided)	Avoidable / Unavoidable / TBD / Enquiry	Date Received	Time Received	A few works to describe incident; safety, property damage, environmental, etc.	Outline the incident, investigation undertaken, and resolution reached or response given.

9. Declaration

We certify that this Pre-Construction Compliance Report has been prepared in accordance with the Conditions of Consent for SSD-9794, specifically to satisfy conditions B8 and B9, and that all information is accurate to Promena Projects' records and knowledge at the time of submission.

Signed: BRiley

Name: Bayden Riley

Position: Project Administrator

Company: Promena Projects

Date: 19.02.26

10. Appendices

[1 Lower Concourse Development Consent SSD 9794 110425.pdf](#)

[2 GDL250667 Opera Bar Crown Checklist Project Rev A 200126.pdf](#)

[3 Promena ConstructionManagementPlan.pdf](#)

[4 Promena Site Safety Plan.pdf](#)

[5 Lower Concourse Heritage Impact Statement RTS 290120 051125.pdf](#)

[6 Heritage S60 S65A Delegated Approval Letter ID 9414 05112025.pdf](#)

[7 Environmental Impact Statement EIS 051125.pdf](#)

[8 Noise Impact Assessment Rev 5 051124.pdf](#)

[09 Construction Environmental Management Plan-01 EGA 190226.pdf](#)

[10 Unexpected Finds Protocol-01 EGA 190226.pdf](#)