



URBIS

TARONGA ZOO REPTILE AND AMPHIBIAN CONSERVATION CENTRE

Scoping Report

Prepared for

TARONGA CONSERVATION SOCIETY AUSTRALIA

7 April 2021

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1. INTRODUCTION

This Scoping Report has been prepared by Urbis on behalf of Taronga Conservation Society Australia (TCSA) the Applicant for this project. This Scoping Report constitutes a request for Secretary's Environmental Assessment Requirements (SEARs) to guide the preparation of an Environmental Impact Statement (EIS) that will accompany a State Significant Development Application (SSDA).

This SSDA is for the construction of a new Reptile and Amphibian Centre. TCSA is proposing the demolition of the existing Reptile Exhibit via a separate SSDA (Taronga Wildlife Hospital). The new precinct will inspire excitement, encourage visitation, provide opportunities for connection and reflection and facilitate learning experiences to think about our everyday lives and behaviours that impact the conservation of wildlife.

Figure 1 – Regional Context



Source: Urbis

Pursuant to Section 4.36(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act):

(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development

The proposal is classified as State Significant Development (SSD) under Section 4.36 of the EP&A Act on the basis that it falls within the requirements of clause 1(h) of Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*, being 'development that has a capital investment value of more than \$10 million on land identified on the State Significant Development Sites Map'. Taronga Zoo is identified as a state significant site in the SRD SEPP as it is arguably one of the most significant tourist destinations in Sydney and NSW. A QS Report is enclosed in **Appendix B**.

1.1. PROJECT ALTERNATIVES

Under the provisions of *Environmental Planning and Assessment Regulation 2000*, Schedule 2, Clause 7 there is a requirement to analyse any feasible alternatives to the proposed manner of carrying out the development, including the consequences of not carrying out the development.

TSCA identified project alternatives which were considered in respect to the identified need for the proposal. Each of these options is listed and discussed in the following table.

Table 1 – Project Alternatives

Option	Assessment
Do Nothing	<p>The NSW Government is investing \$40 million with an addition \$40 million being funded by donations over the next four years for expanded Wildlife Hospital facilities at Taronga Zoo Sydney and Western Plains Zoo Dubbo to increase capability to support emergency responses to wildlife crises, koala rescue and rehabilitation, wildlife conservation efforts and education facilities. In addition, the investment will also help to fund the new Reptile and Amphibian Conservation Centre (RACC).</p> <p>Keeping reptiles and amphibians in their current location poses numerous constraints as the reptile exhibit building, while 'purpose built' at the time, no longer meets today's best practice standards for animal care. In addition, Taronga's capacity to manage conservation and rehabilitation is compromised in the current facility.</p> <p>If the existing reptile exhibit stays in its current location (which is located in the proposed location of the future expansion of the Taronga Wildlife Hospital), the separate Wildlife Hospital SSD project will not be able to proceed which would impact Taronga's capacity to increase wildlife rehabilitation.</p>
Alternative Location	<p>As part of the planning for the new reptile exhibit, consideration was given to locating the RACC in various locations on the site. However, the proposed location has been selected with consideration from a sitewide planning perspective to ensure the development integrates into the overall strategy for the Zoo. Other options posed numerous constraints such as mature vegetation on site, guest flow and relocation of animals, which outweighed the benefits of other locations.</p>
Alternative Design	<p>The overall design has been proposed to reflect the topography of the site and 'sit within' the existing tree canopy. The proposed development has been built to reflect changing animal welfare needs and the vision of the Zoo to highlight conservation and provide education of animals.</p> <p>An alternative design in this location would require consideration of the existing topography of the site and visual impacts from Sydney Harbour as well as animal welfare requirements. To meet these requirements significant cut and fill and tree removal would be required to mitigate the impacts of a new design and meet access requirements.</p>
The Proposal (preferred option)	<p>It is considered that the relocation of the existing exhibits presents as the most strategically viable of all the options. The proposal will result in:</p> <ul style="list-style-type: none"> ▪ New purpose-built facilities which will provide modern enclosures, which allow for functional, best-practice and safer day-to-day operations and management. ▪ Innovative animal and visitor experiences and interactions and the ongoing viability of Taronga Zoo. ▪ Improved visitor access, including satisfying BCA and access requirements.

Option	Assessment
	<ul style="list-style-type: none"> ▪ Retention of significant vegetation and minimal relocation of animals on site.

To support the request for SEARs, this Scoping Report provides the following:

- An overview of the site and context.
- A description of the proposed development.
- An overview of the relevant statutory and strategic framework; and
- An overview of the likely environmental and planning impacts.

Preliminary concept plans prepared by DWP accompany the Scoping Report in **Appendix C**. These plans will be refined during the preparation of the EIS, including further detailed investigations and assessment of key issues identified within the SEARs.

2. STRATEGIC CONTEXT

2.1. STRATEGIC ALIGNMENT

In November 2020, the NSW Treasurer Dominic Perrottet and Environment Minister Matt Kean announced that TSCA will receive \$40 million from the NSW Government as part of the 2021-22 budget to help build two brand-new Wildlife Hospitals – one at Taronga Zoo Sydney and one at Taronga Western Plains Zoo in Dubbo.

In addition, the investment will also help to fund the state-of-the-art Reptile and Amphibian Conservation Centre (RACC). The stimulus package will ensure the preservation of important species, such as Corroboree Frogs, are protected for future generations to come and replace the current Serpentaria which will be demolished to facilitate the new Wildlife Hospital (via a separate SSDA).

The project will deliver genuine economic benefits in these challenging times, with the intention to provide approximately 520 jobs including design, project management and construction over the 30- month design development and construction period. Now more than ever, it is critical that the project is delivered in time for when the economy does bounce back, and international tourists start returning to Taronga, Sydney and Australia.

Figure 2 – Existing facilities



Picture 1 – Serpentaria



Picture 2 – Corroboree Frogs exhibit

2.2. THE SITE

2.2.1. Taronga Zoo

Taronga Zoo is located at Bradleys Head Road, Mosman and is situated in the Mosman Local Government area (LGA). The site is bounded by Bradleys Head Road to the east, Athol Wharf Road and Sydney Harbour to the south, Little Sirius Cove to the west and Whiting Beach Road to the north. Taronga Zoo is legally described as Lot 22 on DP843294 and is Crown Land managed by the TCSA (the Zoological Park Board).

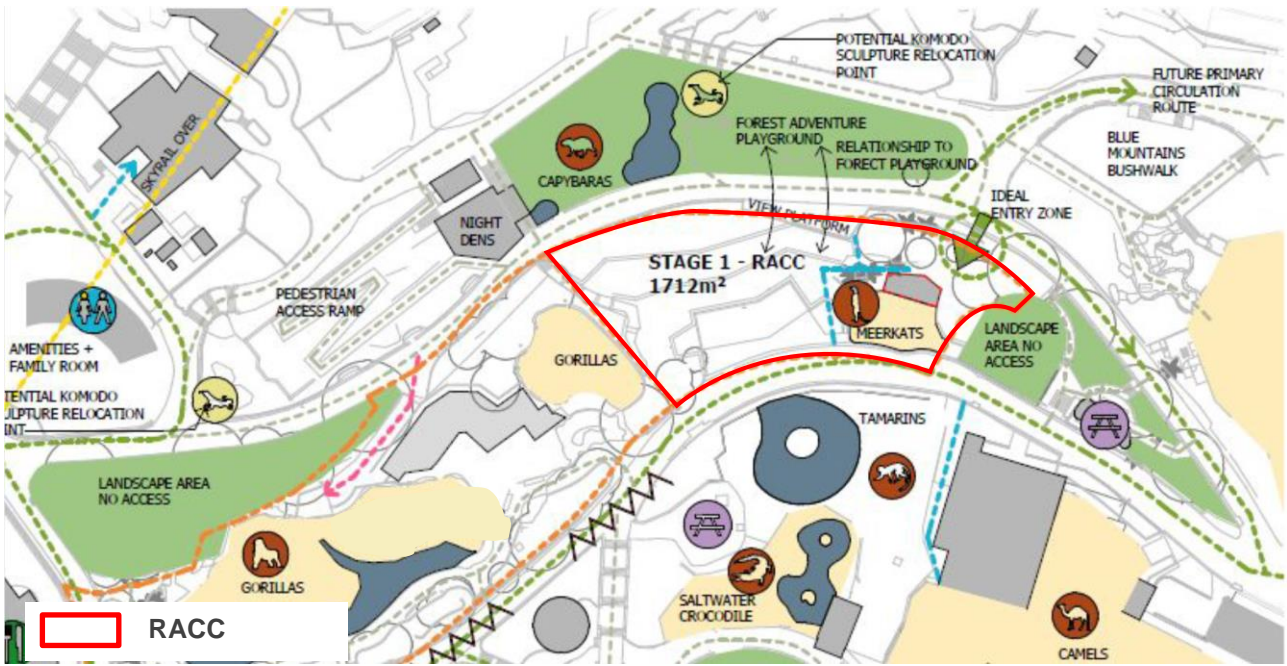
2.2.2. RACC Facility

The proposed location for the RACC is within the middle of the site adjacent to a range of animal exhibits including camels, capybaras and gorillas and the forest adventure playground. The site previously housed the Seal show amphitheatre and is now largely cleared with astroturf and replanted vegetation. A temporary meerkat exhibition is also located within the site which will be demolished and the meerkats relocated into the approved African Savannah Precinct shortly. These works will be undertaken as exempt development as per Schedule 2 of Mosman LEP 2012 if they have a Capital Investment Value (CIV) of less than \$1 million.

The RACC will house animals which are to be relocated from the current Serpentaria location which is proposed for removal under a separate SSDA.

A Site Location Map is provided below.

Figure 3 – Site Location Map



Source: Nearmap

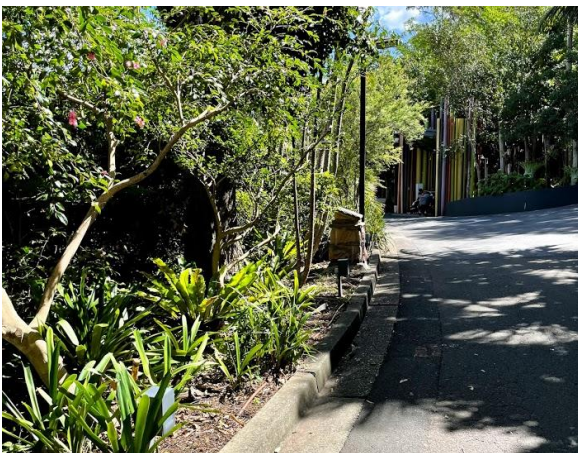
Figure 4 – Site Photographs



Picture 3 – Subject site facing west



Picture 4 – Subject site facing north



Picture 5 – Subject site from northern walkway



Picture 6 – Temporary Meerkat Exhibition

Source: Urbis

2.2.3. Taronga Wildlife Hospital

A separate SSDA is currently in the preliminary design phase for the construction of the Taronga Wildlife Hospital, Sydney. The project will include a new Wildlife Hospital and Nutrition Centre to replace existing facilities thereby enabling Taronga to respond to an emerging wildlife crisis and provide new experiences to Taronga Zoo's guests.

The location of the proposed Wildlife Hospital will result in the demolition of existing reptile facility. Two separate SSDAs are being sought by the Zoo to ensure that the assessment and construction of the works can be undertaken independently to assist with animal relocations between the old and new reptile facilities.

The EIS will incorporate cumulative impacts of both SSDAs to ensure that construction and operation of both projects will not have any substantial impacts on the zoo and surrounding properties.

Figure 5 – Map of Proposed Works



Source: Urbis

3. PROJECT DESCRIPTION

The proposed works will provide a new animal exhibit known as the Reptile and Amphibian Conservation Centre (RACC). The existing reptiles and amphibians will be relocated from their current location to a newly developed exhibit and experience for Taronga Zoo’s guests. The new Centre will inspire excitement, encourage visitation, provide opportunities for connection and reflection, and facilitate learning experiences to think about our everyday lives and behaviours that impact the conservation of wildlife.

The new facility will:

- Provide contemporary messages and call to action related to Reptile and Amphibian conservation.
- Create exciting, inspiring and compelling experiences that meet guest expectations, encourage revisitation and contribute to the financial sustainability of Taronga.
- Includes guest experience, keeper talks, encounters and tours.
- Improve positive animal welfare outcomes for the animals in our care.
- Showcase Taronga’s relevant conservation recovery programs.
- Highlight culture and Indigenous communities and the role these animals play to these communities.
- Develop a built asset that considers sustainability, mature asset management principles and integrated asset systems e.g. fire, heating, ventilation, and air conditioning to ensure sustainable maintenance outcomes for asset lifecycle.

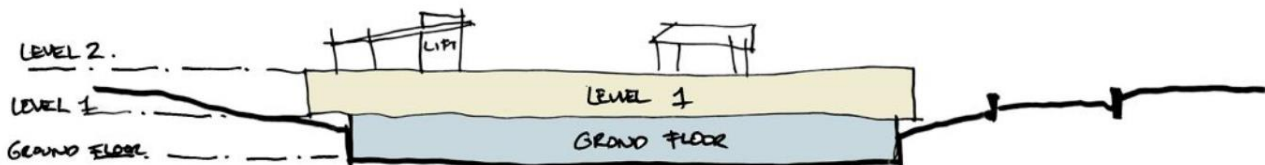
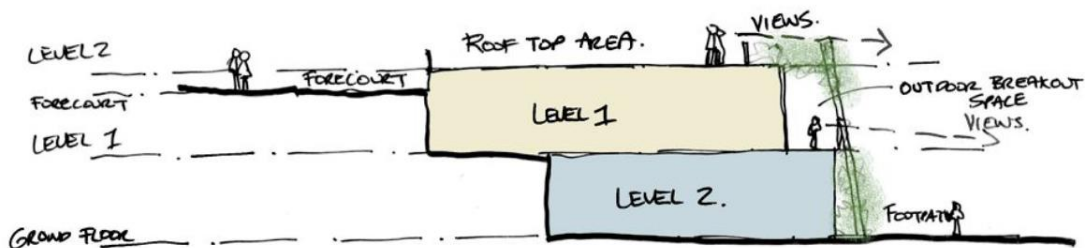
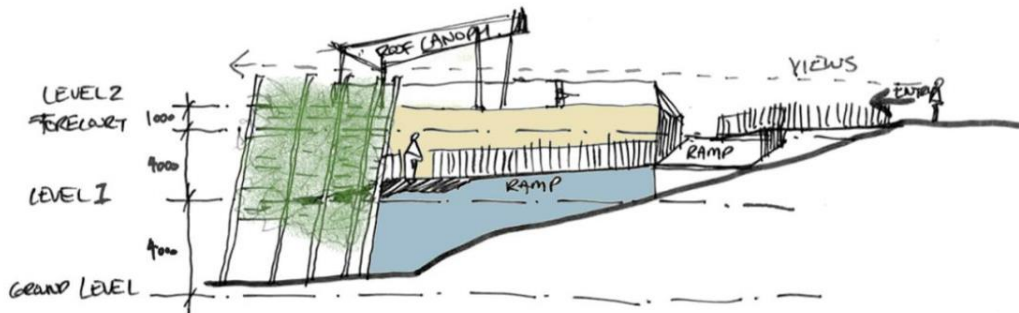
The development is outlined in **Table 2** and initial massing is illustrated in **Figure 6**. Concept plans of the proposed development prepared by DWP are provided in **Appendix C**.

Table 2 – Overview of the Proposed Development

Element	Proposed
Project Area	1,712sqm
Site Preparation	Preparation works including animal relocations to temporary facilities and demolition of the temporary meerkat exhibition can be undertaken by the Zoo as exempt works, as per Schedule 2 of Mosman LEP 2012 if they have a CIV of less than \$1 million, prior to the determination of any application.
Construction Summary and Timing	It is anticipated early works and site preparation will begin in second half of 2021 (pending timely development approval) with main works beginning early 2022 based on a 30 month construction and design program.
Built Form	<p>The proposal will provide a two storey building with a new forecourt and entrance along the eastern entrance to the site with:</p> <ul style="list-style-type: none"> ▪ Ground floor: BOH/staff facilities including food prep and holding facilities accessible from the current ground entrance. ▪ First Floor: Exhibition spaces accessible via the new main entrance adjacent to the forest adventure playground to the north of the site. ▪ Rooftop: Additional exhibition space accessible from the forecourt with a roof canopy to reflect natural conditions for animals including Komodo Dragons. <p>An architectural wall is proposed along the southern façade of the building to provide screening and reflect the camouflage abilities of many of the animals on display</p>

Element	Proposed
	within the RACC. This feature will also ensure that the built form is not highly visible from Sydney Harbour.
Access and Parking	<p>Access to the building will be available from existing walkways to the north and south of the proposed site, with minor changes proposed to the heritage walking pathways. Public access will only be available from the eastern entrance and forecourt with staff access proposed from the current ground level along the southern walkway.</p> <p>No changes are proposed to existing parking and loading arrangements for the Zoo.</p>
Hours of Operation	The proposal will operate within the existing hours of operation for the zoo. The EIS will be accompanied by a Plan of Management relating to the care of animals and procedures for the daily operation of the Precinct.
Signage	Wayfinding signage is likely to be proposed as part of this proposal.

Figure 6 – Initial massing sketches



Source: DWP

3.1. ALTERNATIVES CONSIDERED

The design is still in preliminary form and may change following further investigations undertaken during the SSDA process. As noted in **Table 1**, this project is partially funded by the NSW 2021-22 budget and is likely to be finalised shortly.

4. STATUTORY CONTEXT

The site is located with the Mosman Local Government Area (LGA). As such, the relevant Acts and environmental planning instruments (EPIs) relating to the site and relevant considerations for the SSDA are as follows:

- *Zoological Parks Board Act 1973 (Zoological Act)*
- *Environmental Planning and Assessment Act 1979 (EP&A Act).*
- *Biodiversity Conservation Act 2016 (BC Act).*
- *Exhibited Animals Protection Act 1986*
- *NSW Heritage Act 1977 (Heritage Act)*
- *NSW Roads Act 1973 (Roads Act)*
- *NSW Rural Fires Act 1997 (Rural Fires Act)*
- *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).*
- *State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)*
- *State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)*
- *Sydney Harbour Catchment Regional Environmental Plan 2005 (SHREP 2005)*
- *Mosman Local Environmental Plan 2012 (MLEP).*

The key statutory requirements that are relevant to the site and the project are summarised in **Table 3**.

Table 3 – Summary of Key Statutory Requirements

Matter	Guidance
Power to grant consent	<p>The <i>Zoological Parks Board Act 1973 (Zoological Act)</i> is the Act that governs Taronga and Taronga Western Plains Zoos. A corporation named the “Zoological Parks Board of New South Wales” (the Board) is constituted under the Zoological Parks Board Act. The Board may also be called the Taronga Conservation Society Australia and the use of that name has the same effect for all purposes as the use of its corporate name.</p> <p>Under Clause 5(2)(b) of the Zoological Act the Board shall, for the purposes of any Act, be deemed to be a statutory body representing the Crown.</p> <p>Taronga Conservation Society Australia has a formal mandate, as defined in Section 15 of the Zoological Parks Board Act 1973, to:</p> <ul style="list-style-type: none"> (a) carry out research and breeding programs for the preservation of endangered species; (b) carry out research programs for the conservation and management of other species; (c) conduct public education and awareness programs about species conservation and management; and (d) display animals for educational, cultural and recreational purposes. <p>The RACC clearly meets these objectives, as it will display animals for educational, cultural and recreational purposes.</p>

Matter	Guidance
	<p>The zoo's animal management activities will ensure the Australian animal collection, its presentation and its care, are consistent with their overall animal strategy, conservation and education strategy and zoo vision.</p>
Permissibility	<p>Under MLEP, the site is zoned 'SP1 Special Activities' under MLEP 2012 and is identified on the zoning map as "Zoological Gardens". "Zoological Gardens" is not defined in any NSW legislation. The Macquarie Dictionary defines a "zoo" as follows:</p> <p style="text-align: center;"><i>"park or other large enclosure in which live animals are kept for public exhibition; a zoological garden."</i></p> <p>The only uses permitted on the site with development consent is for the purpose shown on the Land Zoning Map including any development that is ordinarily incidental or ancillary to development for that purpose. The proposed animal exhibit is permitted with development consent and is consistent with the SP1 zone objectives in that the proposal will provide state of the art facilities for the purpose of the displaying of animals.</p>
Other approvals	<p>Exhibited Animals Protection Act 1986 (Animal Protection Act)</p> <p>The <i>Animal Protection Act</i> 1986 identifies the need for approvals to be given for the Zoo to exhibit animals, with certain animals requiring specific permits. TSCA sees animal welfare as being of paramount importance. Its enclosure designs will exceed the minimum specified standards by a considerable margin. The proposed exhibit designs seek to deliver high quality environments contributing to animal welfare.</p> <p>NSW Native Vegetation Act 1997 (NV Act)</p> <p>Pursuant to section 4.41 of the EP&A Act, SSD is exempt from the need for an authorisation under section 12 of the Native Vegetation Act 2003 to clear native vegetation.</p> <p>NSW National Parks and Wildlife Act 1974 (NPW Act)</p> <p>Pursuant to Section 4.41 of the EP&A Act, SSD is exempt from the need for a section 90 permit for the removal of items of Aboriginal heritage.</p> <p>Due to the site's location in close proximity to known archaeological items, an Aboriginal Cultural Heritage and Archaeology (ACHA) will form part of the EIS and supporting documents.</p> <p>NSW Heritage Act 1977 (Heritage Act)</p> <p>The site is not a State Heritage listed item under Part 3A of the Heritage Act.</p> <p>Pursuant to Section 170 of the Heritage Act all state government agencies including Taronga Zoo must keep and administer a database of heritage assets called a Section 170 Heritage and Conservation Register.</p> <p>The proposal will result in some works to items identified on the Section 170 register as noted in Section 6.6.2 of this report.</p>

Matter	Guidance
	<p>The whole site is also identified under the Mosman LEP as a local heritage item. None of the identified local items will be impacted by the proposal.</p> <p>The EIS and supporting documentation will demonstrate the way in which the proposal will avoid or minimise impacts to any heritage significance.</p> <p>NSW Roads Act 1973 (Roads Act)</p> <p>Any works proposed to a public road as part of the proposed development would require the consent of the RMS.</p> <p>Consultation would be undertaken with the RMS during the preparation of the EIS to ensure adequate consideration of potential issues affecting public roads within or surrounding the site.</p> <p>NSW Rural Fires Act 1997 (Rural Fires Act)</p> <p>The site is identified as bushfire prone land.</p> <p>Pursuant to section 4.41 of the EP&A Act, SSD is exempt from the need for a bushfire safety authority under Section 100B of the Rural Fires Act.</p> <p>The EIS will include a Bushfire Assessment Report.</p>
Pre-conditions to exercising the power to grant approval	<p>State Environment Planning Policy (Sydney Drinking Water Catchment) 2011 (Drinking water SEPP)– clause 10(1)</p> <p>A consent authority must be satisfied that the carrying out of the proposed development would have a neutral or beneficial effect on water quality. The project is located within the Sydney drinking water catchment.</p> <p>Given the proposal is for the construction of a new flora and fauna exhibit within the existing zoo grounds it is unlikely to result in any impacts on the drinking water catchment.</p> <p>SEPP No. 55 – Remediation of Land (SEPP 55)</p> <p>SEPP 55 requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, the consent authority must be satisfied that the land can and will be remediated before the land is used for that purpose.</p> <p>Given the site is currently being used for zoo exhibits, and the use is proposed to continue, contamination is an unlikely issue. However, contamination has been considered and investigations will be undertaken and included in the EIS to ensure the site is suitable for the proposed use.</p>
Mandatory matters for consideration	<p>Biodiversity Conservation Act (BC Act)</p> <p>In accordance with section 7.9(2) of the BC Act, an SSDA is required to be accompanied by a biodiversity development assessment report (BDAR).</p> <p>Due to the range of native flora and fauna located within the site, a BDAR will be prepared as part of the EIS to identify the any potential Critically Endangered</p>

Matter	Guidance
	<p data-bbox="448 226 1410 293">Ecological Communities (CEEC) under the BC Act and Environmental Protection and Biodiversity Act (EPBC Act).</p> <p data-bbox="448 327 895 360">SEPP (Infrastructure) 2007 (ISEPP)</p> <p data-bbox="448 387 1378 528">ISEPP identifies the environmental assessment category into which different types of infrastructure and services development are classified. The ISEPP requires certain traffic generating developments to be referred to Transport for NSW (TfNSW).</p> <p data-bbox="448 557 1386 624">The SSDA may be referred to TfNSW due to the high level of traffic associated with the existing use of the Zoo as a well-known tourist facility.</p> <p data-bbox="448 654 1418 831">The SSDA may also be referred to the relevant utility service providers to confirm that the siting and layout of the proposed development will not impact on relevant easements and/or infrastructure corridors. As this application is essentially for the development of animal enclosures within an existing part of the Zoo it is unlikely to result in any impacts of utility services.</p> <p data-bbox="448 864 1361 931">Sydney Harbour Catchment Regional Environmental Plan 2005 (SHREP 2005)</p> <p data-bbox="448 960 1362 1137">SHREP 2005 is a deemed SEPP and applies to Sydney Harbour and the surrounding foreshores and catchment. The planning instrument provides planning principles to guide future development and a range of matters when considering DAs within the foreshores and waterways of Sydney Harbour, including planning controls for strategic foreshore sites.</p> <p data-bbox="448 1167 1422 1458">Under SHREP 2005 the site is identified within the Foreshores and Waterways Area, listed as a “Strategic Foreshore Site”. The site does not have any heritage listing under SHREP 2005. Development listed in Schedule 2 of the SHREP 2005 is required to be referred to the Foreshores and Waterways Planning and Development Advisory Committee (Foreshore Committee) prior to determination. The proposed zoological exhibits fall within the definition of a ‘flora and fauna enclosure’. As such, the proposal may require referral to the Foreshore Committee.</p> <p data-bbox="448 1487 1418 1704">Given the proposed ‘flora and fauna enclosure’ will replace existing facilities and its location, materiality and built form of proposed structures will integrate with the landscape and sit below the tree canopy, it is not envisaged the proposal will result in any visual, scenic or environmental impacts on Sydney Harbour and its foreshore. A visual impact assessment from the foreshore or harbour will not be required to support this SSDA.</p> <p data-bbox="448 1733 1426 1874">Development consent must not be granted for development on the site, being a strategic foreshore site unless there is a master plan for the site and consideration has been made to this master plan. The Taronga Zoo has an approved master plan “Zoo 2000 – The view to the future” which will be reviewed as part of the EIS.</p>

Matter	Guidance		
	<p>Mosman Local Environmental Plan 2012</p> <p>An assessment of the preliminary concept plans against the principal development standards within the MLEP is provided below.</p> <p>Table 4 – MLEP Principal Development Standards Compliance Table</p>		
	Development Standard	Control	Compliance
	5.10 Heritage Conservation	Conserve environmental heritage including the significance of heritage items and heritage conservation areas, archaeological sites, Aboriginal objects and Aboriginal places of heritage significance.	<p>Taronga Zoo site contains several locally listed heritage items, identified as Item I34 being the “Rainforest Aviary”, “Elephant House”, “bus shelter and office”, “floral clock” and “upper and lower entrance gates”.</p> <p>Taronga Zoo and its surrounds also contains a number of archaeological items listed in MLEP 2012 including:</p> <ul style="list-style-type: none"> ▪ Item A494 “Sites of Curlew and Mia Mia Camps” at Sirius Cove Road on Bushland between Little Sirius Cove and Whiting Beach. This item is situated on Lot 22 DP 843294 but is located outside of the Zoo’s perimeter fence line. ▪ Item A482 “Former Athol Wharf Tram Terminus, including escarpment and retaining walls” on Athol Wharf Road and is described as “Road Reserve adjacent to Taronga Zoo Ferry Wharf”. ▪ Item A483 “Site of first wharf serving Taronga Zoo” on Athol Wharf Road and is described as the Taronga Zoo Ferry Wharf.

Matter	Guidance		
			Assessment of the heritage and archaeological significance of the site will be incorporated into the EIS.
	6.4 Scenic Protection Area	<p>Development consent must not be granted to any development on land in a Scenic Protection Area unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> ▪ measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development to and from Sydney Harbour, and ▪ the development will maintain the existing natural landscape and landform. 	The proposed works involve built form which remains below the existing tree canopy of the precinct and will not be visible from Sydney Harbour or the foreshore.
	7.2 Terrestrial Biodiversity	Maintain terrestrial biodiversity by protecting native fauna and flora, ecological processes and encouraging the conservation and recovery of native fauna and flora.	As noted above, a BDAR will accompany the EIS.

5. ENGAGEMENT

5.1. ENGAGEMENT CARRIED OUT

5.1.1. Scoping Meeting with DPIE

In accordance with the Department of Planning, Industry and Environment's (DPIE) protocol of conducting 'scoping meetings' prior to formal lodgement of SEARs, a meeting was held on 25 March 2021 via teleconference between the members of the project team and members of the Key Sites team at DPIE including:

- Cameron Sargeant, DPIE
- Minoshi Weerasinghe, DPIE
- Karl Fetterplace, DPIE
- Matthew Spooner, TCSA
- Paul De Alwis, TSCA
- Sarah Horsfield, Urbis
- Brigitte Bradley, Urbis

The key areas of discussion included the following:

- Project brief of the proposed development and the Wildlife Hospital SSDA
- Urgency of the proposed works to TCSA
- Timeframes of the project from initial scoping with the intention for approval by July 2021
- Consultation requirements
- Confirmation that the NSW Government Architects will not consider this SSDA due to the unique design requirements for animals and their enclosures.
- Confirmation that a separate Social Impact Assessment and Visual Impact Assessment is not required and can be incorporated into Urbis' assessment within the EIS.

5.1.2. Consultation with Mosman Council

A meeting with Mosman Council was held at Council offices on 30 March with TSCA representatives and Urbis to discuss current projects being undertaken at Taronga Zoo including the Taronga Wildlife Hospital and RACC projects. The key areas of discussion included the following:

- Council was generally supportive of the overall redevelopment of the RACC and Wildlife Hospital.
- Council identified the importance of providing assessment of the cumulative impacts of any construction traffic and relevant mitigation measures.
- Council will be notified of the proposed development during public exhibition of the EIS.

We trust that this initial consultation will assist to understand the scope of works proposed to be assessed by Council and DPIE.

5.1.3. Consultation with Registered Aboriginal Parties

Consultation has also begun with Registered Aboriginal Parties (RAPs) to ensure that the proposed design has no impacts on items of aboriginal significances on the site. Within the RACC investigation area, no areas of significance have been identified during the preliminary investigation stage.

5.2. COMMUNITY VIEWS

Based on the Zoo and Urbis' experiences with previous projects including the recent Upper Australia Precinct and the location of the RACC facility some distance away from any neighbouring residential property, the development of a new reptile exhibit is unlikely to receive much community feedback.

The overall design has been designed to be minimally invasive to the local community and is unlikely to be visible from Sydney Harbour.

5.3. ENGAGEMENT TO BE CARRIED OUT

It is recognised that there will be a number of stakeholders who will require consultation throughout the preparation of the EIS. These may include but are not limited to:

- The local community, particularly neighbouring residents
- Mosman Council
- Environment Protection Authority
- Office of Environment and Heritage and Heritage Council
- Primary Industries
- NSW Rural Fire Service
- Community Groups including Headland Preservation Group, Mosman Parks and Gardens and members of the local aboriginal community
- Taronga Zoo's internal community, including staff, volunteers and supporters.

In accordance with the Regulations, the EIS will be placed on formal public exhibition once the Department of Planning & Environment review the document as being 'adequate' for this purpose. Following this exhibition period, the applicant will respond to matters raised by notified parties.

6. PROPOSED ASSESSMENT OF IMPACTS

6.1. ACCESS

6.1.1. Access to property

The proposal does not result in any changes to the existing road network or access points to the Zoo.

6.1.2. Traffic and parking

The proposal involves the replacement and upgrade of existing zoo facilities and reptile exhibit, it will not change the zoo's visitor capacity or staff numbers. Local parking and traffic conditions will not be significantly altered by this proposal.

A Car Parking and Traffic Impact Assessment will be prepared by a suitably qualified consultant for inclusion in the EIS. It will demonstrate that the existing parking and public transport arrangements and altered servicing arrangements will be sufficient to serve the replacement reptile exhibit.

6.2. AMENITY

6.2.1. Air Quality

It is not anticipated there will be any adverse impacts associated with air quality. During construction, air quality will be managed through appropriate dust mitigation measures through use of an Air Quality Management Plan. This plan will address both the cumulative impacts associated with the entire Zoo and RACC in isolation.

6.2.2. Noise and Vibration

As the proposal does not include any additional land uses and is essentially a replacement of an existing animal precinct, it is not anticipated there will be any adverse impacts associated acoustic impacts on the surrounding residential land uses. Notwithstanding, a Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the proposed construction and operations activities associated with the proposal, together with recommendations to mitigate against these.

6.2.3. Visual

It is the intention of the design to remain below the existing tree canopy and retain the majority of existing trees to reduce visual impacts from Sydney Harbour. The overall built form is intended to be sympathetic to the natural character of the precinct and provide a camouflage element to reflect the characteristics of the animals within the exhibit as well as ensuring the proposed built form is generally not visible from Sydney Harbour. Given the proposed built changes are low scale with minimal tree removal proposed, the EIS will address potential view impacts but will not require a formal view impact assessment from the foreshore or harbour.

6.3. BIODIVERSITY

The zoo contains significant natural biodiversity and provides habitat for native flora and fauna. Where possible, existing vegetation is being retained and integrated into the landscape design of the proposal. Some vegetation removal and impacts are expected as a result of the proposal. The proposal includes the removal of some of the existing vegetation on the site and substantial alterations to the site's landscaping to allow for equitable access to the precinct. Existing significant vegetation will largely be retained and integrated into the overall landscape design for the site.

The EIS will include a comprehensive arboricultural and biodiversity review of the existing vegetation and habitat on the site and identify all vegetation proposed for removal and retention as part of the proposal. An assessment of the site's biodiversity values and likely impacts of the proposal will be undertaken to inform the EIS for the proposal.

6.4. BUILT ENVIRONMENT

The submitted concept plans prepared by DWP are enclosed in **Appendix C** provides a preliminary indication of the proposed built form which will nestle into the topography of the land.

The RACC is located within the middle of the Zoo, some distance away from any residential properties. The site has limited visibility from the public domain, the foreshore or Sydney Harbour due to existing high tree coverage.

The EIS will address the height, bulk and scale of the proposed development within the context of the locality. The EIS will also address the design quality with specific consideration of the use of colours, materials, finishes and landscaping. A landscape plan will be submitted with the EIS package to proposed landscape works associated with the proposal.

6.4.1. Public infrastructure

All required services for the proposed development are available and some augmentation may be required. Further information will be provided as part of the EIS.

6.4.2. BCA and Access

A Building Code of Australia (BCA) Report will be submitted as part of the EIS to confirm that the proposal will be capable of complying with the relevant provisions of the BCA.

An Access Statement will be prepared by a qualified accessibility consultant to ensure the proposed development will be capable of providing universal access to all required areas in accordance with relevant Australian Standards.

6.5. HAZARDS AND RISKS

6.5.1. Geotechnical and Contamination

Based on previous works undertaken on the zoo site, no geotechnical or contamination issues are expected. Appropriate geotechnical and contamination investigations will be addressed in the EIS to enable structural design and address statutory contamination requirements.

6.5.2. Waste Management

A Construction Waste Management Plan and an Operational Waste Management Plan will be prepared and accompany the EIS. The plans will detail proposed waste management practices including storage, collection points and method for removal. Where possible, all demolition, construction and operational waste will be reused or recycled. Where needed, the plans will review the cumulative impacts of works proposed as part of the local DA and SSDA.

6.5.3. Stormwater Management

Stormwater impacts will be assessed by a qualified consultant and the assessment will be provided with the submission of the EIS. A Stormwater Management Plan and Sediment & Erosion Control Plan will accompany the EIS submission and will provide details regarding proposed on-site stormwater management, as well as any proposed water capture and reuse and erosion and sediment control measures required to mitigate offsite impacts.

6.5.4. Construction Management

A Preliminary Construction and Environmental Management Plan will be submitted with the EIS and will outline the key management measures to be implemented during construction of the proposed development.

6.6. HERITAGE

6.6.1. Aboriginal

As noted in **Section 5**, preliminary consultation with RAPs has begun on site. An Aboriginal Cultural Heritage Assessment (ACHA) will be prepared as part of the EIS to assess the impact of the proposed development on Aboriginal heritage items on the site with continued consultation with RAPs.

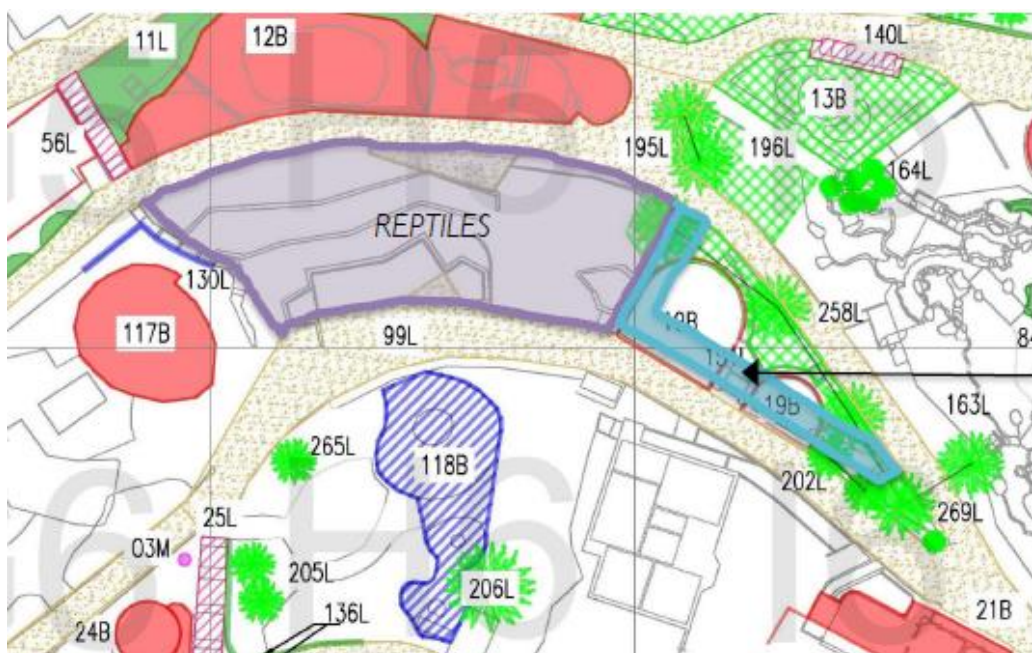
6.6.2. Historic

Taronga Zoo is not identified as a heritage item listed in SREP 2005 and the location of the development is not situated within close proximity to any heritage item listed in SREP 2005. The Taronga Zoo site contains several locally listed heritage items, identified as Item I34 in MLEP 2012 being the “Rainforest Aviary”, “Elephant House”, “bus shelter and office”, “floral clock” and “upper and lower entrance gates”. None of these items are located within the RACC Site.

Although Taronga Zoo is not listed on the State Heritage Register, as a crown authority, a database of heritage assets called a Section 170 Heritage and Conservation Register is required. The Register identifies over 250 individual built and landscape heritage items within Taronga Zoo. The proposal will directly affect the following Section 170 register items, shown in **Figure 7**.

- Item 19B (Former Parrot/Cockatoo/Macaw/New Guinea aviaries – original superstructures removed 2009 leaving the rough-cast masonry perimeter walls with inset decorative panels – partial restoration 2012/2013).
- Unlisted Item – Natural Hawkesbury sandstone rock outcropping.

Figure 7 – Excerpt of Taronga Zoo Section 170 register



Source: TCSA

The following Section 170-listed items are located in close proximity to the subject site and will be considered as part of the overall heritage assessment:

- Item 99L (Original zoo – 1913-1914 period - path layout).
- Item 151L – Stone garden walls, c. 1920s-1940s near former parrot aviaries (19B).
- Item 12B (Formerly original 1915 upper seal pools then redeveloped for Lemur Forest Enclosure 2012/2013 though now no longer for Lemurs but a playground and Capybaras)
- Item 13B (Floral clock 1928 – including open brick balustrade with rough-cast finish)

- Item 21B – Elephant House (Indian Elephant Temple), 1915 – restored 2006. Other associated components also listed on s170 Register.
- Item 56L – 1914-1916 concrete stair flights restored/partially rebuilt as part of Lemur Forest precinct redevelopment 2012/2013.
- Item 117B – Originally an elliptical aviary (1910s) then adapted as De Brazza’s Guenon enclosure (c. 1990s) then space incorporated into current Gorilla enclosure.
- Item 118B – Original 1916 water ponds (modified c. 1980s), currently Tamarins (upper pond) and Saltwater Crocodile (lower pond).
- Item 130L (Remnants of Interwar period pipe rail fencing components – previously salvaged for installation elsewhere at zoo)
- Item 151L – Stone garden walls, c. 1920s-1940s near former parrot aviaries (19B).

The following Section 170-listed trees will be retained as part of the proposal:

- Item 163L (Avenue of *Waterhousea floribunda* – 5 trees along path between Floral Clock and Elephant House)
- Item 195L – Mature Skyduster palm (*Washingtonia robusta*) relocated in 1996 and a Cabbage palm (*Livistona australis*).
- Item 196L – Group of Interwar period palms of various genera previously relocated from old Penguin enclosure.
- Item 201L – Interwar period Picabeen palm (*Archontophoenix cunninghamii*) amongst Waterhousea Avenue (163L).
- Item 202L – Interwar period Cabbage palm (*Livistona australis*) amongst Waterhousea Avenue (163L).
- Item 269L (Puriri (*Vitex lucens*) uncommon species in cultivation in Sydney – near apex of paths north of Elephant House)

In accordance with Clause 5.10 of MLEP 2010, a Heritage Impact Assessment (**HIA**) be prepared as part of the EIS to assess the impact of the proposed development on locally listed and Section 170 register items within the site. The Taronga Zoo Conservation Strategy July 2002 was endorsed by the NSW Heritage Office and provides the policy framework for the conservation, interpretation, management and use of the site as part of the implementation of the Master plan. This document will be a key consideration for the preparation of the HIA.

6.7. SOCIAL

The state-of-the art RACC facility will ensure that Taronga Zoo can continue to provide world class animal welfare and education programs for both domestic and international visitors. The proposed works will result in a new and improved reptile exhibit at the Zoo that the public will be able to enjoy. Overall, the project will improve the visitor experience with superior engagement between visitors and animals as well as innovation in animal welfare.

The RACC project has been partially funded as part of the NSW 2021-22 budget to ensure that NSW’s tourism industry can continue to recover from COVID-19. The project will deliver genuine economic benefits in these challenging times, particularly in creating full-time jobs during construction, and will sustain direct and indirect jobs during its ongoing operation.

7. CONCLUSION

The purpose of this report is to request SEARs for the preparation of an EIS for the construction of the Reptile and Amphibian Conservation Centre at Taronga Zoo. The Applicant is committed to working with key stakeholders, including State government agencies and Mosman Council to deliver a high-quality development.

This SEARs request outlines the approval pathway for the application, the legislative framework and the key matters for consideration in the assessment of the application. The EIS will demonstrate how the RACC is suitable for the site and the potential environmental impacts can be appropriately mitigated, minimised or managed to avoid any unacceptable impacts.

We trust that the information detailed in this letter is sufficient to enable the Department to issue the SEARs to guide the preparation of the EIS.

DISCLAIMER

This report is dated 7 April 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Client Name (**Instructing Party**) for the purpose of Scoping Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

SCOPING SUMMARY TABLE

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
Standard	Access – Access to property	N	General	<ul style="list-style-type: none"> ▪ State Environmental Planning Policy (Infrastructure) 2007 ▪ Austroads Guide to Traffic Management 	Section 6.1.1
Detailed	Access – Traffic and Parking	N	General	<ul style="list-style-type: none"> ▪ State Environmental Planning Policy (Infrastructure) 2007 ▪ Austroads Guide to Traffic Management ▪ Guide to Traffic Generating Developments Version 2.2 (RTA, 2002). ▪ NSW Bicycle Guidelines 	Section 6.1.2
Minor	Amenity – Air Quality	N	General	<ul style="list-style-type: none"> ▪ Protection of the Environment Operations Act 1997 ▪ National environment protection (ambient air quality) measure ▪ Approved methods for modelling and assessment of air pollutants in NSW (and related guidance) ▪ In tunnel air quality (nitrogen dioxide) policy 	Section 6.2.1
Detailed	Amenity – Noise and Vibration	N	General	<ul style="list-style-type: none"> ▪ Construction Noise Strategy (Transport for NSW, 2012) ▪ Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009) ▪ NSW Industrial Noise Policy (Environment Protection Authority, 2000) ▪ Rail Infrastructure Noise Guideline (Environment Protection Authority, 2013) ▪ NSW Road Noise Policy (Environment Protection Authority, 2011) ▪ Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) 	Section 6.2.2

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
				<ul style="list-style-type: none"> ▪ German Standard DIN 4150-3: Structural Vibration – Effects of Vibration on Structures ▪ Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) ▪ Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration (Australian and New Zealand Environment Council, 1990) 	
Standard	Amenity – Visual Amenity	N	General	<ul style="list-style-type: none"> ▪ Draft Guidelines for Landscape and Visual Impact Assessment (3rd edition) ▪ See scoping report 	Section 6.2.3
Detailed	Biodiversity	N	General	<ul style="list-style-type: none"> ▪ Commonwealth EPBC 1.1 Significant Impact Guidelines – Matters of National Environmental Significance (Commonwealth of Australia, 2013) ▪ Commonwealth EPBC 1.2 Significant Impact Guidelines – Actions on, or Impacting upon, ▪ Commonwealth Land and Actions by Commonwealth Agencies (Commonwealth of Australia, 2013) ▪ Commonwealth Department of the Environment – Nationally Threatened Ecological Communities and Threatened Species Guidelines (various) ▪ Commonwealth Department of the Environment – Survey Guidelines for Nationally Threatened Species (various) ▪ Threatened Species Survey and Assessment Guidelines ▪ NSW Biodiversity Offsets Policy for Major Projects (Office and Environment and Heritage, 2014) 	Section 6.3

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
				<ul style="list-style-type: none"> Framework for Biodiversity Assessment (Office and Environment and Heritage, 2014). 	
Detailed	Hazards and risk – geotechnical and land contamination	N	General	<ul style="list-style-type: none"> Protection of the Environment Operations Act 1997 Contaminated Land Management Act 1997 Managing Land Contamination: Planning Guideline (SEPP 55) Guidelines on the Duty to Report Land Contamination SEPP 55 – Remediation of Land National environment protection (assessment of site contamination) measure 	Section 6.5.1
Detailed	Hazards and risk – waste management	N	General	<ul style="list-style-type: none"> Protection of the Environment Operations Act 1997 Waste Avoidance and Resource Recovery Act 2001 Waste classification guidelines Guidance for managing industrial waste Solid waste landfills guideline Composting and related organics processing facilities guideline NSW energy from waste policy statement 	Section 6.5.2
Detailed	Hazards and risk – stormwater management	N	General	<ul style="list-style-type: none"> Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008) NSW Government’s Floodplain Development Manual (2005). 	Section 6.5.3

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
Detailed	Hazards and risk – construction management	Y	General	<ul style="list-style-type: none"> ▪ Waste Classification Guidelines Part 1: Classifying Waste” (Department of Environment Climate Change and Water, December 2009) 	Section 6.5.4
Detailed	Heritage – Aboriginal	N	Consultation required with RAPs	<ul style="list-style-type: none"> ▪ National Parks and Wildlife Act 1974 ▪ Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW 2011 ▪ Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 ▪ Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW 2010 	Section 6.6.1
Detailed	Heritage - Historic	N	General	<ul style="list-style-type: none"> ▪ Heritage Act 1977 ▪ Australia ICOMOS Charter for the Conservation of Places of Significance, Burra Charter 2013 ▪ Assessing Significance for Historical Archaeological Sites and ‘Relics’ 2009 ▪ Design in Context – Guidelines for Infill Development in the Historic Environment 2006 ▪ Skeletal Remains; Guidelines for Management of Human Skeletal Remains 1998 	Section 6.6.2
Minor	Social	N	General	<ul style="list-style-type: none"> ▪ See scoping report 	Section 2 and Section 6.7

APPENDIX C

PRELIMINARY PLANS

