



TARONGA ZOO SYDNEY WILDLIFE HOSPITAL

Scoping Report

Prepared for
TARONGA CONSERVATION SOCIETY AUSTRALIA
16 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**).

TCSA is proposing to construct a new Wildlife Hospital and Nutrition Centre to enable Taronga to respond to an emerging wildlife crisis and provide new educational wildlife experiences to Taronga Zoo's guests and students. This centre will replace existing facilities.

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 an expanded Wildlife Hospital and associated 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) (which is subject to a SSDA).</p> <p>The current wildlife hospital and quarantine facilities, whilst 'purpose built' at the time, are now out of date and no longer meet today's best practice standards for animal care. Taronga's capacity for rehabilitation, world class animal care and the opportunity to provide educational wildlife experiences to Zoo guests and students will not be able to proceed if the current hospital facility is not redeveloped, relocated and expanded.</p>
Alternative Location	<p>While other locations were considered, the proposed location ensures that access is available for the public from the existing Security Portal which will not impact on critical animal quarantine procedures undertaken by the Zoo. As a Class-A quarantine facility, any cross-contamination of zoo animals, wildlife animals currently under the Zoo's care, and animals brought in for treatment by the public or rescued by the Australian Federal Police could have catastrophic impacts on the Australian ecosystem.</p> <p>The proposed location also allows Taronga to highlight the importance of the Hospital and its operations by having it part of the 'Zoo Circuit' allowing visitors glimpses into the operations of the Hospital for the first time.</p>
Alternative Design	<p>The Wildlife Hospital and Nutrition Centre will house a range of facilities. 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. The design also allows for a staged construction programme to ensure minimal impact on animals currently being cared for by the Zoo and ensure rehabilitation and quarantine facilities are continuously available on site.</p> <p>The overall design has been proposed to respond sensitively to the topography of the site and 'nestle within' the existing tree canopy to ensure minimal visual impacts from Sydney Harbour.</p> <p>An alternative design would impact on existing services and have detrimental impacts on the overall use of the site for animal welfare and safety.</p>
The Proposal (preferred option)	<p>It is considered that the redevelopment of the Wildlife Hospital presents as the most strategically viable of all the options. The proposal will result in new purpose-built facilities which will:</p>

Option	Assessment
	<ul style="list-style-type: none"> ▪ Provide modern medical facilities, which allows for functional, best-practice and safer day-to-day operations and management. ▪ Improve quarantine facilities on site and boost preventative health care to strengthen biosecurity in Australia. ▪ Continue emergency wildlife welfare work undertaken by Taronga and increase the overall emergency care capacity of the Zoo. ▪ Allow the Zoo to complete annual surgeries and health checks on their animals. ▪ Provide opportunities for innovative animal and visitor experiences and interactions with aspects of the Zoo not currently accessible to Zoo visitors.

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 Troppo 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 funding will also help to fund the state-of-the-art Reptile and Amphibian Conservation Centre (RACC) ensure the preservation of important species, such as Corroboree Frogs via a separate SSDA.

The project will deliver genuine economic benefits in these challenging times, with the intention to provide approximately 2,000 jobs including design, project management and construction over the staged 60-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 Zoo, Sydney and Australia.

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. Existing Wildlife Hospital

The current Wildlife Hospital is located on the western site boundary adjacent to Whiting Beach Road. Currently, Taronga Zoo treats over 1,500 sick, injured or orphaned native animals each year. The Hospital provides a range of facilities including operating rooms, pathology laboratories and holding facilities for rehabilitation of injured animals. The current facilities are located in a range of retrofitted low scale buildings. The current facilities have been built on an ad hoc basis to reflect the growing needs of the Zoo as the largest Wildlife Hospital on the east coast. The facilities require a complete upgrade to meet modern animal welfare requirements and provide improved connections between facilities.

The hospital also includes Class-A quarantine facilities for injured animals being brought into the Zoo as well as confiscations from international traffickers.

Access to the current Wildlife Hospital is not available to Zoo visitors and is considered 'back of house'. Public access is available from a separate entrance on Whiting Beach Road for the general public to drop off injured and sick animals, at a separate entrance located away from Zoo animals. Animals are brought in by a range of groups including NSW Parks and Wildlife, animal welfare organisations and the general public. Access is also available from the Taronga security portal on Whiting Beach Road near Prince Albert Street for Zoo staff and any larger deliveries (including larger animals).

2.2.3. Current Back of House Facilities

The Nutrition Centre will replace existing food preparation areas and back of house facilities within the north-west corner of the site. This area is not accessible to the public and currently includes a range of sheds and low scale buildings generally used for storage and staff rooms. It is intended to incorporate all current facilities into the proposed development.

Access to this area is available from Taronga security portal on Whiting Beach Road near Prince Albert Street.

Figure 2 – Current Wildlife Hospital Facilities



Picture 1 Surgery



Picture 2 Laboratory



Picture 3 Wildlife Intensive Care



Picture 4 Intensive Care Animal Ward



Picture 5 Street access to Wildlife Hospital

Source: Urbis



Picture 6 Public entrance to Wildlife Hospital

Figure 3 Current Back of House facilities



Picture 7 Back of house facilities



Picture 8 Current food storage

Source: Urbis

2.2.4. Serpentaria

The location of the proposed Wildlife Hospital will result in the demolition of the existing reptile and amphibian exhibit within the Serpentaria facility, a Section 179 register item. A separate SSDA is currently in the preliminary design phase for the construction of a new Reptile and Amphibian Conservation Centre (RACC) in a new location within the Zoo to ensure the preservation of important species, such as Corroborree Frogs, are protected for future generations to come.

These applications are being sought as two separate SSDAs to ensure that the assessment and construction of the works can be undertaken independently, and most importantly that reptile and amphibian animals can be relocated to the new RACC exhibit prior to the demolition of existing 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 4 – Map of Proposed Works



Source: Urbis

3. PROJECT DESCRIPTION

The proposed works will increase the capacity of the Zoo to save endangered animals through wildlife rescue with a particular focus on marine turtles and species impacted by natural disasters such as bushfires. Overall, the new facilities will provide support to the 5,600 volunteer wildlife carers in NSW and cement Taronga as global leaders in animal welfare, rehabilitation and conservation.

The project is proposed to be split into two main functions:

- The Wildlife Hospital which will include rehabilitation facilities (including wildlife intensive care and Marine turtle facilities), surgeries, necropsy room/s, pathology labs, medical equipment and supplies storage, medical equipment and quarantine facilities to replace existing facilities on site.
- The Nutrition Centre which will provide storage and preparation of food for Zoo animals, as well as areas for research and development for nutrition. This area will generally not be accessible to Zoo visitors but will continue to provide back of house facilities with improved connections to the Wildlife Hospital and other key areas of the Zoo. This area will also provide updated quarantine facilities including holding yards to ensure the safety of Taronga's own animals and national biosecurity.

The new facilities will integrate with Taronga Zoo's guest circulation and existing facilities within the Zoo to create a new visitor experience which provides a range of interactive education spaces, including back of house tours and the display of wildlife care/veterinary activities in operation.

The development is outlined in **Table 2** and concept plan is illustrated in **Figure 5**. Initial massing and sections of the proposed development prepared by Troppo are provided in **Appendix C**.

Figure 5 – Concept Site Plan



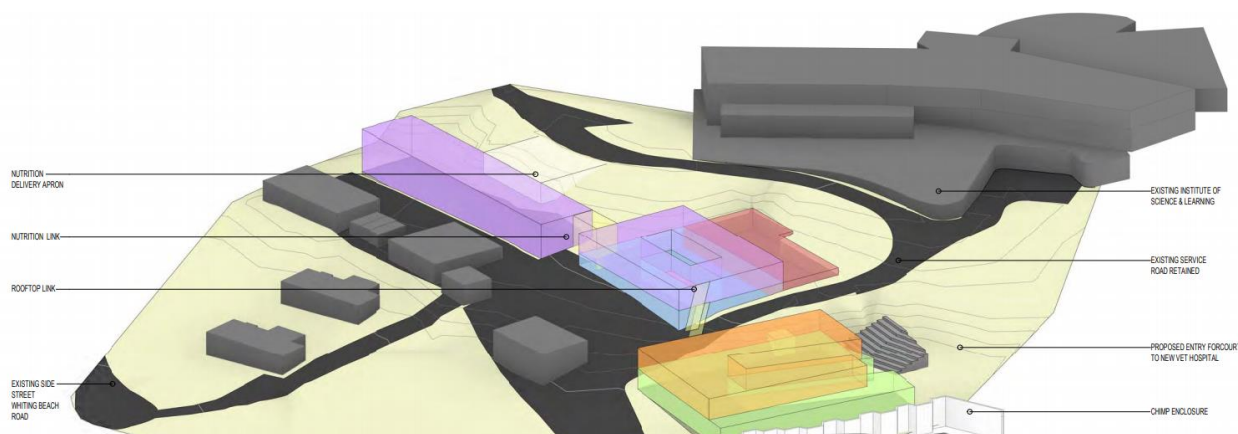
Source: Troppo

Table 2 – Overview of the Proposed Development

Element	Proposed
Project Area	Approximately 4,000 sqm
Site Preparation	<p><u>Exempt Works</u></p> <p>Preparation works including animal relocations to temporary facilities and demolition of animal exhibits 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.</p> <p><u>Local DA</u></p> <p>To facilitate an orderly construction program and allow preparatory construction works to be undertaken ahead of the main works construction for the Taronga Wildlife Hospital, an early works development application (Local DA) may also be pursued concurrently with Mosman Council on behalf of the Crown for the following works:</p> <ul style="list-style-type: none"> ▪ Demolition of the Serpentaria, Koala Walkabout and existing back of house facilities. ▪ Associated site preparation works. <p>These works will also be incorporated in the SSDA scope to ensure there are no delays to program timing if the Local DA is not approved in a timely manner.</p>
Construction Summary and Timing	<p>It is anticipated early works and site preparation will begin in mid-late 2021 (pending timely development approval) with main works beginning early 2022 based on a 60 month construction and design program.</p> <p>While the Hospital and Nutrition Centre facilities will be submitted as one SSDA, it is likely construction will be staged to avoid disruption to zoo visitors and ensure rehabilitation and quarantine facilities are continuously available on site. This will be noted in relevant documentation and a staged construction program should be incorporated into the final conditions of consent.</p>
Built Form	<p>The Wildlife Hospital (illustrated in green and orange in Figure 6) will be a two/three storey building accessible via a public plaza connecting to existing walking paths on the site. The public interface, shown in Figure 7 will provide opportunity for public viewing of animal welfare practices as well as a rest area for Zoo visitors.</p> <p>The Nutrition Centre (illustrated in purple and blue in Figure 6) will be split into two buildings to separate storage/food preparation and quarantine facilities. The overall scale will reflect the general height and scale of existing sheds on the site and will step up to the north to respond to the steep topography of Bradley's Head. The design is generally located within the existing tree canopy of the site. An open area (illustrated in red in Figure 6) will provide holding for animals under the hospital's care.</p> <p>The buildings will be connected via above ground walkways to ensure no impacts on service roads. The proposed built form will remain below the height of the recently constructed Taronga Institute of Science and Learning.</p>

Element	Proposed
Access and Parking	The proposed development will simplify access arrangements away from residents on the western end of Whiting Beach Road with all future public access for the Wildlife Hospital available via the current Security Portal accessed off Whiting Beach Road near Prince Albert Road. The proposal will have no impacts on existing service roads or parking arrangements within the site.
Hours of Operation	The Wildlife Hospital will continue to operate 24/7, 7 days a week. 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. The proposal will not impact existing Zoo visitation hours.
Signage	Wayfinding signage is likely to be proposed as part of this proposal.

Figure 6 – Indicative Massing



Source: Troppo

Figure 7 – Preliminary Render of Wildlife Hospital



Source: Troppo

3.1. ALTERNATIVES CONSIDERED

The design is still in preliminary form and may change following further investigations undertaken during the SSDA process. The location of facilities has been carefully chosen to ensure there are minimal impacts on current biosecurity protocols for the site and adequate access is provided to the new Wildlife Hospital.

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 within 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 Wildlife Hospital and associated facilities clearly meets these objectives, as it will allow for the research, display and care of animals for educational, cultural</p>

Matter	Guidance
	<p>and recreational purposes. New facilities will ensure future research and breeding programs can be initiated on site.</p> <p>The zoo's animal management activities will ensure the new Wildlife Hospital's 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><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 proposal 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 Zoo which will provide best practice animal emergency care, medical and rehabilitation facilities, improved animal research and quarantine facilities and unique new opportunities for innovative animal and visitor experiences and interactions with aspects of the Zoo not currently accessible to Zoo visitors.</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 design will 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>

Matter	Guidance
	<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> <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 facilities within the existing zoo grounds it is unlikely to result in any impacts on the drinking water catchment. Additional water may be required to reflect the intention of the Hospital to increase marine care for animals such as sea turtles.</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>Contamination will be considered and investigations will be undertaken and included in the EIS to ensure the site is suitable for the proposed use.</p>

Matter	Guidance
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 Ecological Communities (CEEC) under the BC Act and Environmental Protection and Biodiversity Act (EPBC Act).</p>
	<p>SEPP (Infrastructure) 2007 (ISEPP)</p> <p>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>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>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.</p>
	<p>Sydney Harbour Catchment Regional Environmental Plan 2005 (SHREP 2005)</p> <p>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>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. As such, the proposal may require referral to the Place Making NSW.</p> <p>Given the proposed Wildlife Hospital and associated facilities will replace existing facilities and its location, materiality and built form of proposed structures will integrate with the landscape and will generally 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 and can be addressed in the EIS.</p> <p>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 generally 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 Dealwis, TCSA
- Sarah Horsfield, Urbis
- Brigitte Bradley, Urbis

The key areas of discussion included the following:

- Project brief of the proposed development and the separate RACC 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 TCSA 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 significance on the site. Within the Wildlife Hospital investigation area, some areas of Aboriginal significance have been identified including natural rock forms and vegetation between the existing Institute building and Serpentina. This has been considered into the preliminary design of the project.

5.2. COMMUNITY VIEWS

The overall design has been designed to have minimal impacts to the local community and is unlikely to be visible from Sydney Harbour.

Based on the Zoo and Urbis' experiences with previous projects including the recent Upper Australia Precinct minimal community feedback is expected. There may be some interest in the facilities from an animal welfare perspective but as the proposal is moving potential vehicles off local roads and instead bringing the general public (with injured or sick animals) on site through the existing security portal, it is expected that there is likely to be minimal community input.

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

Access to the Wildlife Hospital and associated facilities will be provided via the existing security portal on Whiting Bay Road to the north of the site. The proposal will result in a reduction of vehicles parking on local roads surrounding the existing Wildlife Hospital entrance. Security portal management and access arrangements during construction and operation of the Wildlife Hospital will be incorporated into the EIS.

6.1.2. Traffic and parking

The proposal involves the replacement and upgrade of existing zoo facilities, including the Wildlife Hospital. It is not anticipated that the proposed works will result in changes to 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 new Wildlife Hospital facilities.

Any cumulative construction impacts from other projects occurring within the Zoo site (Upper Australia, RACC) will be incorporated into the Car Parking and Traffic Impact Assessment and Construction Management Plan for inclusion in the EIS.

6.2. AMENITY

6.2.1. Air Quality

It is not anticipated that 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 Wildlife Hospital in isolation.

6.2.2. Noise and Vibration

As the proposal does not include any additional land uses and is essentially an upgrade of existing facilities within the Zoo, 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 reflect existing built form to ensure the proposal 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. However, overall 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 Troppo (**Appendix C**) provide a preliminary indication of the proposed built form. The overall development is generally low scale (2-3 storeys) to reflect existing built form within the site area and “steps up” towards the northern boundary of the site to respond to the topography of the land as shown in **Figure 6**. The overall built form is intended to remain below the height of the recently constructed Institute of Science and Learning.

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 (CEMP) will be submitted with the EIS and will outline the key management measures to be implemented during construction of the proposed development. Any cumulative construction impacts from other projects occurring within the Zoo site (Upper Australia, RACC) will be incorporated into the CEMP.

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 proposed new Wildlife Hospital and Nutrition Centre project will entail the demolition of the existing Serpentaria complex (1993)(s170 item 102B) as well as the replacement of various existing (unlisted) nutrition and food storage structures. The TSCA also proposes to remove and/or modify the existing Koala Walkabout building and enclosure (1970)(s170 item 77B). An extract of the affected Section 170 register items is illustrated in **Figure 8**.

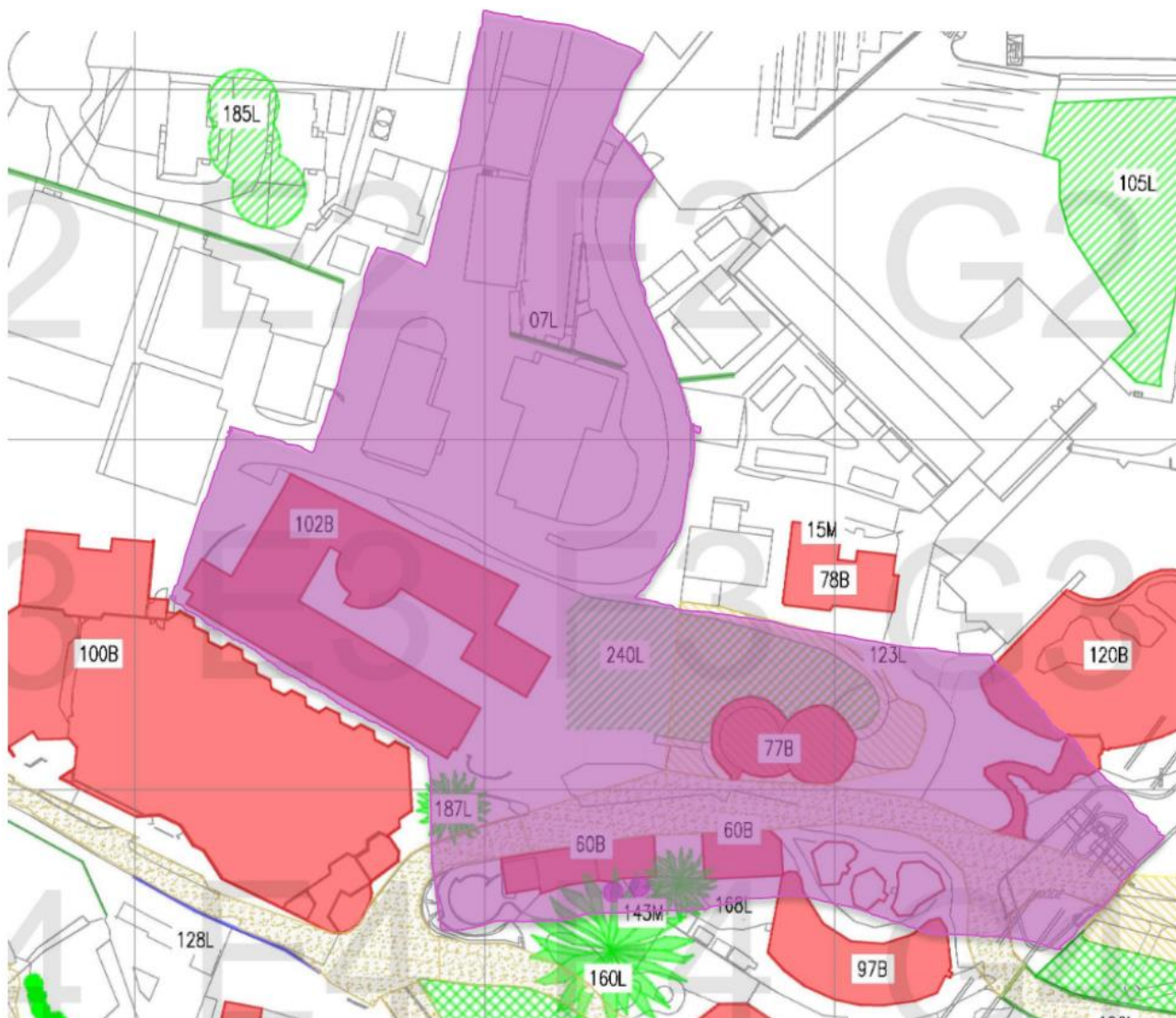
Other s170-listed items within the proposed development site that may be affected include:

- Item 240L (remnant locally indigenous *Angophora costata* vegetation association being the direct progeny of site vegetation that would have pre-dated European settlement in Australia).
- Item 99L (original zoo – 1913-1914 period - path layout).
- Item 07L (Stone boundary wall remnants indicating the original 1913-1914 zoo boundaries though built in stages 1929-34 and 1946).
- Item 187L (*Eucalyptus botryoides* as an individual remnant of the former locally indigenous site vegetation).
- Item 123L (Late 1960s-1980s Australian Sections 1 and 2 landscaping including paths).
- Item 60B (Former Finch aviaries from 1915 and later, now removed apart from the western end that was the original 1915 python exhibit).
- Item 120B Alligator enclosure.
- Unlisted Item – Group of Maiden’s Gums (*Eucalyptus maidenii*) behind the existing nutrition buildings and probably planted in the Interwar period with direct links to the RBG, Sydney.

Other s170 heritage items in the vicinity of the proposed development site include:

- Item 15M (Movable resource constituting ZPB Archives and Records currently housed in Whiting Beach Road House).
- Item 97B (Horseshow aviary formerly for Australian Bush Birds, now partially demolished).
- Item 100B (Chimpanzee Park, 1980).
- Item 160L (*Ficus macrophylla* – an early (1910s) planting)
- Item 168L (*Podocarpus elatus* – a Le Souef period planting)
- Item 185L (Remnant locally indigenous *Angophora costata* group being the direct progeny of site vegetation that would have pre-dated European settlement in Australia).

Figure 8 – Extract of Section 170 Register



Source: TCSA

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 Wildlife Hospital and Nutrition Centre 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 state-of-the-art purpose built Wildlife Hospital to improve animal welfare and quarantine facilities, whilst also providing opportunities to educate the public on the animal medical and welfare work undertaken by the Zoo. Overall, the project will improve the visitor experience with superior engagement between visitors and animals as well as innovation in animal medical care and welfare.

The Wildlife Hospital 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. It is critical that the assessment of this project is fast tracked so that it is delivered in time for when the economy does bounce back, and international tourists start returning to Taronga, Sydney and Australia.

7. CONCLUSION

The purpose of this report is to request SEARs for the preparation of an EIS for the redevelopment of the Taronga Wildlife Hospital and associated facilities including a Nutrition 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 Wildlife Hospital and associated facilities are 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.

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

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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.

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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.

