

7 December 2021

Cameron Sargent
Team Leader, Key Sites Assessments
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy St,
Parramatta NSW 2150

Dear Cameron,

REQUEST FOR INDUSTRY SPECIFIC SEARS – TARONGA ZOO SYDNEY WILDLIFE HOSPITAL

This letter has been prepared on behalf of Taronga Conservation Society Australia (TSCA) to provide a detailed description of the proposed Taronga Wildlife Hospital at Taronga Zoo, Sydney in order to request industry-specific Secretary's Environmental Assessment Requirements ('SEARs').

Pursuant to Schedule 2 Clause 4 of the *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*, the proposed development is considered State Significant Development (**SSD**), as the proposal is identified as a significant site and will have a Capital Investment Value (**CIV**) greater than \$10 million.

The following sections identify the applicant for the project and describe the site and proposed development.

1. APPLICANT DETAILS

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Descriptor	Proponent Details
Company	Taronga Conservation Society Australia
ABN	41 733 619 876
Primary Principal	Cameron Kerr, Chief Executive
Nominated Contact	Kristine Marshall, Senior Project Manager (TSCA) Brigitte Bradley, Consultant (Urbis)

1.1.1. Overview Of Taronga Conservation Society Australia

The Zoological Parks Board Act 1973 (**Zoological Act**) 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 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.

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.

Taronga Conservation Society Australia has a formal mandate, as defined in Section 15 of the Zoological Parks Board Act 1973, to:

- (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.*

The Taronga Wildlife Hospital clearly meets these objectives, as it is an existing use on site and will treat and rehabilitate injured native wildlife, as well as providing best practice health care for the animals.

2. SITE DESCRIPTION

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**). The location of the site is illustrated in **Figure 1**.

1.1.2. 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).

Figure 1 Site Aerial



Source: Urbis

Figure 2 Current Wildlife Hospital Facilities



Picture 1 Surgery



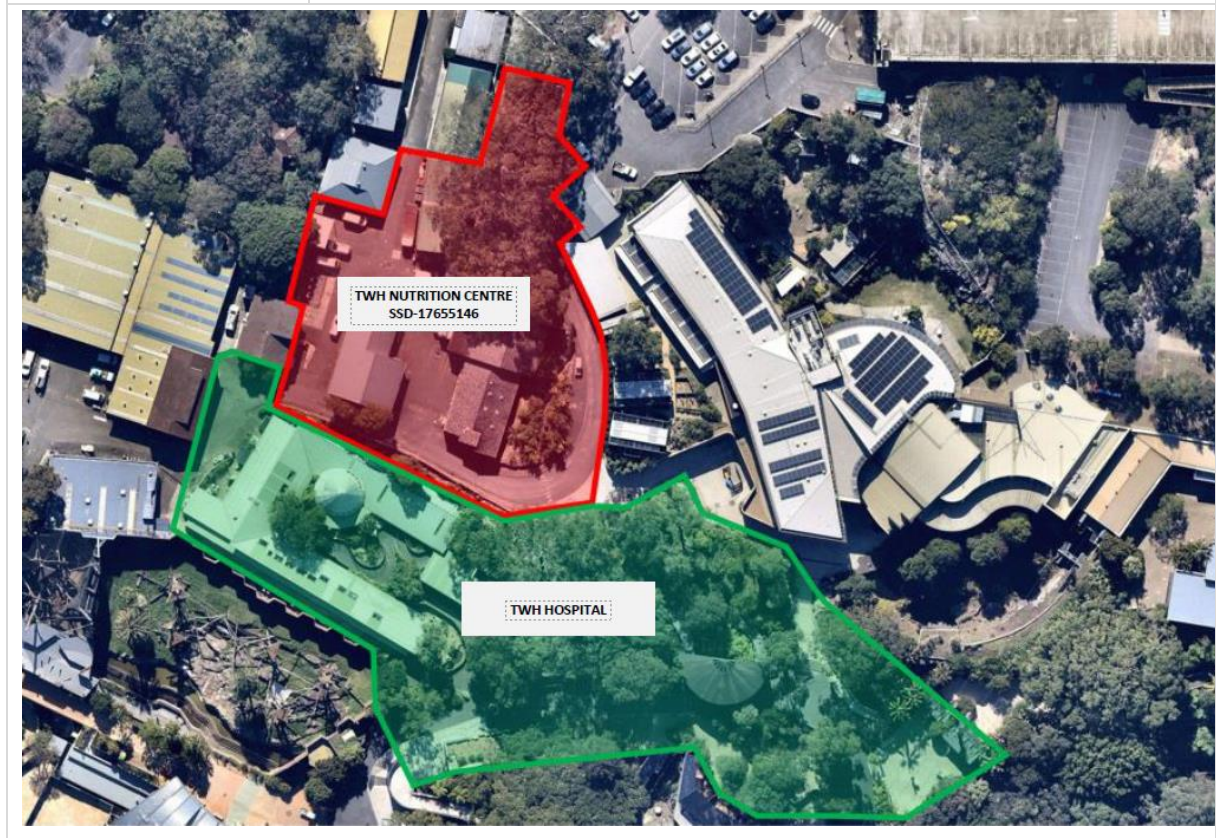
Picture 2 Laboratory

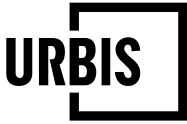
3. DEVELOPMENT DESCRIPTION

The key components of the proposed development are listed in the following table. A copy of the architectural concept drawings is submitted with the request for SEARs.

Table 2 Project Details

Descriptor	Project Details
Project Area	The site has a total area of approximately 4,000 sqm.
Project Description	<p>The project comprises the demolition of the existing buildings on site and the construction of a new Wildlife Hospital.</p> <p>It is intended that the new Wildlife Hospital will be connected to the Taronga Wildlife Hospital Nutrition Centre which is currently being assessed under a separate SSDA (SSD-17655146). A staging plan is included below and the enclosed indicative plans.</p> <p>The Wildlife Hospital item 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.</p>





Descriptor	Project Details
Expected Capital Investment Value	\$23,348,188 excluding GST, refer to QS report submitted with the SEARs request
Staging/Phasing	It is anticipated early works and site preparation will begin in 2022 (pending timely development approval) based on a 60 month construction and design program. The Wildlife Hospital has been staged as a separate SSDA to the associated Taronga Wildlife Hospital Nutrition Centre with works to be staged to ensure minimal impact on Zoo visitors and animal welfare.

4. REQUEST FOR AMENDMENTS TO INDUSTRY SPECIFIC SEARS

Based on our review of the Industry-specific SEARs for Identified Sites and Precincts, we would like to request formal confirmation that a CPTED Report and Social Impact Assessment are not required for the proposed development and can be considered as part of the overall assessment of the development within the EIS prepared by Urbis.

I trust the information provided with this letter provides sufficient details to provide the Department with a comprehensive understanding of the proposed development to facilitate the issue of industry-specific SEARs.

If you require any further information, please do not hesitate to contact me on (02) 8424 5146 to discuss.

Yours sincerely,

Brigitte Bradley
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