

State Significant Development Scoping Report

Blue Mountains Wildlife Park

10 Great Western Highway, Wentworth Falls NSW

Submitted to Department of Planning, Housing and Infrastructure
on behalf of Aesthete No. 14 Pty Ltd.



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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| A. Scoping summary table | <i>Ethos Urban</i> |
| B. Urban Design & Landscape Report (including Draft Architectural Plans) | <i>Eximia Design & Cox Architects</i> |
| C. Constraints Map / Development Overlays | <i>Cox Architects</i> |

1.0 Introduction

1.1 Overview

Ethos Urban has prepared this Scoping Report on behalf of the Aesthete No. 14 Pty Ltd (**the Proponent**), in support of a proposed development for the Blue Mountains Wildlife Park (**the Proposal**), at 10 Great Western Highway, Wentworth Falls (**the site**).

The purpose of this report is to request project-specific Secretary's Environmental Assessment Requirements (**SEARs**) for the preparation of an Environmental Impact Statement (**EIS**) that will accompany a State Significant Development Application (**SSDA**) for the Proposal. The Proponent is seeking project-specific SEARs in order to obtain early and valuable feedback from various agencies through the consultation process associated with preparing the project-specific SEARs. This approach enables the Proponent to consider these agencies' early feedback while progressing the project's design and preparing the EIS.

The Proposal will involve the construction and operation of a new Wildlife Park, which will involve the following development works:

- A main entrance building comprising entry/exit, ticketing area, gift shop and café;
- Internal, external and aquatic animal exhibits across several enclosures of varying design for a range of native and exotic animals;
- An animal hospital / rehabilitation clinic;
- An outdoor flora and wildlife walking trail, with associated structures such as for boardwalks, a suspension bridge, and a viewing platform;
- An animal boarding facility;
- A high ropes adventure course, toboggan track, zip-line, and a chairlift;
- 5-star hotel accommodation with ground floor restaurant and bar;
- Indigenous arts and education centre;
- Auditorium for public, community events and education;
- Food and beverage units, including food kiosks throughout the park;
- Site-wide security and animal protection fencing;
- Associated landscaping works including picnic areas, gardens, aerial walkways, bushwalks, graded pathways, wetlands and waterways;
- Upgrade of the existing driveway on the Great Western Highway, which will remain as left-in / left-out; and
- Internal roads, car parking facilities for private motor vehicles, buses and coaches, and loading dock area.

The site provides a unique opportunity to diversify the local tourism economy within a sustainable and accessible location adjacent to the Blue Mountains National Park. Development of the site has the potential to result in a number of economic and community benefits including:

- Long-term employment opportunities;
- Reducing pressures on existing tourism sites within the National Park;
- Attract and retain visitors within the area on a longer-term basis through the construction of new accommodation;
- Support the local economy by providing a diversified tourism opportunity;
- Opportunity to improve active transport links; and
- Provide breeding and conservation programs, with educational opportunities for visitors.

As the proposal relates to the provision of new recreation and tourist facilities *that includes animal enclosures, administration and maintenance buildings, and associated facilities*, and has an estimated development cost (**EDC**) of more than \$30 million, the development is declared to be State Significant Development (**SSD**) under Schedule 1, Section 13 of *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*.

A Preliminary Estimated Development Cost (EDC) Report has been prepared by WT Partnership and confirms that the Wildlife Park component of the development scheme is in excess of the \$30 million threshold for SSD. It is highlighted that this Preliminary EDC Report was prepared to confirm that the proposal is SSD for the purpose of preparing the SEARs. It is based on very early preliminary designs only, and is not currently prepared at the level of detail that would normally be required to support an EIS. A comprehensive and fully compliant EDC Report will be provided at the time of lodging the EIS.

This Scoping Report has been prepared in accordance with the *Scoping Meeting Requirements – for Applicants*, introducing the proponent and the Proposal, outlining the key issues to be considered in the Proposal's design, assessment and operation, identifying the Proposal's strategic and statutory context and proposing an approach to community consultation. It should be read in conjunction with the following attached documents:

- Scoping Summary Table prepared by Ethos Urban (**Appendix A**); and
- Urban Design and Landscape Plan, prepared by Eximia Design and Cox Architects, including draft Architectural Plans prepared by Cox Architecture (**Appendix B**).

Upon receipt of the SEARs, the information contained in this Report will form the basis of a comprehensive EIS prepared in accordance with the requirements of *Part 4 of the Environmental Planning and Assessment Act 1979 No 203 (EP&A Act)*, Part 8 Division 2 of the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)* and the *State Significant Development Guidelines (2021)*.

1.2 The Proponent

The Proponent's details are presented in **Table 1** below.

Table 1 Proponent's Details

| Aspect | Detail |
|------------------------|--|
| Proponent Name: | Aesthete No. 14 Pty Ltd. |
| ABN: | 84 622 814 877 |
| Site Address: | Level 25, 88 Phillip St SYDNEY NSW 2000 |

Aesthete No. 14 Pty Limited is the Trustee of the Blue Mountains Wildlife Trust. It is constituted by professional service providers who are experienced property developers and high net worth individuals having connectivity with the Blue Mountains.

1.3 Project Evolution

The Blue Mountains National Park, at which the site is located adjacent to, has been a key tourist destination for over 100 years, and in recent years, has experienced a significant increase in international tourism as a result of the growth of Western Sydney, which is only expected to intensify through the development of the Western Sydney Airport and Badgerys Creek Aerotropolis.

With the pressures of increased tourism upon existing key sites within the Blue Mountains National Park, the strategic framework for the Blue Mountains Local Government Area (**LGA**), including the Greater Sydney Region Plan, Western City District Plan and Blue Mountains Local Strategic Planning Statement (**LSPS**), acknowledges a strong need for diversification within the tourism economy.

The site represents a key opportunity to deliver a unique tourist destination, as an extension to the existing Wentworth Falls settlement. The site is well positioned to leverage off the existing and planned sustainable transport serving the area and contribute to the urban renewal required to support the growing tourist population.

The development of the proposed Blue Mountains Wildlife Park has been a longstanding vision for the project team, who have worked collaboratively over a number of years to deliver optimum design and planning outcomes for the site and facilitate the realisation of a strategic vision that is sympathetic to its context within the Blue Mountains and adjacent to the Blue Mountains National Park and World Heritage Area.

1.3.1 Development Application No. 8162

A Development Application (No. 8162) was lodged for the development of a 'Flora and Fauna Park' comprising a centrally located 2-storey building providing a range of animal displays, with associated amenities, external animal enclosures for larger animals, landscaping areas including walking trails, picnic areas and viewing platforms to enable experiences of the local fauna and flora communities, as well as associated servicing facilities including car parking areas. The application was subsequently approved by Council on 23 November 1989.

Preliminary works first commenced between 12 – 19 November 1992 including:

- The partial excavation of the macrophytic pond (purification lagoon) including excavation of trench to 1.5m deep at length of 35m and width of 5-6m.
- The commencement of the Parks reptile unit including digging and filling of trenches with concrete as part of building foundation works and fifteen to sixteen courses of brickwork laid above foundations.
- The installation of footing for the Park's main building.
- The partial completion of the bird lagoon involving the excavation of 6m x 8m dam at the south western corner of the property.
- The initial works on the Park's sewer system including trench, pipes, and excavation works for sewer holding tank.

On 22 November 2018, a construction certificate was issued for '*site clearing: removal of vegetation only, for preparation of the approved Flora and Fauna Wildlife Park*'. Owing to the consent's initial implementation, the site therefore benefits from an existing operational consent for the approved development of a Wildlife Park.

It is now considered that the approved development no longer meets the contemporary market expectations for such a facility, and that an upgraded scheme would deliver the optimal planning and design outcomes with consideration to the surrounding World Heritage Area and more recent strategic planning context.

1.3.2 Scoping Proposal 2021 (SSD-14793297)

A Scoping Report was initially prepared by Cityscape in 2021, which sought the issue of SEARs from the Department of Planning, Housing and Infrastructure (the **DPHI**) for the preparation of an EIS pertaining to the development of the proposed '*Blue Mountains Wildlife and Tourism Development*'. The SEARs were originally issued on 17 March 2021 (SSD-14793297), which stated that further consultation with the Planning Secretary would be required should a SSDA and EIS for the development not be lodged within 2 years of the SEARs being issued (a date of 17 March 2023). An extension of approximately 3 months to this timeframe was previously granted by the Secretary, resulting in a revised deadline of 30 June 2023.

Following the original issue of SEARs and owing to various delays associated with the effects/fall-out of the global pandemic, and the additional Registered Environmental Assessment Practitioner requirements, the Proponent was not able to progress the development to the point of submitting an EIS prior to 30 June 2023. As such, the SEARs for SSD-14793297 lapsed and new SEARs are required.

The description of the now proposed SSDA (subject of this Scoping Report) remains largely unchanged from that for which SEARs was previously issued, although the preliminary site plans have been subject to design refinements in the intervening period – as now illustrated by the draft Architectural Plans within **Appendix B**.

1.4 Project Objectives

The objectives of the project remain consistent with the existing approval (DA No. 8162) and development referred to within the previous scoping report, which ultimately sought to deliver a sustainable tourist facility, to contribute to local employment growth and in turn, a healthy and diverse local economy. The preliminary objectives of the proposed development include:

- Establish a unique destination and tourist facility that showcases cultural heritage, flora and fauna, that compliments existing tourist destinations and provides a diversified tourism experience.
- Leverage off the growth of the Western Sydney region, building on key transport and infrastructure links.
- Provide educational programmes for the public focusing on the natural and cultural environment of Blue Mountains, including the National Park itself, species conservation, local natural history and local Aboriginal and European heritage.
- Acknowledge, appreciate and respect the local Gundungarra and Darug People and offer a place to share, learn and foster meaningful connection to Country.
- Grow the regional, district and local economies by providing new employment opportunities.
- Provide veterinary care, animal habitats and sanctuaries.
- Promote and operate a platform for wildlife care, conservation, protection of endangered species, research, breeding, and rehabilitation.
- Provide a unique experience where wildlife can be seen free roaming within their native environment.
- Promote and capture existing tourist expenditure by encouraging longer visits, overnight stays and public participation programs.
- Provide services for rest, recreation and hospitality that interact with fauna and flora experiences.
- Provide a world class facility that promotes best practice for sustainable tourism, conservation, and recognition of First Nations People.

2.0 Site Analysis

2.1 Site Location and Context

The site lies at the eastern edge of the built-up settlement of Wentworth Falls, with the town centre located approximately 2.5km to the west of the site. The site is also approximately 2km from the western edge of Bullaburra town. Both town centres are served by dedicated Train Stations (Wentworth Falls Train Station and Bullaburra Train Station). Bus services operate along the Great Western Highway, with a bus stop positioned approximately 700m from the site, providing a western route towards Katoomba and an eastern route towards Springwood Station, with services running between every 30 minutes – 2 hours from approximately 08:00 – 16:00. The site is also located approximately 9km from Katoomba, the chief town within the Blue Mountains LGA.

An aerial of the site in its wider context is provided in **Figure 1** below.

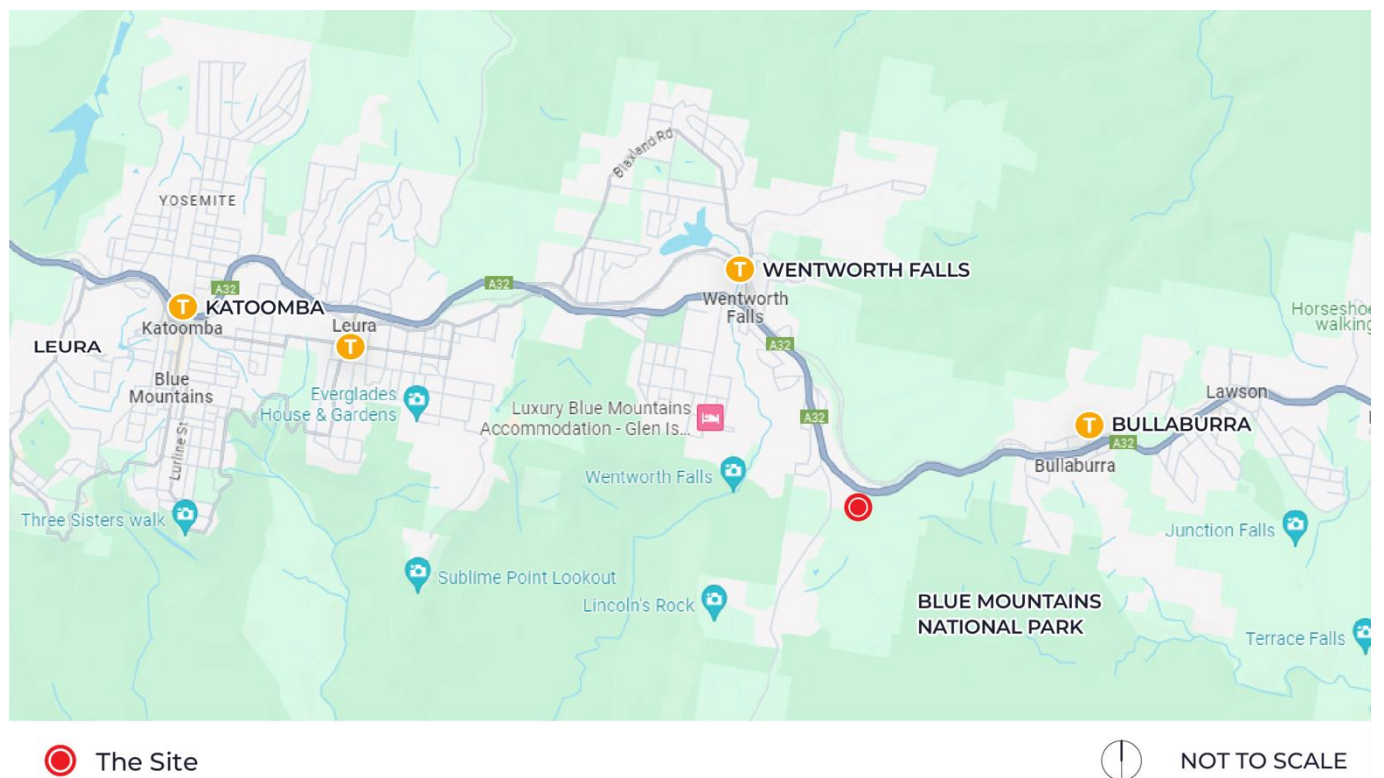


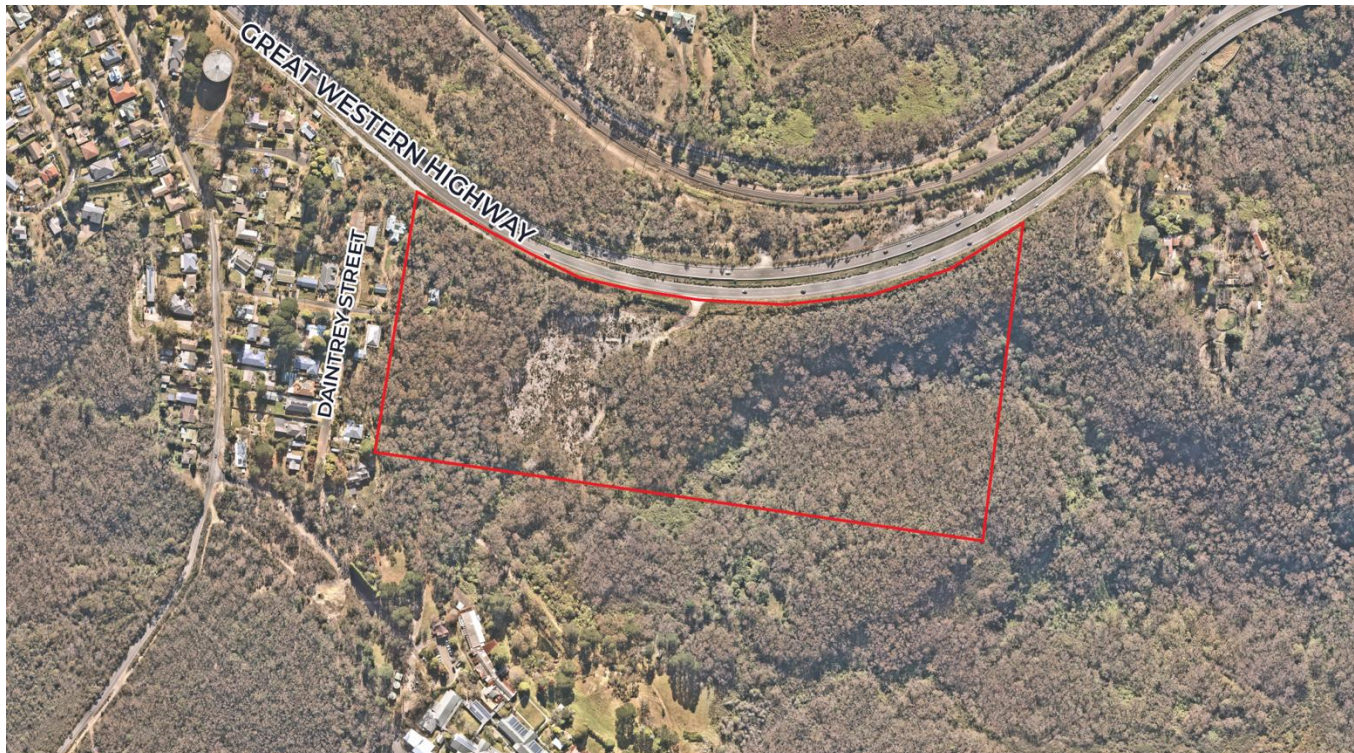
Figure 1 Site Locational Context

Source: Nearmap, edits by Ethos Urban

2.2 Site Description

The site is located at 10 Great Western Highway, Wentworth Falls, within the Blue Mountains City Council Local Government Area (**LGA**). The legal description of the site is Lot 4 in DP1158407. The site extends across an area of approximately 10.3 hectares (**ha**), set out within a broadly rectangular shaped configuration, with direct frontage to the Great Western Highway (the A32). An aerial of the site is provided in **Figure 2** below.

The land is vacant and does not contain any built development, but is characterised by extensive tree coverage. An area of the site, extending to approximately 1.2 ha in size, has been cleared of vegetation associated with an existing development consent (No. 8162), approved on 23 November 1989 for the development of a 'Flora and Fauna Park'. The former development consent has been commenced and remains active, included the provision of a vehicular access point off the Great Western Highway, which has been constructed near the middle of the northern boundary of the site. Site preparation works including vegetation clearing and limited engineering works were also commenced under development consent No. 8162.



 The Site

 NOT TO SCALE

Figure 2 Site Aerial

Source: Nearmap, edits by Ethos Urban

There is an Endeavour Energy easement for electricity transmission through the western part of the site, and a tributary associated with the very upper catchment of Bedford Creek in the site's eastern section.

The topography of the site is influenced by the Bedford Creek tributary which cuts through the south east corner of the site. The riparian corridor around the tributary has a low point of approximately 780m above sea level along the eastern boundary, with steep edges rising towards the north and west. The site continues rising towards the west ultimately reaching approximately 850m above sea level along the western boundary. The currently cleared area of the site, which is located north-west of the creek line, is at approximately 830m above sea level.

In addition to steep edges, the Bedford Creek riparian corridor is characterised by extensive vegetation which is identified as Blue Mountains Swamps Endangered Ecological Community.

These key site constraints have been mapped, and are shown in **Figure 3** below.

2.3 Surrounding Development

Surrounding development is summarised below.

- **North:** The northern site boundary is defined by the Great Western Highway (the A32), which provides a key east-west connection across New South Wales, between Sydney and Central West NSW.
- **South:** The southern and eastern site boundaries predominantly adjoin the surrounding rural land. The Catholic Healthcare Bodington facility and its associated grounds lies to the south of the site.
- **East:** The eastern site boundary abuts the rural land. Dillinger's Nursery lies further east of the site.
- **West:** The western site boundary adjoins the residential properties along Miller Street, which mark the edge of the built-up development within the Wentworth Falls settlement.

The site is located in close proximity to the boundary of the Blue Mountains National Park, which is located at its closest to the south and south-east of the site. The Blue Mountains National Park is part of the 'Greater Blue Mountains World Heritage Area'.

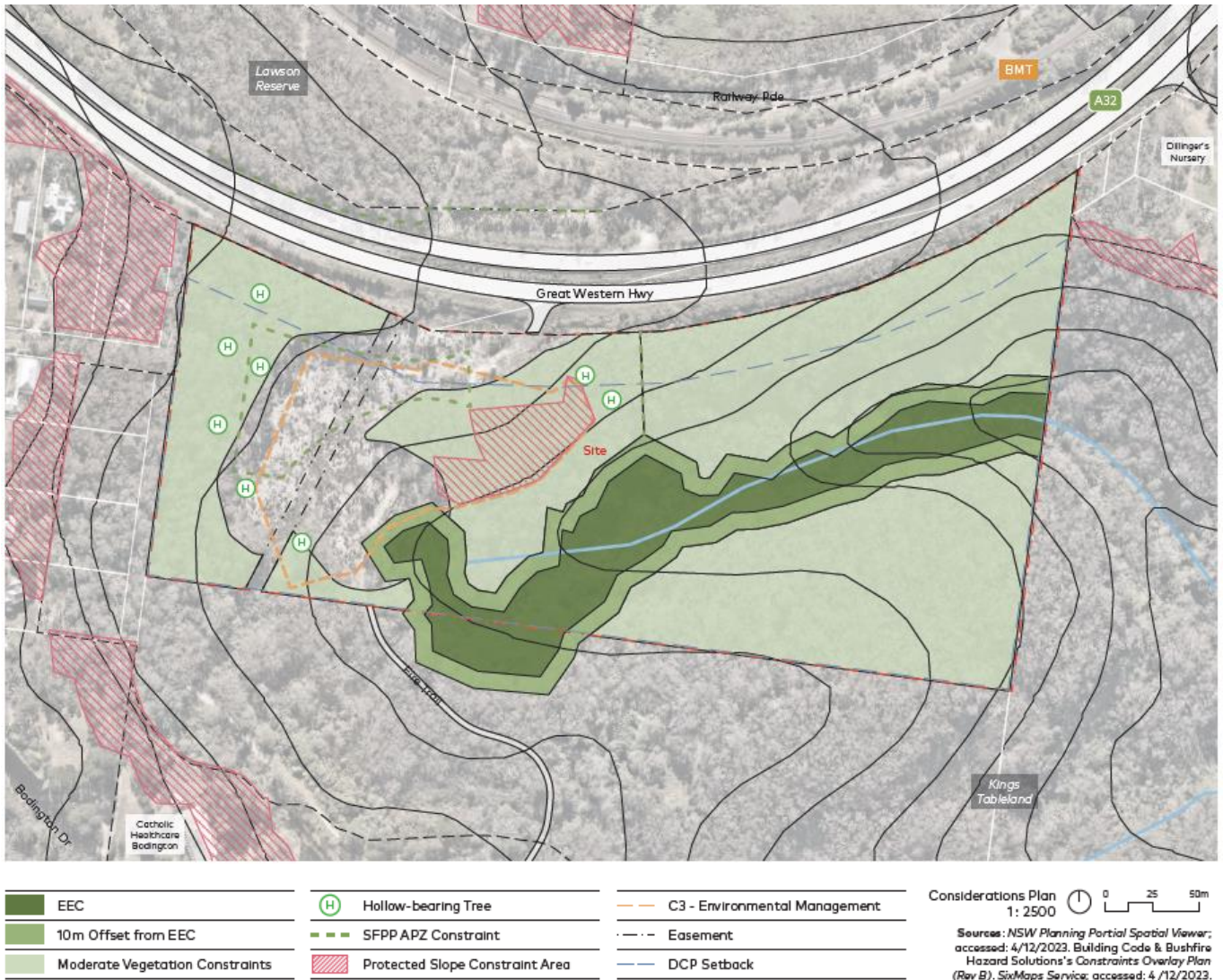


Figure 3 Site Constraints

Source: Cox

2.4 Cumulative Impacts

An assessment of the cumulative impacts associated with these projects will be considered in the EIS (as required). At the time of writing, there are no projects within the immediate vicinity that are considered of relevance in relation to cumulative impacts.

2.5 Analysis of Alternatives

As part of the early investigations for the site's redevelopment, a variety of options were considered in arriving at the Proposal. These included:

- **Do nothing:** The site is a vacant landholding at the eastern edge of the Wentworth Falls village, which has become a destination in its own right, benefiting from a range of public transport modes, including the Wentworth Falls Train Station. The development of the site for a sustainable tourist facility has been a longstanding vision, owing to the original approval (No. 8162) and the strategic framework for the Blue Mountains LGA, which seeks further opportunities to diversify the tourism economy. The 'do nothing' scenario therefore involves the completion of the development approved under No. 8162, however this would not meet the optimal land use requirements and expectations for a sustainable tourist facility within the site because the market expectations, standards of animal welfare and conservation, and general demand for such facilities has inevitably changed.
- **Alternative site:** The Proponent does not have access to an alternative site, benefiting from such size, location, and access, capable of delivering such a Proposal. The proposed site is considered the most

suitable location for such development given its position within an established tourist destination and its accessibility to a well-established transport network. The site also benefits from an existing development consent, of which the proposed development will remain consistent with objectives and aims.

- **Alternative use:** The proposed use was considered the most appropriate based on the site's strategic context and the existing approval of development consent no. 8162.
- **Alternative design:** In relation to design alternatives, the following details the key changes in the evolution of the design, based on market research, constraints analysis, feedback from stakeholders:
 - Significant effort has been undertaken by the applicant to understand the commercial tourism needs of the Blue Mountains, with consideration of tourism-related facilities in similar tourist-oriented precincts around the world. This has led to the inclusion of nature-based activities, including a zip-line, toboggan and high ropes course as part of the Proposal.
 - The design evolution has led to significant efforts to minimise the footprint of buildings and avoid built form outside of the C3 Environmental Management Zone as much as possible. This has led to a tiered and terraced approach to built form, with buildings cut into the side of the steep hill, car parking and other ancillary functions located underneath the buildings. This also results in minimal visual impacts, especially from surrounding properties, and with a maximum capacity to screen the buildings from the Great Western Highway.
 - The design evolution has been modified over time in direct response to site investigations and constraints analysis. In particular the wildlife area fencing strategy has been revised to avoid fencing of the Bedford Creek tributary riparian corridor, which would allow native animals to continue to pass through the site along the corridor, where the existing vegetation will be protected.
 - Earlier iterations of the Proposal included the construction of a new full service T-intersection with signals to access the site from the Great Western Highway, with right-in and right out functions. Consultation with Transport NSW indicated concerns with the inclusion of the signalised intersection on highway efficiency, and highlighted design constraints potentially affecting safety of the signalised intersection. The Proposal now seeks to retain and use the existing left-in / left-out access from the Great Western Highway, and has a proposed a strategy for facilitating vehicles arriving from the west (right-in movements) and vehicle departing to the east (right-out movements).

Further design refinement will be undertaken during the preparation of the EIS.

3.0 The Proposal

3.1 Development Overview

The Proposal area predominantly focuses within the western section of the site, with associated landscaping and recreational uses throughout the remainder of the site. Preliminary site plans of the Wildlife Park have been prepared by Cox Architects and is provided at **Figure 4** below, with further detail set out in the Urban Design & Landscaping Report prepared by Eximia Design and Cox Architects at **Appendix A**.



Figure 4 Preliminary Site Plan

Source: Cox Architects

The Proposal will involve the construction and operation of a tourist facility comprising a Wildlife Park and associated hotel, which will include the following development:

- A main entrance building comprising entry/exit, ticketing area, gift shop and café;
- Internal, external and aquatic animal exhibits across several enclosures of varying design for a range of native and exotic animals;
- An animal hospital / rehabilitation clinic;
- An outdoor flora and wildlife walking trail, with associated structures such as for boardwalks, a suspension bridge, and a viewing platform;
- An animal boarding facility;
- A high ropes adventure course, toboggan track, zip-line, and a chairlift;
- 5-star hotel accommodation with ground floor restaurant and bar;

- Indigenous arts and education centre;
- Auditorium for public, community events and education;
- Food and beverage units, including food kiosks throughout the park;
- Site-wide security and animal protection fencing;
- Associated landscaping works including picnic areas, gardens, aerial walkways, bushwalks, graded pathways, wetlands and waterways;
- Upgrade of the existing driveway on the Great Western Highway, which will remain as left-in / left-out; and
- Internal roads, car parking facilities for private motor vehicles, buses and coaches, and loading dock area.

The preliminary estimated development cost for the proposed development is \$83 million. It is highlighted that this preliminary estimated development cost was prepared to confirm that the proposal is SSD for the purpose of preparing the SEARs. It is based on very early preliminary designs only, and is not currently prepared at the level of detail that would normally be required to support an EIS. A comprehensive and fully compliant EDC Report will be provided at the time of lodging the EIS.

3.2 Proposed Vision and Design Principles

The vision for the subject site is to deliver a world-class Wildlife Park that capitalises on the unique natural environment of the surrounding Blue Mountains National Park, within a well-connected and accessible area. The Proponent's aspiration for the site aims to fulfil the identified demand for the diversification of the local tourism economy through the provision of a Wildlife Park supported by social infrastructure and an open space network. With appropriate urban design consideration, this will result in a sustainable facility that will be a destination in its own right.

The design principles that have informed the preliminary design development for the Proposal are as follows:

- **Experience:** Spaces will be designed to provide people with intimate and immersive experiences with flora and fauna, that supports enrichment and learning.
- **Animal Welfare:** Animals will be exhibited in large enclosures with animal welfare and care at the centre of the Wildlife Park's operating ethos and design.
- **Views:** Retain broad views to the Blue Mountains. Utilise site topography for a multilevel experience of pronounced views and vistas.
- **Ecology:** Ensure a significant tree canopy vegetation, and conserve and enhance key flora and fauna habitats within the site.
- **Heritage:** Retain and respect the heritage value of the surrounding Greater Blue Mountains World Heritage Area (**GBMWhA**).
- **Amenity:** Minimise amenity impacts on the surrounding community through a high-quality design that is responsive to its local context.
- **Landscaping:** The design of the Wildlife Park is to work with its natural bushland setting by grouping exotic species at the centre of the site and merging to native grasslands at the outskirts. New areas of native and exotic planting will enhance existing vegetation communities.
- **Accessibility:** Where appropriate, provide access for all to enable people with varying degrees of mobility to explore the site and engage in animal encounters.
- **Country:** To be designed with Country centred principles to ensure the revitalisation of the site provides opportunities to connect with Country.

3.3 Country Centred Design Principles

The Proposal seeks to develop the site starting with Connecting with Country. The Proposal has been designed with the following Connecting with Country principles to ensure the Traditional Owners of the lands voices and stories are incorporated into the project:

- **Healing Country:** The design approach enables cultural understanding of First Nations peoples and appreciation of Country via views of the Blue Mountains. By retaining the trees where possible and promoting structural green and blue corridors, there are many places to connect with Country and reflect on song lines.
- **Voice of Country:** Dharug Country and Gundungurra Country have a population of First Nations peoples higher than the national average. Their knowledge holds deep cultural and ecological wisdom, developed

over thousands of generations. The green and blue corridors provide spaces for listening and learning about caring for country, and an appreciation of our obligations to Country.

- **Mother Place:** Water is sacred and essential to all known forms of life. The design approach is to connect the existing and new water ways across the site, becoming places that connect to ecosystems that are bigger than this community.
- **Sensing Country:** Dharug and Gundungarra people move along ridgelines or along waterways instead of changing the flow of the landscape. The urban structure attempts to preserve elements of that philosophy through designing with the natural features.
- **Cooling Country:** Often a place of high temperatures, liveability is compromised without a considered commitment to cool this Country. Retaining and enhancing bushland, incorporating a network of shady pathways, connecting community to water ways and ensuring water is cleansed before it enters the natural systems, all contribute to a resilient and comfortable place.

3.4 Designing Around Environmental Constraints

As part of the preliminary design process a preferred development footprint was established taking into account biodiversity and bushfire constraints. In particular a preliminary analysis of likely Asset Protection Zones has been undertaken by Building Code & Bushfire Hazard Solutions to inform the most appropriate building area within the site for the hotel (which is a Special Fire Protection Purpose (SFPP) under the *Rural Fires Act 1997*), taking into account a design intent to avoid the need for clearing (including for the purposes of asset protection) of any vegetation within the Blue Mountains Swamps Endangered Ecological Community along the Bedford Creek riparian corridor, and to maximise use of the land in the centre of the site that is already cleared and zoned C3 Environmental Management. **Figure 5** illustrates the nominal SFPP building area and associated Asset Protection Zones that have been determined from this preliminary analysis. It is highlighted that the identified nominal building area would potentially involve the small encroachment of the Asset Protection Zone into the adjoining property to the south. This potential encroachment would be subject of further design refinement and more detailed bush fire safety analysis. Any Asset Protection Zone impact on the adjoining property would be negotiated with the adjoining property owner prior to lodging the EIS.

A series of development overlays have been prepared by Cox Architects (see **Appendix C**) to illustrate the relationship between the preliminary design and the site's key environmental and other constraints.

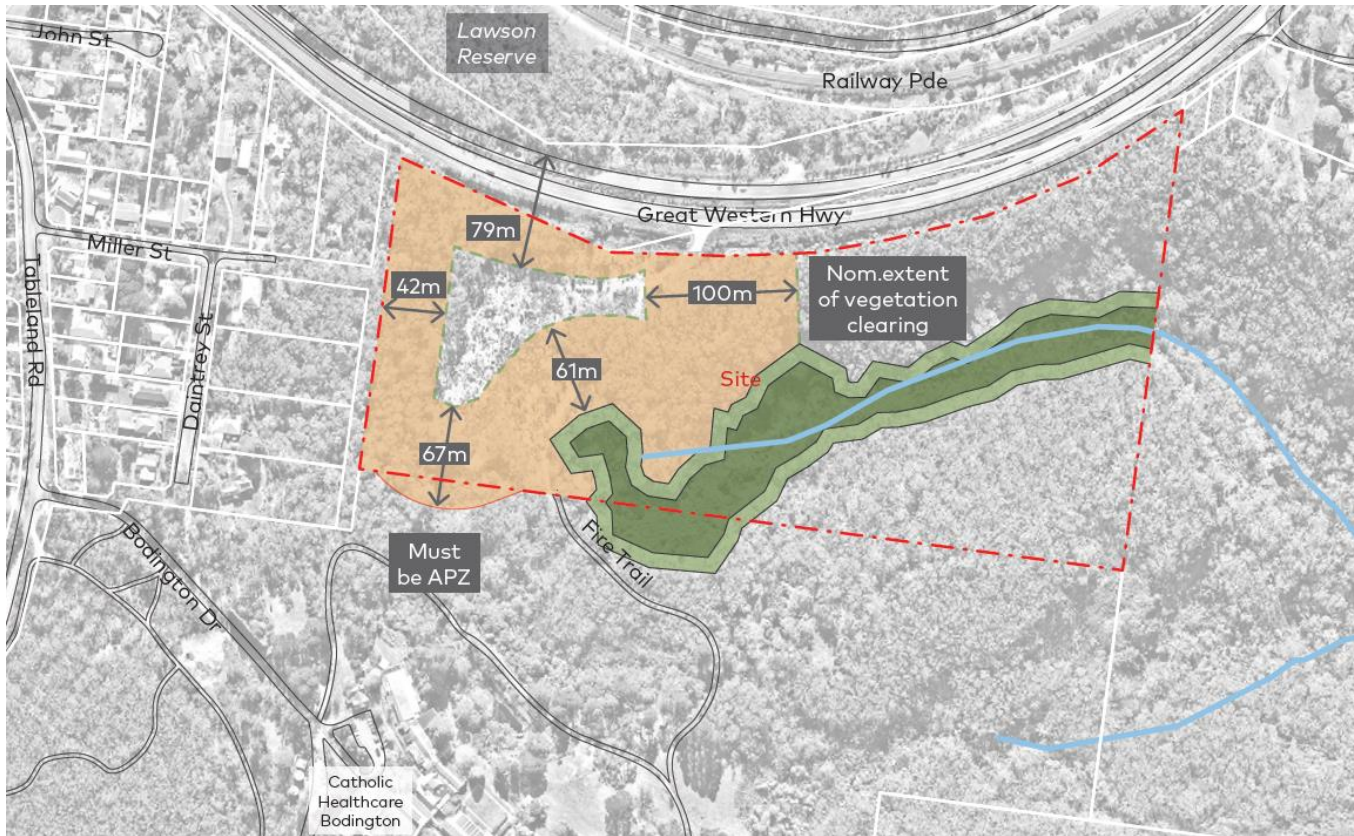


Figure 5 Asset Protection Zones

Source: Cox and Building Code & Bushfire Hazard Solutions

4.0 Strategic Alignment

4.1 Project Justification

The starting point in determining the Proposal’s appropriateness is to look at the site and broader strategic context. The proposed development has strong strategic alignment with a number of key NSW strategic planning framework documents including the following:

- The Greater Sydney Region Plan: A Metropolis of Three Cities (**the Region Plan**)
- Western City District Plan (**the District Plan**)
- Greater Blue Mountains World Heritage Area Strategic Plan (the **GBMWA Strategic Plan**)
- Blue Mountains Local Strategic Planning Statement (**Blue Mountains LSPS**)
- Sustainable Blue Mountains 2035 Community Strategic Plan (the **Community Strategic Plan**)
- Connecting with Country Framework
- Better Placed

The site is located within the Western City District, and specifically, within the Metropolitan Rural Area (**MRA**), as identified within the Region Plan. The MRA is designated to acknowledge important centres for rural industries, tourism and businesses and for providing the day-to-day needs of the communities. Development on the site to provide a vibrant tourist facility therefore aligns with the priorities and objectives of the relevant strategic plans.

The Proposal will make an economic contribution in NSW and to Australia through the provision of additional employment opportunities for the local and regional community in construction activities, as well as ongoing operational and tourism related jobs within the wider Wildlife Park.

4.2 Relevant Strategic Plans

Table 2 provides a summary of the key plans that identify the strategic context of the project.

Table 2 Summary of alignment with key strategic plans

| Plan | Comment |
|----------------------------|---|
| Greater Sydney Region Plan | <p>The proposed development will give effect to the directions of The Greater Sydney Region Plan – A Metropolis of Three Cities. The Region Plan sets a 40-year vision for Greater Sydney that will enhance its status as one of the most liveable global cities and an economic powerhouse for a growing population, endowed with the natural beauty of the Blue Mountains.</p> <p>The tourism industry is a huge contributor to the growth of the Greater Sydney economy, which is only expected to increase, particularly in Western Sydney and specifically, the Greater Blue Mountains World Heritage Area, through the construction of the Western Sydney Airport (WSA). The Region Plan seeks to encourage a wider range of tourism related activities that realise the opportunities as the WSA develops (Objective 24). The forthcoming SSDA seeks to provide a tourist facility, which will be a destination in its own right, at a well-connected and accessible location, which seeks to reduce the capacity demand on existing tourist sites within the Blue Mountains National Park.</p> <p>The subject site is located within the MRA as identified within the Region Plan. Development in such areas is required to maintain or enhance the local character of the villages (Objective 22). The site is located at the edge of Wentworth Falls village, which provides a soft transition from the built-up settlement into the surrounding bushland within the National Park. The Preliminary Site Plan demonstrates the importance of retaining and enhancing vegetation where possible throughout the site, to complement the character of the nearby National Park.</p> <p>Given that the Proposal’s primary function is to create a tourist facility by virtue of delivering a Wildlife Park with ancillary infrastructure including hotel accommodation, the Proposal will contribute to underpinning the envisioned function of its locality to support Greater Sydney’s broader strategic vision.</p> |

| Plan | Comment |
|---|--|
| Western City District Plan | <p>The Western City District Plan (2018) underpins the Greater Sydney Region Plan and sets the 20-year vision for the District through 22 'Planning Priorities' that are linked to the Region Plan. The site and proposed development are consistent with the Western City District Plan as:</p> <ul style="list-style-type: none"> • Planning Priority W3 – The intention of the SSDA is to provide new social infrastructure that reduces the demand on existing tourism sites, whilst also responding to the changing demands of the visitor economy in the area. • Planning Priority W4 – The proposal seeks to foster healthy and active lifestyles by incorporating attractive walking trails and activity spaces within the Wildlife Park, delineated through structural tree planting, as well as providing mixed facilities throughout the Wildlife Park complex to encourage social interaction between visitors. • Planning Priority W6 – The development by its nature supports authentic local experiences and opportunities for social interaction and connection. The SSDA will be supported by an urban design analysis that can demonstrate how an outcome for the site can be achieved that responds to the site context, with consideration to the GBMWhA. • Planning Priority W8 – The site's development will leverage and capitalise upon the growth of the WSA and Badgerys Creek Aerotropolis, to better connect visitors to the Greater Blue Mountains World Heritage Area. • Planning Priority W12 – The design incorporates various wetland areas and water ways within its landscape, which provide an array of environmental benefits. • Planning Priority W14 – The scheme will make provision for the high value bushland throughout the site to be retained. Biodiversity Assessments will be prepared to support the proposed development. • Planning Priority W16 – The development can allow for sight lines towards the Blue Mountains to be retained from key vantage points within the site. The quality of new public open spaces is considered to enhance the visual profile of the local area. • Planning Priority W18 – The Proposal will demonstrate design intent for outdoor recreation infrastructures to be delivered within the proposed network of open spaces within the site. |
| Greater Blue Mountains World Heritage Area Strategic Plan | <p>The GBMWhA was first prescribed into the World Heritage List in 2000 in recognition of its significant natural values. The GBMWhA Strategic Plan (2009) was prepared to assist in meeting Australia's international responsibilities under the World Heritage Convention.</p> <p>Whilst the site is not located within the remit of the GBMWhA, it is located within close proximity to the boundary. The GBMWhA Strategic Plan notes that development proposals within and adjacent to the GBMWhA will be assessed using the standard EIS process.</p> <p>The Proposal seeks to optimise social and economic benefits by providing further recreational opportunities to support the visitor population to the GBMWhA, in accordance with the GBMWhA Strategic Plan, as discussed throughout this Scoping Report.</p> |
| Blue Mountains Local Strategic Planning Statement | <p>The LSPS sets out a 20-year vision, which seeks the development of world class facilities and nature-based tourism experiences that achieve best practice for sustainable tourism. Priority 8 (leading destination management and sustainable tourism) identifies the need for the diversification of tourism locations to manage capacity issues across key tourist sites and to broaden the visitor experience to encourage longer stays.</p> <p>The Proposal aligns with the LSPS vision and priorities in that it will:</p> <ul style="list-style-type: none"> • provide a unique and world class tourist facility that will play an important role in the diversification of the visitor experience and lessen visitation impacts upon other key tourist sites within the LGA; • deliver on-site accommodation that will encourage short-term stay within the area, to capture employment and economic benefit from the visitor population; • take advantage of the existing transport infrastructure serving Wentworth Falls; and • preserve the environmental values and amenity of the area through the creation of nature-based tourist activities within the resort to promote education and appreciation of the natural environment. |

| Plan | Comment |
|--|--|
| Sustainable Blue Mountains 2035 Community Strategic Plan | <p>The vision for the Community Strategic Plan is to deliver a more sustainable and successful Blue Mountains by 2035, environmentally, socially and economically.</p> <p>Aligned with the strategic framework, the growing visitor population needs sustainable facilities in well-connected areas. The Proposal will provide a high-quality tourist facility that is well situated along a key transport route, with access to public transport to ensure the long-term sustainability of the proposed use.</p> |
| Connecting with Country Framework | <p>The Connecting with Country Framework acts as a guide for developing connections with Country to inform the planning, design, and delivery of built environment projects in NSW. Connection to Country will be embedded within the design and throughout the lifecycle of the Proposal.</p> <p>A number of key initiatives will be included and realised through the next stages to inform the SSDA:</p> <ul style="list-style-type: none"> • The Proponent will continuously engage with First Nations communities to finesse a design that supports Aboriginal and Torres Strait Islander connections to the site and continuing practices. • The project is to be undertaken in accordance with recommendations from the Connecting with Country discussion paper (GANSW). |
| Better Placed | <p>The NSW Government Architect (GANSW) has established seven distinct objectives to define the key design considerations. Achievement of these objectives from this early stage of the project, through to the detailed design and construction stage will ensure the development will be healthy, responsive, integrated, equitable, and resilient.</p> <ul style="list-style-type: none"> • Objective 1 (Better fit): The Proposal will be shaped in response to local context and retains key landscaping features, heritage curtilage and vistas. Further, the Proposal will be shaped by integrating Connecting with Country principles. The proposed green space and active transport can be optimised to connect and serve the development with existing infrastructure. • Objective 2 (Better performance): The Proposal will seek to incorporate sustainable design principles in the future design of built form and public domain such as light-coloured, reflective, or 'cool' materials. Opportunities for site-wide energy efficient strategies that include on-site or off-site renewable energy generation, sustainable urban water management through water sensitive urban design and recycled wastewater system will be incorporated in the delivery of the Proposal where feasible. • Objective 3 (Better for community): The development will meet the growing demands of the visitor community and alleviate the capacity pressures upon existing tourist sites within the Blue Mountains National Park. • Objective 4 (Better people): The forthcoming SSDA will promote a safe, comfortable and liveable environment, whilst preserving the natural and ecological values of the site. • Objective 5 (Better working): Access points are well defined and convenient. The proposed road network will integrate seamlessly with the broader Great Western Highway and surrounding road pattern. • Objective 6 (Better value): The provision of a new Wildlife Park will support the creation of a multipurpose facility that supports the changing demands of the visitor population and seeks to capture tourist expenditure by encouraging longer visits and overnight stays through the provision of ancillary facilities. • Objective 7 (Better look and feel): An interconnected network of open spaces will provide opportunities to respond to Country and will provide additional connections for pedestrians and cyclists, as well as cater to a range of recreational activities and provide areas for people to dwell and feel connected to nature. |

4.3 Other Project Agreements

There is no existing planning agreement that is applicable to the project.

5.0 Statutory Context

5.1 Land Use Definitions

The proposed development primarily seeks approval for the 'Blue Mountains Wildlife Park'. The definition of a 'Wildlife Park', or 'Zoo' is not specified within the *Blue Mountains Local Environmental Plan 2015* (the **Blue Mountains LEP**) nor the *Standard Instrument – Principal Local Environmental Plan 2006* (the **Standard Instrument**).

It is therefore considered that the proposed 'wildlife park' land use most closely corresponds to the definitions of the following land uses:

'Recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).'

'Animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.'

The proposed development also includes a hotel, which would be characterised as a 'hotel or motel accommodation', which is a type of 'tourist and visitor accommodation'. Whilst the hotel is considered to be ancillary to the wildlife park, note the land use definition below:

hotel or motel accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that—

(a) comprises rooms or self-contained suites, and

(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

The proposed development also includes other ancillary uses including:

- An animal hospital / rehabilitation clinic, which would have the characteristics of a 'veterinary hospital'.
- A high ropes adventure course, toboggan track, and zip-line, which would also similarly be considered as 'recreation facility (outdoor)'.
- Indigenous arts and education centre, which would have the character of an 'information and education facility'.

5.2 Relevant Statutory Requirements

A summary of the relevant statutory requirements is identified in **Table 3**.

Table 3 Relevant statutory requirements

| Matter | Consideration |
|------------------------|--|
| Power to grant consent | <p>The proposed development is categorised as SSD under Schedule 1, section 13 of the Planning Systems SEPP as the development relates to the provision of new tourist facilities for the purposes of a zoo that includes animal enclosures, administration and maintenance buildings, and associated facilities, and has an estimated development cost of more than \$30 million. The Minister for Planning (or the Minister's delegate) is the consent authority pursuant to section 4.5(a) of the EP&A Act.</p> <p>A preliminary estimated development cost has been prepared by WT Partnership and confirms that the Wildlife Park component of the development scheme is in excess of the \$30 million threshold.</p> |

| Matter | Consideration |
|--------|---------------|
|--------|---------------|

The Proposal's ancillary components (including the hotel or motel accommodation) are considered sufficiently related to the SSD component of the development (the Wildlife Park) in accordance with Section 2.6(2) of the SEPP Planning Systems given:

- The logical synergies between the SSD and the ancillary components, including that the hotel or motel buildings are intended to accommodate the visitors to the facility; and
- The physical interrelationship between the components, including that the hotel or motel accommodation is located within the Wildlife Park itself, and forms part of an integrated service offering to visitors.

As set out below, the Proposal is for most proposed uses permissible and for some uses prohibited. Pursuant to Section 4.38 of the EP&A Act, development consent may be granted despite the development being partly prohibited by an environmental planning instrument. As such, because the Proposal is SSD, it can still be approved because it is partly permissible.

Permissibility The site is zoned part C2 Environmental Conservation and part C3 Environmental Management under the Blue Mountains LEP. The C3 zone covers part of the western section of the site, whilst the C2 zone encompasses the eastern section of the site and the site's boundaries. An extract of the zoning map is provided at **Figure 6** below.

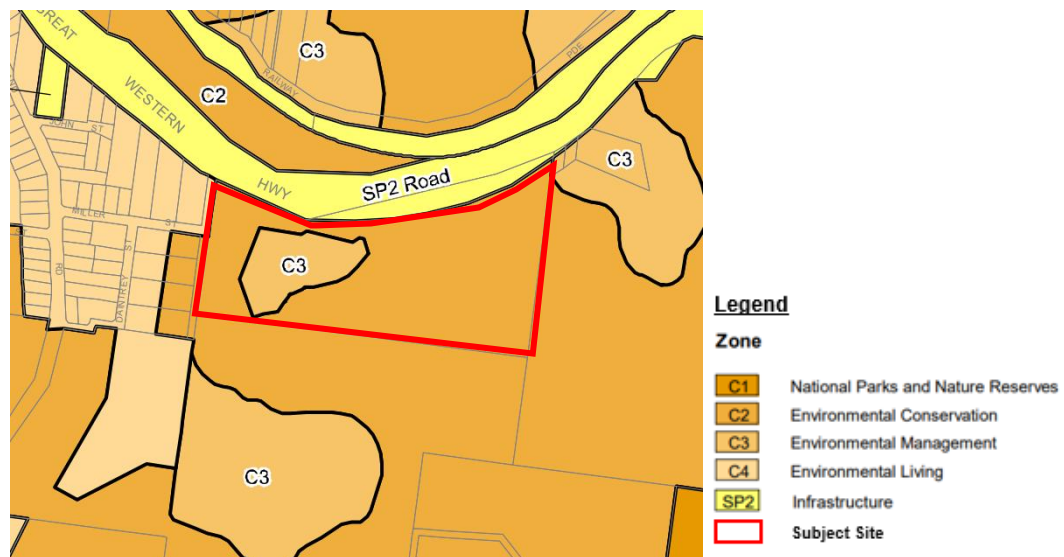


Figure 6 Land Zoning Map

Source: The Blue Mountains LEP

As discussed, a 'Wildlife Park' or 'Zoo' is not defined within the Blue Mountains LEP, nor the Standard Instrument. The definitions of *animal boarding or training establishment*, and *recreational facility (outdoor)* are considered to best align with the development contained within a Wildlife Park. These uses would be prohibited uses under the C2 zone, as specified by item 4 below in the extract below from the Blue Mountains LEP Land Use Table.

Zone C2 Environmental Conservation

2 Permitted without consent

Environmental protection works; Home occupations.

3 Permitted with consent

Dwelling houses; **Environmental facilities**; Flood mitigation works; Oyster aquaculture; Roads

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; **Any other development not specified in item 2 or 3.**

| Matter | Consideration |
|--------|---------------|
|--------|---------------|

Within zone C3, the development of *animal boarding or training establishments, recreational facilities (outdoor)* and *veterinary hospitals* are permissible uses with consent, as specified in item 3 below. The development of *hotel or motel accommodation* and *information and education facility* are also permitted with consent in the C3 zone.

Zone C3 Environmental Management

2 Permitted without consent

Environmental protection works; Home businesses; Home occupations.

3 Permitted with consent

Animal boarding or training establishments; Bed and breakfast accommodation; Bee keeping; Building identification signs; Business identification signs; Camping grounds; Centre-based child care facilities; Community facilities; Dwelling houses; Eco-tourist facilities; Educational establishments; Emergency services facilities; **Environmental facilities;** Farm stay accommodation; Flood mitigation works; Home-based child care; Home industries; Horticulture; **Hotel or motel accommodation;** **Information and education facilities;** Kiosks; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); **Recreation facilities (outdoor);** Research stations; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; **Veterinary hospitals;** Water storage facilities.

4 Prohibited

Industries; Local distribution premises; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

[emphasis added]

A summary of each of the elements of the proposed development and whether they are ordinarily permitted in the relevant zone is presented in the following table.

| Component of the Proposal | Land Use Characterisation | Dominant or Ancillary | Relevant Zone | Permissible or Prohibited |
|---|--|-----------------------|---------------|---------------------------|
| Wildlife Park, toboggan, zip line, high ropes | Recreation Facility (Outdoor) + Animal boarding or training establishments | Dominant Purpose | C3 | Permissible |
| | | | C2 | Prohibited |
| Hotel | Hotel or motel accommodation | Dominant Purpose | C2 | Permissible |
| | | | C3 | Prohibited |
| Veterinary clinic | Veterinary hospital | Ancillary | C2 | Permissible |
| | | | C3 | Prohibited |
| Walking tracks, viewing platforms, seating | Environmental facility | Ancillary | C2, C3 | Permissible |
| Visitor centre | Information and education facility | Ancillary | C2 | Permissible |
| | | | C3 | Prohibited |
| Restaurant, café, bar, kiosks | Food and drink premises | Ancillary | C2 | Prohibited * |
| | | | C3 | Prohibited |
| Gift shop | Retail premises | Ancillary | C2 | Prohibited * |
| | | | C3 | Prohibited |
| Auditorium, Function centre | Function centre | Ancillary | C2 | Prohibited * |
| | | | C3 | Prohibited |

| Matter | Consideration |
|--------|---------------|
|--------|---------------|

Every component of the proposed development (other than walking trails) is prohibited in the C2 Environmental Conservation zone. As such, the proposed built development footprint has predominantly been positioned within the C3 Environmental Management zone, within which outdoor recreational facilities, veterinary hospitals, animal boarding or training establishments, hotel or motel accommodation, and information and education facilities are all permissible uses with consent.

The Site Plan incorporates ancillary development associated with the prevailing use of the site, outside of the C3 zone, including walking trails, toboggan, high ropes course and zip line.

Under the Blue Mountains LEP, an 'environmental facility' means 'a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.' Walking trails and tracks are therefore permissible in both the C2 Environmental Conservation zone and the C3 Environmental Management zone.

All other aspects of the proposed development (including food and drink outlets, gift shop, auditorium, and function centre), are ancillary to the permissible dominant uses. Whilst these uses would be ordinarily prohibited in both the C3 Environmental Management zone and the C2 Environmental Management zone if they were considered on a stand-alone basis, they are an ancillary part of a dominant purpose, and take on the land use characterisation of that dominant purpose – and are similarly permissible in the C3 Environmental Management zone (but prohibited in the C2 Environmental Management zone) as the dominant purpose.

Key development standards

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)

Clause 2.12 of the Transport and Infrastructure SEPP provides a number of standards in respect to consultation referral requirements for development applications that propose Traffic Generating Development, as defined by Schedule 3. Assessing against Schedule 3 of the Transport and Infrastructure SEPP, the proposed development would be deemed traffic generating development if it results in 50 or more motor vehicles per hour. Traffic generation would be forecast as part of the preparation of the EIS.

The Blue Mountains LEP

Height of Buildings:

Clause 4.3 of Part 4 of the Blue Mountains LEP states that the height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. Referring to **Figure 7** below, the maximum height allowed on site is 8m high. Preliminary designs for the proposed buildings indicate that parts of the hotel building would be up to approximately 5m above the maximum height limit. As such, a variation of the maximum building height limit is expected to be required. The height of buildings will continue to be refined as part of ongoing building design during the preparation of the EIS.

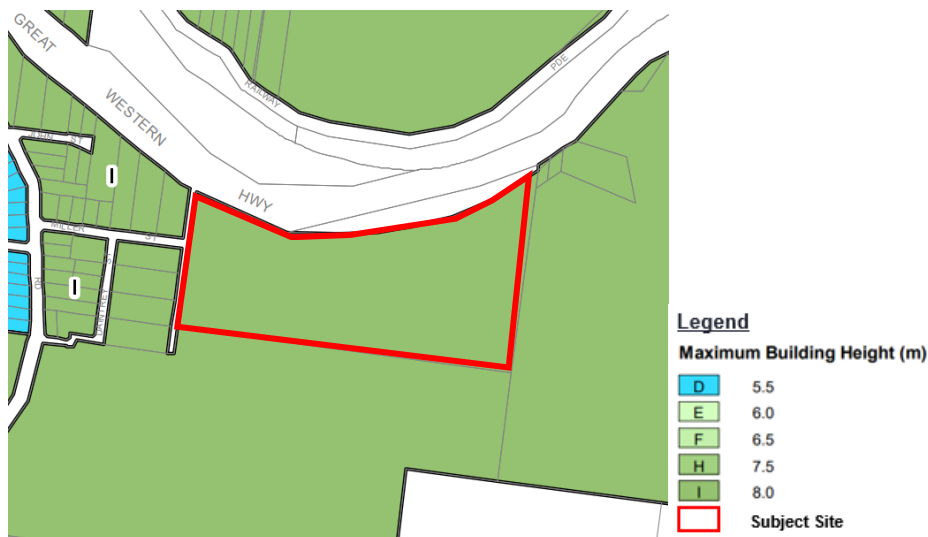


Figure 7 Height of Buildings Map

Source: The Blue Mountains LEP

Heritage:

Per Schedule 5 of the Blue Mountains LEP, the site does not contain any heritage item. As shown in **Figure 8** below, the site immediately abuts a locally listed heritage item encompassing the building and land

associated with the Bodington Hospital. As the site lies within the setting of this heritage item, the EIS and SSDA will consider the impacts of the proposed development upon this asset.

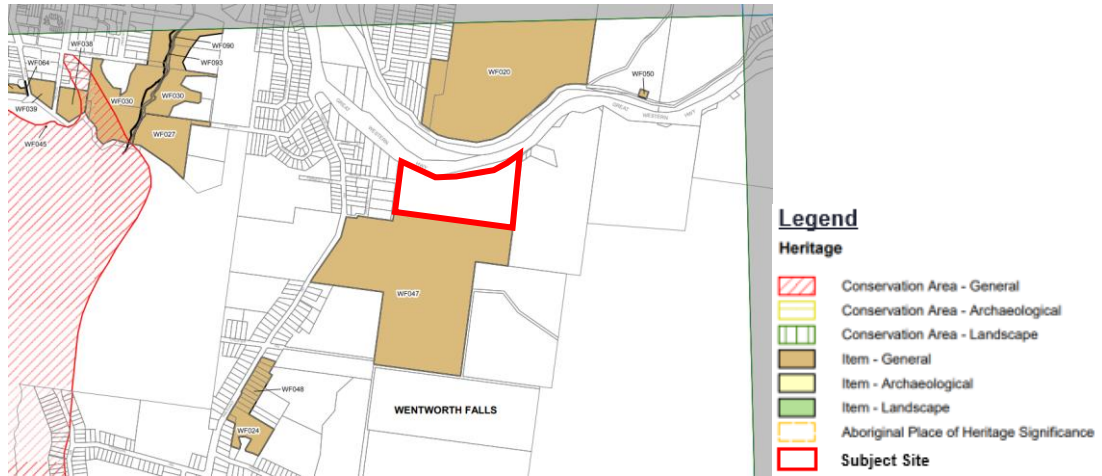


Figure 8 Heritage Map

Source: The Blue Mountains LEP

Whilst the site does not lie adjacent to a Heritage Conservation Area, it is located within 300m of the Greater Blue Mountains World Heritage Area, which will be considered as part of the EIS preparation.

Riparian land and watercourses:

As identified above, the site is located within the very upper catchment of Bedford Creek and accommodates a tributary to that drainage line in its lower eastern section. This is identified in **Figure 9** below. The proposed development has sought to avoid and minimise direct impacts on the watercourse.



Figure 9 Riparian Land and Watercourses Map

Source: The Blue Mountains LEP

Scenic and Landscape Values:

As per Clause 6.13 of Part 6 of the Blue Mountains LEP, development consent must not be granted for development on land identified as ‘Protected Area – Land Between Towns’ (as identified in **Figure 10** below) unless the consent authority is satisfied that the development incorporates appropriate measures to minimise any adverse visual impact on the landscape, and will be screened from view from the Great Western Highway and other public places by existing vegetation or by planting indigenous vegetation. The proposed development has been designed and positioned within the site to ensure it can be screened from view from the Great Western Highway by vegetation.

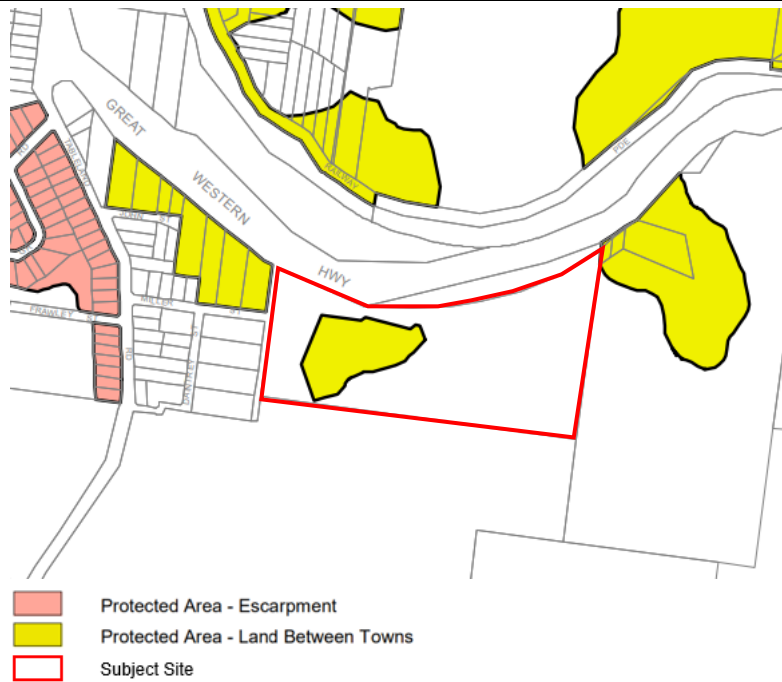


Figure 10 Scenic and Landscape Values Map

Source: The Blue Mountains LEP

Natural Resources:

Per Clause 6.4 of Part 6 of the Blue Mountains LEP, part of the site is designated as a Protected Area – Slope Constraint Area (>20%), as shown in **Figure 11** below. Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that—

- a) all existing native vegetation situated outside any part of the land required for the development will be retained and appropriate measures will be incorporated to facilitate the maintenance of such vegetation, and
- b) the development will incorporate measures to regenerate any native vegetation that has been cleared from land to which this clause applies that does not form part of the site of any existing or proposed development, and
- c) the development will not have any adverse impact on the rate, volume or quality of water running off the land, and
- d) a geotechnical report prepared by a suitably qualified person demonstrates that the soil characteristics and structural elements of the land are suitable for the proposed development, and
- e) the development cannot practicably be located on land other than the land to which this clause applies. In determining whether the development can practicably be located on land other than the land to which this clause applies, the consent authority must consider the following—
 - the design, type and site coverage of the proposed development, and
 - the physical characteristics of the land on which the development is proposed to be carried out, and
 - the suitability of the land for the proposed development.

The proposed development includes construction of animal exhibits, footpaths and landscaping on slope constrained land as mapped in the LEP. The EIS will include detailed assessment of the proposal with consideration of this clause, noting that vegetation on areas outside of the development footprint will be retained and maintained. The EIS will also include a detailed water cycle management plan, and a geotechnical report to verify consistency with this clause, and will include a detailed assessment of the practicality of avoiding development on the slope constrained land.

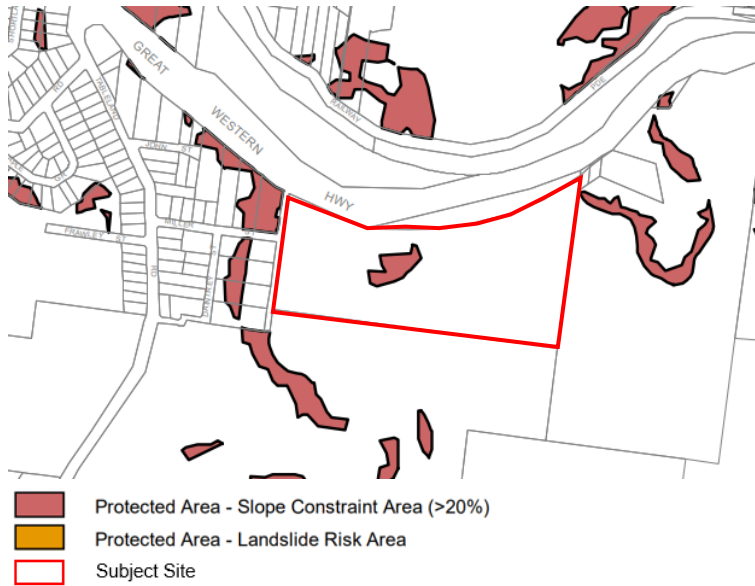


Figure 11 Natural Resources – Land Map

Source: The Blue Mountains LEP

Other approvals

The following section outlines other legislative approvals required for the Proposal in addition to a development consent under Division 4.7 of the EP&A Act.

Consistent Approvals

Section 4.42 of the EP&A Act stipulates that certain authorisations cannot be refused if they are necessary for carrying out State significant development. The following table lists legislative approvals that are required for the Proposal and cannot be refused if the Proposal is approved.

Table 4 Consistent Approvals under Section 4.42 of the EP&A Act

| Act | Approval Required |
|--|-------------------|
| Legislation that must be applied consistently | |
| Fisheries Management Act 1994 | No |
| Mine Subsidence Compensation Act 1961 | No |
| Mining Act 1992 | No |
| Petroleum (Onshore) Act 1991 | No |
| Protection of the Environment Operations Act 1997 | No |
| Roads Act 1993 | Yes |
| Pipelines Act 1967 | No |

Roads Act 1993

Section 138 of the Roads Act 1993 requires the consent of the relevant roads’ authority (the Council or Transport for NSW (TfNSW)) for work in, on, under or over a public road. Section 4.42 of the EP&A Act 1979 provides that a consent under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out State Significant Development. It is expected that alterations will be required to the existing driveway connecting to the Great Western Highway, which will require approval under the Roads Act 1993 from TfNSW as the relevant roads’ authority.

Approvals not required for State Significant Development

Section 4.41 of the EP&A Act stipulates that certain authorisations are not required for State significant development. The following legislative approvals would otherwise be required if the Project was not State significant.

| Matter | Consideration |
|--------|---------------|
|--------|---------------|

Table 5 Approvals Otherwise Required under Section 4.41 of the EP&A Act

| Legislation | Approval Otherwise Required |
|--|-----------------------------|
| Legislation that does not apply to State Significant Development | |
| Fisheries Management Act 1994 | No |
| Heritage Act 1977 | No |
| National Parks and Wildlife Act 1974 | Maybe |
| Rural Fires Act 1997 | Yes |
| Water Management Act 2000 | Yes |

Rural Fires Act 1997

The site is classified as Bush Fire Prone Land on the Rural Fire Service (**RFS**) Bush Fire Prone Land (**BFPL**) map. The Proposal includes a tourist accommodation component which is a listed Special Fire Protection Purpose (**SFPP**) under section 100b of the Rural Fires Act 1997. SFPP developments are considered one which is occupied by people who are identified as at-risk members of the community and consequently in a bushfire event may be more susceptible to the impacts of radiant heat and other bush fire effects.

Consistent with section 4.41 of the EP&A Act, SSD does not require an approval for a bushfire safety authority under Section 100B of the Rural Fires Act 1997. Nonetheless, Section 2.4.2 of the NSW RFS *Planning for Bushfire Protection (PBP)* guideline states that it should still be applied to SSD, and seeking advice from the NSW RFS is encouraged. It is the applicant’s intention to prepare a detailed and comprehensive Bushfire Impact Assessment in accordance with the PBP, and to seek advice from NSW RFS during the early stages of the design process.

National Parks and Wildlife Act 1974 (NPW Act)

The NPW Act aims to prevent the unnecessary or unwarranted destruction of relics and the active protection and conservation of relics of high cultural significance. The provisions of the Act apply to both indigenous and nonindigenous relics.

Consistent with Section 4.41 of the EP&A Act, SSD does not need a permit for the removal of items of Aboriginal heritage.

No known Aboriginal heritage items are located within the development footprint. However, large parts of the eastern section of the site have not yet been surveyed, and there is potential for Aboriginal heritage items to be located in this section of the site. The structures and facilities in this section of the site would be limited to footpaths, zip-line, ropes course, toboggan and chairlift. These structures and facilities would be designed to avoid impacts on Aboriginal heritage items to the extent feasible. An Aboriginal Cultural Heritage Assessment Report will be prepared as part of the EIS.

Heritage Act 1977

The Heritage Act 1977 is the principal Act for the management of NSW environmental heritage. It establishes the State Heritage Register (**SHR**) and includes provisions for Interim Heritage Orders, Orders to Stop Work and archaeological relics (both on land and underwater).

Consistent with section 4.41 of the EP&A Act, SSD does not require an approval under Part 4, or an excavation permit under section 139 of the Heritage Act 1977.

Whilst the site is not listed as a heritage item, it is contiguous with the locally listed Bodington Hospital site and may impact vegetation within this site. As such, the EIS will be accompanied by a Heritage Impact Statement.

Water Management Act 2000

During the preparation of the EIS an assessment of potential impacts to watercourses and aquifers will be undertaken. It is highlighted that works would be required within 40m of Bedford Creek, meaning that they would be considered a controlled activity under the Water Management Act 2000.

Consistent with section 4.41 of the EP&A Act, SSD does not require an approval for water use (section 89), a water management work (section 90) or a controlled activity (section 91) of the Water Management Act 2000 – except for an aquifer interference approval, which is still required for SSD if there are impacts on groundwater resources.

| Matter | Consideration |
|--|---|
| | <p>EPBC Approval</p> <p>The <i>Environmental Protection and Biodiversity Act 1999 Act (EPBC Act)</i> provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places, known as matters of National Environmental Significance.</p> <p>The Proposal is located in close proximity to an area of National Environmental Significance, owing to the Greater Blue Mountains World Heritage Area. However, the Proposal is not expected to have a significant impact on the Greater Blue Mountains World Heritage Area and a referral to the Federal Department of the Environment is not expected to be required. . This will be confirmed in the EIS through the EPBC Act self-assessment process.</p> |
| <p>Pre-conditions to exercise the power to grant consent</p> | <p><i>Biodiversity Conservation Act 2016</i></p> <p>Section 7.9(2) requires an SSD development application to be accompanied by a Biodiversity Development Assessment Report (BDAR). The EIS will be accompanied by a BDAR.</p> <hr/> <p><i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p> <p>Section 2.122 requires the consent authority to provide Transport for NSW with written notice of the development application for developments considered a ‘traffic generating activity’. For the proposed development, a traffic generating activity with access to a classified road would result in 50 or more motor vehicles per hour. Owing to the nature of the development, it is considered that 50 vehicles may enter site within one hour. The SSDA should be referred to TfNSW and the consent authority is to take into consideration TfNSW’s referral response.</p> <p>Section 2.48 requires the consent authority to give written notice to the electricity supply authority for the area and take into consideration any response to that notice before granting consent to a development likely to affect an electricity transmission or distribution network. A power line easement runs through the development footprint, and will require diversion.</p> |
| <p>Mandatory Matters for consideration</p> | <p><i>Environmental Planning and Assessment Act 1979 & Environmental Planning & Assessment Regulations 2021</i></p> <p>Development in NSW is regulated pursuant to the EP&A Act, which sets out the procedures and objects for all development.</p> <ul style="list-style-type: none"> • Section 1.3 - Objects of the Act • Section 4.15 <ul style="list-style-type: none"> a) (i) Relevant Environmental Planning Instruments: <ul style="list-style-type: none"> o State Environmental Planning Policy (Planning Systems) 2021 o State Environmental Planning Policy (Transport and Infrastructure) 2021 o State Environmental Planning Policy (Industry and Employment) 2021 o State Environmental Planning Policy (Resilience and Hazards) 2021 o State Environmental Planning Policy (Biodiversity and Conservation) 2021 o The Blue Mountains Local Environmental Plan 2015 (ii) Relevant Draft Environmental Planning Instruments (iii) Any planning agreement (iv) the Regulations (b) likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality (c) suitability of the site for the development (d) any submissions made in accordance with the Act or Regulations (e) the public interest <hr/> <p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></p> <p>Section 4.6 states that a consent authority must not consent to development unless—</p> <ul style="list-style-type: none"> a) it has considered whether the land is contaminated, and b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. |

| Matter | Consideration |
|--------|--|
| | <p>The EIS will be supported by a preliminary investigation of the land.</p> <hr/> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i></p> <p>Section 6.6 states that a consent authority must consider whether the development will have an adverse impact on water quality and quantity. Section 6.8 stipulates that in deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems. A BDAR will be prepared as part of the SSDA.</p> <hr/> <p><i>State Environmental Planning Policy (Industry and Employment) 2021</i></p> <p>Sections 3.6 and Section 3.11 seeks to ensure that signage is consistent with the aims and objectives of Chapter 3 of the State Environmental Planning Policy (Industry and Employment) 2021. The EIS will be supported by architectural plans and an assessment of signage which will demonstrate that the proposed signage will be of the highest design quality.</p> <hr/> <p><i>Blue Mountains LEP 2015</i></p> <ul style="list-style-type: none">• Clause 2.3 – Zone objectives and Land Use Table• Clause 5.21 – Flood planning• Clause 6.3 – Terrestrial biodiversity• Clause 6.4 – Protected area – slope constraint area• Clause 6.8 – Riparian lands and watercourses• Clause 6.14 - Earthworks <hr/> |

6.0 Engagement

This section describes the proposed community engagement strategy to be undertaken during the preparation of the EIS. The Proponent's approach to community engagement is informed by DPHI's *Undertaking Engagement Guidelines for State Significant Development (2021)*.

6.1 Engagement Undertaken

As discussed, the proposed development subject to this Scoping Report has evolved through an extensive design development process, which has involved prior engagement with various stakeholders, including; Blue Mountains City Council, Blue Mountains Chamber of Commerce, Minister for Tourism, Minister for Energy & Environment, Minister for Planning and Public Spaces, Blue Mountains City Council Aboriginal Advisory Council, Muru Mittigar, Department of Primary Industries, Destination NSW, Community Focus Groups, and Community Surveying.

Initial engagement activities focussed on testing the general viability of the proposal and suitability of the location including:

- Quantitative surveys of a representative national sample in 2020.
- In 2021 a workshop with Blue Mountains City Council was held to test the suitability of the location combined with qualitative research samples of groups of residents in the Blue Mountains, Sydney and nationally, as well as qualitative research from industry experts including Senior stakeholders at tourism bodies such as Tourism Australia, ATDW, DNSW, and Tourism operators within the Blue Mountains.

The DPHI (formerly the Department of Planning and Environment) facilitated a Planning Focus Meeting (**PFM**) in 2021 for the former proposal, to allow a briefing of the relevant NSW Government agencies of the proposed development.

In March 2023 a community meeting was held to present and seek feedback on the former. Concerns raised by local residents included:

- Clearing of land and impacts on trees and vegetation.
- Indigenous heritage impacts.
- Car parking and traffic concerns.
- Process issues including local council and Commonwealth requirements.
- Emergency management.
- Project justification.
- Impact on animals in the proposed development.
- Infrastructure needs.

Further consultation was undertaken in 2023 with a representative national sample of residents, boosted with additional residents from the Blue Mountains. Whilst concerns relating to environmental protection and traffic safety were identified through the survey, the proposal was met with positivity from the majority of survey respondents, with 78% of people surveyed who live within 40km of Wentworth Falls considered the proposed development to be appealing, with a further 81% believing the proposal to be beneficial.

6.2 Proposed Engagement During EIS Preparation

6.2.1 Identified Key Stakeholders

Further engagement will be undertaken as part of the project, which will be in accordance with the *Undertaking Engagement Guidelines for State Significant Projects (2021)*. The Client will undertake engagement with, but not limited to, the following stakeholders:

- Department of Planning, Housing and Infrastructure
- Blue Mountains City Council
- Transport for NSW
- NSW Rural Fire Service
- NSW Department of Primary Industries (Animal Welfare, and Biosecurity divisions)

- NSW Department of Climate Change, Environment, Energy and Water (Water and Biodiversity Conservation divisions)
- NSW Fire and Rescue
- NSW National Parks and Wildlife Service
- Greater Sydney Local Land Services
- Heritage NSW
- Destination NSW
- RSPCA
- Greater Blue Mountains Area World Heritage Advisory Committee
- First Nations Stakeholders
- Aboriginal Land Councils
- Infrastructure owners – Endeavour Energy, Sydney Water, WaterNSW
- Service providers – Endeavour Energy, Sydney Water
- Local community and action groups.

6.2.2 Proposed Consultation

The DPHI will engage with key stakeholders during the preparation of the project-specific SEARs.

Engagement will be also undertaken to inform the preparation of the EIS and on an ongoing basis throughout the project's life. The EIS will be accompanied by a Consultation Outcomes Report detailing how the Proposal responds to raised issues. The Outcomes Report will also include details of strategies to monitor, review and adapt engagement methodologies throughout the project. This engagement will be complementary to and independent of Department-led consultation during their assessment of the development application.

The engagement techniques adopted during the preparation of the EIS may include drop-in sessions, letterbox drops, agency and stakeholder briefings and the maintenance of a project email and phone number.

The SSDA process will provide further opportunities for community input and for the Proponent to respond to any issues raised. The project team remains committed to continuing dialogue with the relevant stakeholders and agencies throughout the development assessment process.

7.0 Proposed Assessment of Impacts

Section 7.1 provides an overview of the key matters that will require further assessment in the EIS and the proposed approach to assessing each of these matters. The purpose of considering these factors at this stage is to inform the preparation of the project-specific SEARs, which will guide the preparation of the detailed EIS.

Section 7.2 outlines matters requiring no further assessment in the EIS. This section should be read in conjunction with the Scoping Summary Table prepared by Ethos Urban at **Appendix A**.

7.1 Matters Requiring Further Assessment in EIS

This section provides an overview of the key matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters. The purpose of considering these factors at this stage is to inform the preparation of the SEARs which will guide the preparation of the detailed EIS.

7.1.1 Built Environment

The Proposal will be subject to an assessment with regard to siting, height, massing of the proposed built form in the context of existing and future built form and the surrounding landscape, particularly its interface with the Greater Blue Mountains World Heritage Area.

Key technical studies to inform the EIS will include:

- Design Report, addressing the context analysis, key built form responses, design principles (including Connecting with Country) and design excellence;
- Architectural Drawings, including site masterplan and detailed built form drawing for the development proposed including the main entrance building, exhibits, veterinary hospital and hotel building to be constructed;
- Urban Design Report, addressing site context analysis, Structure Plan and Indicative Layout Plan, design principles and strategies (including Connecting with Country, Connectivity and Crime Prevention Through Environmental Design (**CPTED**));
- Landscape Report; and
- Aboriginal Cultural Heritage Assessment Report.

The built form of buildings will be designed based on a number of key principles:

- reduce the impact on natural environment and biodiversity;
- reduce the use of finite resources in accordance with achieving a sustainable eco-footprint;
- resources must be used more effectively and efficiently in material, product, component and assembly production, and during construction i.e., improve output per unit input;
- reduce the energy and water inputs to reduce embodied energy and water;
- reduce the waste generated during the material life cycle flows;
- select durable, long lasting materials;
- select materials and components with low maintenance and cleaning requirements;
- use efficient and flexible space configurations;
- opt for local materials and product to reduce transport energy impacts;
- promote renewable, reusable, recycled and recyclable material content; and
- select materials, products components and assemblies that enhance human health and contribute to a healthy indoor air quality e.g. low volatile organic compound emissions, toxicity and flammability in the event of fire.

7.1.2 Overshadowing and Privacy

The EIS will also address key environmental amenity issues associated with the proposal such as overshadowing, particularly in the context of the residential development to the west of the site. However, it is highlighted that the wildlife park and hotel buildings will be cut into the side of the hill, which continues rising steeply to the west, meaning that there will be no overshadowing to residential properties west of the site. Given the large setbacks between the wildlife park and hotel buildings, and the neighbouring Bodington facility, and the extensive

vegetation that intervenes, there is similarly not expected to be any overshadowing or privacy issues on the southern boundary either. This will be documented and verified in the EIS,

7.1.3 Visual Impact

The Proposal will be the subject of a merit assessment with regards to the siting, height and massing in the context of the surrounding development and landscape. The following key impacts have been considered in the design of the preliminary site plans and will inform any assessment of development carried out on the site:

- Bulk and scale;
- Compatibility with the existing and future character of the surrounding area; and
- Visual impact.

A comprehensive Visual Impact Assessment will accompany the EIS to assess the proposed impacts upon views currently obtained from the private domain and public domain.

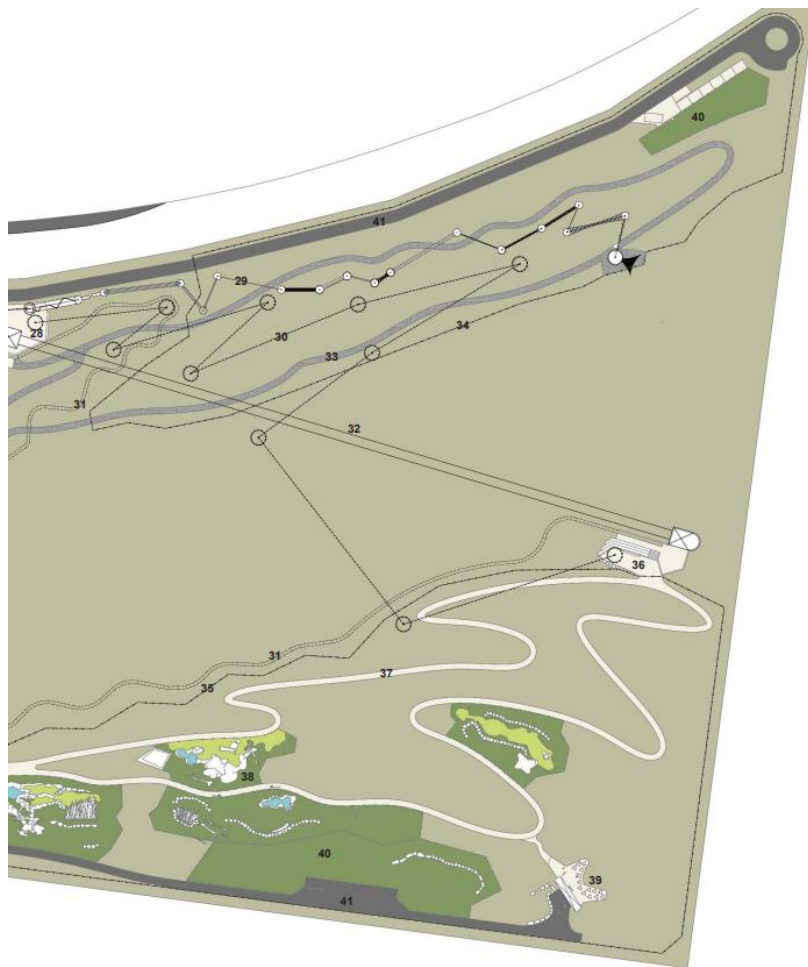
7.1.4 Trees and Landscaping

The site is highly vegetated, part of which has been cleared in associated with the existing development consent on site. An Arboricultural Impact Assessment report will be prepared that will detail the existing trees location on site to confirm high value trees for retention and address the impact on trees as a result of the proposed development. As there are trees that will require removal to facilitate the development, a site-wide Landscape Plan will be prepared to detail replacement tree planting, other green and blue infrastructure and mitigation measures for the urban heat island effect. Indicative landscaping plans are set out in **Figure 12** and **Figure 13** below.



Figure 12 Indicative proposed landscaping treatment to the western portion of the site

Source: Urban Design and Landscape Report – Eximia Designs & Cox Architects



Site east

27. East park entry gates.
28. Take off and return platform for east park activities.
29. High Ropes Course.
30. Zip-line.
31. Toboggan Track.
32. Chair Lift.
33. FRP boardwalk through remnant forest.
34. Containment fencing for northern free range experience.
35. Containment fencing for southern free range experience.
36. Toboggan, Zip-line, Chairlift return platform.
37. Free range animal 'bush walk' experience.
38. Dedicated animal exhibit spaces within the free range area.
39. "The Lookout" refreshment deck.
40. Off holding yards for animal respite.
41. Back of house service roads.

Figure 13 Indicative proposed landscaping treatment to the eastern portion of the site

Source: Urban Design and Landscape Report – Eximia Designs & Cox Architects

7.1.5 Ecologically Sustainable Development (ESD)

The development wholly lies within the C2 and C3 zones and therefore, Chapter 3 of the State Environmental planning Policy (Sustainable Buildings) 2022 (**Sustainable Buildings SEPP**) does not apply. As such, there is no requirement for the SSDA to be accompanied by a NABERS Embodied Emissions Materials Form or Net Zero Statement.

Notwithstanding this, ESD principles will be a key feature of the Proposal, and the SSDA will be accompanied by an ESD Statement outlining how ESD principles will be incorporated into the Proposal's design and operation.

7.1.6 Traffic, Transport and Parking

Whilst the nature of traffic demand of the Proposal is expected to be similar with that already envisioned for the Site under the existing approval, there would be an increase in traffic generation throughout the day compared to the existing situation.

The proposed development will be required to consider the relationship between the proposed development and the surrounding transport infrastructure. Specifically, the capacity of the regional and local roads, and public transport to safely accommodate the new development will be considered.

In this regard, it is proposed to retain and use the existing left-in / left-out driveway off the Great Western Highway. This will cater easily for vehicle arriving from the east, or departing to the west, but will require vehicles arriving from the west or departing to the east to turn around. Given the highly constrained roads environment throughout the Blue Mountains, the need for turning around is a common scenario, and turn around arrangements are already established along most sections of the highway. For the Proposal:

- For vehicles arriving from the west, it will be necessary for the vehicle to proceed east bound past the site access driveway for approximately 1.7km, to make use of existing turn round facilities at Genevieve Road, Bullaburra. These arrangements have already implemented for bus services.

- For the vehicles departing to the east, it will be necessary for the vehicle to initially turn left and proceed west-bound on the Great Western Highway towards Wentworth Falls. Turn around arrangements are available at Tablelands Road (non-signalised) or Old Bathurst Road (signalised). Buses and coaches would be expected to turn around at the Old Bathurst Road signalised intersection, which includes a dedicated right-turn lane.

It is highlighted that many visitors to the proposed facility would be likely to combine a visit to the Wildlife Park with visits to other attractions or towns within the Blue Mountains, meaning that a significant proportion of visitors who do need to turn around would be able to incorporate the need to turn around as part of their daily driving itinerary, and so would not actually make use of these specific turn-around facilities.

The EIS will be informed by a Traffic Impact Assessment and Green Travel Plan, which will be carried out to demonstrate how both construction and operational traffic can be carried safely on the existing road network.

Traffic and parking demand will be estimated with consideration of a managed visitation regime, which is intended to establish four 2-hour visitation sessions throughout the day.

Based on the indicative preliminary operational strategy around visitation sessions and staffing, it is currently estimated that approximately 298 parking spaces will be required at any one time, which includes parking for visitors, staff, hotel guests as well as for coaches and/or buses/mini-buses. Parking for 298 vehicles has been incorporated into the current preliminary design of the facility, mostly by way of an underground car park, that sits beneath the hotel and wildlife park buildings, together with an at-grade car parking facility at ground level, to the east of the access point. Bus parking is located at-grade off the site access road, near the hotel reception and entry plaza. An indicative transport plan is provided at **Figure 14** below.

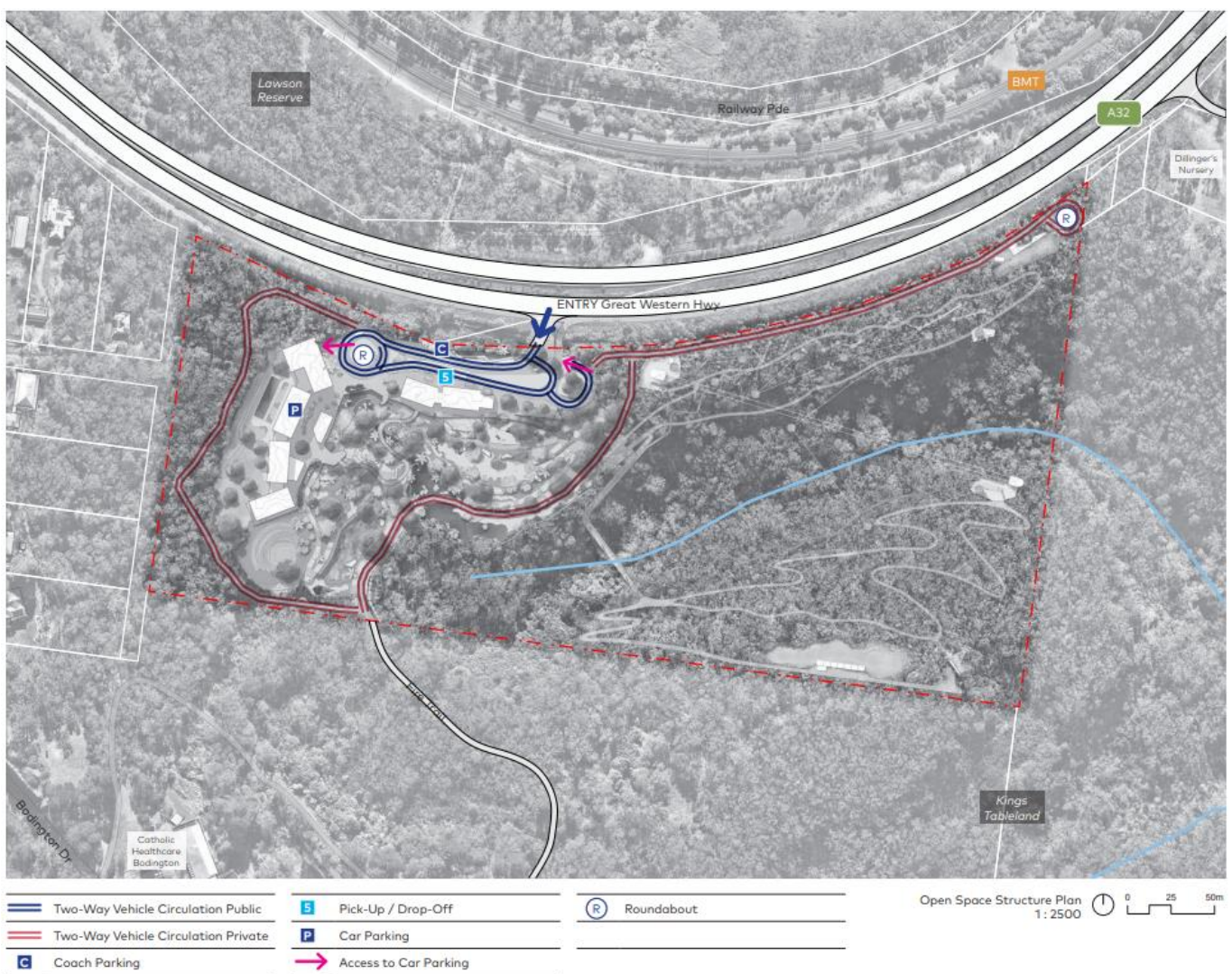


Figure 14 Indicative Transport Strategy Plan

Source: Urban Design and Landscape Report – Eximia Design & Cox Architects

7.1.7 Biodiversity

Section 7.9 of the Biodiversity Conservation Act 2016 requires that an EIS submitted with an SSD application be accompanied by a Biodiversity Development Assessment Report (**BDAR**) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. Given the extent of vegetation on site, a BDAR will be provided with the EIS and biodiversity impacts will be addressed in the EIS.

7.1.8 Noise and Vibration

The site is located near several existing and future sensitive receivers, including residential development to the site's west, a nursery to the site's east, and a hospital facility to the site's south. A Noise and Vibration Assessment will be undertaken to assess the main noise and vibration generating sources during construction and operations, their impacts upon any sensitive noise receivers, particularly adjacent residential receivers to the west of the site. The Noise and Vibration Assessment will also evaluate and outline measures to minimise and mitigate the potential noise impacts from increased project-related traffic on the Great Western Highway, including with consideration of vehicle turn around movements.

7.1.9 Ground and Water Conditions

Noting excavation is proposed, groundwater assessments and investigations will be carried out. The SSDA will be accompanied by a Groundwater Impact Assessment that assesses potential impacts on groundwater flows through the site, including in relation to potential Groundwater Dependent Ecosystems downstream along the Bedford Creek tributary riparian corridor. In this regard, the Groundwater Impact Assessment will be coordinated with a broader Water Cycle Management Report and the Biodiversity Development Assessment Report to assess potential impact of water flows into the eastern tributary.

7.1.10 Flooding and Stormwater

The site is generally comprised of native vegetation and as such, it is anticipated that the Proposal will increase runoff as a result of new hardstand surfaces.

A Water Cycle Management Report will be prepared to support the EIS. This will include hydrologic and hydraulic modelling of sub catchment areas in order to determine stormwater management requirements for the proposal. The over-arching objective of the water cycle at the site will be to replicate the existing water flow regime, also taking into consideration changes to groundwater flows through the site. On this basis, no downstream flooding impacts are expected to arise, and a detailed Flood Impact Risk Assessment is not anticipated to be required. This will be verified in the EIS.

The Proposal will also aim to ensure that there is no increase in water pollutants discharging from the site. In particular, it is acknowledged that the proposed wildlife park will generate the potential for increased nutrient loads arising from animal enclosures.

The Proposal will incorporate a detailed and integrated stormwater treatment train to capture and cleans all stormwater including; gross pollutant traps, vegetated swales, scour protection, energy dissipators, castellated kerbs, permeable pavements, bioretention basins, and on-site detention / wetlands. All site water will be delivered into a final on-site detention basin / wetland for final control and polishing prior to release into Bedford Creek. An indicative Water Sensitive Urban Design (**WSUD**) system plan is identified in **Figure 15** below and will be developed and coordinated with the project Civil Engineer.



Figure 15 Indicative WSUD Plan

Source: Urban Design and Landscape Report – Eximia Design & Cox Architects

7.1.11 Contamination

A Contamination assessment will be prepared to support the EIS and will assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the proposed development. This will likely comprise a Preliminary Site Investigation, which would include a review of regional topography, landscape and geology, historical aerial photographs, title records and other publicly available information to determine the likelihood for the land to be contaminated.

If the Preliminary Site Investigation indicates a significant risk for contaminated land to be present, then a Detailed Site Investigation will be undertaken. Contamination investigations will be set out in a report that will present findings in accordance with the State Environmental Planning Policy (Resilience and Hazard) 2021 (**Resilience and Hazard SEPP**).

7.1.12 Bush Fire Risk

The site is mapped as Bushfire Prone Area on the Rural Fire Service Bush Fire Prone Land (BFPL) map. A Bush Fire Impact Report assessing the bushfire hazard risk for the site and future development proposed will be prepared. This will be prepared in accordance with the NSW RFS Planning for Bush Fire guidelines and include an assessment of key considerations relating to asset protection zones, building requirements, access, egress, evacuation, adequate infrastructure and impact on adjoining land.

A preliminary analysis of likely Asset Protection Zones has been undertaken by Building Code & Bushfire Hazard Solutions to inform the most appropriate building area within the site for the hotel (which is a Special Fire Protection Purpose (SFPP) under the *Rural Fires Act 1997*), taking into account a design intent to avoid the need

for clearing (including for the purposes of asset protection) of any vegetation within the Blue Mountains Swamps Endangered Ecological Community along the Bedford Creek riparian corridor.

There has been specific concerns raised in relation to the bushfire evacuation issues associated with the proposed development. Preliminary bushfire management advice indicates that the bushfire evacuation concerns are likely to be most relevantly responded to by way of building design solutions in combination with emergency management controls, which may include a procedure for limiting or avoiding use/occupation of the facility on extreme / catastrophic bushfire danger days. It is intended to consult with the NSW Rural Fire Service (RFS) in the early stages of the design process, including the planning section of the NSW RFS, as well as the local Fire Control Centre to understand the implications for local fire-fighting operations.

7.1.13 Waste

A Construction and Demolition Waste Management Plan and Operational Waste Management Plan will be prepared to assess waste management impacts and inform waste management procedures as part of the Proposal.

7.1.14 Geotechnical

Part of the development is located on land with a steep slope, including as mapped in the Blue Mountains LEP. The EIS will be accompanied by a Geotechnical Study to confirm that the ground conditions and geotechnically adequate for the proposed development, and to establish any special requirements in relation to foundations or footings to ensure the development proposed is suitably designed.

7.1.15 Aboriginal Heritage

Much of the site, especially in the eastern sections have not been subject of intrusive impacts, and have the potential for the presence of Aboriginal objects. The site's location indicates that in addition to Aboriginal objects, the site may have broader Aboriginal cultural heritage values. An Aboriginal Cultural Heritage Assessment Report (**ACHAR**) will be prepared and accompany the EIS. The ACHAR will identify whether the site possesses or has the potential to possess Aboriginal heritage sites, places, objects and/or values and provide conservation and mitigation measures. Consultation will be undertaken with Aboriginal people in accordance with the Aboriginal Cultural heritage Consultation Requirements for Proponents 2010 and documented in the ACHAR.

7.1.16 Environmental Heritage

The site does not contain any heritage items nor is it located within a Heritage Conservation Area. The site is adjacent to the Greater Blue Mountains World Heritage Area, the boundary of which lies approximately 300m southwards. The site immediately to the south hosts the Bodington Hospital, for which the buildings and interiors are a local heritage item (WF047).

A Statement of Heritage Impact will accompany the EIS which will assess the potential impacts upon the historic significance of the Bodington Hospital site and the World Heritage Area surrounding the site.

7.1.17 Social Impact

The Proposal is expected to result in social and economic impacts, with anticipated impacts including, but not limited to the following:

- Construction-related amenity impacts;
- New tourist facility to help alleviate existing pressures on key tourist sites throughout the Greater Blue Mountains Area;
- Creation of construction and operational jobs; and
- Direct and indirect benefits to the local economy.

A Social Impact Assessment (**SIA**) will be submitted with the EIS. The report will address the expected social and economic impacts of the project, including any mitigation measures as necessary. The SIA will have regard to the *Social Impact Assessment Guideline for State Significant Development (2021)*.

7.1.18 Infrastructure and Servicing

The site has direct access to existing water supply, sewer, electricity distribution infrastructure. Consultation will be undertaken with all relevant service providers regarding the required capacity and augmentation of existing services to the site. An Infrastructure and Services Management Plan will be prepared to accompany the EIS.

A power line easement runs through the development footprint, and will require diversion. The applicant will consult with Endeavour Energy early in the design process to ensure diversion requirements are properly accounted for in the design of the facility.

7.1.19 Air Quality

The EIS would be accompanied by an Air Quality Impact Assessment.

Construction dust emissions would be assessed in accordance with the semi-quantitative risk-based assessment approach developed by the UK Institute of Air Quality Management (**UK IAQM**). This methodology has been accepted to be used for a wide range of large-scale development and infrastructure projects.

Operational emissions are generally expected to be minimal as there are no sources of combustion as part of the Proposal. However, the presence of organic material associated with keeping animals can result in the emissions of odours. The Air Quality Impact Assessment will therefore include an assessment of odour generating potential of the Proposal in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW.

The Air Quality Impact Assessment will also include an assessment of Greenhouse Gas Emissions.

7.1.20 Other Matters

In addition to the above matters, the EIS will also consider and assess the following:

- Compliance with the Building Codes of Australia (**BCA**) and the accessibility standards established under the Commonwealth Disability Discrimination Act.
- Site suitability and the public interest.
- Construction impacts and Staging.

7.2 Matters Not Requiring Further Assessment

7.2.1 Design Competition

There is no requirement under the relevant Environmental Planning Instruments to develop the design through a design competition process. As discussed above, the Proposal has developed through an extensive design process informed through detailed constraints analysis and engagement with various stakeholders to deliver the optimal design outcomes for the site.

7.2.2 Archaeology

An Archaeological Inquiry was undertaken by Kayendel Archaeological Services which did not identify any indigenous artifacts located on site, and therefore potential impacts on archaeological resources are unlikely. Therefore, there is considered to be no need for an Archaeological Assessment to accompany the SSDA. This will be confirmed in the EIS.

7.2.3 Wind

Owing to the outdoor recreational nature of the proposed development, it is not considered that a Pedestrian Wind Environment Assessment is required.

7.2.4 NABERS Embodied Emissions Materials Form and Net zero

The application of Chapter 3 of the Sustainable Buildings SEPP does not apply to development on land wholly within zones C2 or C3. As such, the requirement for a NABERS Embodied Emissions Material Form, Net Zero Statement, or NABERS Agreement(s) to Rate or Commitment Agreement(s) relating to energy and water use, are waived.

7.2.5 Dangerous Goods and Hazardous Material

There are no known dangerous goods and hazardous materials associated with the development. Therefore, a Preliminary Hazard Analysis in accordance with Chapter 3 of the Resilience and Hazards SEPP is likely not to be required. This will be confirmed in the EIS through the preparation of a preliminary risk screening carried out in accordance with Department's *Applying SEPP 33* Guideline.

7.2.6 Aviation

The development does not propose a helicopter land site (**HLS**) nor is it adjacent to a HLS. As such, an Aviation Report is not considered to be required alongside the SSDA.

8.0 Conclusion

This Scoping Report has been prepared by Ethos Urban on behalf of Aesthete No. 14 Pty Limited to support preliminary discussions with Blue Mountains City Council in respect to the development of the 'Blue Mountains Wildlife Park' at land at 10 Great Western Highway, Wentworth Falls.

The Proposal would allow for the delivery of a new tourist facility and is considered appropriate in the circumstances as it:

- Is strategically positioned on the edge of an existing town, leveraging off the existing infrastructure and services;
- Will alleviate the existing capacity pressures from other tourist destinations within the Greater Blue Mountains Area;
- Will utilise the site to provide a diverse range of employment opportunities and support the local economy;
- Supports the aims and objectives of the relevant Council and State government strategic plans and policies including the Greater Sydney Regional Plan, Western City District Plan, and the Blue Mountains Local Strategic Planning Statement; and
- Will enable development that can effectively minimise any potentially adverse environmental impacts.

This Scoping Report has outlined preliminary information regarding the site, the project, the strategic and statutory context and planned and ongoing stakeholder engagement.

The scoping of the proposed assessment of impacts within the Environmental Impact Statement for the Proposal will permit the DPPI and other government agencies to prepare and issue the Project Specific SEARs.

Appendix A

Scoping Summary Table



| Level of Assessment | Matter | Cumulative Impact Assessment | Engagement | Relevant Government Plans, Policies and Guidelines | Scoping Report References |
|---------------------|--|------------------------------|------------|--|---------------------------|
| Access | | | | | |
| Detailed | Access to property, traffic and parking | N | General | <ul style="list-style-type: none"> State Environmental Planning Policy (Transport and Infrastructure) 2021 Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013) NSW Bicycle Guidelines (RTA, 2003) Guide to Traffic Generating Developments Version 2.2 (RTA, 2002) | Section 7.1.6 |
| Air | | | | | |
| Standard | Atmospheric emissions and particulate matter | N | General | <ul style="list-style-type: none"> The Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA 2016) | Section 7.1.19 |
| Amenity | | | | | |
| Standard | 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) NSW Road Noise Policy (Environment Protection Authority, 2011) Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) 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) | Section 7.1.8 |
| Standard | Visual | N | General | <ul style="list-style-type: none"> Refer to Scoping Report for further discussion on assessment approach | Section 7.1.3 |
| Biodiversity | | | | | |
| Detailed | Terrestrial flora and fauna | N | General | <ul style="list-style-type: none"> Environmental Protection and Biodiversity Conservation Act 1999 Biodiversity Conservation Act 2016 State Environmental Planning Policy (Biodiversity and Conservation) – Chapter 2 Vegetation in non-rural areas | Section 7.1.7 |

| Level of Assessment | Matter | Cumulative Impact Assessment | Engagement | Relevant Government Plans, Policies and Guidelines | Scoping Report References |
|--------------------------|--|------------------------------|------------|---|---------------------------|
| Built environment | | | | | |
| Standard | Design quality | N | Specific | <ul style="list-style-type: none"> GANSW's Competitive Design Policy | Section 7.2.1 |
| Standard | Public infrastructure | N | General | <ul style="list-style-type: none"> Refer to Scoping Report for further discussion on assessment approach | Section 7.1.18 |
| Economic | | | | | |
| Standard | Livelihood | N | Specific | <ul style="list-style-type: none"> Refer to Scoping Report for further discussion on assessment approach | Section 7.1.17 |
| Hazards and Risk | | | | | |
| Detailed | Bushfire | N | General | <ul style="list-style-type: none"> <i>Planning for Bush Fire Protection 2019</i> | Section 7.1.12 |
| Standard | Flooding | N | General | <ul style="list-style-type: none"> Relevant flood studies Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004) | Section 7.1.10 |
| Standard | Land contamination and Groundwater 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 State Environmental Planning Policy (Resilience and Hazards) 2021 National environment protection (assessment of site contamination) measure | Section 7.1.11 |
| Standard | Waste | N | General | <ul style="list-style-type: none"> Protection of the Environment Operations Act 1997 Waste Avoidance and Resource Recovery Act NSW Waste and Sustainable Materials Strategy 2041 Waste Classification Guidelines | Section 7.1.13 |
| Heritage | | | | | |
| Standard | Aboriginal | N | Specific | <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 7.1.15 |

| Level of Assessment | Matter | Cumulative Impact Assessment | Engagement | Relevant Government Plans, Policies and Guidelines | Scoping Report References |
|---------------------|---|------------------------------|------------|---|---------------------------|
| | | | | <ul style="list-style-type: none"> GANSW Designing with Country Framework GANSW Connecting with Country Guidelines | |
| Standard | Non-Aboriginal | N | Specific | <ul style="list-style-type: none"> Heritage Act 1977 Blue Mountains LEP 2015 Australia ICOMOS Charter for the Conservation of Places of Significance, Burra Charter 2013 Assessing Significance for Historical Archaeological Sites and 'Relics' 2009 | Section 7.1.16 |
| Social | | | | | |
| Standard | Community, Accessibility and Surroundings | N | Specific | <ul style="list-style-type: none"> Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Industry and Environment, 2021) | Section 7.1.17 |
| Water | | | | | |
| Standard | Hydrology and water quality | 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) | Section 7.1.10 |