



## PLANNING COMPLIANCE ASSESSMENT

The following development control plans provide the principle development standards and controls that apply to the site:

- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005
- Mosman Development Control Plan 2012

The following tables provide an overview of the proposal's compliance with the relevant development standards and controls applying to the site.

### SYDNEY HARBOUR FORESHORES AND WATERWAYS AREA DEVELOPMENT CONTROL PLAN 2005

The Sydney Harbour Foreshore and Waterways Area Development Control Plan (SHDCP 2005) supplements SREP 2005 by providing performance based criteria and guidelines. The relevant provisions relating to ecological, landscape and land based development are addressed in the table below.

Clause	Proposal
<b>Ecological Assessment</b>	
<b>Vegetation Protection:</b> To conserve and enhance vegetation communities of high conservation significance.	<p>Vegetation clearance has been minimised with the overall tree canopy of the Upper Australia Precinct maintained. The minimum number of trees possible have been removed to accommodate the new exhibits and wherever possible the exhibit has been designed around the existing landscaping. 37 trees are proposed for removal but are considered low-moderate value. The site has been largely replanted and modified to meet its use as an animal enclosure. New plantings reflect the Australian landscape with consideration of the animals within the precinct.</p> <p>The overall landscape design showcases native Australian landscapes in an unobtrusive way and through working with the existing mature landscaping and topography as much as possible to ensure that the character of the place is retained and that the existing landscaping is respected. In summary, the project will involve the removal of 37 low-moderate retention trees but will not lose the overall tree canopy of the Precinct.</p>
<b>Weed Control:</b> To reduce the effects of weed invasion	Species are predominantly Australian natives to reflect the natural landscape of the Precinct. The use of fertilisers, pesticides and other potentially harmful garden products is also minimised.
<b>Reduce Predation Pressure:</b> To minimise the risk of predation on native fauna species by domestic pets.	The proposed works are located with the grounds of Taronga Zoo. No additional fencing is required to alleviate the risk of domestic pets impacting native fauna.

Clause	Proposal
<p><b>Soil Conservation:</b> To minimise impacts associated with soil erosion and water siltation</p> <p><b>Pollution control:</b> To reduce impacts associated with pollution.</p>	<p>Comprehensive soil and erosion control measures will be implemented during construction to ensure water quality exiting the site is satisfactory. As outlined in the Stormwater, Flooding &amp; Utility Impact Assessment prepared by Warren Smith and Partners (<b>Appendix O</b>), the following mitigation measures are proposed during demolition and construction to inhibit the movement of sediment off the site:</p> <ul style="list-style-type: none"> <li>▪ Construction vehicles leaving the site shall be required to pass over a Temporary Construction Vehicle Entry consisting of a 1.5m long by 3m wide 'cattle rack'.</li> <li>▪ All exposed earth areas where it may be possible for runoff to transport silt down slope shall be protected with a sediment and erosion control silt fence generally installed along the boundaries of the site in accordance with details provided by the Department of Conservation and Land Management.</li> <li>▪ Existing stormwater infrastructure is also to be protected from incoming sediment using the following methods with filtration systems and drainage pits.</li> </ul> <p>Contractors will be required to submit an erosion/sedimentation control plan prior to commencement of works. The control plan will address the risk of sediment and pollutants from the site entering the stormwater drainage system.</p>
<b>Landscape Assessment</b>	
<b>Landscape Character Type 2</b> applies to the entry to Sydney Harbour.	
<p>The intent in this area is to encourage development that:</p> <ul style="list-style-type: none"> <li>• Enhances the maritime and heritage significance of the Harbour through the protection of land uses that contribute to this character;</li> <li>• Maintains and preserves the dramatic natural entry into the Harbour; and</li> <li>• Has a direct relationship with the entry to the Harbour.</li> </ul>	<p>The proposed works does not involve removal of vegetation along the shoreline. The proposed works will not be visible or impact on the quality of existing views seen from the Harbour.</p> <p>Vegetation will be required to be removed to facilitate the new development but will be replaced with a comprehensive landscape scheme that provides additional native vegetation of a range of species, densities and height.</p> <p>The proposed building materials and colours appropriately complement natural bushland setting.</p>
<b>Landscape Character Type 9</b> applies to the natural foreshores of the Harbour including Little Sirius Cove	
<p>The intent in this area is to encourage development that:</p> <ul style="list-style-type: none"> <li>• Retains natural features along the shoreline; and</li> </ul>	<p>The development is sited within an established part of the Zoo. The proposed works will not impact on significant visual and natural features as seen from Sydney Harbour. The proposed</p>

Clause	Proposal
<ul style="list-style-type: none"> <li>Only encourage development that is consistent with the scale, design and siting of that which exists</li> </ul>	<p>development will remain within the tree canopy of the Upper Australia Precinct resulting in no visual impact.</p>
<b>Land Based Development</b>	
<b>Foreshore Access</b>	<p>The proposed development is located wholly within the Zoo site and does not impact upon existing public foreshore access opportunities.</p>
<b>Siting of Buildings and Structures</b>	<p>Development is sited to achieve the following:</p> <ul style="list-style-type: none"> <li>Significantly setback from any foreshore building lines.</li> <li>Setback from significant native landscaping where possible, retention of significant heritage listed trees, and replanting of native vegetation as part of the Australia Habitat Exhibit.</li> <li>Designed to not be readily visible from the waterway.</li> <li>Is located away from significant view corridors and ridgelines within the Taronga Zoo site.</li> <li>Is not situated along the foreshore.</li> </ul>
<b>Built Form</b>	<p>The design of these exhibit structures are sympathetic to the surrounding bushland character through the use of natural building materials and finishes, and the retention and replanting of significant native vegetation.</p> <p>Building materials will not be reflective and will utilise colours sympathetic to the locality and remain consistent with the ESD principles of the development through the use of natural and recycled materials.</p>
<b>Planting</b>	<p>The accompanying Landscape Plan enclosed in <b>Appendix D</b> provides a comprehensive planting schedule including native species to respect the existing bushland character of the area retains a majority of trees on site. The landscape strategy retains a majority of trees on site with no removal of heritage significant trees or landscape.</p>

## MOSMAN DEVELOPMENT CONTROL PLAN 2012

Mosman Open Space and Infrastructure Development Control Plan 2012 (the DCP) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in the table below.

Table 1 DCP Compliance Table

Clause	Proposal
<p><b>4.1 Siting and Scale</b></p>	<p>The proposed development is to be sited within the existing Upper Australia Precinct. The built form steps down the site in response to the sloping topography, and remains within the existing tree canopy. The proposed materials and finishes have been chosen with respect to the natural setting with aluminium and natural hardwood elements.</p> <p>The Upper Australia Precinct will not be visible from Sydney Harbour. Refer to the photomontage provided with the architectural package.</p>
<p><b>4.3 Heritage Conservation</b></p>	<p>While the proposed works will result in the partial/total loss of some Section 170 Register items, the proposed development is considered to be acceptable from a heritage perspective as the works will facilitate the continued use of the Upper Australia Precinct for its originally intended purpose of showcasing Australian native animals.</p> <p>Upgrades to animal care and facilities will allow for existing exhibits and animals to be retained on site including koalas, macropods and other native animals. While the Wetland Ponds are to be replaced it will allow for a continuation of the existing Macropod Walk-through and will continue to showcase native flora and fauna. Further consideration of the heritage significance of the proposal is assessed in the Heritage Impact Statement prepared by Urbis enclosed in <b>Appendix G</b>.</p>
<p><b>4.4 Accessible Buildings</b></p>	<p>The proposal improves overall accessibility of the site for all visitors. A BCA and Accessibility reports have been prepared and is enclosed in <b>Appendices M</b> and <b>N</b>.</p>
<p><b>4.5 Energy Efficiency</b></p>	<p>An Ecologically Sustainable Development Report has been prepared for the development (<b>Appendix L</b>) detailing sustainable design elements including:</p> <ul style="list-style-type: none"> <li>▪ Environmental and building management</li> <li>▪ Water efficiency</li> <li>▪ Energy efficiency</li> <li>▪ Sustainable materials</li> <li>▪ Ecology</li> <li>▪ Waste minimisation</li> </ul>

Clause	Proposal
<p><b>4.6 Visual and Acoustic Privacy</b></p>	<p>The nearest residential premises are located along Bradleys Head Road, with the nearest residence approximately 200 m from the site is not located in the vicinity of residential development and therefore there are no primary impacts. There are no adverse visual privacy impacts to nearby neighbours due to the separation between the Upper Australia Habitat and dwellings to the north and north east of the Zoo.</p> <p>The Acoustic report enclosed in <b>Appendix K</b> includes measures to address potential acoustic impacts particularly during construction and operation.</p>
<p><b>4.7 Crime Prevention</b></p>	<p>The security will be monitored in accordance with the Zoo's current security arrangements.</p>
<p><b>4.8 View Sharing</b></p>	<p>The visual impact of the proposed works will be obscured from the harbour by the existing mature vegetation, proposed landscaping and will remain within the existing tree canopy.</p>
<p><b>4.9 Landscaping</b></p>	<p>The development requires the removal of a number of trees to accommodate the proposal. Trees that are to be retained will be protected during demolition and construction works in accordance with recommendations of the Arborist.</p> <p>Existing planting on site will be complemented with additional native planting elements which reflect the Australian character of the precinct. Plants that will not impact on the continued care and conservation of animals have been prioritised.</p>
<p><b>4.10 Preservation of Trees or Vegetation</b></p>	<p>An Arboricultural Report (<b>Appendix V</b>) has been prepared which provides an assessment on the required tree removal as part of this application, and further, a detailed Design Report has been prepared to illustrate the proposed replanting of native vegetation across the site. The Arboricultural Report outlines mitigation measures to ensure trees to be retained on site are not impacted by proposed works.</p>
<p><b>4.11 Transport, access and parking</b></p>	<p>This section is not relevant as the proposed works relate to an existing animal precinct within the zoo and does not result in any additional uses on site. A Traffic and Parking Report is enclosed in <b>Appendix J</b>.</p>
<p><b>4.12 Site Facilities</b></p>	<p>Amenities are provided within the Zoo. During construction, additional portable amenities can easily be located on site if required.</p>
<p><b>4.13 Stormwater Management</b></p>	<p>The greater Zoo is serviced by a stormwater system that includes an on-site treatment plant. Stormwater is collected and recycled for use around the Zoo and any overflow is subject to treatment to comply with water quality requirements prior to discharging to Sydney Harbour.</p>

Clause	Proposal
<b>4.14 Excavation and Site Management</b>	<p>The Stormwater Management Report and associated plans (<b>Appendix O</b>) that accompanies the EIS concludes that the proposed new development will not create an adverse effect on the stormwater management of the site, as quality controls are consistent with the existing stormwater flows and operation of the Taronga Zoo treatment plant.</p> <p>The proposed excavation works would be confined to the northern Wetland Ponds and north-eastern Australian Wildlife enclosure. All excavation works will be in accordance with the relevant standards as outlined within the Stormwater Management Plan (<b>Appendix O</b>) and Construction Management Plan (<b>Appendix S</b>) as well as the ACHA (<b>Appendix I</b>).</p> <p>Soil and erosion control measures will be implemented as part of the site preparation works.</p>
<b>4.15 Waste Management</b>	<p>A Construction Management Plan prepared by RPS (<b>Appendix S</b>) provides details of construction waste management and forms part of this EIS. Taronga Conservation Society Australia's Waste Management Policy outlines the operational waste management strategies for the Zoo and also forms part of this EIS.</p>
<b>5.1 Foreshore land and natural watercourses</b>	<p>Compliance against SREP (Sydney Harbour Catchment) 2005 has been assessed in the EIS. Compliance against the SREP (Sydney Harbour Catchment) DCP 2005 has been assessed above.</p>
<b>5.4 Significant rock faces and retaining walls</b>	<p>The development site does not contain any significant rock faces or retaining walls.</p>