

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	State significant development
<b>Application number and project name</b>	SSD 10456 Taronga Zoo - Upper Australia Precinct
<b>Applicant</b>	Taronga Conservation Society Australia
<b>Consent Authority</b>	Minister for Planning and Public Spaces

### Decision

The Executive Director, Key Sites and Regional Assessments has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the Department of Planning, Industry and Environment's Assessment Report and development consent is available [here](#).

### Date of decision

21 December 2020

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (**see Attachment 1**).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- *Benefits* – the project would provide a range of benefits for the region and the State as a whole, including \$14,978,103 total capital investment, 800 construction jobs and 12 full time jobs and additional casual jobs during operation;
- *Consistent with NSW Government Policy* – the project is permissible with development consent, and is consistent with NSW Government policies including the Greater Sydney Region Plan, North District Plan and Mosman Local Strategic Planning Statement
- *Impacts can be managed* - the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- *Community views considered* - the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent; and
- *Public interest* – weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from Friday 7 August 2020 until Thursday 3 September 2020 (28 days) and received eight submissions, including seven submissions from government agencies and one submission from Council all making comments.

The Department also undertook the following consultation activities:

- advertised the application in the Mosman Daily on Thursday 6 August 2020, and notified adjoining landholders and relevant government agencies in writing
- one site visit.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include landscaping and tree replacement. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><b>Landscaping</b> Council recommended that landscaping is provided in front of the proposed fencing along Bradleys Head Road to minimise its visual impact and should be included as a condition of consent</p>	<p>A landscaping strip is proposed in front of the proposed fence along Bradleys Head Road. The landscaping would consist of mature plantings that would grow approximately 4-5 m high and would contain dense foliage. The Department is satisfied that the proposed landscaping will assist in minimising the potential visual impacts of the proposed fence.</p> <p>The Department recommends that landscaping in front of the proposed fence is maintained during operation.</p>
<p><b>Tree replacement</b> Council recommended that suitable tree replacements are provided and included as a condition of consent.</p>	<p>The Department recommends that suitable tree replacements are provided.</p>