

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Director
Key Sites Assessments

Sydney: 8 April 2022

SCHEDULE 1

Development consent:	SSD 10456 granted by the Executive Sites and Regional Assessments on 21 December 2020
For the following:	Redevelopment of the Upper Australia Precinct
Applicant:	Taronga Conservation Society Australia
Consent Authority:	Minister for Planning
The Land:	Taronga Zoo, Bradleys Head Road, Mosman (Lot 22 DP 843294)
Modification:	Landscaping amendments, including the removal of additional trees within the Upper Australia Precinct and additional tree offset planting with associated amendments to Conditions B24, B30 and C41, and deletion of Condition B7.

SCHEDULE 2

The above approval is modified as follows:

1. Schedule 2 Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined words** as follows:
 - a. The development may only be carried out:
 - i. in compliance with the conditions of this consent;
 - ii. in accordance with all written directions of the Planning Secretary;
 - iii. in accordance with the EIS and Response to Submissions;
 - iv. in accordance with the management and mitigation measures;
 - v. in accordance with the approved plans in the table below.
 - vi. in accordance with the modification application titled “Section 4.55(1A) Modification’ prepared by Urbis dated 19 April 2021 and RtS
 - vii. **in accordance with the Section 4.55(2) modification application titled “Taronga Zoo Upper Australia Precinct Modification Report’ prepared by Urbis dated December 2021 and RtS**

Architectural Drawings prepared by Lahznimmo Architects			
Drawing No.	Revision	Name of Plan	Date
A-DA-001	02	Cover page	15/06/2020
A-DA-002	02	Site Analysis	15/06/2020
A-DA-003	02	Site Survey	15/06/2020
A-DA-011	02	Existing site plan	15/06/2020
A-DA-012	02	Early works demolition site plan	15/06/2020
A-DA-013	02	Early works temporary end state site plan	15/06/2020
A-DA-2-01	02	Site Demolition Plan	22/06/2021
A-DA-015	01	Nocturnal house demolition plan	15/06/2020
A-DA-2-01	01	Site Plan	12/03/2021
A-DA-022	03	Site sections	03/08/2021
A-DA-023	03	Site sections	03/08/2021
A-DA-2-03	01	Site sections / Elevations	12/03/2021
A-DA-2-04	01	Boundary Fence	12/03/2021
A-DA-101	02	Pavilion & ropes bridge floor plan	15/06/2020
A-DA-102	02	Pavilion & ropes bridge sections & elevations	15/06/2020
A-DA-201	02	Tree house & koala walk floor plan	15/06/2020
A-DA-202	02	Tree house & koala walk roof plan	15/06/2020
A-DA-203	02	Tree house & koala walk sections	15/06/2020
A-DA-2-05	02	Dingo Exhibit	22/06/2021
A-DA-401	01	Nocturnal house ground floor plan	15/06/2020
A-DA-402	01	Nocturnal house sections & elevations	15/06/2020
A-DA-501	02	Macropod holding yard floor plan, sections & elevations	15/06/2020
L-CD-204	A	Landscape Design General Arrangement Plan – Sheet 4	15/07/2021
Landscape Drawings prepared by Lahznimmo Architects			
Drawing No.	Revision	Name of Plan	Date

A-DA-2-07	05 06	Tree protection and removal plan	21/06/2021 30.11.2021
A-DA-2-08	04	Landscape plan	21/06/2021
A-DA-2-09	03	Planting zones plan	12/03/2021
A-DA-703	02	Planting palette	15/06/2020
A-DA-704	02	Planting palette	15/06/2020
A-DA-2-10	03	Planting palette	12/03/2021
A-DA-2-11	03	Surface treatment plan	12/03/2021
A-DA-2-12	03	Level Plan	12/03/2021
A-DA-2-06	01	Shadow diagrams	12/03/2021

2. Schedule 2 Part B – Prior to Commencement of Works – Condition B7, B23, B24 and B30 are amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined words** as follows:

Reflectivity

- B7. The visible light reflectivity from building materials used on the facility shall not exceed 20 per cent **(with the exception of the Koala Treehouse roof)** and shall be designed so as to minimise glare. A report/documentation demonstrating compliance with these requirements is to be submitted to the Certifier prior to the commencement of works.

Tree Replacement

- B23. Suitable tree replacements must be provided **in accordance with the offset strategy detailed in the Arboricultural Statement, prepared by Sydney Arbour Trees, dated 9 December 2021.** The tree replacement species should **be** compatible with the unique nature of the site including exhibit and animal welfare and containment requirements as well as Taronga Zoo's own horticulture and public safety requirements.

Biodiversity Offsets

- B24. A total of ~~5~~ **6** ecosystem credits and ~~4~~ **5** species credits must be retired prior to the commencement of any vegetation clearing. Details confirming compliance must be provided to the Certifier and Planning Secretary.

Construction Environmental Management Plan

- B30. Prior to the commencement of works, the Applicant shall prepare and implement an updated Construction Environmental Management Plan (CEMP) for the development and be submitted to the Certifier. The CEMP must:

No change to (a) through to (s)

- (t) include the relevant recommendations detailed in the Arboricultural Impact Assessment, prepared by Sydney Arbor Trees, dated 18 June 2020, as amended by the Arboricultural Impact Assessment, prepared by Sydney Arbor Trees, dated 30 March 2021, ~~and the Arboricultural Impact Assessment, prepared by Sydney Arbor Trees, dated 9 June 2021~~ **and Arboricultural Impact Assessment, prepared by Sydney Arbor Trees, dated 9 December 2021;**
- (u) include a site-specific tree protection plan
- (v) include the relevant recommendation and mitigation measures detailed in the Biodiversity Development Assessment Report, prepared by Narla Environmental, dated 4 ~~November 2020,~~ **March 2022** ~~as amended by the Biodiversity Development Assessment Report, prepared by Narla Environmental, dated June 2021;~~
- (w) include the relevant recommendations detailed in the Preliminary Site (Contamination) Investigation, prepared by Douglas Partners, dated 21 December 2018.

In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.

Prior to the commencement of works, details demonstrating compliance with the above requirements (Condition B30 (a)-(w)) must be submitted to the Certifier. A copy of the updated CEMP must be submitted to the Certifier, Council and the Planning Secretary.

3. Schedule 2 Part C – During Construction – Condition C41 is amended by the deletion of ~~struck-out words~~ and the insertion of **bold and underlined words** as follows:

Protection of trees

C41. During construction, trees must be managed in accordance with the site-specific tree protection plan in the CEMP and in accordance with the relevant recommendations detailed in the Arboricultural Impact Assessment, prepared by Sydney Arbor Trees, dated 18 June 2020 as amended by Arboricultural Impact Assessment, prepared by Sydney Arbor Trees, dated 30 March 2021, ~~and~~ Arboricultural Impact Assessment, prepared by Sydney Arbor Trees, dated 9 June 2021 **and Arboricultural Impact Assessment, prepared by Sydney Arbor Trees, dated 9 December 2021.**

- (a) **In the circumstance any of the trees identified for removal in the Arboricultural Impact Assessment (prepared by Sydney Arbor Trees, dated 9 December 2021) are removed, tree replacement is required in accordance with Condition B23.**

End of modification

(SSD 10456 MOD 2)