



## APPENDIX B MANDATORY CONSIDERATIONS TABLE

Table 1 Mandatory Considerations Table

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
<b>Environmental Planning and Assessment Act 1979</b>			
Section 1.3	<p><i>(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,</i></p> <p><i>(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i></p> <p><i>(c) to promote the orderly and economic use and development of land,</i></p> <p><i>(d) to promote the delivery and maintenance of affordable housing,</i></p> <p><i>(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i></p> <p><i>(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i></p> <p><i>(g) to promote good design and amenity of the built environment,</i></p>		Refer to <b>Section 4</b> of the EIS.

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</p> <p>(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,</p> <p>(j) to provide increased opportunity for community participation in environmental planning and assessment</p>		
Section 4.15	<p>Relevant environmental planning instruments include:</p> <ul style="list-style-type: none"> <li>▪ <i>State Environmental Planning Policy (State and Regional Development) 2011</i></li> <li>▪ <i>Sydney Harbour Catchment Regional Environmental Plan 2005</i></li> <li>▪ <i>State Environmental Planning Policy No.55 – Remediation of Land</i></li> <li>▪ <i>SEPP (Infrastructure) 2007</i></li> <li>▪ <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i></li> <li>▪ <i>Mosman Local Environmental Plan 2012</i></li> </ul> <p>There are no relevant draft environmental planning instruments.</p> <p>Relevant planning agreement or draft planning agreement</p> <p>Section 6 and Section 7 of Part 3 in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>	<p>State Environmental Planning Instruments have been assessed.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>This EIS has been prepared in accordance with Sections 6 and 7, Part 3 in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>	<p>Refer to <b>Section 4</b> of the EIS.</p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The likely impacts of the development including the environmental impacts on the natural and built environments, and social an economic impact on the locality are assessed in detail within the EIS.	
	The suitability of the site for the development.	The suitability of the site for the proposed development is demonstrated in the EIS.	
	Any submissions made.	Submissions will be considered following exhibition of the application.	
	The public interest.	<p>The proposed development is compliant with the relevant planning instruments and controls applying to the site.</p> <p>The proposal will not create any adverse significant social, economic or environmental impacts which cannot be mitigated via the proposed mitigation measures in this application.</p> <p>This project represents a significant opportunity to promote and enhance Taronga Zoo as a world-class destination for the conservation of wildlife in Sydney.</p>	
<b><i>Environmental Planning and Assessment Regulation 2000</i></b>			

<b>Statutory Reference</b>	<b>Mandatory Consideration</b>	<b>Relevance</b>	<b>Section in EIS</b>
Schedule 2	Schedule 2 of the EP&A Reg provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS.	This EIS has been prepared to address the requirements of Schedule 2 of the EP&A Reg and the SEARs.	<i>Refer to <b>Section 4</b> of the EIS.</i>
<b>Heritage Act 1997</b>			
		The SEARs requires the preparation of an ACHAR to accompany this EIS. The ACHA prepared of the SSDA includes consultation with the Registered Aboriginal Parties ( <b>RAPs</b> ) and archaeological test digs on site. The ACHA did not identify any items of aboriginal cultural heritage significance within the investigation area of the site. As such, it is considered that the proposal is unlikely to have any impact on aboriginal heritage.	<i>Refer to <b>Section 4</b> of the EIS for assessment against the Heritage Act 1977.</i>  <i>Refer to <b>Section 6.2.3</b> of the EIS and <b>Appendix K</b> for Aboriginal Cultural Heritage Assessment Report.</i>  <i>Refer to <b>Section 6.2.</b> of the EIS and <b>Appendix I</b> for Statement of Heritage Impact.</i>
<b>Mandatory relevant considerations under the EPBC Act and BC Act</b>			
Clause 3 – EPBC Act  Clause 3A	Relevant objects of the EPBC act:  (a) to provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance; and	An assessment against the relevant considerations of the EPBC Act are required to be undertaken as part of the SSD.	<i>Refer to Section 4 of the EIS.</i>  <i>Refer to <b>Appendix X</b> for Biodiversity</i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>(b) to promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources; and</p> <p>(c) to promote the conservation of biodiversity; and</p> <p>(d) to provide for the protection and conservation of heritage; and</p> <p>(e) to promote a co-operative approach to the protection and management of the environment involving governments, the community, land-holders and indigenous peoples; and</p> <p>(f) to assist in the co-operative implementation of Australia's international environmental responsibilities; and</p> <p>(g) to recognise the role of indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and</p> <p>(h) to promote the use of indigenous peoples' knowledge of biodiversity with the involvement of, and in co-operation with, the owners of the knowledge.</p> <p>3A Principles of ecologically sustainable development</p>		<p><i>Development Assessment Report.</i></p>
<p>Section 7.9 – BC Act</p>	<p>Requires all SSD applications for Development Consent to be accompanied by a BDAR unless both 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. A waiver has not been sought for the Project, and therefore a BDAR is required to accompany the EIS.</p>	<p>The SEARs require the preparation of a BDAR as the proposal seeks to remove vegetation and impact on biodiversity values at the site.</p>	
<p><b><i>State Environmental Planning Policy (State and Regional Development) 2011</i></b></p>			

<b>Statutory Reference</b>	<b>Mandatory Consideration</b>	<b>Relevance</b>	<b>Section in EIS</b>
Schedule 2, Clause 2	<p>Development is declared to be State significant development for the purposes of the Act if the development is specified in Schedule 1 or 2.</p> <p>Development on land within the Taronga Zoo site is SSD if the proposed development has a CIV of more than \$10 million.</p>	The proposed development has a capital investment value of approximately \$14 million, and the proposed development site is a State Significant identified site, the proposal falls within the provisions of the State and Regional Development SEPP and is a development to which Part 4 of the Act applies.	<i>Refer to <b>Section 4</b> of the EIS and <b>Appendix C</b> for QS Report.</i>
<b>State Environmental Planning Policy (Infrastructure) 2007</b>			
Schedule 3	Schedule 3 – Traffic-generating development to be referred to Transport for NSW establishes thresholds for development requiring referral to TfNSW.	The SSD is not considered a ‘traffic generating development’	<i>Refer to <b>Section 4</b> of the EIS.</i>
<b>Sydney Harbour Catchment Regional Environmental Plan 2005</b>			
Schedule 2	Development consent must not be granted for development on the site, being a strategic foreshore site unless there is a master plan for the site and consideration has been made to this master plan.	The Taronga Zoo has an approved master plan “Zoo 2000 – The view to the future” which has been considered as part of the strategic assessment.	<i>Refer to <b>Section 2.2</b> of the EIS.</i>
<b>State Environmental Planning Policy No.55 – Remediation of Land</b>			
Clause 7	Land must not be rezoned or developed unless contamination has been considered and, where relevant, land has been appropriately remediated.	Given the site is currently being used for zoo exhibits, and the use is proposed to continue, contamination is an unlikely issue. However, contamination has been considered in <b>Section XX</b> of this report and has concluded the site is suitable for the proposed use.	<i>Refer to <b>Section 4</b> of the EIS and <b>Appendix S</b></i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
<b><i>State Environmental Planning Policy No.64 – Advertising and Signage</i></b>			
Clause 8	<p>The consent authority is to be satisfied that any proposed signage is</p> <p>(a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and</p> <p>(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.</p>	<p>There is no new or additional signage or advertising proposed as part of this development application.</p> <p>As such, this proposal does not require any further assessment against SEPP 64</p>	Refer to <b>Section 4</b> of the EIS.
<b><i>Mosman Local Environmental Plan 2012</i></b>			
Aims of MLEP 2012	<p>The particular aims of this Plan are as follows—</p> <p>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</p> <p>(a) to provide housing opportunities appropriate to environmental constraints while maintaining the existing residential amenity,</p> <p>(b) to provide diverse housing choices and opportunities to cater for changing demographics and population needs,</p> <p>(c) to provide business opportunities for a range of uses, including residential, which encourage local employment and economic growth,</p> <p>(d) to provide for a range of recreational and community service opportunities to meet the needs of residents of and visitors to Mosman,</p>	<p>The proposed works reflects the various aims of the MLEP 2012 by:</p> <ul style="list-style-type: none"> <li>▪ Enhancing an existing recreational and tourist facility for local and international visitors;</li> <li>▪ Adopting a design that will preserve the natural, visual, environmental and heritage qualities of Mosman and Sydney Harbour including items of European and Aboriginal heritage items on the site;</li> <li>▪ Maintains views from public streets and private properties towards Sydney Harbour; and</li> </ul> <p>Advocating the importance of ecological sustainability through the overall design of the proposed exhibit</p>	Refer to <b>Section 4</b> of the EIS.

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>(e) to recognise, protect and enhance the natural, visual, environmental and heritage qualities of the scenic areas of Mosman and Sydney Harbour and to protect significant views to and from the Harbour,</p> <p>(f) to retain views to and from water and foreshore reserves and public areas from streets and residential lots,</p> <p>(g) to protect and conserve the natural, built and Aboriginal cultural heritage of Mosman,</p> <p>(h) to protect, conserve and enhance the landform and vegetation, especially foreshores or bushland, in order to maintain the landscape amenity of Mosman,</p> <p>(i) to limit potential for additional traffic on the road system and to reduce car dependence through development that supports public transport, cycling and walking,</p> <p>(j) to manage change in a way that ensures an ecologically and economically sustainable urban environment in which the needs and aspirations of the community are recognised.</p>	<p>and adopting sustainable building materials and construction methods.</p>	
<p>Zoning and Land Use (Clause 2.3)</p>	<p>The site is zoned 'SP1 Special Activities' under MLEP 2012 and is identified on the zoning map as "Zoological Gardens".</p> <p>The objectives of the SP1 zone are:</p> <ul style="list-style-type: none"> <li>▪ To provide for special land uses that are not provided for in other zones.</li> <li>▪ To provide for sites with special natural characteristics that are not provided for in other zones.</li> <li>▪ To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special</li> </ul>	<p>The only uses permitted on the site with development consent is for the purpose shown on the Land Zoning Map including any development that is ordinarily incidental or ancillary to development for that purpose.</p> <p>The proposed redevelopment of an animal exhibit is clearly permitted with development consent and is consistent</p>	<p><i>Refer to <b>Section 4</b> of the EIS.</i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	use, and that minimises any adverse impacts on surrounding land.	<p>with the SP1 zone objectives in that it will:</p> <ul style="list-style-type: none"> <li>▪ Preserve the special use of the site as the dominant purpose;</li> <li>▪ Protect the natural characteristics of the site; and</li> <li>▪ Minimises any adverse impacts on surrounding land.</li> </ul>	
Building Height (Clause 4.3)	No maximum building height applies to the site.		<i>Refer to <b>Section 4</b> of the EIS.</i>
Floor Space Ratio (Clause 4.4)	No maximum floor space ratio applies to the site.		<i>Refer to <b>Section 4</b> of the EIS.</i>
Heritage Conservation (Clause 5.10)	Taronga Zoo site contains several locally listed heritage items, identified as Item I34 being the “Rainforest Aviary”, “Elephant House”, “bus shelter and office”, “floral clock” and “upper and lower entrance gates”.	None of these items are located within the RACC subject site. Both the Elephant House and Floral Clock are located in close proximity to the RACC site and have been considered as part of the heritage assessment in <b>Section 6.2</b> of this report..	<i>Refer to <b>Section 4</b> of the EIS and Appendices <b>I-K</b>.</i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>Taronga Zoo and its surrounds also contains a number of archaeological items listed in MLEP 2012 including:</p> <ul style="list-style-type: none"> <li>▪ Item A494 “Sites of Curlew and Mia Mia Camps” at Sirius Cove Road on Bushland between Little Sirius Cove and Whiting Beach. This item is situated on Lot 22 DP 843294 but is located outside of the Zoo’s perimeter fence line.</li> <li>▪ Item A482 “Former Athol Wharf Tram Terminus, including escarpment and retaining walls” on Athol Wharf Road and is described as “Road Reserve adjacent to Taronga Zoo Ferry Wharf”.</li> <li>▪ Item A483 “Site of first wharf serving Taronga Zoo” on Athol Wharf Road and is described as the Taronga Zoo Ferry Wharf.</li> </ul>	<p>None of these items are located in or directly adjacent to the RACC subject site. Notwithstanding, the impact on archaeological items are addressed in <b>Section 6.2</b> of this report</p>	
<p>Scenic Protection (Clause 6.4)</p>	<p>Pursuant to clause 6.4 of MLEP 2012, the site is identified as a “Scenic Protection Area”. Development consent must not be granted to any development on land in a Scenic Protection Area unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> <li>▪ Measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development to and from Sydney Harbour, and</li> <li>▪ The development will maintain the existing natural landscape and landform.</li> </ul> <p>Additionally, Clause 6.4 of the MLEP 2012 requires consideration of the preservation and protection of existing natural landscape and landforms, as well as the clearing of vegetation to make way for the new exhibits.</p>	<p>The proposed works will remain below the existing tree canopy of the precinct and will not be visible from Sydney Harbour or the foreshore. Further, the proposed works will not impact upon existing view corridors.</p> <p>The proposal includes the removal of various trees to accommodate the new exhibit. An Arboricultural Report has been prepared by Sydney Arbor Trees and is enclosed in <b>Appendix Y</b>, which assesses the impact of the proposed tree removal and highlight tree protection, and vegetation replacement measures. An assessment of the impacts of tree removal within the</p>	<p><i>Refer to <b>Section 6.1 of the EIS and Appendix E.</b></i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
		RACC subject site is included in <b>Section 6.14</b> of this report.	
<b>Mosman Development Control Plan</b>			
<b>4.1 Siting and Scale</b>	The DCP outlines that all development should have merit consideration of the siting and scale of development, having regard to the existing character of the area, minimising any adverse effect on neighbouring properties, and minimising loss of public views.	<p>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 a green wall proposed on the southern elevation facing Sydney Harbour.</p> <p>The RACC will have very limited visibility from Sydney Harbour. Refer to the photomontage provided with the architectural package.</p>	<i>Refer to <b>Section 6.1</b> of the EIS and <b>Appendix E</b>.</i>
<b>4.3 Heritage Conservation</b>	The statement of significance of the heritage item or conservation area must be considered and guide any changes to an identified heritage item or for any works within a conservation area.	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.	<i>Refer to <b>Section 6.2</b> of the EIS and <b>Appendix I</b>.</i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
<b>4.4 Accessible Buildings</b>	Developments are to comply with the Building Code of Australia (BCA), the Disability (Access to Premises – Building) Standards 2010 and Australian Standards including AS 1428 (set) – 2010 – Design for Access and Mobility, AS/NZS 2890.6: 2009 Parking Facilities – Off-Street Parking for People with Disabilities and AS 1735 – Lifts, Escalators and Moving Walks	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 O and P.</b>	<i>Refer to <b>Section 6.1 of the EIS</b> and <b>Appendices O and P.</b></i>
<b>4.5 Energy Efficiency</b>	<ul style="list-style-type: none"> <li>▪ To have energy efficiency principles adopted in the site layout, design, construction and use of building</li> <li>▪ To have buildings that incorporate more sustainable energy sources, fitouts, fixtures and systems</li> <li>▪ To have the benefits of passive solar design and natural ventilation maximised.</li> <li>▪ To have buildings that decrease water consumption of the occupiers.</li> </ul>	An Ecologically Sustainable Development Report has been prepared for the development ( <b>Appendix L</b> ) detailing sustainable design elements including: <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>	<i>Refer to <b>Section 6.5 of the EIS</b> and <b>Appendix N.</b></i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
<p><b>4.6 Visual and Acoustic Privacy</b></p>	<ul style="list-style-type: none"> <li>▪ To have adequate visual privacy levels for occupants of buildings and their neighbours.</li> <li>▪ To have adequate acoustic privacy levels for occupants of buildings and their neighbours</li> </ul>	<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. Given the location of the RACC within the zoo grounds, there are no adverse visual privacy impacts to nearby neighbours.</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><i>Refer to <b>Section 6.1 and 6.4</b> of the EIS and <b>Appendix E</b>.</i></p>
<p><b>4.7 Crime Prevention</b></p>	<ul style="list-style-type: none"> <li>▪ To have provision for the personal and property security of occupants and visitors, and enhance community safety.</li> </ul>	<p>The security will be monitored in accordance with the Zoo's current security arrangements.</p>	<p><i>Refer to <b>Appendix BB</b></i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
4.8 View Sharing	<ul style="list-style-type: none"> <li>▪ To have opportunities for public vistas and public views from streets and public places protected.</li> <li>▪ To have sharing of views whilst not restricting the reasonable development potential of a site.</li> </ul>	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.	<i>Refer to <b>Section 6.1</b> of the EIS and <b>Appendix E</b>.</i>
4.9 Landscaping	<ul style="list-style-type: none"> <li>▪ To have the existing canopied and vegetated landscaped character of Mosman protected and enhanced.</li> </ul>	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.	<i>Refer to <b>Section 3.2.5</b> and <b>Section 6.14</b> of the EIS and <b>Appendix Y</b>.</i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
<p><b>4.10 Preservation of Trees or Vegetation</b></p>	<ul style="list-style-type: none"> <li>▪ To have the amenity of the area preserved through the preservation of trees and other vegetation.</li> </ul>	<p>An Arboricultural Report (<b>Appendix Y</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><i>Refer to <b>Section 6.1.4</b> of the EIS and <b>Appendix Y</b>.</i></p>
<p><b>4.11 Transport, access and parking</b></p>	<ul style="list-style-type: none"> <li>▪ To have vehicular access to properties that is safe for both pedestrians and other vehicles and does not detrimentally affect streetscape amenity.</li> <li>▪ To have adequate on site car parking provided so that development does not generate additional on street parking demand</li> </ul>	<p>The proposed works relate to relocation and redevelopment of an existing animal precinct within the zoo and does not result in any additional uses or intensification of the site. A Traffic and Parking Report is enclosed in <b>Appendix L</b>.</p>	<p><i>Refer to <b>Section 6.3</b> of the EIS and <b>Appendix L</b>.</i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
4.12 Site Facilities	<ul style="list-style-type: none"> <li>▪ To have adequate provision made for site facilities.</li> <li>▪ To have site facilities that are functional, accessible and easy to maintain.</li> <li>▪ To have site facilities thoughtfully and sensitively integrated into development so as not to be obtrusive, noisy or unsightly.</li> </ul>	<p>Amenities are provided within the Zoo. During construction, additional portable amenities can easily be located on site if required.</p>	<p>Refer to <b>Appendix U</b></p>
4.13 Stormwater Management	<ul style="list-style-type: none"> <li>▪ To have the adverse effects of stormwater on the environment minimised, and prevented where possible, including disturbance to existing drainage patterns.</li> </ul>	<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> <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>	

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
<p><b>4.14 Excavation and Site Management</b></p>	<ul style="list-style-type: none"> <li>▪ To have the integrity of the physical environment preserved and enhanced by ensuring minimal site disturbance and the geotechnical stability of landfill and excavations.</li> </ul>	<p>All excavation works will be in accordance with the relevant standards as outlined within the Stormwater Management Plan (<b>Appendix Q</b>) and Construction Management Plan (<b>Appendix U</b>) as well as the ACHA (<b>Appendix K</b>).</p> <p>Soil and erosion control measures will be implemented as part of the site preparation works.</p>	<p><i>Refer to <b>Section 6.8 of the EIS and Appendix Q</b></i></p> <p><i>Refer to <b>Appendix U</b></i></p> <p><i>Refer to <b>Section 6.2 of the EIS and Appendix K</b></i></p>
<p><b>4.15 Waste Management</b></p>	<ul style="list-style-type: none"> <li>▪ To have waste storage and collection facilities which maximise resource recovery through waste avoidance, source separation and recycling.</li> <li>▪ To have waste storage and collection facilities that are functional, easy to maintain and accessible to all users and service providers.</li> </ul>	<p>A Construction Management Plan prepared by RPS provides details of construction waste management and forms part of this EIS (<b>Appendix U</b>).</p> <p>Taronga Conservation Society Australia's Waste Management Policy outlines the operational waste management strategies for the Zoo and also forms part of this EIS (<b>Appendix V</b>).</p>	<p><i>Refer to <b>Section 6.11 of the EIS and Appendices U and V</b></i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
<b>Sydney Harbour Foreshore and Waterways Area Development Control Plan</b>			
<b>2.1 Ecological Assessment</b>	<ul style="list-style-type: none"> <li>▪ Vegetation Protection: To conserve and enhance vegetation communities of high conservation significance.</li> <li>▪ Weed Control: To reduce the effects of weed invasion</li> <li>▪ Reduce Predation Pressure: To minimise the risk of predation on native fauna species by domestic pets.</li> <li>▪ Soil Conservation: To minimise impacts associated with soil erosion and water siltation</li> <li>▪ Pollution control: To reduce impacts associated with pollution.</li> </ul>	<p>Vegetation clearance has been minimised with the overall tree canopy of the Zoo maintained. The minimum number of trees possible have been removed to accommodate the new exhibits and wherever possible the exhibit has retained or relocated trees on site.</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.</p> <p>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.</p> <p>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.</p>	<p><i>Refer to <b>Section 6.14</b> of the EIS and <b>Appendix F</b></i></p> <p><i>Refer to <b>Section 6.6</b> of the EIS and <b>Appendix T</b></i></p> <p><i>Refer to <b>Section 6.1</b> of the EIS and <b>Appendix E.</b></i></p> <p><i>Refer to <b>Section 6.8</b> of the EIS and <b>Appendix Q</b></i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
		<p>Comprehensive soil and erosion control measures will be implemented during construction to ensure water quality exiting the site is satisfactory.</p>	
<p><b>3.1 Landscape Assessment</b></p>	<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>	<p><i>Refer to <b>Section 6.14 of the EIS and Appendix F</b></i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
<p><b>5.2 Foreshore Access</b></p>	<ul style="list-style-type: none"> <li>▪ Foreshore access is to be encouraged and promoted</li> </ul>	<p>The proposed development is located wholly within the Zoo site and does not impact upon existing public foreshore access opportunities.</p>	
<p><b>5.3 Siting of Buildings and Structures</b></p>	<ul style="list-style-type: none"> <li>▪ Buildings are to be set back from the building foreshore line</li> <li>▪ Buildings should address the waterway</li> <li>▪ Buildings should not obstruct views and vistas from public places to the water way</li> </ul>	<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>	<p><i>Refer to <b>Section 6.1 of the EIS and Appendix E.</b></i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
5.4 Built Form	<ul style="list-style-type: none"> <li>▪ Buildings and other structures should generally be of the same scale and of a design sympathetic to their surroundings</li> </ul>	<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>	<p><i>Refer to <b>Section 6.1 of the EIS and Appendix E.</b></i></p> <p><i>Refer to <b>Section 6.5 of the EIS and Appendix N.</b></i></p>
5.6 Planting	<ul style="list-style-type: none"> <li>▪ Appropriate species from those found in the surrounding landscape should be incorporated into the design</li> <li>▪ A Landscape plan is to be submitted showing existing and proposed changes in contours, surface and sub-surface drainage, existing trees to be retained and removed, measures to protect vegetation during construction, and proposed planting including species and common names</li> </ul>	<p>The accompanying Landscape Plan enclosed in <b>Appendix F</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 large amount of significant trees on site including heritage and culturally significant trees.</p>	<p><i>Refer to <b>Section 6.14 of the EIS and Appendix F</b></i></p>