



## APPENDIX B – STATUTORY COMPLIANCE TABLE

### TARONGA WILDLIFE HOSPITAL SSD-33211326

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
<b>Environmental Planning and Assessment Act 1979</b>			
Section 1.3 Objects of Act	<p><i>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>The proposal will provide a state of art Wildlife Hospital which will provide a purpose building facility to care for animals as well as research and breeding programs and the display of animals for educational and recreational purposes.</p> <p>The proposal has been designed to conserve heritage significance of the site and will not adversely impact on the state's natural resources, including flora and fauna values.</p> <p>Subject to the various mitigation measures recommended by the specialist consultants as summarised in this EIS, the proposal does not have any unreasonable environmental or social impacts on adjoining properties or the public domain.</p>	The proposal is consistent with the objectives of the Act.
	<p><i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i></p>	<p>The proposal has been carefully assessed in accordance with relevant economic, environmental and social considerations as discussed in <b>Section 6</b> of the EIS.</p>	
	<p><i>To promote the orderly and economic use and development of land</i></p>	<p>The proposal represents the optimisation of Taronga Zoo to allow for the replacement of redundant facilities to provide a new hospital facility to ensure the orderly renewal of the site and more economical use of the land.</p>	

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	<i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats</i>	A Biodiversity Development Assessment Report ( <b>Appendix Y</b> ) has been prepared by Narla Environmental which confirms that the development is not likely to have any significant impact on biodiversity values of the site, including species of native animals and plants, ecological communities and their habitats.	
Section 4.15	<p>Relevant environmental planning instruments:</p> <ul style="list-style-type: none"> <li>▪ SEPP (Resilience and Hazards) 2021</li> <li>▪ SEPP (Planning Systems) 2021</li> <li>▪ SEPP (Transport and Infrastructure) 2021</li> <li>▪ SEPP (Industry and Employment) 2021</li> <li>▪ SEPP (Biodiversity and Conservation) 2021</li> <li>▪ Mosman LEP 2012</li> </ul> <p><i>Environmental Planning and Assessment Regulation 2021 – Part 8 Division 2</i></p> <p>Development control plans:</p> <ul style="list-style-type: none"> <li>▪ Mosman Development Control Plan (<b>MDCP</b>)</li> <li>▪ Sydney Harbour Foreshore and Waterways Area Development Control Plan (<b>Harbour DCP</b>)</li> </ul>	<p>See detail below under State Environmental Planning Policies (SEPPs).</p> <p>This EIS has been prepared in accordance with Part 8 Division 2 of the <i>Environmental Planning and Assessment Regulation 2021</i>.</p> <p>Clause 2.10 of the Planning Systems SEPP states that development control plans (<b>DCP</b>) (whether made before or after the commencement of this Policy) do not apply to SSD.</p> <p>As such, there is no requirement for assessment of the proposal against the relevant DCP for this SSDA. Notwithstanding this, consideration has been given to Section 4 of the Mosman DCP and Section 2 of the Harbour DCP below.</p>	

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
	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 and economic impact on the locality are assessed in detail within the EIS.	Detailed impact assessment is contained in <b>Section 6</b>
	The suitability of the site for the development	<p>The suitability of the site for the development is discussed in <b>Section 7.6</b> of the EIS.</p> <p>The site is entirely suitable for the development of the proposal as it continues the use of Taronga Zoo for conservation, education and animal care.</p> <p>The proposal is therefore highly suitable for the site to maintain the ongoing presence of the Taronga Wildlife Hospital on site. Accordingly, the proposal is considered entirely suitable for the development for a zoological garden.</p>	The site is suitable for the proposed development
	Any submissions made	Submissions will be considered following exhibition of the application.	
	The public interest	The public interest of the development is discussed in <b>Section 7.7</b> .	
<b>Environmental Planning and Assessment Regulation 2021</b>			
Part 8 Division 2	Part 8 Division 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 Part 8 Division 2 of the EP&A Regulations and SEARs.	The proposal satisfies and is consistent with SEARs
<b>Biodiversity Conservation Act 2016</b>			
Section 7.14	The likely impact of the proposed development on biodiversity values as assessed in the Biodiversity Development	A Biodiversity Development Assessment Report ( <b>Appendix Y</b> ) has been prepared by Narla Environmental which confirms that the development is not likely to have any significant impact on biodiversity	Yes

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	Assessment Report (BDAR). The Minister for Planning may (but is not required to) further consider under that <b>BC Act</b> the likely impact of the proposed development on biodiversity values.	values of the site, including species of native animals and plants, ecological communities and their habitats.  A detailed biodiversity assessment is contained in <b>Section 6.7</b> .	
<b>State Environmental Planning Policies</b>			
<b>State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)</b>			
Clause 15(2) of Schedule 1 of the Planning Systems SEPP provides that development for the purpose of educational establishments that has a CIV of more than \$50 million is classified as SSD.		The proposed works have an estimated CIV of \$30,089,905 excluding GST and accordingly, the proposal is SSD for the purposes of the Planning Systems SEPP.	
<b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b>			
<p>Clause 2.121 applies to traffic generating developments as specified under schedule 3 of the SEPP and relates to:</p> <ul style="list-style-type: none"> <li>▪ <i>new premises of the relevant size or capacity, or</i></li> <li>▪ <i>an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.</i></li> </ul>	<p>The SSD is not considered a ‘traffic generating development’.</p> <p>Traffic impact associated with the proposed works are discussed in <b>Section 6.3</b> of the EIS and assessed within the Traffic and Parking Assessment prepared by Stantec enclosed in <b>Appendix M</b>.</p>		Yes, refer to <b>Section 6.3</b> and <b>Appendix M</b>
<b>State Environmental Planning Policy (Resilience and Hazards) 2021</b>			
Clause 4.6 states that land must not be rezoned or developed unless contamination has been considered and, where relevant, land has been appropriately remediated.	<p>Detailed Site Investigation has been undertaken by Douglas Partners (<b>Appendix U</b>).</p> <p>Given the site is currently being used for animal care, and the use is proposed to continue, contamination is an unlikely issue. However,</p>		Yes, refer to <b>Section 6.6</b> and <b>Appendix U</b>

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		contamination has been considered in <b>Section 6.6</b> of this report and has concluded the site is suitable for the proposed use.	
<b>Mosman Local Environmental Plan 2012</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>(e) to recognise, protect and enhance the natural, visual, environmental and heritage</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> <li>▪ Advocating the importance of ecological sustainability through the overall design of the proposed Wildlife Hospital and adopting sustainable building materials and construction methods.</li> </ul>	Yes

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	<p>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>		
Zoning and Land Use (Clause 2.3)	The site is zoned 'SP1 Special Activities' under MLEP 2012 and is identified on the zoning map as "Zoological Gardens".	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.	Consistent with zoning

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	<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> </ul> <p>To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.</p>	<p>The proposed Wildlife Hospital is permitted with development consent and is consistent with the SP1 zone objectives in that the proposal will provide purpose built food preparation and holding facilities associated with animals on display within the Zoo.</p>	
Building Height (Clause 4.3)	No maximum building height applies to the site.		
Floor Space Ratio (Clause 4.4)	No maximum floor space ratio applies to the site.		
Heritage Conservation (Clause 5.10)	<p>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”.</p>	<p>None of these items are located within the Wildlife Hospital subject site. The overall heritage significance of the site been considered as part of the heritage assessment in <b>Section 6</b> of the EIS.</p>	<p>Refer to <b>Section 6</b> of the EIS</p>
	<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</li> </ul>	<p>None of these items are located in or directly adjacent to the Wildlife Hospital subject site. Notwithstanding, the impact on archaeological items are addressed in <b>Section 6</b> of the EIS.</p>	<p>Refer to <b>Section 6</b> of the EIS</p>

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	<p>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.</p> <ul style="list-style-type: none"> <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> </ul> <p>Item A483 "Site of first wharf serving Taronga Zoo" on Athol Wharf Road and is described as the Taronga Zoo Ferry Wharf.</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</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 Naturally Trees and is enclosed in <b>Appendix Z</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 Wildlife Hospital subject site is included in <b>Section 6</b> of the EIS.</p>	<p>Refer to <b>Section 6</b> of the EIS</p>

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	protection of existing natural landscape and landforms, as well as the clearing of vegetation to make way for the new exhibits.		
<b>Mosman Development Control Plan</b>			
4.1 Siting and Scale	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.</p> <p>The Wildlife Hospital will have very limited visibility from Sydney Harbour. Refer to the photomontage provided with the architectural package.</p>	<b>Appendix B</b>
4.3 Heritage Conservation	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 amendments to the remnant sandstone wall which is an identified Section 170 Register item, the proposed development is considered to be acceptable from a heritage perspective.	Compliant refer to <b>Section 6</b> of the EIS.
4.4 Accessible Buildings	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 P and Q.</b>	Compliant refer to <b>Section 6</b> of the EIS.

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4.5 Energy Efficiency	<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> </ul> <p>To have buildings that decrease water consumption of the occupiers.</p>	<p>An Ecologically Sustainable Development Report has been prepared for the development (<b>Appendix O</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>	Compliant refer to <b>Section 6</b> of the EIS.
4.6 Visual and Acoustic Privacy	<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 150 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 Wildlife Hospital 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>	Compliant refer to <b>Section 6</b> of the EIS.
4.7 Crime Prevention	To have provision for the personal and property security of occupants and visitors, and enhance community safety.	The security will be monitored in accordance with the Zoo's current security arrangements.	Compliant refer to <b>Section 6</b> of the 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> </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.	Compliant refer to

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	To have sharing of views whilst not restricting the reasonable development potential of a site.		<b>Section 6</b> of the EIS.
4.9 Landscaping	To have the existing canopied and vegetated landscaped character of Mosman protected and enhanced.	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.	Compliant refer to <b>Section 6</b> of the EIS.
4.10 Preservation of Trees or Vegetation	To have the amenity of the area preserved through the preservation of trees and other vegetation.	An Arboricultural Report ( <b>Appendix Z</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.	Compliant refer to <b>Section 6</b> of the EIS.
4.11 Transport, access and parking	<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>	The proposed works relate to relocation and redevelopment of the existing Wildlife Hospital 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 M</b> .	Compliant refer to <b>Section 6</b> of the 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> </ul>	Amenities are provided within the Zoo. During construction, additional portable amenities can easily be located on site if required.	Compliant refer to <b>Section 6</b> of the EIS.

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	<ul style="list-style-type: none"> <li>▪ To have site facilities thoughtfully and sensitively integrated into development so as not to be obtrusive, noisy or unsightly.</li> </ul>		
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 S</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>	Compliant refer to <b>Section 6</b> of the EIS.
4.14 Excavation and Site Management	<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 S</b>) and Construction Management Plan (<b>Appendix W</b>) as well as the ACHA (<b>Appendix L</b>).</p> <p>Soil and erosion control measures will be implemented as part of the site preparation works.</p>	Compliant refer to <b>Section 6</b> of the EIS.
4.15 Waste Management	<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 W</b>).</p> <p>An Operational Waste Management Plan has been prepared by MRA Consulting Group (<b>Appendix V</b>). The report outlines that SUEZ Australia have been engaged as the waste operators for the overall Zoo to increase the amount of waste diverted from landfill via processing through alternative waste recycling and treatment facilities. All waste and recycling activities are carried out in accordance with the</p>	Compliant refer to <b>Section 6</b> of the EIS.

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		guidelines and laws of the NSW EPA. In all cases only lawful and approved waste facilities are utilised.	
<b>Sydney Harbour Foreshore and Waterways Area Development Control Plan</b>			
2.1 Ecological Assessment	<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>Comprehensive soil and erosion control measures will be implemented during construction to ensure water quality exiting the site is satisfactory.</p>	Compliant refer to <b>Section 6</b> of the EIS.
3.1 Landscape Assessment	<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</li> </ul>	<p>The proposed works does not involve removal of vegetation along the shoreline. The proposed works will have negligible impacts 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</p>	Compliant refer to <b>Section 6</b> of the EIS.

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	<p>protection of land uses that contribute to this character;</p> <ul style="list-style-type: none"> <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>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>	
5.2 Foreshore Access	<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>Compliant refer to <b>Section 6</b> of the EIS.</p>
5.3 Siting of Buildings and Structures	<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.</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>Compliant refer to <b>Section 6</b> of the EIS.</p>
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 the Wildlife Hospital reflects the contemporary design of other buildings within the Service Precinct. The use of natural building materials and finishes, and the retention and replanting of significant native vegetation aims to create a more natural character within the Service Precinct.</p> <p>Building materials will not be reflective and will utilise colours sympathetic to the locality and remain consistent with the ESD</p>	<p>Compliant refer to <b>Section 6</b> of the EIS.</p>

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		principles of the development through the use of natural and recycled materials.	
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>	The accompanying Landscape Plan enclosed in <b>Appendix G</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.	Compliant refer to <b>Section 6</b> of the EIS.