

SYDNEY HARBOUR FORESHORES AND WATERWAYS AREA DEVELOPMENT CONTROL PLAN 2005

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

Ecological Assessment		
<ul style="list-style-type: none"> ▪ The “Ecological Communities and Landscape Characters” map identifies the following Terrestrial Ecological Communities on the greater Zoo site: <ul style="list-style-type: none"> - Predominantly <i>Grasslands</i> which is identified as a <i>Low Conservation Community</i>; - Minor areas of the site <i>Open Forest (Type B)</i>; and - <i>Woodland</i> in the southeast. <p>The site of the proposed exhibit is located within the <i>Grasslands</i> area and does not immediately adjoin other terrestrial ecological communities. This table provides an assessment relative to the Statement of Intent and the Performance criteria with this respect to <i>Grasslands</i>.</p>		
Statement of Intent:	Relevant Performance Criteria for Development within Low Conservation Communities	Comment
<p>Vegetation Protection</p> <p>To conserve and enhance vegetation.</p>	<ul style="list-style-type: none"> ▪ Mature trees containing hollows are preserved where feasible. ▪ Natural watercourses and any special natural features such as cliff faces and rock outcrops are protected. ▪ The incremental and cumulative effects of development are considered having regard to the above performance criteria. 	<ul style="list-style-type: none"> ▪ Where possible, trees are to be retained as part of the future landscape for the exhibit. The exhibit is proposed to be comprehensively landscaped to represent a natural environment for the tigers. ▪ Cliff faces and rock outcrops are to be retained by designing buildings in respect to the existing topography.
<p>Reduce Predation Pressure</p> <p>To minimise the risk of predation on native fauna species by domestic pets.</p>	<ul style="list-style-type: none"> ▪ Fencing to contain domestic pets is provided. 	<ul style="list-style-type: none"> ▪ NA.
<p>Soil Conservation and Pollution Control</p>	<ul style="list-style-type: none"> ▪ Measures to minimise soil erosion and siltation during construction and following completion of development are implemented. 	<ul style="list-style-type: none"> ▪ Comprehensive soil and erosion control measures will be implemented during construction to ensure water quality exiting

<p>To minimise impacts associated with soil erosion, water siltation and pollution.</p>	<ul style="list-style-type: none">▪ Controls are implemented to prevent pollutants from entering the waterway.▪ Any pollutants and any increase in suspended solids is temporary and does not exceed the current pollution and range of turbidity.	<p>the site is satisfactory.</p>
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Landscape Assessment		
<p>The site is located within the vicinity of area identified as <i>Landscape Character Type 2</i> and 9.</p> <p>Landscape character 2 applies to the entry of Sydney Harbour.</p> <p>Landscape character 9 applies to the natural foreshores of the Harbour and Parramatta River including Greenwich Point, Gore Creek, Woodford Bay, part of Lane Cove and Parramatta Rivers, Mosman Bay, Cremorne Point, Little Sirius Cove, Fort Denison and Clark, Goat and Shark Island.</p>		
Statement of Character and Intent for Landscape character 2:	Performance Criteria	Comment
<p><i>Development should ensure that the natural features which characterise the entry to Sydney Harbour are maintained. It should be sited so that the view of these natural features and landmarks are preserved. Development should be designed to complement existing features so that the contrast between the built and natural environs is minimised. The intent in this area is to encourage development that:</i></p> <ul style="list-style-type: none"> ▪ <i>enhances the maritime and heritage significance of the Harbour through the protection of land uses that contribute to this character;</i> ▪ <i>maintains and preserves the dramatic natural entry into the Harbour; and</i> ▪ <i>has a direct relationship with the entry to the Harbour.</i> 	<p>Any development within this landscape is to satisfy the following criteria:</p> <ul style="list-style-type: none"> ▪ natural elements including cliffs, rock shelves and beaches are retained and views of these features are not obscured; ▪ native vegetation on clifflines, ridgelines and along the shoreline is protected; ▪ roof lines are below the tree canopy to maintain the prominence of the skyline of trees along the headlands; ▪ built elements have a direct relationship with the entry to the Harbour, port, defence, tourism or recreation; and ▪ overall colours should match native vegetation and geological features as closely as possible with trim colours drawn from natural elements such as tree trunks and stone. 	<ul style="list-style-type: none"> ▪ Development is designed to be low scale in height and form so as not to be readily visible from Sydney Harbour and to be below the ridgeline. ▪ The development does not involve removal of vegetation along the shoreline. ▪ Proposed buildings are associated with an important tourist and recreational facility. ▪ Proposed materials and colours to appropriately complement natural bushland setting.
Statement of Character and Intent for Landscape character 9:	Relevant Performance Criteria	Comment
<p><i>These areas are significant because they contain natural foreshores interspersed with more developed areas and provide a key feature and</i></p>	<p>Any development within this landscape is to satisfy the following criteria:</p> <ul style="list-style-type: none"> ▪ it is sited so remaining rock outcrops, clifflines or vegetated 	<ul style="list-style-type: none"> ▪ The exhibit is sited within an established part of the Zoo. The proposed built forms and structures are designed to respect the existing topography to retain the cliffline and stepped landform

<p><i>visual variety to the total landscape. The natural shoreline has significant visual features. However, it is also developed with swimming pools, retained edges and boat sheds. Sections of vegetated skyline have been preserved. The intent is to retain these natural features and only encourage development that is consistent with the scale, design and siting of that which exists.</i></p>	<p>shorelines are protected and not obscured;</p> <ul style="list-style-type: none"> ▪ it is sited to ensure that the continuous line of any natural feature is preserved and remains the dominant feature in the landscape; ▪ it is sited and designed to maintain the vegetation cover on the upper slopes and ridgelines; ▪ major points and entrances to the bays are preserved in their natural state; and ▪ colours should match native vegetation as closely as possible with trim colours drawn from natural elements such as tree trunks and stone. 	<p>of the current exhibit.</p> <ul style="list-style-type: none"> ▪ Vegetation will be required to be removed to facilitate new exhibition spaces and buildings but will be replaced with a comprehensive landscape scheme that provide added vegetation of a range of species and densities and height. ▪ Proposed materials and colours to appropriately complement natural bushland setting.
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Design Guidelines for Land-Based Developments		
The proposed development is located above mean high water mark and is categorised as “land-based” development under this DCP.		
Guideline	Provision	Comment
Foreshore Access	<ul style="list-style-type: none"> Where possible provide and improve public access to and along foreshores. 	<ul style="list-style-type: none"> Proposed development is located wholly within the Zoo site and does not impact upon the existing public foreshore access opportunities.
Siting of Buildings and Structures	<ul style="list-style-type: none"> Siting of development to take into account: <ul style="list-style-type: none"> Council foreshore building lines; Setbacks from native vegetation; Address the waterway; Retain views of landmarks and key features; Siting above cliffs or steep slopes rather than flat land at the foreshore. Minimise loss of views. 	<ul style="list-style-type: none"> Development is sited to achieve the following: <ul style="list-style-type: none"> To be located within any Council foreshore building lines. Setback from bushland along the Zoo’s boundaries. Designed to not be readily visible from the waterway. No impact to views of landmarks or key features. Is not situated along the foreshore. Does impact on existing view corridors.
Built Form	<ul style="list-style-type: none"> Buildings and other structures should generally be of a sympathetic design to their surroundings. Break up facades and roof lines with smaller elements and use pitched roofs. Avoid bright and floodlighting. Minimise use of reflective materials. Use colours sympathetic to surrounds. Mitigate the cumulative visual impacts of a number of built elements on a single lot by including bands of vegetation, articulation of walls and smaller built elements. The cumulative impact of development along the foreshore is 	<ul style="list-style-type: none"> Proposed buildings are designed as separate small scale elements with height and scale that will not visually impact on the foreshore nor any existing view corridors. Extensive vegetation is proposed between buildings and in conjunction with existing vegetation the current landscaped and bushland setting of the foreshore will be retained. Building materials will not be reflective and will utilise colours sympathetic to the locality.

	<p>considered having regard to preserving views of special natural features, landmarks or heritage items.</p>	
<p>Planting</p>	<ul style="list-style-type: none"> ▪ Provide a landscape plan and provide for: <ul style="list-style-type: none"> - Incorporation of appropriate species found in the surrounding landscape. - Include endemic native species where native vegetation is present. - Retain mature vegetation where possible and development along ridgelines. - Avoid exotic species. 	<ul style="list-style-type: none"> ▪ Landscape plan submitted and includes: <ul style="list-style-type: none"> - The retention of significant trees including a Fig tree which will form the focus of the exhibit and new landscape areas that include additional trees. - Weed species will be managed out of the site. - The landscaping design is to reflect the nature of the Zoo that has been historically planted with a range of exotic species to reflect the zoological use of the site and the global references contained within the Zoo's Master Plan. - The proposed landscape predominantly includes the existing tropical plant species found in the Zoo and includes species that will reflect the Sumatran landscape in line with the theme of the exhibit.