



# Sydney Zoo Modification 8

---

Permanent Installation and Operation of a Ferris Wheel  
State Significant Development Modification Assessment  
(SSD-7228-Mod-8)

February 2022



Published by the NSW Department of Planning and Environment

[dpie.nsw.gov.au](http://dpie.nsw.gov.au)

Title: Sydney Zoo Modification 8

Subtitle: Permanent Installation and Operation of a Ferris Wheel

*Cover image: Sydney Zoo Ferris Wheel*

---

© State of New South Wales through Department of Planning and Environment 2022. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (February 2022) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

# Glossary

Abbreviation	Definition
<b>Applicant</b>	Sydney Zoo Pty Ltd
<b>Council</b>	Blacktown City Council
<b>Department</b>	Department of Planning and Environment (DPE)
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000
<b>Minister</b>	Minister for Planning
<b>Planning Secretary</b>	Secretary of the Department
<b>SEPP</b>	State Environmental Planning Policy
<b>SSD</b>	State Significant Development
<b>WSP</b>	Western Sydney Parklands
<b>WSPT</b>	Western Sydney Parklands Trust

# Contents

<b>1</b>	<b>Introduction</b> .....	<b>1</b>
1.1	Background .....	1
1.2	Approval history.....	3
<b>2</b>	<b>Proposed Modification</b> .....	<b>6</b>
2.1	Proposed Modification.....	6
2.2	Applicant’s Justification for the Proposed Modification .....	9
<b>3</b>	<b>Statutory context</b> .....	<b>10</b>
3.1	Scope of Modifications .....	10
3.2	Consent Authority .....	10
3.3	Mandatory Matters for Consideration.....	10
3.4	Biodiversity Conservation Act 2016 .....	10
<b>4</b>	<b>Engagement</b> .....	<b>11</b>
4.1	Department’s Engagement .....	11
4.2	Government Advice.....	11
4.3	Response to Government Advice .....	11
<b>5</b>	<b>Assessment</b> .....	<b>12</b>
<b>6</b>	<b>Evaluation</b> .....	<b>17</b>
<b>7</b>	<b>Recommendation</b> .....	<b>18</b>
<b>8</b>	<b>Determination</b> .....	<b>19</b>
	<b>Appendices</b> .....	<b>20</b>
	Appendix A – List of Referenced Documents .....	20
	Appendix B – Notice of Modification .....	21

# 1 Introduction

This report provides the NSW Department of Planning and Environment's (the Department's) assessment of an application to modify the State significant development (SSD) consent for the Sydney Zoo (SSD-7228, as modified). The modification application seeks consent for the permanent installation and operation of a ferris wheel at the Sydney Zoo site.

This design amendment is sought by Sydney Zoo following the successful operation of a temporary ferris wheel in late 2020 as the zoo re-opened following the 2020 Covid-19 lockdown (the zoo was shut from April 2020 until September 2020 due to Government Health Restrictions). The temporary ferris wheel utilised on site in 2020 is the same that is now proposed to be permanently installed. Sydney Zoo has advised the ferris wheel is necessary to augment the operation of the zoo and provide for guests to obtain a unique viewing opportunity of the zoo site and broader Western Sydney Parklands (WSP).

The application was lodged on 14 December 2021 by Sydney Zoo Pty Ltd (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

## 1.1 Background

The Applicant operates a zoo, known as Sydney Zoo, within the Bungarribee Precinct of the WSP, in the Blacktown local government area (LGA) (refer **Figure 1**). The site (Lot 11 of Lot 101 in Deposited Plan 1195067) is located approximately 33 kilometres (km) west of the Sydney Central Business District (CBD) and approximately 4.5 km south-west of the Blacktown town centre. Access to the site is off the Great Western Highway (GWH) to the south of the site.

The approved zoo comprises animal exhibits for a range of native and exotic animals and associated infrastructure, including a small farm experience (primarily for the purpose of holding sheep and goats). The zoo is spread over a 16.5 hectare (ha) area and has an emphasis on exhibiting exotic animals in a safari-like setting and integrates an Aboriginal cultural experience with its exhibition of native animals.

The zoo officially opened to the public on Saturday 7 December 2019 and has been shut on two occasions due to Covid-19 Government Health Restrictions from April 2020 to September 2020 and from June 2021 until October 2021.

State Environmental Planning Policy (Western Sydney Parklands) 2009 (WSP SEPP) enables the Western Sydney Parklands Trust (WSPT) to develop the WSP into a multi-use urban parkland allowing for a range of recreational, entertainment and tourist facilities and commercial, retail and infrastructure uses. The zoo was approved as a recreational use in the WSP.

The site is subject to the zoning provisions outlined in WSP SEPP. All land in the WSP is unzoned and all land uses are permissible with development consent with the exception of residential accommodation. Industrial land uses surround the site to the immediate east and south and detached residential dwellings are located to the north and the west beyond the M7 Motorway. The closest cluster of residential receivers is approximately 720 metres (m) to the north of the site in Bungarribee (refer to **Figure 2**).

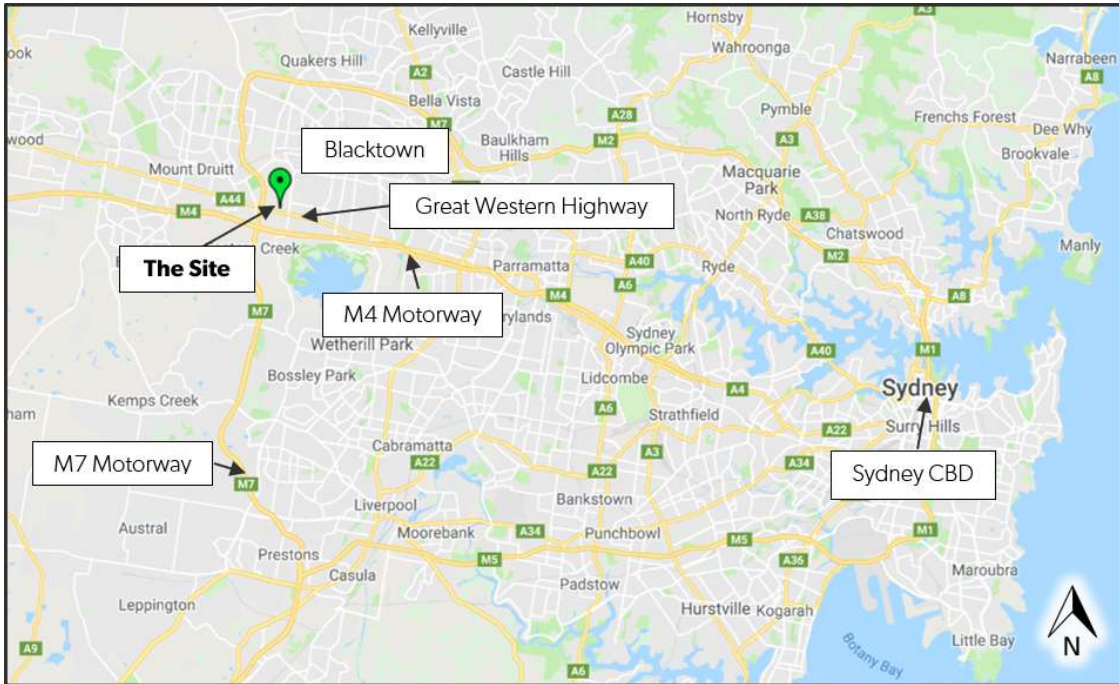


Figure 1 | Site Location

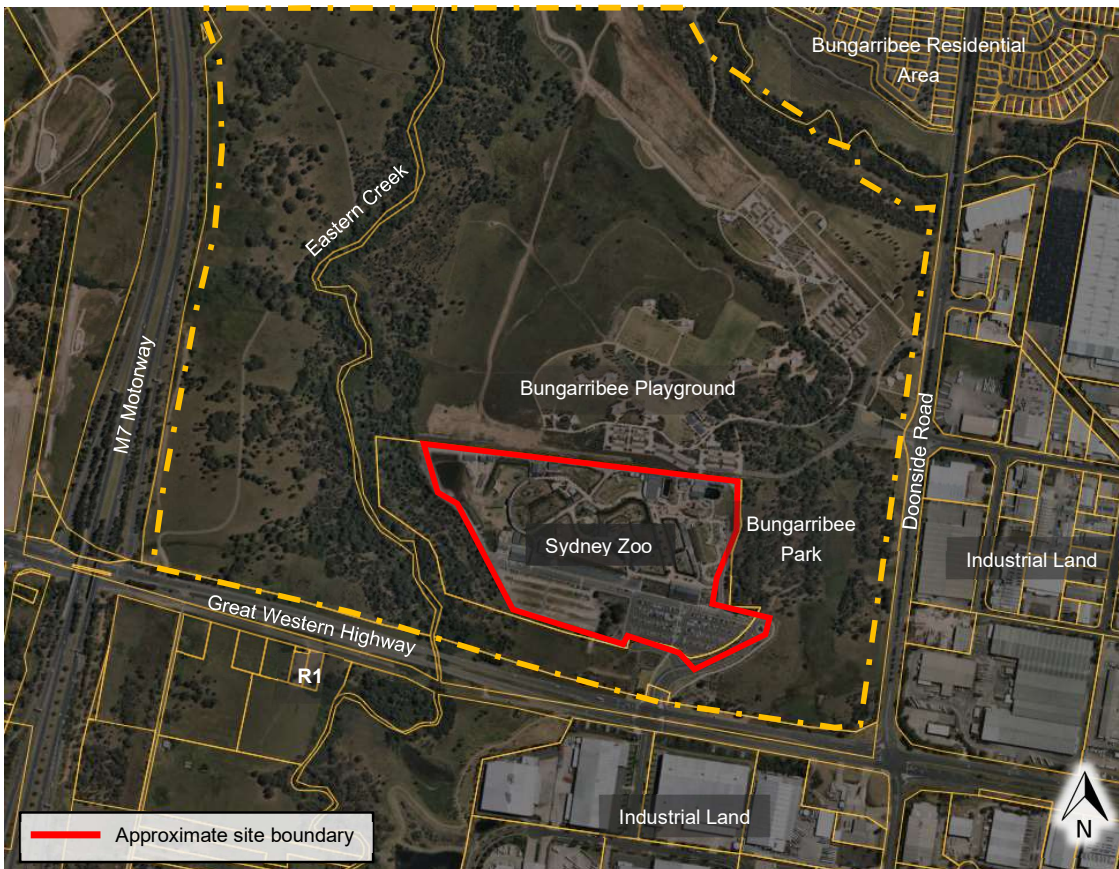


Figure 2 | Site Context

## 1.2 Approval history

### Development Consent for SSD 7228

On 8 September 2017, development consent was granted by the former Planning Assessment Commission (the former Commission) for the following:

- subdivision of the site (current Lot 101 DP 1195067) into:
  - Lot 11 containing the proposed zoo development (16.505 ha)
  - Lot 10 containing the remainder of current Lot 101 (188.9 ha) (residual lot)
- site preparation works including bulk earthworks
- construction of a new zoo including:
  - animal exhibits for a range of native and exotic animals
  - entry/retail building
  - restaurant
  - administration, curatorial, and veterinary facilities
  - show arena
  - back-of-house buildings for exhibits and work depot buildings
  - other buildings including two kiosks and restroom facilities
- construction of vehicular access roads and parking
- installation of signage
- stormwater drainage and design and construction of site services
- landscaping.

The approved site layout, as modified, is illustrated in **Error! Reference source not found.**, overleaf.

### Modifications to SSD 7228

Since the consent was granted, seven applications to modify the consent have been lodged. Six modifications have been approved and one was withdrawn by the Applicant prior to a determination being made (MOD 5) (refer **Table 1**).



Figure 3 | Approved Site Layout (as modified)

**Table 1 | Summary of Modifications**

<b>Mod No.</b>	<b>Summary of Modifications</b>	<b>Consent Authority</b>	<b>Type</b>	<b>Approval Date</b>
<b>MOD 1</b>	Amendments to the location and design of buildings on the site and the design of the stormwater management system (included an increase in the size of the Farm Experience exhibit)	Department	4.55(1A)	8 May 2018
<b>MOD 2</b>	Amendments to the boardwalk access path to the aquatic habitat and the layout and built form of the aquarium building	Department	4.55(1A)	20 September 2018
<b>MOD 3</b>	Clarify the public opening hours and to allow other activities associated with the operation of the zoo to be undertaken outside of the public opening hours	Independent Planning Commission	4.55(1A)	25 November 2019
<b>MOD 4</b>	Addition of two sheds at the rear of the Nocturnal and Reptile Building and Primate Back-of-House spaces	Department	4.55(1A)	4 July 2019
<b>MOD 5</b>	Modification to list of exotic species	Department	4.55(1A)	Withdrawn
<b>MOD 6</b>	Reduce the scale of the approved Farm Experience exhibit building and the overall exhibit space	Department	4.55(1A)	3 June 2020
<b>MOD 7</b>	Extend general hours of operation, remove limitation on number of temporary and community events and allow use of the site for corporate events and functions	Department	4.55(2)	28 June 2021

## 2 Proposed Modification

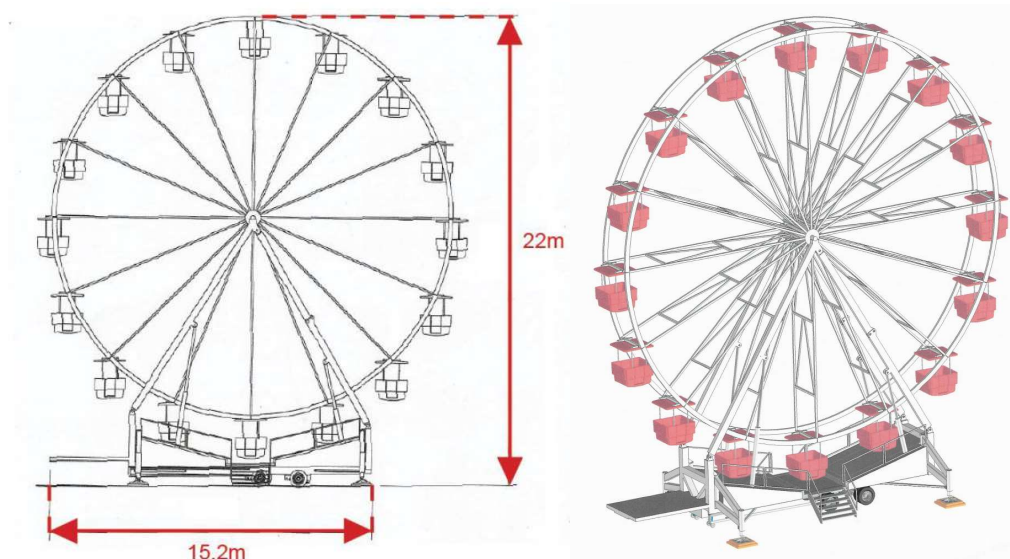
### 2.1 Proposed Modification

The modification is described in full in the section 4.55(1A) modification application included in **Appendix A** and is illustrated in **Figure 6**, **Figure 4** and **Figure 5** below.

The modification seeks the permanent installation of a prefabricated steel 22m high ferris wheel in the north-eastern portion of the site adjacent to the main food outlet for the zoo and the baboon enclosure. This vacant grass area previously accommodated the temporary ferris wheel on the site in 2020. The proposed ferris wheel would have a capacity for 32 guests in 16 cars.

Sydney Zoo seeks consent to operate the ferris wheel during normal daylight zoo operating hours, with the exception of temporary events, during which it may operate at night with lighting fixed to the steel frame of the ferris wheel. Operational parameters for the ferris wheel as proposed by Sydney Zoo include:

- **Ticketing:** use of the ferris wheel would only be available to paying Sydney Zoo visitors unless payment is waived at Sydney Zoo's discretion
- **Hours of use:** the ferris wheel would generally operate during normal daylight zoo operating hours, with occasional use at night during temporary events
- **Temporary events:** night-time operation of the ferris wheel is proposed to occur during occasional temporary events that may be hosted at the site and would not operate after 11pm during these events
- **Noise:** noise and lighting associated with the ferris wheel will comply with the existing requirements of the consent with lighting only used during occasional temporary night-time events.



**Figure 4 | Design of Proposed Ferris Wheel**



**Figure 5 | Images of Proposed Ferris Wheel**



Figure 6 | Location of Proposed Ferris Wheel

## **2.2 Applicant's Justification for the Proposed Modification**

The Applicant considers the proposed ferris wheel will diversify the mix of attractions available at Sydney Zoo. It will ensure the zoo remains competitive as a high-quality regional tourist attraction and provides an additional experience for the public when visiting the zoo.

Sydney Zoo also considers the ferris wheel is appropriate having regard to the mix of attractions available at other major tourist facilities, such as the carousels at the Melbourne Zoo and Perth Zoo, Sky Safari cable car at Taronga Zoo and splash parks at Oakvale Wildlife Park, Symbio Wildlife Park and Australia Zoo.

## 3 Statutory context

### 3.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers the application can be characterised as substantially the same development to what was originally approved as the proposal:

- would not change the overall use of the site
- would not result in major changes to the general appearance of the development
- would not involve any further disturbance outside the already approved disturbance areas for the development
- would result in minimal environmental impacts that could be appropriately managed through the existing or modified conditions of consent.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

### 3.2 Consent Authority

The Minister for Planning (Minister) is the consent authority for the application under section 4.5(a) of the EP&A Act. Under the Minister's delegation of 26 April 2021, the Team Leader, Industry Assessments, may determine the application under delegation as:

- the application has not been made by a person who has disclosed a reportable political donation under section 10.4 of the EP&A Act
- there are no public submissions (other than a council) in the nature of objections, and
- Council has not made a submission by way of objection under the mandatory requirements for community participation listed under Schedule 1 of the EP&A Act.

### 3.3 Mandatory Matters for Consideration

The Department undertook a comprehensive assessment of the development against the mandatory matters for consideration as part of the original assessment of SSD-7228. The Department considers this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.

### 3.4 Biodiversity Conservation Act 2016

Clause 30A(2)(c) of the Biodiversity Conservation (Savings and Transitional) Regulation 2017 specifies that if the determining authority is satisfied a modification will not increase the impact on biodiversity values, a biodiversity development assessment report (BDAR) is not required.

As the site is already disturbed and the proposed ferris wheel is to be located on a previously cleared and landscaped part of the site, the proposed modification is unlikely to increase the impact on biodiversity values.

For the reasons discussed above, the Department's assessment concludes a BDAR is not necessary for the proposed modification.

## 4 Engagement

### 4.1 Department's Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to section 4.55(1A) modifications with minimal environmental impact applications. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 14 December 2021 and was referred to Blacktown City Council (Council) and the WSPT for comment.

### 4.2 Government Advice

**Council** raised no concerns with the application, subject to the WSPT confirming it does not object to the permanent installation of the ferris wheel and the inclusion of additional conditions in the modified consent that require the Applicant to:

- ensure landscaping is designed to visually screen and incorporate the ferris wheel into the overall landscape design aesthetic of the zoo
- prepare a lighting report to verify lighting on the ferris wheel would not adversely impact surrounding residential areas, prior to the commencement of operation of the ferris wheel
- ensure the ferris wheel is only accessible to zoo patrons and does not operate outside the approved hours of operation in the consent.

**WSPT** confirmed it had no objections to the permanent installation of the ferris wheel.

The **Department** requested additional details of any landscaping proposed in the area around the ferris wheel or any additional planting of native trees on the site to further screen the visual impact of the ferris wheel, as recommended in the Applicant's Visual Impact Assessment submitted with the modification application.

### 4.3 Response to Government Advice

On 19 January 2022, the Applicant responded to the conditions recommended by Council and noted the WSPT provided landowner's consent to the application, indicating its support for the application. The Applicant advised additional planting and landscaping could be provided around the ferris wheel and would include species consistent with that already planted throughout the zoo site. The Applicant also noted there is already planting near the ferris wheel including a Moreton Bay Fig and relatively advanced Blackbutt trees.

The Applicant agreed to provide a lighting report, as requested by Council, and confirmed it would not allow customers to access the ferris wheel without first purchasing a zoo entry ticket and would only operate the ferris wheel during the consented zoo opening hours. However, Sydney Zoo proposed to modify one of Council's conditions to permit attendees of temporary events to use the ferris wheel.

The Applicant's response was referred to Council for consideration.

**Council** reviewed the Applicant's response and requested all its recommended conditions be included in the final modification instrument and advised it did not support the proposed amendments to its recommended conditions regarding the proposed use of the ferris wheel for event attendees, as proposed by the Applicant.

## 5 Assessment

The Department has assessed the merits of the proposed modification. During this assessment, the Department has considered the:

- modification application provided to support the proposed modification
- advice from Council
- Applicant's response to Council's advice and additional information provided by the Applicant
- original development application (DA) and subsequent modification applications, their accompanying documents and the corresponding assessment reports
- relevant environmental planning instruments, policies and guidelines
- requirements of the EP&A Act, including the objects of the EP&A Act.

The Department's assessment of the modification application is provided in **Table 2** below.

**Table 2 | Assessment of the Modification Application**

Assessment	Recommendations
<p><b>Substantially the Same Development</b></p> <ul style="list-style-type: none"> <li>• The proposed modification to permanently install a ferris wheel at the zoo will result in a minor expansion to the range of operational activities and experiences at the zoo. Introducing a new activity has the potential to alter the nature of the approved use of the site as a zoological facility and may not be substantially the same development as originally approved.</li> <li>• The Applicant advised Sydney Zoo was approved as a zoological facility and was characterised as a 'recreational facility' for the purposes of the original assessment. Adding an additional recreation attraction would not, therefore, change the land use of the site which remains consistent with the approved consent and underlying objectives for the land as a recreational and tourism hub under the WSP SEPP and WSP Plan of Management (PoM).</li> <li>• To support its view that the proposed modification would be considered substantially the same as the approved development, the Applicant carried out a comparative analysis, which included a qualitative and quantitative analysis of the differences between the approved development and proposed modification.</li> <li>• The Applicant's assessment found the proposed ferris wheel:             <ul style="list-style-type: none"> <li>○ would be a minor addition to the Sydney Zoo landscape and the range of recreational activities provided at the zoo</li> <li>○ would not alter the nature of the approved Sydney Zoo development or the approved land use as a recreational facility</li> </ul> </li> </ul>	<p>Require the Applicant to:</p> <ul style="list-style-type: none"> <li>• ensure the ferris wheel is not operated outside of the approved operating hours of the zoo (9am to 11pm)</li> <li>• ensure use of the ferris wheel during temporary and community events is restricted to zoo patrons only</li> </ul>

- would not contribute any additional environmental impacts except for some minor visual impacts from distant viewpoints from the public domain.
  - would provide an additional opportunity to view the animals and landscapes from a different perspective, similar to the elevated boardwalk for the African Savannah or the aquarium for the fish.
- Council did not object to the ferris wheel being used as part of zoo operations. However, to ensure the ferris wheel would not be operated as a separate independent use (i.e. a 'theme park'), Council recommended a condition restricting use of the ferris wheel to times when the zoo is open to the public and for the use of zoo patrons only. This would not permit the use of the ferris wheel to those attending a temporary or community event at the zoo unless they are also zoo patrons.
- The Department notes that the Applicant's original DA documentation describe the zoo as a recreational facility and concurs with the Applicant's views that the addition of the ferris wheel would not change the approved land use. The Department is also satisfied the proposed ferris wheel will continue to be consistent with the strategic aims for the site as a tourism and recreation hub, as identified in the WSP PoM.
- From a quantitative perspective the ferris wheel footprint will cover approximately 167 square metres (0.1%) of the total site area (16.5 hectares), which is considered negligible.
- The ferris wheel will introduce a new visible structure into the landscape and zoo skyline, however given the scale of Sydney Zoo and the range of highly visible structures associated with the zoo, the Department concurs with the Applicant's views that the ferris wheel is a minor addition to the skyline with respect to the existing approved built form on the site.
- To ensure the ferris wheel is not operated independently of the zoo as a separate use (i.e. a 'theme park'), the Department recommends conditions that restrict the use of the ferris wheel to the approved operating hours of the zoo (9am to 11pm) and specifies that the use of the ferris wheel is restricted to zoo patrons only at all times and may only be used during temporary and community events if the zoo is open to the general public during the event.
- Consequently, subject to the implementation of the recommended conditions, the Department is satisfied the proposed addition of a ferris wheel is consistent with the approved use as a recreational facility and the proposed modification can be considered 'substantially the same development' as that which was originally approved under SSD-7228.

## Assessment

## Recommendations

- The Department's assessment concludes the modification is within the scope of section 4.55(1A) of the EP&A Act and would not significantly increase the environmental impacts of the development as approved, subject to the recommended modifying conditions of consent.

## Visual Amenity

- The ferris wheel will introduce a new 22 m high steel structure into the Sydney Zoo landscape which has the potential to alter the existing Sydney Zoo skyline and visual impact of the zoo from key vantage points in the public domain.
- The Applicant carried out a visual impact assessment (VIA) of the ferris wheel from five key viewpoints around the site, including Doonside Road to the east, residential areas on Velocity Parade to the north-east, Bungarribee Park to the north, and the GWH and Rudders Lane to the south.
- The VIA found there were no visual impacts from Doonside Road or Velocity Parade and low visual impacts from the other three viewpoints. The VIA recommended the gradual planting of trees in WSP as part of the effort to restore the original landscape and further decrease the visual impact of the proposal.
- Council recommended Sydney Zoo be required to design landscaping on the site to integrate the ferris wheel into the overall landscape design of the zoo and to screen the ferris wheel from WSP using mature trees.
- WSPT did not raise any concerns regarding visual impacts.
- The Applicant agreed to carry out further landscaping around the ferris wheel to make it look less temporary in nature. However, Sydney Zoo argued that planting of mature trees is not considered appropriate given the height of the ferris wheel and its location within the zoo grounds. Sydney Zoo also noted a Moreton Bay Fig and several Blackbutt trees already exist adjacent to the proposed ferris wheel location.
- The Department has considered the Applicant's VIA and is satisfied the ferris wheel will only present a minor additional visual impact in comparison to the existing built form on the site and the existing Sydney Zoo skyline. It is noted the tallest structure at the zoo is the 'O Line Post' within the chimpanzee enclosure, which has a height of 12.5 m.
- While the ferris wheel is approximately 10 m higher than the chimpanzee 'O Line Post', the ferris wheel is located toward the centre of the site such that it is obscured by existing mature vegetation surrounding the site in the WSP and viewpoints to the north and south are at least 350 m from

Require the Applicant to:

- update the approved Landscape Master Plan to incorporate additional landscaping details around the ferris wheel
- ensure ground, landscape and fencing treatments around the ferris wheel are designed to incorporate the ferris wheel into the overall approved landscape design

## Assessment

## Recommendations

the ferris wheel location. Furthermore, the structure will be oriented in a north-south direction, minimising visual impacts to public domain areas to the north and south of the zoo site.

- The Department is satisfied the Applicant's VIA provides a robust consideration of visual impacts and concurs with the conclusion that the proposed ferris wheel will not create any significant additional visual impacts beyond those already considered as part of the original assessment of SSD 7228.
- The Department notes that further screening is likely to be achieved as previously planted vegetation throughout the zoo (established as part of the approved landscaping at the zoo) continues to mature. On this basis, additional planting of mature trees is not considered necessary.
- Notwithstanding, in concurrence with Council's recommendations, conditions are recommended requiring Sydney Zoo to update the approved Landscape Master Plan with ground, landscape and fencing treatment around the ferris wheel to ensure the new structure does not present as a temporary structure and integrates the new landscaping with the existing approved landscape design for the zoo.
- Existing condition C45 of the consent requires the Applicant to maintain the landscaping and vegetation on the site for the life of the development, which will ensure the new landscaping around the ferris wheel is maintained for as long as the zoo is operational.
- The Department's assessment concludes the potential visual impacts from the proposed modification are minor and acceptable and any minor residual impacts will be further mitigated by existing vegetation maturing over time and additional landscaping being incorporated around the ferris wheel, as required by the recommended conditions.

## Lighting Impacts

- The Applicant proposes to operate the proposed ferris wheel at night during temporary events, as such, the structure will have lighting fixed to the steel frame for visual interest. There is potential for light spill and glare impacts on surrounding residential areas and surrounding roads.
  - Sydney Zoo advises lighting impacts, albeit negligible, will be confined to temporary periods of short duration. The scope for any substantial impact attributed to the proposed lighting, including 'sky glow' or light pollution, is therefore extremely limited.
  - In addition, as the proposed ferris wheel is located within the WSP, native trees across the surrounding parkland will dwarf the ferris wheel and act
- Require the Applicant to:
- ensure lighting on the ferris wheel is only operated when the ferris wheel is operated after sunset during temporary events and ceases operation at 11pm
  - prepare a lighting report and subsequent

**Assessment****Recommendations**

as an environmental buffer between surrounding residential areas and direct sight lines from surrounding roads.

- On this basis, the Applicant's assessment concludes that given the location of the ferris wheel, distance from residential areas and roads and the occasional use of the proposed lighting, any nuisance impacts will be negligible.
- Council requested the Applicant be required to provide a report from a lighting consultant prior to the commencement of operation of the ferris wheel, verifying the light spillage from the ferris wheel will not cause any adverse amenity impacts on nearby residential areas.
- The Department notes Sydney Zoo previously operated a ferris wheel on the site in late 2020 during both daylight and night-time periods. The ferris wheel was illuminated at night and the zoo did not receive any complaints regarding light spill or glare.
- While the Department is satisfied that light spillage to residential areas is unlikely given the closest residence is at least 350m from the ferris wheel and is obscured by existing vegetation, the Department considers it is reasonable to verify the extent of impact as requested by Council, given it will now become a permanent structure at the site.
- As such, the Department has recommended a condition that requires the Applicant to prepare a lighting report that provides details of the proposed lighting and illumination on the ferris wheel and demonstrates the proposed lighting complies with the requirements of 'AS 4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting'. Within three months of the ferris wheel commencing operation, the Applicant will also be required to provide a verification report demonstrating the lighting is not causing any off-site amenity impacts.
- The Applicant has agreed to prepare the lighting report and verify the predicted lighting impacts.
- The Department's assessment concludes that lighting impacts on surrounding residential areas are unlikely and can be managed subject to the implementation of the recommended modified conditions.

verification report to the satisfaction of the Planning Secretary verifying off-site amenity impacts

## 6 Evaluation

The Department has assessed the proposed modification in accordance with the relevant requirements of the EP&A Act. The Department considered the proposed modification is appropriate on the basis that:

- the proposed modification will result in minimal environmental impacts beyond the approved development and is substantially the same development for which the original consent was granted
- Sydney Zoo will continue to provide positive social benefits to the broader community through increasing opportunities for social interaction and experiences
- the zoo would remain consistent with and further supports the desired future character of the Bungarabee Precinct as a recreational and tourist hub within the WSP and remains consistent with the Parklands POM.

Overall, the Department is satisfied the impacts from the proposed modification can be appropriately managed through the existing and recommended modified conditions of consent. It is therefore recommended the modification should be approved, subject to conditions.

## 7 Recommendation

It is recommended that the Team Leader, Industry Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **determines** that the application SSD-7228-Mod-8 falls within the scope of section 4.55(1A) of the EP&A Act
- **forms the opinion** under clause 30A(2)(c) of the Biodiversity Conservation (Savings and Transitional) Regulation 2017 that a BDAR is not required to be submitted with this modification as the modification will not increase the impact on biodiversity values on the site
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification
- **modify** the consent SSD-7228
- **signs** the attached instrument of modification (**Appendix B**).

**Recommended by:**




15 February 2022

**Sally Munk**  
Principal Planner  
Industry Assessments

## 8 Determination

The recommendation is **Adopted** by:

 15 February 2022

**Joanna Bakopanos**  
Team Leader  
Industry Assessments

as delegate of the Minister for Planning

# Appendices

## Appendix A – List of Referenced Documents

### Modification Application

- Section 4.55(1A) Modification Application: SSD 7228 Sydney Zoo Modification 8' prepared by Ethos Urban dated 30 November 2021

### Government Advice

- All advice received from relevant government authorities

### Response to Request for Further Information

- 'SSD 7228 Modification 8 - Response to Request for Further Information' prepared by Ethos Urban dated 19 January 2022

All documents relied upon by the Department during its assessment of the application may be viewed at <https://www.planningportal.nsw.gov.au/major-projects/project/43616>

## Appendix B – Notice of Modification