



# Taronga Institute of Science & Learning

Request for Secretary's Environmental Assessment  
Requirements

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# 1 Introduction

This report has been prepared on behalf of the Taronga Conservation Society Australia (TCSA) as the applicant, requesting that the Secretary issue requirements for the preparation of an Environmental Impact Statement (EIS) to accompany a State Significant Development Application (SSD DA) for the proposed development of a research and education facility at Taronga Zoo, which is located at Bradleys Head Road, Mosman. The new building will be known as the 'Taronga Institute of Science and Learning'.

Pursuant to Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) development on the Taronga Zoo site with a capital investment value (CIV) of more than \$10 million is identified as a State Significant Development (SSD). As the proposed development will have a CIV greater than \$10 million, the proposal will be classified as SSD (refer to QS costing provided at **Appendix A**).

The purpose of this report is to request that the Secretary's Environmental Assessment Requirements (SEARs) be issued for the preparation of an EIS. To assist with this request for the SEARs, the following information is provided:

- Site details.
- An overview of the proposed development.
- A summary of the existing statutory planning framework.
- Identification of the key environmental assessment issues associated with the proposal and a brief examination of the likely extent and nature of any potential impacts.
- Details of preliminary consultation.

## 1.1 BACKGROUND

Taronga Zoo is one of Australia's most popular attractions and together with the open range facilities of Taronga Western Plains Zoo attracts more than 1.7 million visitors annually and contributes an estimated \$249 million per annum to the NSW economy.

Taronga Zoo has evolved over time from a Zoo that simply provides the traditional visitor experience of viewing animals in exhibits, to a Zoo that focusses on wildlife conservation, animal welfare and providing a range of visitor learning experiences. A core function of Taronga Zoo is to educate and increase visitor understanding of conservation and change human behaviour to support the conservation and preservation of species. Taronga has a world class reputation in education, research and immersion of people with wildlife.

The TCSA currently conducts a broad range of conservation science and learning programs on site. The Conservation Science programs involve three areas: investigations, application, and communication. The Learning programs include formal school education programs, vocational education and training programs, and a range of informal student programs.

The Taronga Institute of Science and Learning will build on Taronga's capacity to deliver world-class science, research and education outcomes by addressing unmet needs and demands that cannot be accommodated in the current facilities. The existing facilities do not readily adapt to current needs and are not designed to accommodate modern pedagogy and functional requirements. The infrastructure facilities are in poor physical condition and have inadequate space capacity, including for animal holding facilities.

The Taronga Institute of Science and Learning will provide a range of venues within a consolidated location to enable greater collaboration between science and learning programs and will facilitate:

- Formal and informal education programs for school children and adults. The learning programs will draw heavily on the Zoo's ability to create positive connections between wildlife and people by providing direct access to native wildlife which will enable students to learn more about the natural world we live in.
- Technical laboratories for the study of animal behaviour and animal welfare (such as health, nutrition, disease, reproduction, emergent environmental issues, etc.). This will help to better understand animal biology, inform conservation decision making and inform decisions about the management of the animals in Taronga's care.
- The facility will include a unique opportunity for school students to sleepover at the Zoo, with additional opportunity to experience the wildlife of the Zoo during the day and night with a behind-the-scene tour.

The new purpose built facility will allow for functional, best practice and safer day-to-day operations.

During the demolition and construction phase, some of the animals in the existing wildlife encounter area adjacent to the classrooms will be temporarily kept in temporary structures or existing exhibits on site. The construction of temporary animal exhibits is exempt development pursuant to Schedule 2 of Mosman Local Environmental Plan 2012, having a capital investment value of less than \$1,000,000.

## 1.2 OVERVIEW OF TARONGA CONSERVATION SOCIETY AUSTRALIA

The *Zoological Parks Board Act 1973* (Zoological Act) is the Act that governs Taronga and Taronga Western Plains Zoos. A corporation named the "*Zoological Parks Board of New South Wales*" (the Board) is constituted under the *Zoological Parks Board Act*. The Board may also be called the Taronga Conservation Society Australia and the use of that name has the same effect for all purposes as the use of its corporate name.

Under Clause 5(2)(b) of the *Zoological Act* the Board shall, for the purposes of any Act, be deemed to be a statutory body representing the Crown.

Taronga Conservation Society Australia has a formal mandate, as defined in Section 15 of the *Zoological Parks Board Act 1973*, to:

- (a) carry out research and breeding programs for the preservation of endangered species;
- (b) carry out research programs for the conservation and management of other species;
- (c) conduct public education and awareness programs about species conservation and management; and
- (d) display animals for educational, cultural and recreational purposes.

Given the natural world under threat through habitat loss, population growth, deforestation and climate change, the issues facing wildlife are critical and require immediate action. With 1.7 million visitors annually, consisting of local, interstate and international guests, Taronga's zoos are uniquely placed to inspire the public to help make a difference to the conservation of wildlife and wild places. Taronga Conservation Society Australia also conducts significant education and conservation science activities at its two Zoos. The Zoo is home to over 4,000 animals belonging to 350 species, including iconic conservation breeding programs for species such as the Corroboree Frog, Tasmanian Devil, Regent Honeyeater, Sumatran Tiger, Asian Elephant, and African Bongo.

## 2 The Site and Surrounds

Taronga Zoo is located at Bradleys Head Road, Mosman and is situated in the Mosman Local Government area (LGA). The site is bounded by Bradleys Head Road to the east, Athol Wharf Road and Sydney Harbour to the south, Little Sirius Cove to the west and Whiting Beach Road to the north.

The legal description of the site is Lot 22 in DP 843294. Taronga Zoo is Crown Land managed by the Taronga Conservation Society Australia (the Zoological Park Board).

The proposed research and learning institute will be located in the north eastern area of the Zoo, within the existing education precinct. The site of the proposed building is adjacent to the visitor car parking and bus parking areas at the north-eastern end of the site and an existing koala exhibit that is heritage listed under the Section 170 register of the Zoological Parks Board. As this area is predominantly occupied by existing buildings, the land is predominantly cleared of vegetation.

Immediate neighbouring land uses of Taronga Zoo are limited to single dwellings to the north and to the north-east and west on the other side of Little Sirius Cove. The site of the proposed research and learning institute is located towards the northern boundary of the site approximately 110m from Whiting Beach Road and the residential precinct off Whiting Beach Road.

The existing education precinct currently includes several buildings that accommodate various uses and functions:

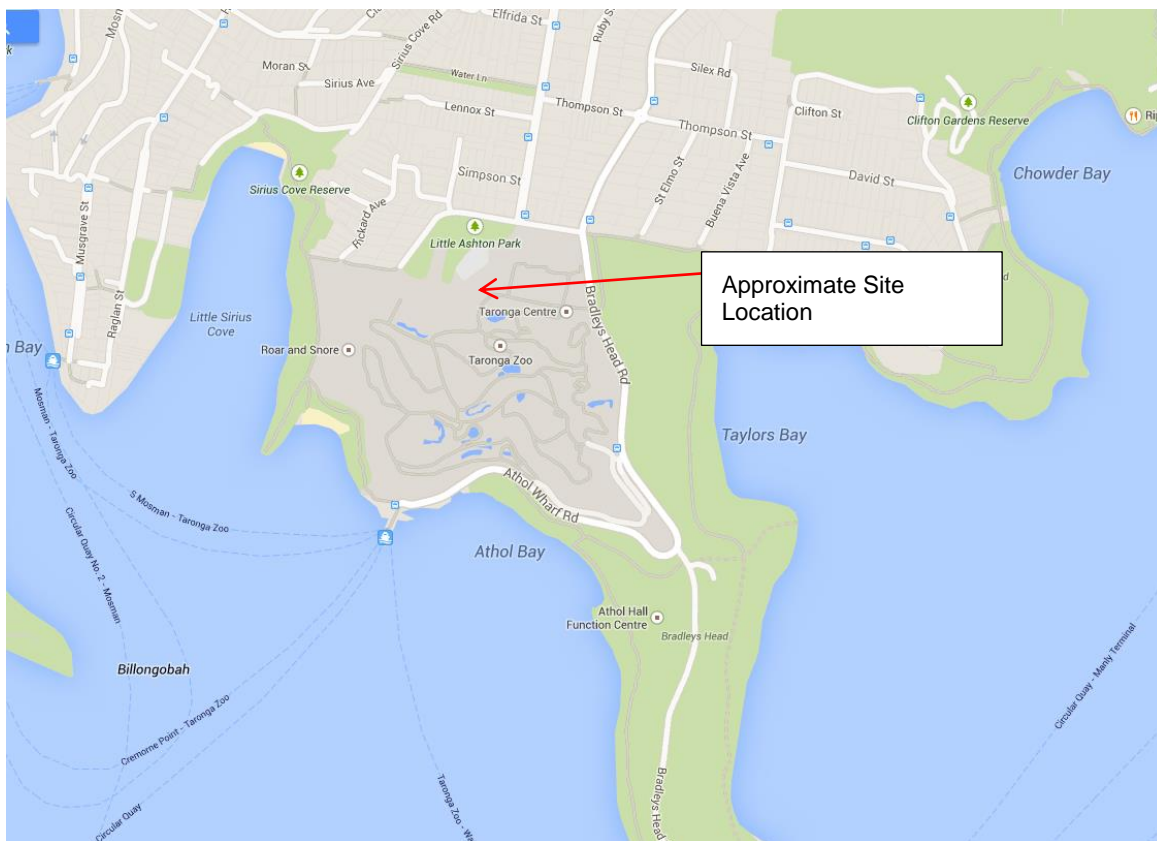
- The security office;
- The capital works administration building;
- Lecture theatre and classrooms;
- Administrative office space;
- Section 170 Register heritage items of the Zoological Parks Board such as the former Staff Amenity Block (78B) and the archive and records building (15M);
- Ancillary structures;
- An outdoor courtyard area for passive recreation such as a barbecue area for students and;
- A wildlife encounter area for educational and VIP purposes is also situated in this part of the precinct.

The buildings are a mix of age and style with the educational classrooms and theatre being the most recent and modern building of up to two storeys in height. Other buildings and structures such as the capital works building are considerably older and are in need of upgrading.

There is no significant vegetation within the site but remnant bushland is situated immediately adjacent to the site and the koala exhibit. The proposal has been designed to retain this area of significant bushland and the heritage listed koala exhibit.



FIGURE 1 – Site Location



PICTURE 1 – Location Map (Source Google Maps)



PICTURE 2 – Site Aerial (Source Google Maps)



### 3 Development Description

The SSD application will seek approval for the development of a new research and education facility, to be known as the 'Taronga Institute of Science and Learning' and will include:

- Demolition of the education centre building; the Section 170 Registered Staff Amenity Block (78B) and the archive and records building (15M); the capital works building and animal holding areas; and ancillary structures.
- Construction a three level building consisting of:
  - Open offices for life science, HR and education on the first floor level.
  - Classrooms and lecture rooms for teaching student on the ground level with holding dens for animals.
  - Laboratories and research facilities on the lower ground floor level.
- Retention of and upgrade of the existing lecture theatre and the existing wildlife encounter experience area for students and VIPs.
- Upgrade to the existing courtyard for improved passive recreational use for students and staff.
- The office space is designed to consolidate the existing administrative and HR functions into a centrally located area.
- Provision for overnight 'sleepover' for school children in the ground floor level classrooms, which will provide unique opportunity for school students to sleepover at the Zoo, with additional opportunity to experience the wildlife of the Zoo with a behind-the-scene tour and observe and learn about animal behaviour during the evening hours.
- Associated landscaping.
- Services to be relocated, upgraded and augmented, where required.

#### 3.1.1 DESIGN STATEMENT

The proposed Taronga Institute of Science and Learning (Taronga Institute) is located in the existing education precinct at the top end of the Zoo site. The site was chosen because of the proximity to the main Zoo entry, access to transportation and because many of the proposed Taronga Institute functions are currently accommodated within the education precinct. The proposed building is situated partly on the site of the current education building and is of similar height to the existing two storey education building.

The built form is designed to step down the site and is of a scale that is sympathetic to the surrounding site and existing building heights. Although the building is comprised of three levels, the building is predominantly two levels and the appearance is typically of a two storey building with the lower level of the building cut into the site.

The Taronga Institute contains multiple functions and the building has been designed to bring together the existing research and learning activities that are fragmented in isolated buildings throughout the Zoo. The Taronga Institute expands the existing lecture theatre, incorporates new learning and training facilities, science research and teaching labs and office administration space. The Taronga Institute precinct incorporates external landscape areas that include existing Animal Encounters enclosures and an upgraded off exhibit animal holding area.

The building is designed to centre around a new atrium space and vertical core that links different functions of the building together and serves as a key orientation point. The main building entry is at lower ground level and with the integration of a landscape plaza area weaves the proposed redevelopment in with the Zoo proper. The existing education precinct is isolated from the public areas of the Zoo and the

proposed physical and visual accessibility of the Taronga Institute with the greater site reinforces and highlights the educational aspect of Taronga's core business.

The arrival atrium is framed by the lecture theatre on the right and the science zone on the left.

The science research and teaching spaces are strategically located at the arrival zone, with day to day activities of the research labs on display to the public. Such passive interaction is critical to the functional intent of the Taronga Institute providing opportunities for visiting students to realise possibilities and aspire to vocational pathways that are relative to the zoological activities of the Taronga Institute. The location of the science zone at the base of the building also provides functional benefits such as; ensuring more consistent temperatures to rooms, reduce microscope vibration from elevated floor structure and provides convenient access to the service road.

The lecture theatre space crosses between lower ground and ground floor level with access to both levels of the atrium space. The existing lecture theatre lobby will be converted to office space (under a future separate DA) and is integrated with the proposed multipurpose collaborative space that is the active heart of the atrium. This space is intended to allow for casual and formal meeting spaces that promote interaction of the multiplicity of the people and ideas that are to be fostered in the Taronga Institute. The lift core and service area separates this dynamic area from the learning and training classrooms, which have been designed to view animal enclosures for an immersive learning experience. The first floor level comprises office space and meeting rooms that support the tasks undertaken within the Taronga Institute, the plan is orientated to capture filtered views of the harbour and Zoo surrounds through the tree canopy.

The building has been designed according to best practise Environmental Sustainable Design (ESD) principles and incorporates ESD initiatives that the Zoo hopes to show case for education purposes. The building has been orientated to maximise passive design elements including natural ventilation, heat load and glare reduction. The 13m wide office floor plate is an ideal width for natural light penetration, external views and cross ventilation. It is envisioned that the implementation of mixed mode ventilation systems, low energy lighting and efficient sanitary fixtures will improve the efficiency and consumption of water and energy.

The proposed material palette ties the building with dominant natural landscape elements at Taronga such as the neighbouring protected remnant Indigenous vegetation and sandstone cliffs. The façade treatment and colour has been inspired from the buildings bushland setting mimicking the colour and pattern of the bark on the surrounding gumtrees. The building has been designed to blend into the Zoo surroundings to enable a greater experience of the building within the site and its visual impact from surrounding external view points.

The indicative architectural plans prepared by NBR Architects are attached at **Appendix B**.

## 4 Planning Framework

### 4.1 NSW 2021 – A PLAN TO MAKE NSW NUMBER ONE

'*NSW 2021 A Plan to Make NSW Number One*' is the New South Wales (NSW) State Government's 10 year plan to guide policy and decision making across the State. One of the underlying, central themes of the strategy is to improve education and learning outcomes for all students. Another underlying theme of the strategy is to improve the performance of the NSW economy with a priority action to increase tourism in NSW with double the visitor expenditure by 2020.

The proposal responds to this by providing enhanced educational and learning facilities for school children and adults. These programs will have greater connectivity and collaboration with the research and conservation programs on site and will draw heavily on the Zoo's ability to create positive connections between wildlife and people by providing direct access to wildlife.

The purpose built research and conservation facility will also contribute towards making *NSW Number One* by enhancing tourism offering in NSW (i.e tourism for wildlife conservation) for the international and domestic market. The Taronga Institute of Science and Learning will also provide training courses in animal care management and tourism.

### 4.2 DRAFT METROPOLITAN PLAN FOR SYDNEY 2036

The Draft Metropolitan Plan for Sydney 2036 (draft Metropolitan Strategy) provides a framework for sustainable growth and development across Sydney over the next 20 years. The proposed Taronga Institute of Research and Learning will be consistent with various objectives of the draft Metropolitan Strategy, with particular focus on:

- Providing for improved education needs from children to adults through enhanced immersive and learning experiences within purpose built facilities.
- Delivery of world-class science, research and education outcomes in wildlife conservation.
- Enhancing the Zoo and Sydney more broadly as a premier visitor destination.
- Protection of Sydney Harbour and its harbour foreshore through appropriate design of proposed structures.

### 4.3 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) states development on the Taronga Zoo site with a capital investment value (CIV) of more than \$10 million is identified as a State Significant Development (SSD). As the proposed development will have a CIV of \$22,166,000 the proposal will be classified as SSD (refer to QS costing provided at **Appendix A**).

The *Determination of State Significant Applications Planning Circular PS 11-022* issued on 30 September 2011 sets out the delegations of the Minister for Planning and Infrastructure to determine SSD under the *Environmental Planning and Assessment Act 1979* (the EP&A Act). All applications made by or on behalf of a public authority are to be determined by the Minister.

TCSA can be defined as public authority under the EP&A Act and consequently the Minister for Planning and Environment is the determining authority for any SSD lodged by or on behalf of the TCSA.

Section 78A(8A) of the EP&A Act requires that all DAs for SSD must be accompanied by an EIS prepared by or on behalf of the applicant in the form prescribed by the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulations). The form of the EIS is set out in Schedule 2 of the EP&A Regulation and includes that a written application must be made to the Secretary for the environmental

assessment requirements with respect to the proposed EIS. Accordingly, this report provides documentation in support of the application for SEARs.

#### 4.4 STATE ENVIRONMENTAL PLANNING POLICY NO.55 – CONTAMINATED LAND

Under SEPP 55, prior to the issue of consent, the consent authority needs to be satisfied that the site is suited to its intended use in terms of any potential soil or ground water contamination. Given, the site has been developed and will continue to be used for educational and office buildings it is unlikely the site is contaminated. In any case, the relevant provision of SEPP 55 will need to be considered as part of the SSD application.

#### 4.5 SYDNEY HARBOUR CATCHMENT REGIONAL ENVIRONMENTAL PLAN 2005

The Sydney Harbour Catchment Regional Environmental Plan 2005 (SHREP 2005) is a deemed State Environmental Planning Policy (SEPP) and applies to the Sydney harbour, foreshores and catchment. The planning instrument provides planning principles to guide future development and a range of matters when considering DAs within the foreshores and waterways of Sydney Harbour, including planning controls for strategic foreshore sites.

The site is identified as a “*Strategic Foreshore site*” and does not have any heritage listing under SHREP 2005.

Development listed in Schedule 2 of the SHREP 2005 is required to be referred to the Foreshores and Waterways Planning and Development Advisory Committee (Foreshore Committee) prior to determination. The proposed building does not require referral but as the development includes “*demolition*”, listed in Schedule 2, the demolition of the education precinct buildings will require referral to the Foreshore Committee.

However, the proposed demolition of the existing education and office precinct buildings and replacement with a purpose built facility with a height similar to the existing education and office buildings is not considered to have any adverse visual, scenic or environmental impacts on Sydney Harbour and its foreshore.

Further the design aspects of the proposal will be carefully sited to retain significant trees, including remnant bushland and devised to blend the facility with the surrounding landscape. This will ensure that the proposed works are recessive in nature and maintain the sensitive amenity of the foreshore locality. Accordingly, the Department may not consider it necessary to consult with the Foreshore Committee.

In any case, visual, scenic and heritage impacts, as well as managing construction impacts to mitigate impacts on downstream water bodies will be subject to further assessment and documentation as part of the EIS.

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 provides a basis for the continuing process of renovation, refurbishment and redevelopment of the site with education and research as one of many key priorities for Taronga Zoo within an education centre precinct. The proposed Taronga Institute of Science and Learning building will be located within the education centre precinct.

## 4.6 MOSMAN LOCAL ENVIRONMENTAL PLAN 2012

The Mosman Local Environmental Plan 2012 (MLEP 2012) is the principle local environmental planning instrument applying to the site. Key relevant planning controls are discussed below.

- 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.
- The MLEP 2012 does not contain the definition of a 'zoological garden' but the Oxford Dictionary (online) defines "zoological gardens" as a "zoo" which is further defined as an "*An establishment which maintains a collection of wild animals, typically in a park or gardens, for **study, conservation**, or display to the public*" (our emphasis).
- Taronga has a world class reputation in education and immersion of people with wildlife. A core function of the zoo is to increase understanding of conservation and change human behaviour to support the conservation and preservation of species and undertake research. The TCSA currently carries out research and education functions which are incidental and an ancillary to "Zoological Gardens". The proposed development will consolidate and improve these existing permissible functions into a centrally located and purpose built facility.
- The proposed research and learning facility is also consistent with the zone objectives in that:
  - The proposed research and learning facility is unlikely to be considered to be an appropriate use within other land use zones of the Mosman local government area (LGA) as it will include holding dens for animals, wet and dry animal laboratories and education programs that involve observing and close up interaction with Zoo animals.
  - The research and learning facility building will be sensitively integrated with the natural bushland, heritage items, significant trees and sloping, harbour-side location of the site.
  - It will provide an immersive zoo experience that will create a unique opportunity for students and adults to be educated and interact with wildlife with minimal impact on surrounding land.
- 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 in or directly adjacent to the site of the proposed research and learning site.
- Taronga Zoo site also contains a number of archaeological items listed in MLEP 2012. These items are:
  - 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.
- Adjacent to the site are:
  - 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*".
  - Item A483 "*Site of first wharf serving Taronga Zoo*" on Athol Wharf Road and is described as the Taronga Zoo Ferry Wharf.
  - None of these items are located in or directly adjacent to the research and learning institute site.



- There are no building height or floor space ratio controls that apply to the site.
- 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:
  - 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
  - the development will maintain the existing natural landscape and landform.
- It is not proposed to clear any significant vegetation to make way for the new building. A landscape plan will be prepared for inclusion in the EIS demonstrating any trees and planting to be removed, as well as any replacement trees which will be planted as part of the proposal.

## 5 Key Issues for Consideration

### 5.1 SECRETARY'S REQUIREMENTS

The key issues arising from the proposed development are discussed below. This information has been prepared to assist the Department of Planning & Environment in identifying requirements for preparing the EIS to support the DA. The key considerations associated with the project are as follows:

- Built form, design and visual impact;
- View impacts;
- Heritage and archaeological impacts;
- Car parking and traffic impacts;
- Bushfire;
- Acoustic impacts;
- Stormwater management;
- Utilities and services;
- Building Code of Australia;
- Accessibility;
- Operational Management;
- Construction Management; and
- Waste Management.

### 5.2 BUILT FORM, DESIGN AND VISUAL IMPACT

The submitted drawing package by NBRS Architects (included at **Appendix B**) provides an indication of the preliminary proposed built form.

The site of the proposed research and learning institute is located towards the northern boundary of the site approximately 110m from the Whiting Beach Road in the location of the existing education, office buildings and lecture theatre.

The building is proposed to comprise of three storeys and will reach a height similar to the existing buildings on site which are proposed to be demolished and that lecture theatre, which is to be retained. As such, the building is unlikely to be readily visible from Sydney Harbour.

The EIS will address the height, bulk and scale of the proposed development within the context of the locality. The EIS will also address the design quality with specific consideration of the use of colours, materials, finishes and landscaping. A landscape plan will be submitted with the EIS package to proposed landscape works associated with the proposal.

### 5.3 VIEW IMPACTS

The site is situated in the northern portion of the site, identified as “*Upper central flat*” in the “*Taronga Zoo Master Plan Urban Design Principles and Visual Analysis, May 2001*”. This document describes this precinct as the “... *flattest and highest portion of the site. Due to its topographic nature, most of the structures located in this precinct cannot be seen from the harbour.*” Similarly, there are no identified view corridors to and from this portion of the site.

As such, the development is not anticipated to result in view impacts but the EIS will carry out further investigations to the impact on any significant views to, from and through the site.

### 5.4 HERITAGE AND ARCHAEOLOGICAL IMPACTS

Whilst Taronga Zoo is identified as a heritage item under the Section 170 register of the Zoological Parks Board, it is not listed on the State Heritage Register.

As stated, whilst the site contains a number of locally listed heritage items and archaeological items under MLEP 2012, none of these items are located on or directly adjacent to the proposed development site. However, the Section .170 Register of the Zoological Parks Board identifies additional heritage items in the Zoo. Relevant to the proposal, the following heritage items in the Section 170 Register are proposed to be demolished:

- Old staff amenity block (78B) which is now retail offices and archives; and
- ZPB Archives and Records (15M), which is part housed in building 78B, part in Heritage Container.

Section .170 heritage items in the vicinity of the site that are to be retained include:

- Remnant indigenous vegetation, Angophora Costata association (240L);
- Australian Section Landscape (123L);
- Remnant indigenous vegetation, association (105L);
- Koala House (77B); and
- Alligator enclosure (120B);

The figure below illustrates the location of the above heritage items.

FIGURE 2 – SECTION 170 HERITAGE ITEMS



In accordance with Clause 5.10 of MLEP 2010, a Heritage Impact Assessment (HIA) will be prepared as part of the EIS to assess the impact of the proposed development on European and Aboriginal heritage items on the site. The Taronga Zoo Conservation Strategy July 2002 was endorsed by the NSW Heritage Office and provides the policy framework for the conservation, interpretation, management and use of the site as part of the implementation of the Master plan. This document will be a key consideration for the preparation of the HIA.

## 5.5 CAR PARKING AND TRAFFIC IMPACTS

Local parking and traffic conditions will not be significantly altered by this proposal. An additional twenty three (23) full time positions for research, teaching and administration staff will be generated by the proposal. The existing multistorey car park and additional staff car park will accommodate for these additional employees.

The expected overnight stays are estimated to be up to 42 people (school children and teachers) at the Institute per weeknight. Students will arrive after hours by coach and bus. The existing bus parking area will satisfactorily accommodate associated parking requirements.

The TISL will replace the existing classroom facilities and therefore there will no net increase in the number of school groups that visit for programmed activities at the Education Centre during.

All Zoo related circulation will be maintained within the site and will have no impact on surrounding residences or land uses.

A Car Parking and Traffic Impact Assessment will be prepared by a suitably qualified consultant for inclusion in the EIS. It will investigate that the adequacy of existing parking, traffic impacts and servicing arrangements for serving the new facility.

## 5.6 BUSHFIRE

The site is designated as bushfire prone land. A bushfire report will be included in the EIS, which will provide details regarding any proposed bushfire management or mitigation measures required for the new exhibit.

## 5.7 ACOUSTIC IMPACT

The Zoo has been operating on the site for 100 years. The acoustic environment will remain unchanged due to the nature of use and given that the research and education activities have been carried out on the site for many years. The overnight stay for school children will be contained within enclosed buildings and therefore will not impact on evening acoustic amenity. Whilst school children will have opportunity to view the Zoo during the evening to observe animal behaviour after hours, acoustic impacts will be insignificant.

In any case, an Acoustic Report will accompany the EIS, which will assess the potential noise impacts on surrounding residential development and ways in which they may be mitigated if required.

## 5.8 STORMWATER MANAGEMENT

Stormwater impacts will be assessed by a qualified consultant and the assessment will be provided with the submission of the EIS. A Stormwater Management Plan will accompany the EIS submission and will provide details regarding proposed on-site stormwater management, as well as any proposed erosion and sediment control measures required to mitigate offsite impacts.

## 5.9 UTILITIES AND SERVICES

All required services for the proposed development are available and some augmentation may be required. Further information will be provided as part of the EIS.

## 5.10 BUILDING CODE OF AUSTRALIA

A Building Code of Australia (BCA) Report will be submitted as part of the EIS to confirm that the proposal will be capable of complying with the relevant provisions of the BCA. This includes assessment relative to the requirements for the overnight stay for school children.

## 5.11 ACCESSIBILITY

An Access Statement will be prepared by a qualified accessibility consultant to ensure the proposed development will be capable of providing universal access to all required areas in accordance with relevant Australian Standards.

## 5.12 OPERATIONAL MANAGEMENT

The EIS shall be accompanied by a plan of management for the overnight stay for school children and will identify practices to be adopted with respect to procedures, safety and management of school children, staff attendance, evacuation, acoustic amenity, etc.

## 5.13 CONSTRUCTION MANAGEMENT

A Preliminary Construction and Environmental Management Plan will be submitted with the EIS and will outline the key management measures to be implemented during construction of the proposed development.

## 5.14 WASTE MANAGEMENT

A Waste Management Plan will be submitted with the EIS to outline the management and monitoring of the waste generated as part of the proposed development. The Waste Management Plan will also outline storage, collection points and method for removal.



## 6 Preliminary Consultation

The key planning officers of the Department of Planning and Environment (the Department) were briefed on the project by representatives of the TSCA and Urbis on the 15<sup>th</sup> of September. At this meeting, it was agreed and discussed that:

- The proposal is permissible under MLEP 2012.
- The Department was of the view that the approach to the Taronga Zoo 2000 Master Plan was for reference purposes only and it is not a document that will have great emphasis when considering SSD applications for the Zoo.
- The Department recognised the outdated status of the Master plan and acknowledged that the evolution of uses over time at the Taronga Zoo site did not necessarily trigger a need to update the Master Plan.

Consultation with Mosman Council is planned in advance of lodgement of the EIS to provide the background and context of the proposal when the Department of Planning & Environment formally request their feedback as part of preparing the SEARs.

Further consultation where required will take place with various agencies following the issue of SEARs to ensure that the EIS responds positively to the key assessment matters.

In accordance with the Regulations, the EIS will be placed on formal public exhibition once the Department of Planning & Environment review the document as being 'adequate' for this purpose. Following this exhibition period, the applicant will respond to matters raised by notified parties.

## 7 Conclusion

This project represents a significant opportunity to deliver world-class science, research and education by consolidating existing science and learning programs into a state of the art facility. This aims to implement the core functions of the Zoo by increasing visitor understanding of conservation and change human behaviour to support the conservation and preservation of species. It will also offer a unique sleepover experience for school children, who will benefit from a behind the scenes tour and the opportunity to observe wildlife at night.

The proposal promotes and enhances Taronga Zoo as place of conservation and education which accords with the State, Regional and Local strategic initiatives for:

- Providing opportunities for education and immersion with wildlife for a broad range of learning programs.
- Delivery of world-class science, research and education outcomes.
- Protection of Sydney Harbour and its harbour foreshore through appropriate design of proposed structures.
- Providing a use on site that is unlikely to be considered an appropriate use within any other land use zone of the Mosman LGA.
- The proposed research and learning institute building will be sensitively integrated within the natural bushland, heritage items, the topography and harbour location of the site.

The proposal will require the submission of a State Significant Development Application and accompanying EIS. This report has been prepared in support of a request for Secretary's Environmental Assessment Requirements, as set out in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

It is expected that a range of matters will be required to be addressed which will be investigated and responded by a team of technical consultants to form the complete EIS package.

## Disclaimer

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## Appendix A

## QS Costing



## Appendix B

## Indicative Architectural Plans

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