

Development Consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, under delegation dated 16 February 2015, I grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 21 April

2017

SCHEDULE 1

Application No.:	SSD 7419
Applicant:	Taronga Conservation Society Australia
Consent Authority:	Minister for Planning
Land:	Taronga Zoo, Bradleys Head Road, Mosman (Lot 22 in DP 843294)
Approved Development:	Wildlife retreat and associated facilities, including: <ul style="list-style-type: none">• demolition of existing structures and relocation of Circular Kiosk;• construction and operation of five accommodation buildings (comprising total of 62 rooms) between two and four storeys in height connected by elevated walkways, a new four storey addition to the Taronga Centre including new restaurant and terrace, a new two storey guest lodge and a new native Australian wildlife exhibit;• alterations to the existing Taronga Centre including new two storey glazed atrium;• realignment of Taronga Centre vehicular turning circle and provision of five short-term parking spaces; and• associated landscaping works including removal of trees and planting of replacement trees.

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Taronga Conservation Society Australia, or anyone else entitled to act on this consent
Application	The development application and the accompanying drawings plans and documentation described in Condition A2
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Mosman Council
Crown Building Works Certificate	Certification of Crown Building works under section 109R of the EP&A Act
Certifying Authority	Means a person who is authorised by or under section 109D of the EP&A Act to issue a construction certificate under Part 4A of the EP&A Act; or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works under section 109R of the EP&A Act
Day time	The period from 7.00 am to 6.00 pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment, or its successors
Evening	The period from 6.00 pm to 10.00 pm
EIS	Environmental Impact Statement entitled ' <i>Australia Habitat and Taronga Wildlife Retreat</i> ' and accompanying appendices, prepared by Urbis Pty Ltd dated March 2016
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> .
Minister	Minister for Planning, or nominee
Night time	The period from 10.00 pm to 7.00 am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
OEH	Office of the Environment and Heritage, or its successors
RTS	Response to Submissions package entitled ' <i>SSD15_7419 Australia Habitat and Taronga Wildlife Retreat - Response to Submissions</i> ' and accompanying appendices, prepared by Urbis Pty Ltd and dated October 2016; further information package entitled ' <i>SSD15_7419 Australia Habitat and Taronga Wildlife Retreat - Response to Request for Information</i> ' and accompanying appendices, prepared by Urbis Pty Ltd and dated 14 December 2016
RMS	Roads and Maritime Services, or its successors

Secretary

Secretary of the Department

Secretary's approval,
agreement or satisfaction

A written approval from the Secretary (or delegate/nominee).

Site

Land referred to in Schedule 1

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

DEVELOPMENT DESCRIPTION

- A1 Except as amended by the conditions of this approval, development approval is granted only to carrying out the development as described in Schedule 1.

DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

- A2 The Applicant shall carry out the project generally in accordance with the:
- a) State Significant Development Application SSD 7419;
 - b) Environmental Impact Statement entitled '*Australia Habitat and Taronga Wildlife Retreat*' and accompanying appendices, prepared by Urbis Pty Ltd, dated March 2016;
 - c) Response to Submissions package entitled '*SSD15_7419 Australia Habitat and Taronga Wildlife Retreat - Response to Submissions*' and accompanying appendices, prepared by Urbis Pty Ltd, dated October 2016;
 - d) further information package entitled '*SSD15_7419 Australia Habitat and Taronga Wildlife Retreat - Response to Request for Information*' and accompanying appendices, prepared by Urbis Pty Ltd, dated 14 December 2016;
 - e) the conditions of this consent; and
 - f) the following drawings, except for:
 - i) any modifications which are 'Exempt or Complying Development' as identified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
 - ii) otherwise provided by the conditions of this consent.

Architectural Plans prepared by Cox Architecture			
Drawing No.	Revision	Name of Plan	Date
AR-DA-1001	3	Location Plan	10/03/2016
AR-DA-1102	3	Demolition Plan	10/03/2016
AR-DA-1201	4	Site Plan	29/07/2016
AR-DA-1301	3	Scope of Works Plan	10/03/2016
AR-DA-2101	4	Level A (RL 51) Plan	29/07/2016
AR-DA-2102	4	Level B (RL 54) Plan	29/07/2016
AR-DA-2103	5	Level C (RL 57) Plan	23/11/2016
AR-DA-2104	5	Level D (RL 60) Plan	23/11/2016
AR-DA-2105	5	Level E (RL 63) Plan	23/11/2016
AR-DA-2106	5	Level 1 - Restaurant (RL 67) Plan	23/11/2016
AR-DA-2107	4	Level 2 - Terrace (RL 71) Plan	29/07/2016
AR-DA-3101	5	Pod A Elevations	23/11/2016
AR-DA-3201	5	Pod B Elevations	23/11/2016
AR-DA-3301	5	Pod C Elevations	23/11/2016
AR-DA-3401	5	Pod D Elevations	23/11/2016
AR-DA-3501	5	Pod E Elevations	23/11/2016
AR-DA-3601	5	Restaurant Elevations	23/11/2016
AR-DA-3701	3	Guest Lodge Elevations	10/03/2016
AR-DA-3801	4	Taronga Centre Foyer & Wildlife Retreat Entry Elevation	04/10/2016
AR-DA-4001	3	Site Section 1	10/03/2016
AR-DA-4002	5	Site Section 2	23/11/2016
AR-DA-4003	4	Site Section 3	04/10/2016
AR-DA-4101	3	Sections AA & BB	10/03/2016
AR-DA-4102	3	Sections CC & DD	10/03/2016
AR-DA-4103	3	Section EE	10/03/2016
AR-DA-4104	4	Sections FF & GG	04/10/2016

AR-DA-9001	3	External Finishes Schedule	10/03/2016
Concept Landscape Plan prepared by Turf Design Studio			
Drawing No.	Revision	Name of Plan	Date
L-553	P1	SK - Planting Plan	2016

- A3 If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this approval prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.
- A4 The Applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
- any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent; and
 - the implementation of any actions or measures contained in these documents.

LIMITS ON CONSENT

- A5 The development consent will lapse 5 years after the determination date unless the works authorised by this development consent have been commenced.

PRESCRIBED CONDITIONS

- A6 The Applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

LONG SERVICE LEVY

- A7 For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

LEGAL NOTICES

- A8 Any advice or notice to the consent authority shall be served on the Secretary.

FUNCTION CENTRE CAPACITY

- A9 No increase in the function capacity of the existing Taronga Centre is approved as part of this consent.

SIGNAGE

- A10 No signage is approved as part of this consent.

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A11 In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the development.

END OF SECTION

PART B PRIOR TO ISSUE OF CROWN BUILDING WORKS CERTIFICATE

DETAILED LANDSCAPE PLAN

- B1 Prior to issue of a relevant Crown Building Works Certificate, a detailed landscape plan shall be submitted to the Department for approval by the Secretary. The approved landscape plan shall then be submitted to the Certifying Authority. The detailed landscape plan shall include consideration of the principles of Appendix 5 of *Planning for Bushfire Protection 2006* and be approved by a suitably qualified bushfire consultant.

REFLECTIVITY

- B2 The building materials used on the facades of the buildings shall have a maximum normal specular reflectivity of visible light of 20 per cent and shall be designed to be of low glare. A report/statement demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to issue of a relevant Crown Building Works Certificate.

DESIGN OF FOOD PREMISES

- B3 The fit-out of the food premises shall be carried out in accordance with AS 4674 *Design, construction and fit-out of food premises*. Details of compliance with the relevant provisions of the Code shall be prepared by a suitably qualified person and submitted to the satisfaction of the Certifying Authority prior to issue of a relevant Crown Building Works Certificate.

PRE-CONSTRUCTION DILAPIDATION REPORTS

- B4 The Applicant is to engage a qualified structural engineer to prepare a **Pre-Construction Dilapidation Report** detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence'. The report shall be submitted to the satisfaction of the Certifying Authority prior to issue of a relevant Crown Building Works Certificate. A copy of the report is to be forwarded to the Council.

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

- B5 Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority to issue of a Crown Building Works Certificate for each stage of construction works and shall include details as required by any of the following conditions.

DEMOLITION

- B6 The demolition work shall comply with the provisions of *Australian Standard AS2601: 2001 The Demolition of Structures*. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance shall be submitted to the satisfaction of the Certifying Authority prior to issue of a relevant Crown Building Works Certificate.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- B7 Prior to issue of any Crown Building Works Certificate, a **Construction Environmental Management Plan** (CEMP) prepared by an appropriately experienced and qualified person shall be submitted to the Certifying Authority. The CEMP shall address, but not be limited to, the following matters, where relevant:
- a) hours of work;
 - b) 24 hour contact details of site manager;
 - c) construction traffic and pedestrian management, in accordance with Condition B12;

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- d) construction noise and vibration management plan, in accordance with Condition B12;
 - e) management of dust to protect the amenity of the neighbourhood;
 - f) provisions for the proper handling, transport and disposal of any asbestos waste encountered on site (including unexpected finds), in accordance with the **Asbestos Management Plan** required by Condition B8;
 - g) erosion and sediment control consistent with the *Stormwater Management Plan*, prepared by Taylor Thomson Whitting (NSW) Pty Ltd and dated 2 March 2016;
 - h) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site;
 - i) external lighting in compliance with AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*;
 - j) flora and fauna management; and
 - k) specific evacuation measures for bushfire emergency that align with the zoo's **Emergency Management Plan**

A copy of the CEMP shall be submitted to the Department and to the Council, prior to commencement of any work. The Applicant shall ensure that construction activities are carried out in accordance with the CEMP at all times.

- B8 Prior to issue of any Crown Building Works Certificate, an **Asbestos Management Plan** (including an Unexpected Finds Protocol) shall be incorporated into the CEMP. Existing plans and protocols applying to the zoo may be used if they comply with relevant policy and guidelines.
- B9 The CEMP shall not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.

EROSION AND SEDIMENT CONTROL

- B10 Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater—Soils & Construction Volume 1 (2004)* by Landcom. Details are to be included in the CEMP outlined in Condition B7.

CONSTRUCTION NOISE AND VIBRATION MANAGEMENT

- B11 The Applicant shall prepare and implement a **Construction Noise and Vibration Management Plan** (CNVMP) which shall address the following:
 - a) be prepared by an appropriately experienced and qualified person;
 - b) be prepared in accordance with relevant EPA guidelines and in consultation with the EPA;
 - c) identify any annoying or intrusive noise generating activities;
 - d) describe the proposed noise and vibration management measures in detail, including measures identified in the *Noise and Vibration Assessment* accompanying the RTS prepared by Renzo Tonin & Associates and dated 28 September 2016;
 - e) include strategies that have been developed with the community, including all noise sensitive receivers where noise levels exceed the noise management levels, for managing high noise generating works;
 - f) evaluate and report on the effectiveness of the noise and vibration management measures; and
 - g) include a community consultation and complaints management system that would be implemented for the duration of the project.

The CNVMP shall be submitted to the Certifying Authority and the Secretary prior to issue of a relevant Crown Building Works Certificate. The Applicant shall ensure that the CNVMP is implemented during demolition and construction.

CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN

- B12 Prior to issue of a relevant Crown Building Works Certificate, a **Construction Traffic and Pedestrian Management Plan** (CTPMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The CTPMP shall address, but not necessarily be limited to:
- a) details of demolition and construction activities and timing of these activities;
 - b) ingress and egress of vehicles to the site;
 - c) loading and unloading, including construction zones;
 - d) construction personnel parking;
 - e) measures to minimise vehicle queuing or idling on public roads;
 - f) the staging of works;
 - g) predicted construction traffic movements, types and routes; and
 - h) pedestrian and traffic management methods.

The Applicant shall submit a copy of the final Plan to Council for information. The Applicant shall ensure that the CTPMP is implemented during demolition and construction.

HERITAGE

- B13 Prior to issue of a relevant Crown Building Works Certificate, the Applicant shall prepare a **Heritage Management Plan** (HMP) to ensure construction impacts on Aboriginal and non-Aboriginal heritage will be appropriately avoided, minimised and managed. The HMP shall include, but not necessarily be limited to the mitigation and protection measures included in the *Heritage Impact Assessment*, dated March 2016, submitted with the EIS and associated addendum, dated 7 October 2016, submitted with the RTS, and measures to protect retained items in and adjacent to the works area, including:
- a) detailed design to resolve the interface between the proposed works and heritage items including the fountain and shelter, the path and retaining walls adjacent to the Taronga Centre and adjacent the former "Big Cats" 32B, the rock walls of garden bed 149L, the new aviary with the Brown Pine 169L, the retaining wall 152L and the exhibit fence and the plantings and moveable items in the Wollemi Lawns;
 - b) archival recording of the proposed site and individual heritage items within the vicinity, their respective settings and views to and from the subject development area. The recording shall include photographs and architectural measured drawings in accordance with Heritage Division standards;
 - c) protection of heritage items and landscape heritage items during works;
 - d) interpretation of the historical significance of the demolished Australian Section 2, the former fountain base and the relocated shelter and their relationship, the former rockeries with the removal of the remnant 149L, and the former circular path edge and line of the former balustrade adjacent to the Taronga Centre;
 - e) retain appropriately skilled conservation advice during design and construction;
 - f) provide information on contractor induction on heritage matters; and
 - g) provide an unexpected heritage finds procedure.

The Plan shall be submitted to and approved by the Secretary prior to the commencement of works. The Applicant shall ensure that the HMP is implemented during demolition and construction.

FIRE SAFETY

- B14 The design and construction of the building and landscaping must include the following:
- a) construction in accordance with general fire safety provisions of the BCA;
 - b) the eastern and southern facades of Pod c and Pod D, as well as the exit stairs and walkways of Pod C and the eastern exit stairs and walkway of Pod D, are

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- provided with an automated sprinkler system as part of the fire engineered alternate solution;
- c) the protective measures and proposed fire safety strategy detailed in the *Fire Safety Strategy*, dated 29 September 2016, submitted with the RTS; and
 - d) installation of appropriate internal pedestrian pathways linking the internal vehicle carriageway network and the fire hydrants detailed in Item 3 of Appendix A of the *Fire Safety Strategy*, dated 29 September 2016, submitted with the RTS. In addition, all hydrants specifically installed to protect the approved development must also be interconnected by footpaths that minimise pedestrian travel distances between hydrant points.

Details demonstrating compliance shall be submitted to the Certifying Authority prior to issue of a relevant Crown Building Works Certificate.

OUTDOOR LIGHTING

- B15 All outdoor lighting within the site shall comply with, where relevant, *AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting* and *AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to issue of a relevant Crown Building Works Certificate.

STORAGE AND HANDLING OF WASTE

- B16 The building plans and specifications accompanying the relevant plans submitted to the Certifying Authority prior to issue of a relevant Crown Building Works Certificate shall demonstrate that an appropriate area will be provided within the Site for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the approved development.

DISABLED ACCESS

- B17 Prior to issue of a relevant Crown Building Works Certificate, a report is to be provided to the Certifying Authority verifying that, except for landscaped areas, the development fully complies with the BCA and relevant Australian Standards. The report is to be prepared by a suitably qualified access consultant.

STORMWATER AND DRAINAGE WORKS DESIGN

- B18 Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of Council shall be submitted to the Certifying Authority prior to issue of a Crown Building Works Certificate. The hydrology and hydraulic calculations shall be based on models described in the current edition of *Australian Rainfall and Runoff*.

ANIMAL RELOCATION MANAGEMENT PLAN

- B19 Prior to issue of a relevant Crown Building Works Certificate, an **Animal Relocation Management Plan**, shall be submitted to the Certifying Authority. The Plan must be prepared in consultation with the zoo and consider the relocation of zoo animals observed to be sensitive during construction works.

END OF SECTION

PART C PRIOR TO COMMENCEMENT OF WORKS

NOTICE OF COMMENCEMENT OF WORKS

- C1 The Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of any works on the Site.

HAZARDOUS MATERIALS SURVEY

- C2 Prior to the commencement of any works, a hazardous materials survey is to be undertaken. The survey should detail any unexpected finds and appropriate management measures.

SYDNEY WATER NOTICE OF REQUIREMENTS

- C3 An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the *Sydney Water Act 1994* (Compliance Certificate) prior to the commencement of any works.

ALTERNATIVE SOLUTIONS

- C4 Any fire-related alternative solutions required for BCA compliance must be assessed by an appropriately qualified and experienced fire engineer. A copy of the fire engineer's assessment must be provided to the Certifying Authority and for the Secretary's information prior to the commencement of the relevant stage of works.

EXHIBITED ANIMALS PROTECTION ACT 1986

- C5 Prior to commencement of any animal exhibit works, the Applicant shall obtain all necessary pre-construction permits and other approvals as required under the *Exhibited Animals Protection Act 1986*.

END OF SECTION

PART D DURING CONSTRUCTION

HOURS OF WORK

- D1 The hours of construction, including the delivery of materials to and from the Site, shall be restricted as follows:
- a) between 7 am and 6 pm, Mondays to Fridays inclusive;
 - b) between 8 am and 1 pm, Saturdays;
 - c) no work on Sundays and public holidays; or
 - d) works may be undertaken outside these hours where:
 - i) the delivery of vehicles, plant or materials is required outside these hours by the Police or other authorities; or
 - ii) it is required to avoid the loss of life, damage to property and/or to prevent environmental harm; and
 - iii) a variation is approved in advance in writing by the Secretary.

IMPLEMENTATION OF MANAGEMENT PLANS

- D2 The Applicant shall ensure that the requirements of all environmental management plans required by Part B of this consent are implemented during construction.

IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – NON-ABORIGINAL OBJECTS

- D3 If during the course of construction the Applicant becomes aware of any previously unidentified heritage object(s), all work likely to affect the object(s) shall cease immediately and the Heritage Council of New South Wales shall be notified immediately and consulted with regard to the recommencement of works.

IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS

- D4 If during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) shall cease immediately and OEH informed in accordance with section 89A of the *National Parks and Wildlife Act 1974*. Relevant works shall not recommence until written authorisation from OEH is received by the Applicant.

ASBESTOS AND HAZARDOUS WASTE REMOVAL

- D5 Any existing filling on the site shall be assessed for the presence of asbestos materials during construction. All materials requiring removal from the site shall be classified in accordance with Waste Classification Guidelines (NSW EPA, 2014). The Applicant shall ensure that demolition works are undertaken so that cross-contamination of the site does not occur.

Removal of asbestos and other hazardous building materials shall be undertaken by a suitably licensed contractor and an asbestos clearance certificate shall be provided before waste classification, disposal or site validation is undertaken.

SITE CONTAMINATION ISSUES DURING CONSTRUCTION

- D6 Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Applicant must be immediately notified and works must cease. Works must not recommence on site until the written approval has been received from the Department.

DISPOSAL OF SEEPAGE AND STORMWATER

- D7 Any seepage or rainwater collected on-site during construction shall be either re-used or disposed of, so as not to cause pollution. Seepage or rainwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

PROTECTION OF TREES

- D8 No trees are to be removed unless they are identified for removal or potential removal in the *Arboricultural Impact Appraisal and Method Statement* (EIS Appendix G), prepared by Naturally Trees and dated 10 March 2016, removal is required in an emergency to avoid the loss of life or damage to property or to address Condition B1.
- D9 Within and adjacent to the site, tree removal, protection of retained trees, pruning of trees and transplanting of trees shall be conducted in accordance with the recommendations of the *Arboricultural Impact Appraisal and Method Statement* (EIS Appendix G), prepared by Naturally Trees and dated 10 March 2016.
- D10 A Project Arborist with minimum AQF level 5 qualifications is to be engaged to ensure adequate tree protection measures are put in place for all trees to be retained on the subject site and neighbouring allotments and that recommendations contained within the *Arboricultural Impact Appraisal and Method Statement* (EIS Appendix G), prepared by Naturally Trees and dated 10 March 2016 are carried out.
- D11 All trees are to be monitored by the Project Arborist to ensure adequate health throughout the construction period is maintained. Additionally, all work within the Tree Protection Zones is to be supervised throughout construction. All tree works must be carried out in accordance with all relevant Australian Standards.

CONSTRUCTION NOISE MANAGEMENT

- D12 The development shall be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the CEMP and CNVMP.
- D13 If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the *NSW Industrial Noise Policy*), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.
- D14 Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in the CEMP.

VIBRATION CRITERIA

- D15 Vibration caused by construction at any residence or structure outside the Site must be limited to:
- for structural damage vibration, German Standard DIN 4150 Part 3 *Structural Vibration in Buildings Effects on Structures*;
 - for human exposure to vibration, the evaluation criteria set out in the *Environmental Noise Management Assessing Vibration: a Technical Guideline* (Department of Environment and Conservation, 2006); and
 - these limits apply unless otherwise outlined in the CEMP.

APPROVED PLANS TO BE ON-SITE

D16 A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Site at all times and shall be readily available to any officer of the Department, Council or the Certifying Authority.

SITE NOTICE

D17 A site notice(s) shall be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.

D18 The notice(s) is to satisfy all but not be limited to, the following requirements:

- a) the notice is to be able to be read by the general public;
- b) the notice is to be durable and weatherproof and is to be displayed throughout the works period;
- c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Site is not permitted.

END OF SECTION

PART E PRIOR TO COMMENCEMENT OF USE

EMERGENCY MANAGEMENT PLAN

- E1 The Taronga Zoo **Emergency Management Plan** shall be updated to incorporate the development as per the recommendations of the *Bushfire Assessment Report* prepared by Australian Bushfire Assessment Consultants, dated February 2016 and shall include, but not be limited to, the following matters in respect to Bushfire Emergencies:
- a) identification of a suitable pedestrian pathway from each proposed accommodation building to the identified refuge building which provides a fuel reduced pathway for occupants, and is located away from the hazard and does not involve any pathway which is located closer to the hazard (east of Bradleys Head Road) or the location of the eastern most accommodation building (Pod C);
 - b) identify the trigger points for implementing the emergency evacuation/relocation of occupants and clearly state what these triggers are;
 - c) provide for specific evacuation measures as per the BCA;
 - d) identify the procedure for staff to alert relevant response agencies and commence evacuation/relocation of occupants of the accommodation buildings if a bushfire is identified on the proposed CCTV cameras; and
 - e) compliance with AS 3745 2010 *Planning for Emergencies in Facilities*.

The bushfire specific elements of the updated **Emergency Management Plan** shall be prepared by a suitably qualified bushfire consultant and submitted to the Certifying Authority, the Local Emergency Management Committee and the Secretary prior to the commencement of the use.

FIRE REFUGE BUILDING

- E2 Prior to the commencement of use, the nominated fire refuge building (Centenary Theatre) shall be upgraded/constructed to comply with the following requirements:
- a) provides for the maximum capacity of the site (being the total number of accommodation guests and staff);
 - b) complies with the criteria below:
 - i) ceiling height: minimum 1.9 m
 - ii) floor area: minimum 0.75 m² per person
 - iii) volume: minimum 1.2 m³ per person
 - c) enclose all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal mesh with a minimum aperture of 2 mm (where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves). External doors are to be fitted with draft excluders.
- E3 Prior to the commencement of use, the nominated fire refuge building (Centenary Theatre) shall be upgraded/constructed to comply with the following ember protection requirements:
- a) enclose all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal mesh with a minimum aperture of 2 mm; and
 - b) where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.
- E4 Unless an alternative strategy is developed as a result of compliance with condition E1, prior to the commencement of use:
- a) the nominated fire refuge building (Centenary Theatre) is to be clearly signposted to identify the building as a 'bushfire refuge'; and
 - b) nominated pedestrian pathways to the 'bushfire refuge' building are to be clearly signposted.

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- E5 Details demonstrating compliance with conditions E2, E3 and E4 shall be prepared by a suitably qualified bushfire consultant and submitted to the Certifying Authority and the Secretary prior to the commencement of the use.

TREE PLANTING AND LANDSCAPE WORKS

- E6 All tree planting and landscaping works approved by Conditions A2 and B1 are to be completed prior to the commencement of use.
- E7 The Zoo's **Vegetation Management Plan** is to be updated to include the approved development and associated landscaping, including a proposed schedule of maintenance to ensure the provisions of fire and asset protection management zones.

CAR PARKING MANAGEMENT PLAN

- E8 The Applicant shall prepare a **Car Parking Management Plan** to be submitted for approval by the Secretary prior to any commencement of use. The Plan shall demonstrate how customer and staff car parking demands generated by the approved use will be managed within the Site including at times of annual peak parking demand.

EXHIBITED ANIMALS PROTECTION ACT 1986

- E9 Prior to the commencement of use, the Applicant shall obtain all necessary permits and other approvals as required under the *Exhibited Animals Protection Act 1986*.

ROAD DAMAGE

- E10 The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development, is to be met in full by the Applicant/developer prior to the commencement of use.

Note: Should the cost of damage repair work not exceed the road maintenance bond, Council will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount, a separate invoice will be issued.

WATER AUTHORITY COMPLIANCE

- E11 A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. The Section 73 Certificate must be submitted to the Certifying Authority prior to the commencement of use.

COMPLIANCE WITH FOOD CODE

- E12 The Applicant is to obtain a certificate from a suitably qualified person, certifying that the kitchen, food storage, preparation and service areas have been fitted in accordance with the AS 4674 *Design, construction and fit-out of food premises*. The Applicant shall provide evidence of receipt of the certificate to the satisfaction of the PCA prior to the occupation of the Taronga Centre extension or commencement of the restaurant use.

END OF SECTION

PART F POST OCCUPATION

LOADING AND UNLOADING

- F1 All loading and unloading of service vehicles in connection with the use of the Taronga Wildlife Retreat shall be carried out wholly within the Site at all times. All Taronga Wildlife Retreat loading dock and waste activities shall occur only between 7 am to 10 pm Monday to Saturday and 8 am to 10 pm Sundays and public holidays.

GLASS WASTE COLLECTION

- F2 Collection of glass waste (i.e. bottles) shall occur only between 7 am to 6 pm Monday to Saturday and 8 am to 6 pm Sundays and public holidays

NOISE CONTROLS

- F2 Noise associated with the operation of any plant, machinery or other equipment on the Site, shall not exceed 39dBA measured at the potentially most affected residence.
- F3 No amplified music systems are to be located on the external level two terrace or guest lodge deck.

EXTERNAL LIGHTING

- F4 External Lighting shall comply with *AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*.

HOURS OF OPERATION

- F5 The hours of operation of the guest lodge bar and the Taronga Wildlife Retreat restaurant and level two function area shall be restricted to 6 am to 1 am Monday to Sunday (including public holidays).
- F6 Use of all external areas, including the guest lodge deck and Taronga Wildlife Retreat level two terrace, shall be restricted to 7 am to 12 am Monday to Sunday (including public holidays) with the exception of New Year's Day when use of the external areas is permitted until 1 am.

CLOSURE OF DOORS AND WINDOWS

- F7 External doors and windows of the guest lodge deck, Taronga Wildlife Retreat restaurant and level two function area/terrace shall be kept fully closed at all times between 12 am and 7 am Monday to Sunday (including public holidays) with the exception of New Year's Day when external doors and windows may remain open until 1 am.

RESTRICTION ON USE

- F8 Use of the guest lodge bar, Taronga Wildlife Retreat restaurant and level two function area/terrace shall be restricted to wildlife retreat guests and on-site wedding and function guests only.

CAR PARKING

- F9 On-site car parking shall be included in the cost of an overnight stay for all Taronga Wildlife Retreat guests.
- F10 All car parking shall occur in accordance with the approved **Car Parking Management Plan** (see Condition E8).

TREES

F11 All new tree planting shall be maintained for a minimum of 2 years. If any trees within this period die, they are to be replaced immediately with a tree of a similar species.

END OF SECTION

ADVISORY NOTES

APPEALS

AN1 The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2000* (as amended).

OTHER APPROVALS AND PERMITS

AN2 The Applicant shall apply to the council or the relevant authority for all necessary permits including temporary structures, crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the *Local Government Act, 1993* or Section 138 of the *Roads Act, 1993*.

RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS

AN3 The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant. This includes relevant permits under relevant exhibited animals legislation.

ASBESTOS REMOVAL

AN4 All excavation works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "*Code of Practice for the Safe Removal of Asbestos*".