



Taronga Zoo Masterplan

Urban design principles and visual analysis

May 2001

A report prepared for the Zoological Parks Board of NSW

by the Urban Design Advisory Service

A business unit of the Department of the Urban Affairs and Planning

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Summary

These visual analysis and urban design principles have been prepared such that they:

- address State Environmental Planning Policy No 56 [**SEPP 56**], where **SEPP 56** identifies Taronga Zoo as a Schedule 1 site of State Significance; and
- assist DUAP in ongoing assessment of development of Taronga Zoo, in particular, the assessment of likely future Taronga Zoo Precinct Plans.

1 Land use

Objectives

- To preserve the role of the Zoo as a showcase for wildlife, as a place for local and international visitors to learn about animals, the environment, and enjoy a zoo experience in the unique setting of Sydney Harbour.
- To preserve the balance between:
 - the natural bushland setting;
 - contemporary zoo design; and
 - that of visitor focussed services and activities of the zoo.

2 Public access and linkages

Objectives

- To provide continuous public access along the foreshore.
- To preserve the “natural bushland” character of the foreshore access experience.
- To retain public access to the foreshore from the surrounding locality.
- To maintain connections with the Bradleys Head SHNP bush tracks to the east, and MMC managed bush tracks to the north-west.
- To provide clear means of circulation and way-finding within the zoo.
- To optimise visual and physical linkages to and along the foreshore.

Guidelines

- Provide clear visual and physical linkages within the zoo; and to and along the foreshore; through emphasising a hierarchical pedestrian movement system.
- Continue informal public access through the site outside business hours.
- Along the foreshore edge:
 - retain continuous public foreshore access, linking Bradleys Head Sydney Harbour National Park [SHNP] and Sirius Reserve, Mosman Municipal Council [MMC], with the access paths reflecting the volume of use, whilst minimising visual and physical impact.
- Within the defined Taronga Zoological Gardens:
 - provide clear access through the zoo, so that visitors can easily find their way. This is to be achieved through a hierarchical network of pathways responding to the landform, reflected in terms of path width, materials, public domain furniture, planting and the scale of adjacent buildings, structures and exhibits.

3 Conservation of significant bushland and other natural features

Objectives

- To preserve remnant vegetation, particularly along the foreshore bushland areas.
- To preserve significant items of vegetation within the zoo.
- To retain the natural landform of the zoo.

Guidelines

- Preserve and regrow locally indigenous vegetation along the foreshore.
- Retain the quiet character of the foreshore bushland areas, in contrast to the more active areas of the defined Taronga Zoological Gardens through preserving present vegetation density, and providing and maintaining “low-key” bush tracks.
- Retain the mix of indigenous and exotic vegetation throughout the defined Taronga Zoological Gardens.

4 Protection of the unique visual qualities of the harbour, and local context

Objectives

- To protect views to the zoo from the harbour: to minimise visual intrusions on the typically “well-vegetated view” [the predominant tree canopy] of the zoo, as viewed from the harbour.
- To protect views to the harbour from the zoo: to maintain cross zoo views to the harbour, typically concentrated in the south-east and north-west gullies; and retain the important cultural views of animals with the unique harbour and city backdrops.

Guidelines

- Views to the zoo from the harbour:
 - preserve the present view of “green vegetation” from the harbour, through minimising built form protrusions through the tree canopy, particularly on the prominent or exposed ridges;
 - preserve the natural bushland character of the foreshore.
- Views to the harbour from the zoo:
 - maintain views to the harbour, particularly as concentrated through the two primary gullies, through minimising intrusions to these view corridors;
 - maintain the ridge-point panoramic views to the harbour through retaining low vegetation and minimising built form intrusions; and
 - continue to concentrate views at key public open spaces.
- Views to the zoo from the surrounding locality, and views from the surrounding locality to the zoo:
 - ensure that development at the edge of the zoo addresses public streets, and reflects the character of the local built form, particularly in terms of height and setback; and
 - provide clear views to zoo entry points; and
 - minimise views to carparking associated with the zoo from public streets.

5 Scale and quality of development, as derived from context analysis

Objectives

- To relate the scale and quality of built elements to the surrounding character of the immediate precinct of that part of Taronga Zoo.
- To minimise visual impact of built elements as viewed from the harbour, to thereby retain the dominant green visual character.
- To minimise intrusions on key views from the Zoo to the harbour.

Guidelines

Generally

- Relate built elements to the character of that precinct of the zoo, and in particular respond to
 - nearby desirable built elements and heritage items;
 - existing vegetation;
- Minimise built elements:
 - on exposed ridges;
 - within the gullies, so that development does not impinge on view corridors and is lower than the predominant tree canopy;
- Minimise the extent of building footprints and stepped building forms so as to reduce the extent of building bulk, particularly as viewed from the water.
- Locate and design built elements so that they permit the retention of:
 - desirable view corridors crossing through the site, enabling views through to the harbour and thereby aiding orientation within the zoo.
- Locate buildings that are close to that are close to the zoo boundary so that align with and address public streets and thoroughfares. The scale of these buildings should reflect the scale of the surrounding two-storey development.
- Site bulkier buildings on the flatter upper slopes, to the north of the site, thereby:
 - minimising impacts on views *to* the zoo from the harbour through minimising built element protrusions on ridges; and
 - minimising impacts on views *from* the zoo within the gullies, located in the lower southern, and south western slopes.
- Design back-of-house built elements, where they are required in the central public portion of the zoo, in a manner so that they are integrated with landscape, and accessible from service paths.
- Design shade cloths to open spaces such that they do not impact on the line of view from areas above [to the north] and below [to the south]. It is desirable that larger shade structures are temporary only, removed on the completion of events, or at less-sunny times.

Response to paths and open spaces

- Design built elements, especially publicly accessible buildings and exhibits, so that they have active interfaces with public paths and open spaces, that is, provide windows, defined views, entries and viewing platforms to buildings and exhibits adjacent to public paths and spaces.
- Avoid long blank walls more than 1.2m high, adjacent to public paths and spaces, rather, design buildings that are expressive, and where possible, provide a sequence of views through to adjacent exhibits.
- Site buildings so that they align with pathways, open spaces or view corridors, so that define and give character to these contained spaces.

Selection of materials and colours

- Select materials that reflect the natural character of the zoo; and that relate to heritage items. Use of a palette of materials that relates to a particular precinct is encouraged to enhance the specific character of that precinct. Avoid the use of reflective materials, particularly to roofs.
- Use colours found in the natural colours of the vegetation and landform of the zoo. These colours include muted greys, greens and grey/beiges. Stronger earthy tones are appropriate for feature elements and trims.

Built element types

- Object elements:
 - Avoid the development of “object-type” built elements.
- Natural integrated elements:
 - Design “natural-type” built elements for precincts throughout the zoo, particularly on the lower more exposed portion of the zoo, integrating with the surrounding environment through the use of natural materials.
- Contemporary modern elements:
 - Confine “contemporary modern-type” elements to the northern flat portion of the site.

6 Application of ESD principles

Objectives

- Impact on natural systems, topography and vegetation is to be minimised.
- Selection of low-energy embodied materials is encouraged.

7 Integration of maritime activities

Objectives

- Maintain commuter/tourist ferry
- Potential to interpret the history of past maritime elements, such as the Whaling Station and wharf.

1 Introduction

The Urban Design Advisory Service was engaged by Taronga Zoo in June 2000 to undertake a visual analysis and prepare urban design principles for the Taronga Zoo site. This document is to form an integral part of the Taronga Zoo's Masterplan. The Masterplan comprises a suite of documents including the strategic document, **Zoo 2000** prepared by the Portico Group, and the **Taronga Zoo Conservation Study**, prepared by Godden Mackay Logan Heritage Consultants.

The need for, and intention of the urban design guidelines is identified in **Zoo 2000** as a next step in planning, key to the successful implementation of the masterplan:

"Design Guidelines: These guidelines will capture, in greater detail, the broad planning and design principles which underlie this Masterplan's [Zoo 2000] vision for Taronga's future. They will take a tactical approach to asset development, set in a flexible framework which encourages and even inspires innovative design. The guidelines should strike a balance between presenting philosophic goals and specific detail." p 29

The visual analysis and urban design principles have been prepared such that they:

- address State Environmental Planning Policy No 56 [**SEPP 56**], where **SEPP 56** identifies Taronga Zoo as a Schedule 1 site of State Significance; and
- assist DUAP in ongoing assessment of development of Taronga Zoo, in particular, the assessment of likely future Taronga Zoo Precinct Plans.

The visual analysis and guiding principles have been prepared through considering the zoo in terms of varying scales:

- in terms of the zoo overall, and its relationship to its broader context, particularly Sydney Harbour;
- the relationship of the zoo to its immediate context, particularly in relation to the foreshore edge, and interface with the suburb of Mosman; and
- in terms of specific topographically-determined precincts within the zoo.



Figure 2.1
Location map, showing the zoo in relation to the CBD and Sydney Harbour

Taronga Zoo is located within the local government area of Mosman. It is accessible by public transport, by bus, car and ferry. It plays an important role in the social life of Sydney, and in particular, is a significant tourist attraction for the city, particularly in terms of the Zoo's setting on Sydney Harbour.

Viewed from Sydney Harbour, the steep landform and density of vegetation of the zoo establishes a natural setting, thereby integrating the Zoo with its immediate bushland context. Taronga Zoo's unique natural character is largely attributable to its location on the foreshores of Sydney Harbour. The Zoo is located on the northern foreshore of the harbour, addressing the broad expanse of eastern portion of the harbour. This is the harbour's widest point, with the result that when the zoo is viewed from the southern foreshore of the harbour, built elements within the zoo are barely discernable, with the Zoo overall not appearing distinct from the adjacent Sydney Harbour National Park.

The steep topography of the zoo enables the visitor to catch glimpses of the harbour. Views provide important orientating points for visitors, as they weave through the complex zoo terrain. The experience of harbour views from the zoo is arguably one of most its defining and memorable characteristics. An experience of a zoo however is also dependent on a degree of the suspense of reality, leaning to what is referred to in the strategic document, **Zoo 2000** as "immersion". In the case of Taronga Zoo, a balance is to be struck between the experience of the real and unique setting of Sydney Harbour, and the experience and theatre of viewing and learning about animals in a zoological park.

The zoo is composed as a series of gardens, and paths, defined by built elements including buildings and animal enclosures. The character of the zoo has been shaped by distinct phases of zoo management and philosophy. A walk through the zoo tells this story of its history, reflecting varying attitudes to recreation, zoo design, and animal management over the past 84 years. This is discussed in further detail in the **Taronga Zoo Conservation Strategy**.

Using the urban design principles

Taronga Zoological Gardens is designated as State Significant Development in Schedule 1 of the State Environment Planning Policy No. 56 - Sydney Harbour Foreshores and Tributaries [SEPP56]. This policy requires that a series of guiding principles be addressed in the preparation of a masterplan [or other planning controls] for the site. The **SEPP 56** Guiding Principles are included in the appendix, and are referred to throughout this document.

The urban design principles in this document have been prepared such that they reflect the intent and structure of **SEPP 56**.

In relation to each of the criteria, the principles have structured such that:

- the **objectives** state what is to be achieved;
- the **background** provides reference material and supporting rationale; and
- the **guidelines** suggest appropriate ways in which the objectives may be achieved.

In addition, footnoted references are made to the relationships with the **Zoo 2000** document, the **Taronga Zoo Conservation Plan** and the **Taronga Zoo Foreshore Management Plan**, thereby articulating the way in which the outlined urban design **objectives, background** and **guidelines** are addressed in the each of these documents.

2 Visual analysis and urban design principles

2.1 Land use¹

Objectives

- To preserve the role of the Zoo as a showcase for wildlife, as a place for local and international visitors to learn about animals, the environment, and enjoy a zoo experience in the unique setting of Sydney Harbour.
- To preserve the balance between:
 - the natural bushland setting;
 - contemporary zoo design; and
 - that of visitor focussed services and activities of the zoo.

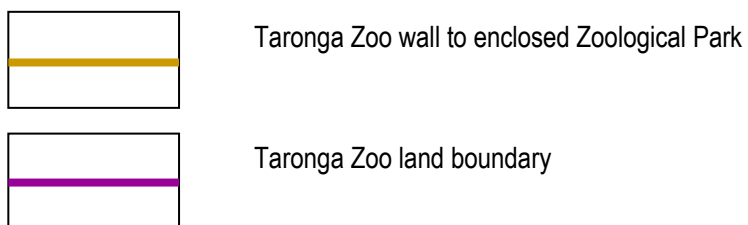
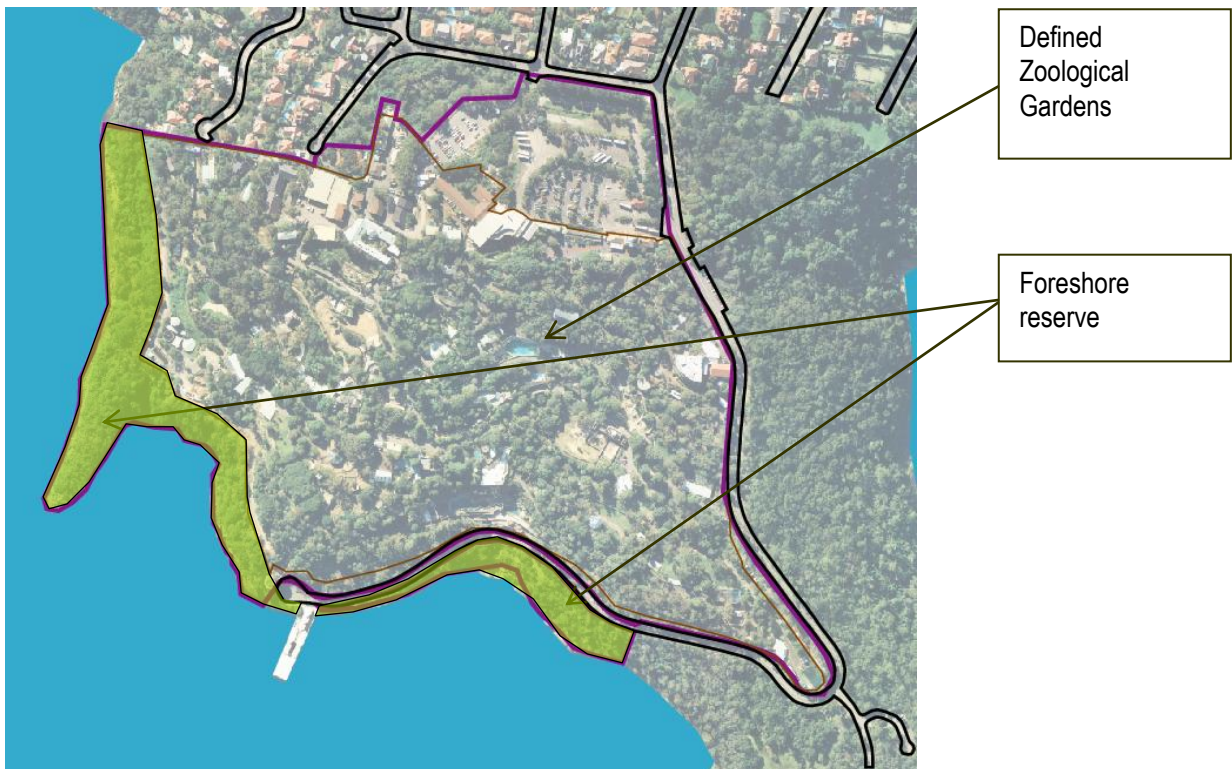


Figure 2.1
Extent of the two primary zoo zones

¹ Relevant clauses in *SEPP 56*
7[n]

2.2 Public access and linkages^{2 3 4}

Objectives

- To provide continuous public access along the foreshore.
- To preserve the “natural bushland” character of the foreshore access experience.
- To retain public access to the foreshore from the surrounding locality.
- To maintain connections with the Bradleys Head SHNP bush tracks to the east, and MMC managed bush tracks to the north-west.
- To provide clear means of circulation and way-finding within the zoo.
- To optimise visual and physical linkages to and along the foreshore.

Background

Access to the defined Taronga Zoological Gardens is via public road, by car, coach or public bus, or via the harbour by public ferry. Access to the foreshore is by Bradley’s Head Road, or from adjacent public open spaces. Public entry points are located at upper and lower ends of the zoo. A cable car follows the line of the main north-south ridge, providing an easy link between the ferry wharf and the upper entry precinct.

The foreshore portion of land, outside the defined Taronga Zoological Gardens, provides a foreshore linkage between Bradleys Head Sydney Harbour National Park [SHNP] and Sirius Cove Reserve, MMC. This linkage is in the form of bush tracks and public road and footpath.

The foreshore land of the zoo presently has varying degrees of access, permitting a range of uses. The foreshore access ranges from:

- publicly accessible bushland with bush tracks, adjacent to Bradleys Head, SHNP;
- access to the beach adjacent to the public wharf;
- publicly accessible road, [Athol Wharf Road] with narrow footpaths, adjacent to foreshore edge between SHNP and Taronga Zoo Ferry Wharf; and
- publicly accessible bushland with a network of bush tracks extending from Taronga Zoo Wharf to Rickard Avenue steps, Mosman and Sirius Cove Reserve, Mosman Municipal Council [MMC].

The defined Taronga Zoological Gardens precinct is accessible to the general public on payment of an admission fee. Despite controlled access, the zoo is recognised as a public place. Presently there is an informal practice of permitting local residents commuting to the city to walk through the zoo to the ferry wharf.

² Relevant clauses in *SEPP 56*

7[a]; 7[b]; 7 (b1); 7 [c]; 7[e].

³ Relevant references to *Zoo 2000*

- *Zoo 2000* presents a desirable criterion of ‘easy exploration of the zoo’. *Zoo 2000* states that access is to be safe particularly in relation to after-hours security and is to accommodate the provision of special events.
- *Zoo 2000* supports the principle of a hierarchy of access, whereby there is to be a “central spine”, and that service circulation is to occur “behind the scenes” where practicable.
- *Zoo 2000* states that community access to the foreshore is to be continued.

⁴ Relevant references to the *Foreshore Management Plan*

The FMP notes the relationship of the Zoo’s foreshore to the adjacent Sydney Harbour National Park.

Circulation within the defined zoo gardens tends to occur along five-six parallel east-west lines, following the contours of the landform. North-south linkages tend to be steep and often comprising steps, connecting the east-west path lines.

Guidelines

Generally

- Provide clear visual and physical linkages within the zoo, and to and along the foreshore, through emphasising a hierarchical pedestrian movement system.
- Achieve integrated access for all, including those that are less mobile such as the disabled through to people with strollers, particularly on major pathways through the zoo. Ramps where provided however, should not be visually intrusive. Retention of stairs is acceptable where they provide additional, alternative and varied pathways. Some stairs are acceptable in that they can more readily provide, due to the topography, direct north-south links through the Park.

Foreshore edge

- Maintain continuous public foreshore access; that is, maintain the link between Bradleys Head Sydney Harbour National Park [SHNP] and Sirius Reserve, Mosman Municipal Council [MMC]. Access should reflect the character of that place and volume of use. It is desirable that:
 - minor bushland access remains as bush tracks,
 - major bushland access, providing a link in continuous regional foreshore access should be provided in such a way to address the volume of use, whilst minimising impact on vegetation, such as through the use of board walks;
 - public access be provided to each of the beaches; and
 - that the paths to Athol Wharf Road be sufficiently wide to accommodate the volume of pedestrian use, with the section between Taronga Zoo Wharf and the SHNP track be substantially improved.

Defined Taronga Zoological Gardens

- Provide clear access through the zoo, so that visitors can easily find their way. This is to be achieved through a hierarchical network of pathways. This hierarchy is to be reflected in terms of path width, materials, public domain furniture, planting and the scale of adjacent buildings, structures and exhibits:
 - a main pathway through the zoo is to act to physically link the key open spaces and attractions within the zoo;
 - view corridors within the zoo, to the foreshore and harbour are to relate to the location of the main open spaces [typically down the east-west gullies and ridges], as these act as points of orientation, and are integral to the experience of Taronga Zoo;
 - that minor pathways are to differ from major pathways in terms of character, and should provide a clear link back to the main pathway network;
 - that service lanes are to provide for “back-of-house” activities, with public movement along these lanes discouraged; and
 - that there is an opportunity to re-establish the former pattern of movement through the zoo, whereby a major north-south “spine” [primary] through the centre of the zoo is clearly defined, with less major east-west “ribs” [secondary] crossing over, with the “ribs” also linked by a number of minor north-south paths and steps [tertiary].

2.2 Public access and linkages: Ferry access

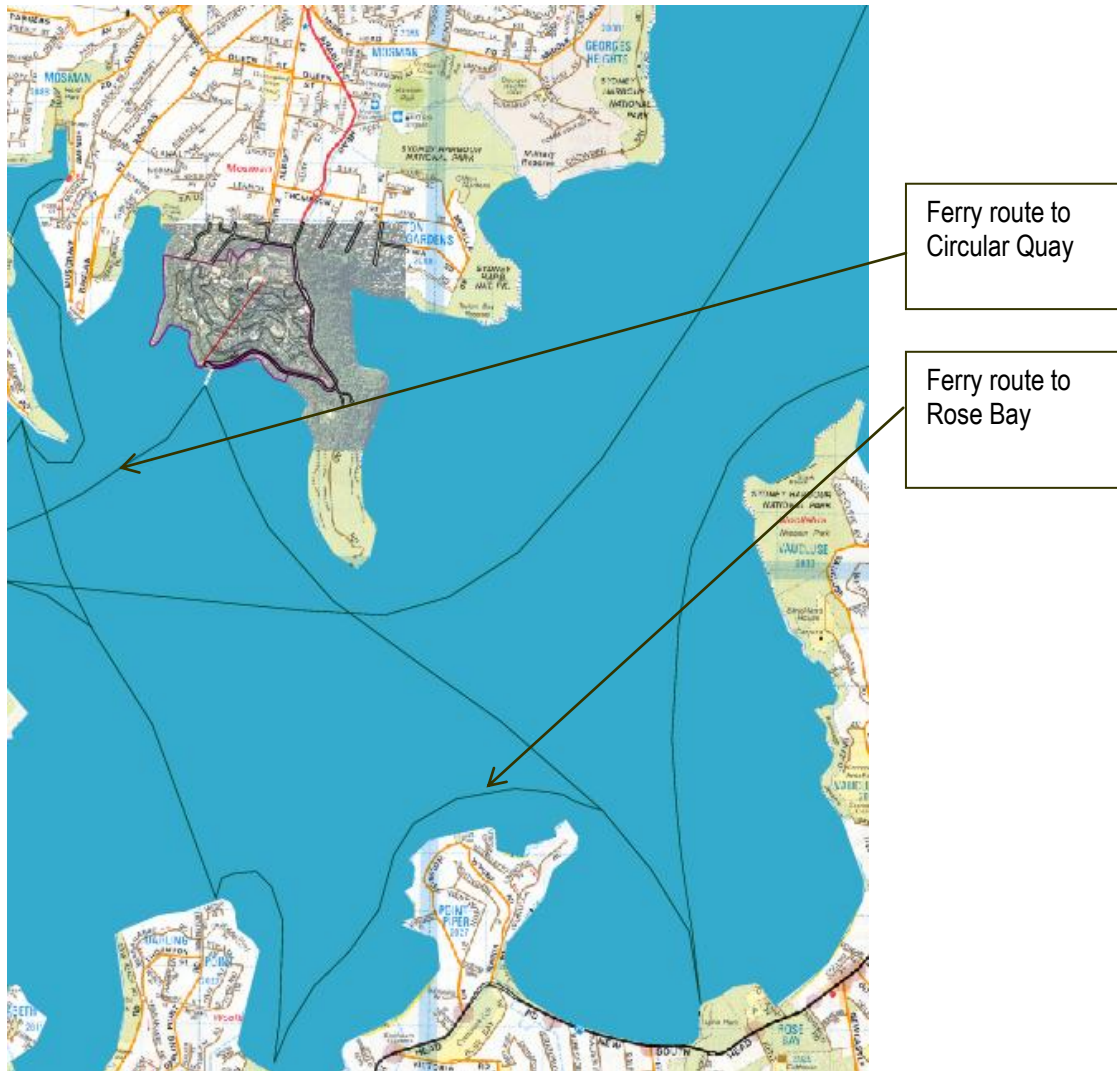


Figure 2.2.1
Existing ferry routes in the eastern portion of the harbour, providing views to the zoo, and public transport access to the zoo.

2.2 Public access and linkages: Entry points

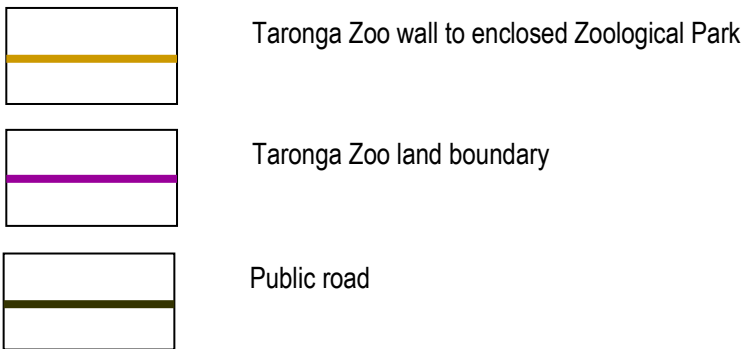
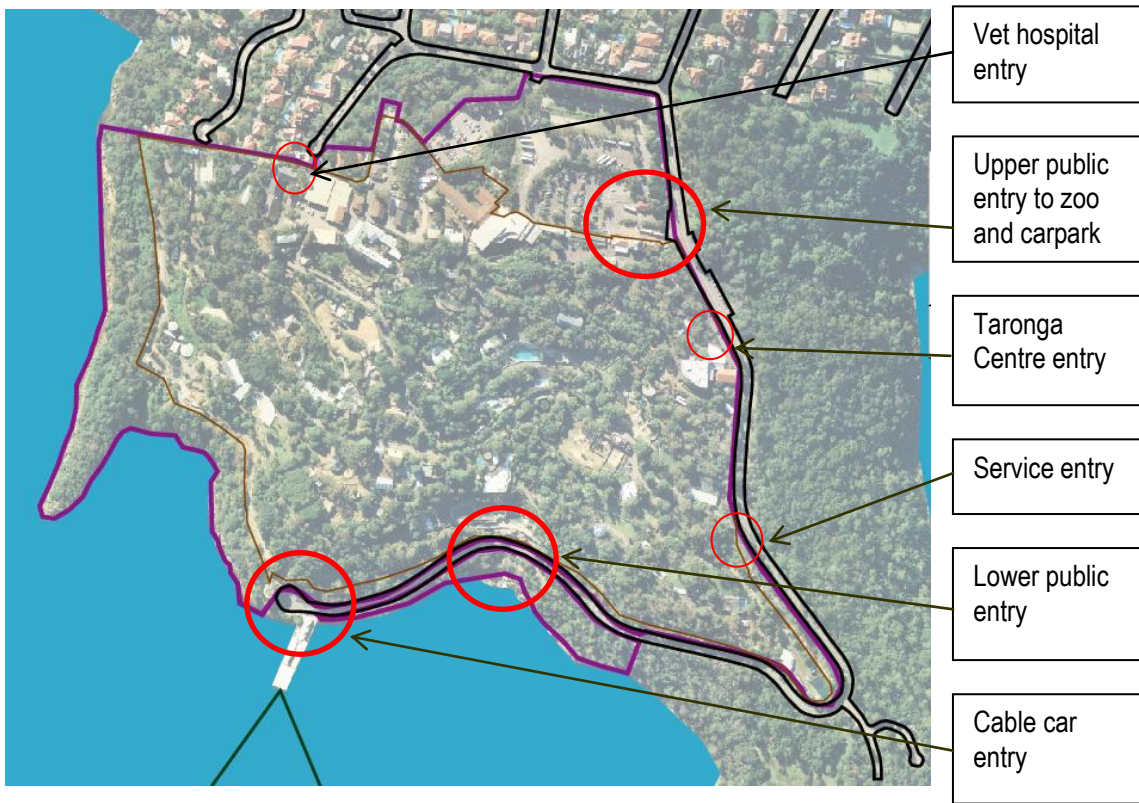


Figure 2.2.2
Hierarchy of entry points into the defined Taronga Zoological Gardens

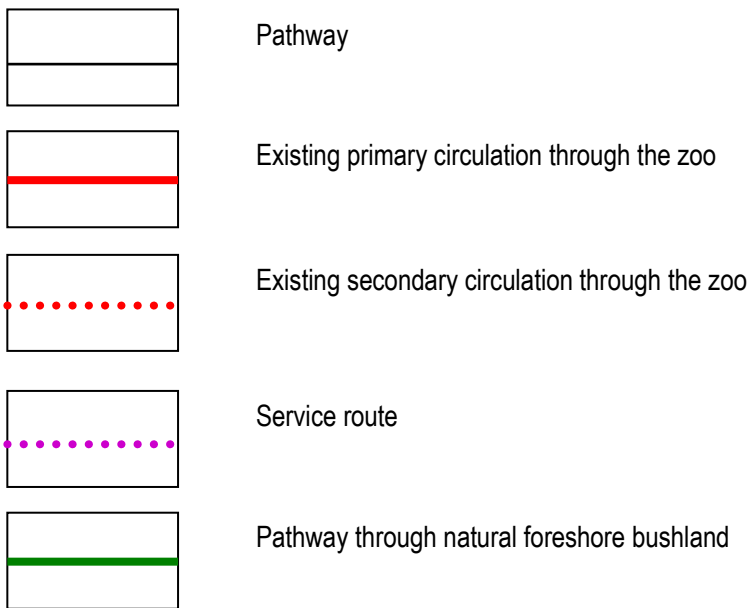


Figure 2.2.3
Existing hierarchy of circulation through the zoo.

2.3 Conservation of significant bushland and other natural features ^{5 6}

Objectives

- To preserve remnant vegetation, particularly along the foreshore bushland areas.
- To preserve significant items of vegetation within the zoo.
- To retain the natural landform of the zoo.

Background

Taronga Zoo is located on a well-vegetated, steep, site, comprising Hawkesbury sandstone. The site extends from the Mosman ridge to Sydney Harbour, with its mostly southern aspect limiting access to sunlight and its warming and drying effects.

Cutting north-south through the zoo is a steep ridgeline, with a well-contained gully located adjacent to the east, and a less prominent gully to the west. The line of the eastern gully approximates the line of a former watercourse that ran north-south through the site.

Taronga Zoo is composed of two broad visual landscapes:

- the mixed landscape within the defined Taronga Zoological Gardens, including many exotic as well as indigenous species; and
- the natural foreshore bushland, “Sydney Sandstone Open Forest”.

The defined Taronga Zoological Gardens landscape comprises many significant groups and items of cultural exotic and indigenous plantings. Many of these plantings, and the extent of their mix, contribute significantly to the character of the zoo.

The natural foreshore comprises a more consistent landscape character of natural bushland. Presently Taronga Zoo is undertaking a weed eradication program in these areas to permitted regrowth of locally indigenous vegetation. In addition to the bushland, the rocky outcrops and beaches contribute to the character.

The present character of the foreshore is quiet and intimate, with occasional glimpses to the broader harbour between the ferry wharf and Whiting Beach. Notable is the spectacular view at the end of Little Sirius Point, experienced initially on approach as a focussed view along the straight bush track along the peninsula, opening out only at the very tip of Sirius Point to a spectacular harbour panorama.

Guidelines

- Preserve the natural visual character of the zoo, as viewed from the harbour, and as experienced within the zoo.
- Preserve and regrow locally indigenous vegetation along the foreshore.

⁵ Relevant clauses in *SEPP 56*

7[d].

⁶ Relevant references to the *Foreshore Management Plan [FMP]*

- The FMP seeks to “provide continuity in approach and methods to foreshore management and long term direction to achieve an ultimate goal of restoration of the foreshore.
- The FMP seeks to “provide an opportunity for the Zoological Parks Board of NSW to showcase sound environmental practice and presentation of Sydney’s natural heritage”.

- Retain the quiet character of the foreshore bushland areas, in contrast to the more active areas of the defined Taronga Zoological Gardens, through preserving present tree cover and bushland density, and providing and maintaining “low-key” bush tracks.
- Preserve the present character of Sirius Point, particularly the tightly defined and well vegetated track and view corridor.
- Retain the natural landform of the zoo:
 - there is an opportunity to interpret and/or reinstate the north-south watercourse in its former location [this would also give a purpose to the Rustic Bridge].
- Retain the mix of indigenous and exotic vegetation throughout the defined Taronga Zoological Gardens, to avoid recognition of distinct precincts of vegetation types when viewed from the harbour, but rather, retain the overall consistent well-vegetated view.

2.3 Conservation of significant bushland and other natural features

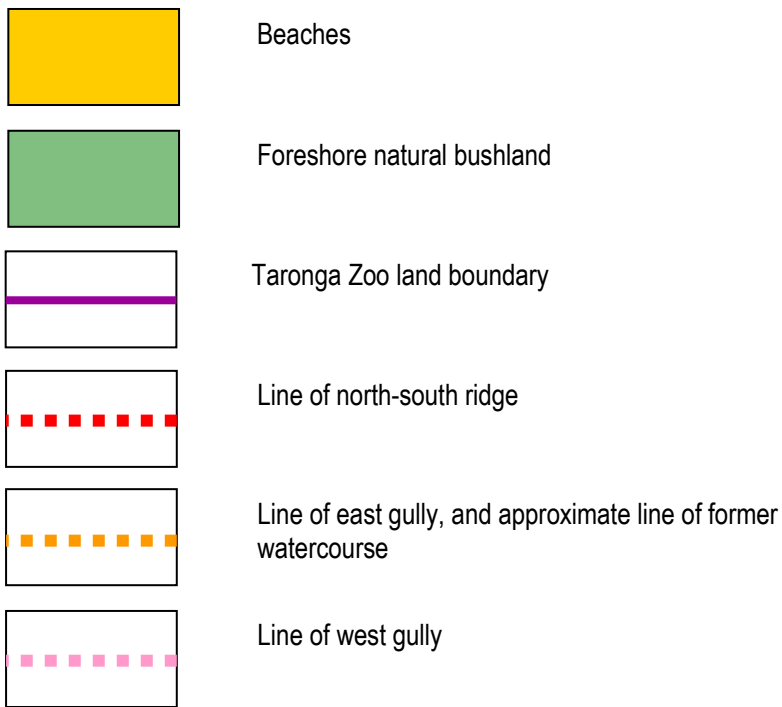
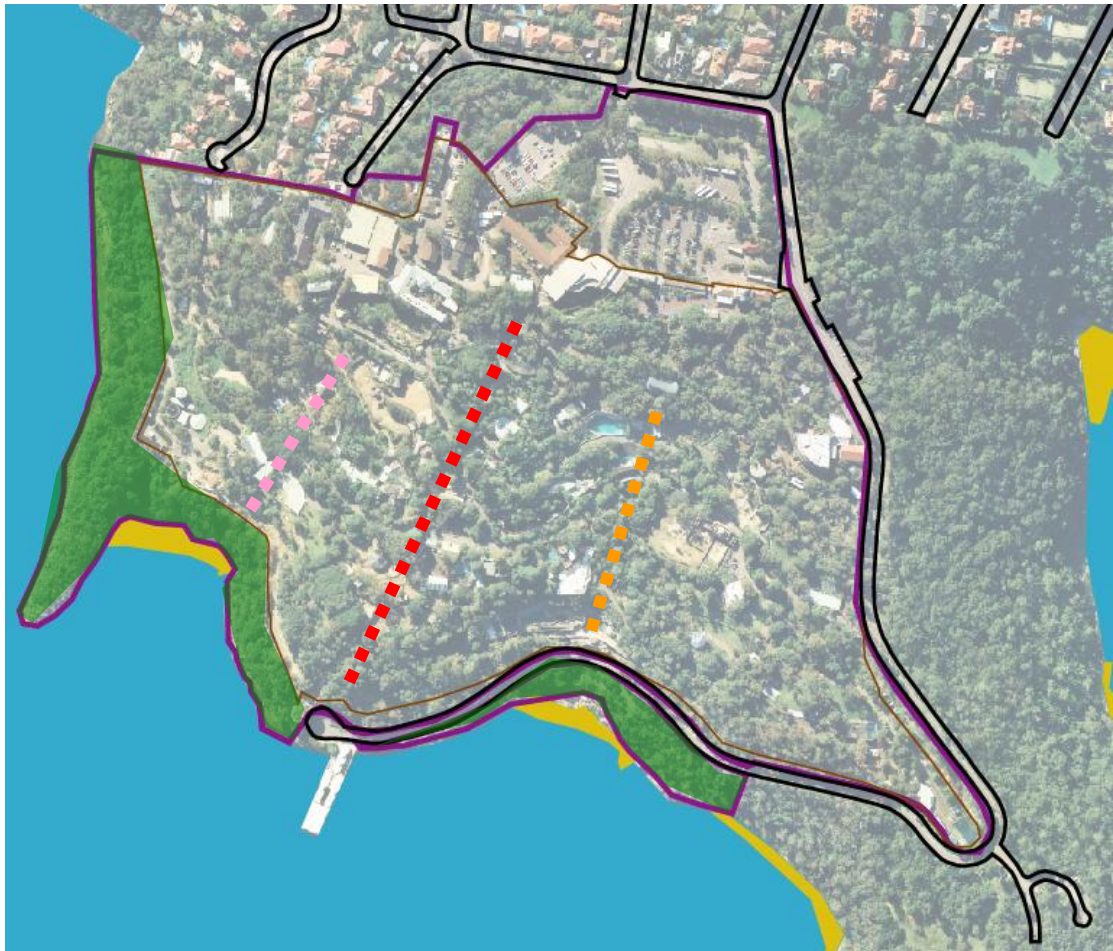


Figure 2.3
Extent of the two primary zoo zones

2.4 Protection of the unique visual qualities of the harbour, and local context⁷

Objectives

- To protect views to the zoo from the harbour: to minimise visual intrusions on the typically “well-vegetated view” [the predominant tree canopy] of the zoo, as viewed from the harbour.
- To protect views to the harbour from the zoo: to maintain cross zoo views to the harbour, typically concentrated in the south-east and north-west gullies; and retain the important cultural views of animals with the unique harbour and city backdrops.

Background

Within the defined Taronga Zoological Gardens, viewing areas tend to coincide with key public spaces and major pathways. Views within the zoo are:

- to the south and south west to the harbour;
- east-west along pathways, assisting with way-finding; and
- are limited to the north, as views are obscured by vegetation, cliffs and built elements when looking up the slope of the site.

Many key views are concentrated along north-south gullies. These views can be experienced from the pathways that follow along the east-west contours, cutting across the gullies. In particular, the eastern gully forms an amphitheatre, with east-west paths crossing, forming a series of stepped corniches, containing and focussing views through to the harbour.

Other key viewing points are located on ridge points permitting more expansive panoramic views.

Views within the foreshore bushland areas permit glimpses to the harbour. The predominant visual quality is that of tranquil bushland in contrast to the more active and urban zoo. The character of the bushland area within Little Sirius Cove is informed by the nature of the quiet, contained, bay. Views are limited to Mosman Point and houses located on the point, and the yachts moored within Little Sirius Cove.

Guidelines

- Views to the zoo from the harbour:
 - preserve the present view of “green vegetation” from the harbour, through minimising built form protrusions through the tree canopy, particularly on the prominent or exposed ridges;
 - preserve the natural bushland character of the foreshore, responding to specifically to the characters of the three different foreshore bushland areas:
 - the area between Athol Wharf Road and the Whaling Station beach;
 - the area between the Zoo Wharf and Little Sirius Point, extending south down to Whiting Beach, and defined to the north by the defined Taronga Zoological Gardens wall; and
 - the area between Little Sirius Point and the Rickard Avenue steps, addressing the contained Little Sirius Cove.

⁷ Relevant clauses in *SEPP 56* 7[g].

- Views to the harbour from the zoo:
 - maintain views to the harbour, particularly as concentrated through the two primary gullies, through minimising intrusions to these view corridors, and where appropriate, define these views through vegetation, and low built form elements [lower than the predominant tree canopy];
 - maintain the ridge-point panoramic views to the harbour through retaining low vegetation and minimising built form intrusions; and
 - continue to concentrate views at key public open spaces.

- Views to the zoo from the surrounding locality, and views from the surrounding locality to the zoo:
 - ensure that development at the edge of the zoo addresses public streets, and reflects the character of the local built form, particularly in terms of height and setback; and
 - provide clear views to zoo entry points; and
 - minimise views to carparking associated with the zoo from public streets.

- Staging of development is to be managed such that impact on the visual appearance of the zoo, particularly as viewed from the harbour, is minimised.

2.4 Protection of the unique visual qualities of the of the harbour

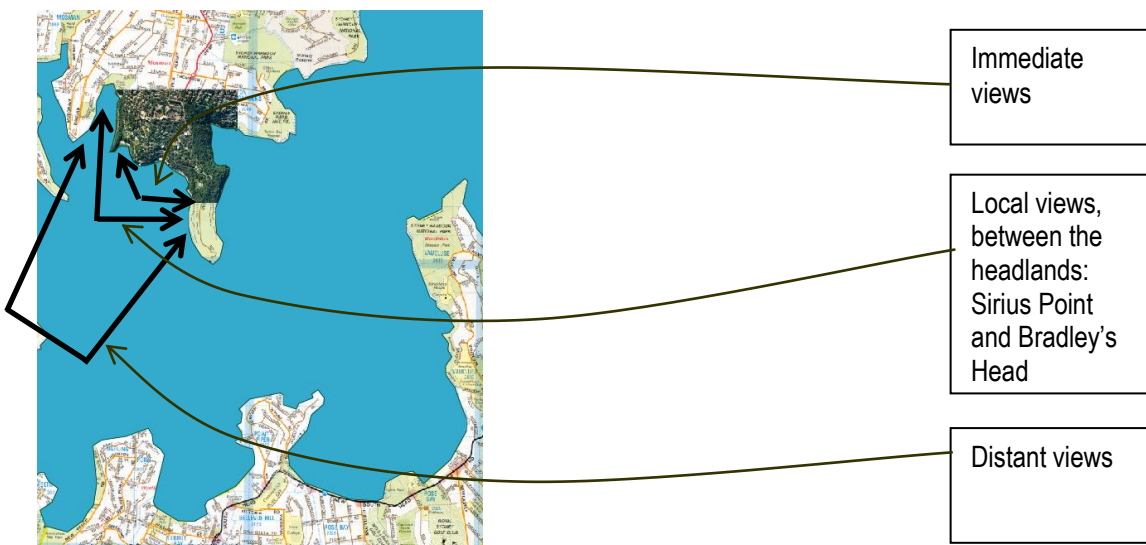
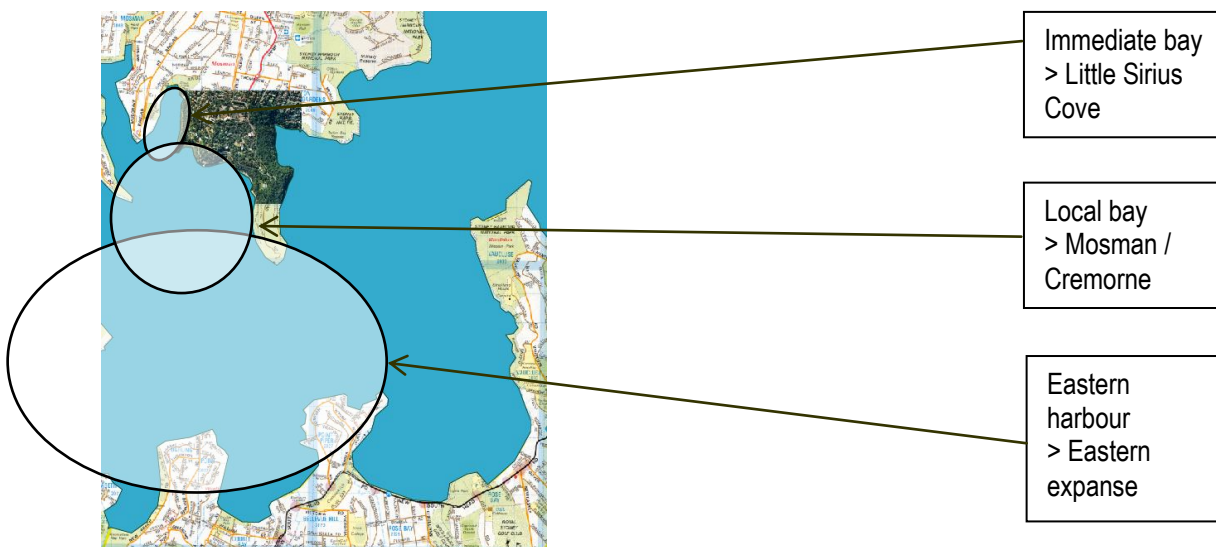
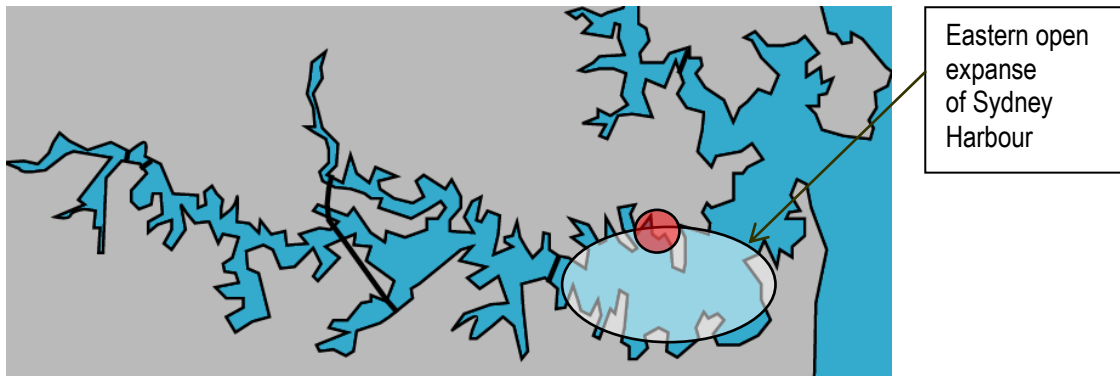


Figure 2.4.1 Views and harbour context

2.4 Protection of the unique visual qualities of the of the harbour: Key views from the harbour to the zoo

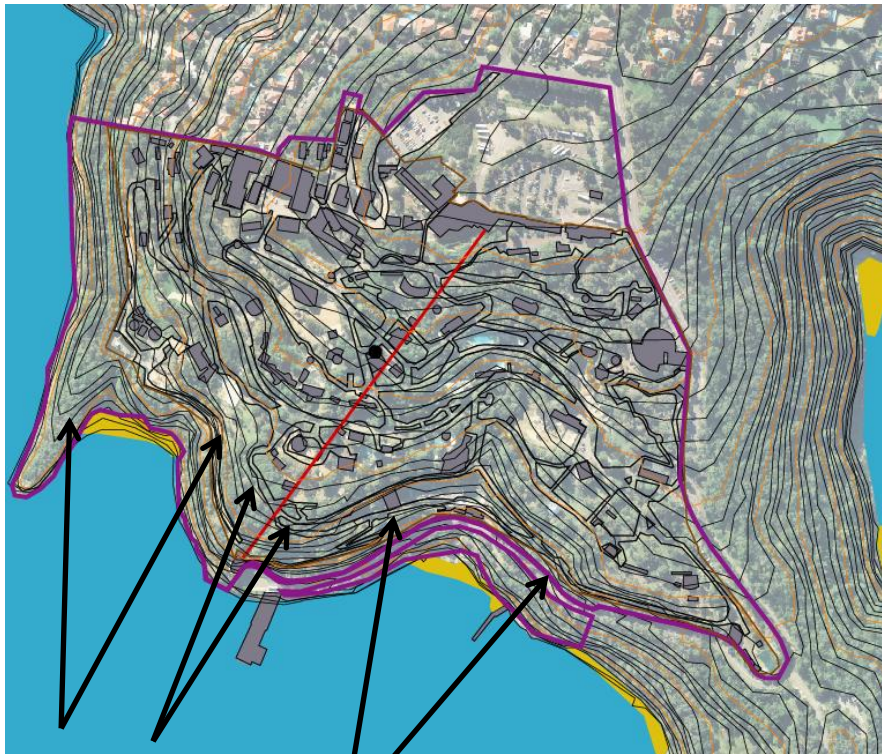


Figure 2.4.2
Key exposed view lines from the harbour to the zoo: the ridgeline, and the gullies

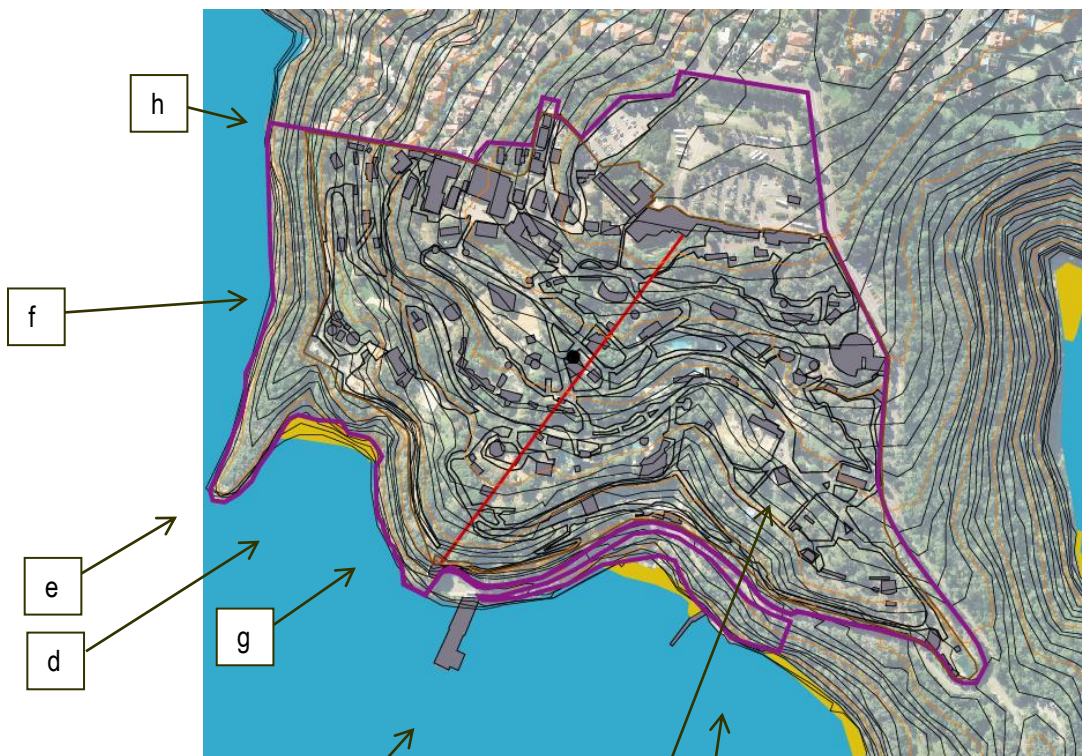


Figure 2.4.3
Key indicating photographed views

2.4 *Protection of the unique visual qualities of the of the harbour: Distant views to the zoo from the harbour*



Figure 2.4.a
View to Sarina's Restaurant, Athol beach in foreground



Figure 2.4.b
View to Cable Car route along the north-south ridge, ferry wharf in foreground

2.4 *Protection of the unique visual qualities of the of the harbour: Local views from the harbour to the zoo*



Figure 2.4.c
View to the lower entry, the aquarium and the Taronga Centre



Figure 2.4.d
View to Whiting Beach

2.4 *Protection of the unique visual qualities of the of the harbour: Local views from the harbour to the zoo*



Figure 2.4.e
Little Sirius Point



Figure 2.4.f
Little Sirius Point, view to waster water treatment and boundary wall

2.4 *Protection of the unique visual qualities of the of the harbour: Immediate views from the harbour to the zoo*



Figure 2.4.g
View to Cable Car entry; lower portion of the north-south ridge; and ferry wharf



Figure 2.4.h
View with in Little Sirius Cove to moorings, and north-western zoo boundary beyond [steps to Rickard Avenue and Whiting Beach Road].

2.4 Protection of the unique visual qualities of the of the harbour: Views from the zoo to the harbour

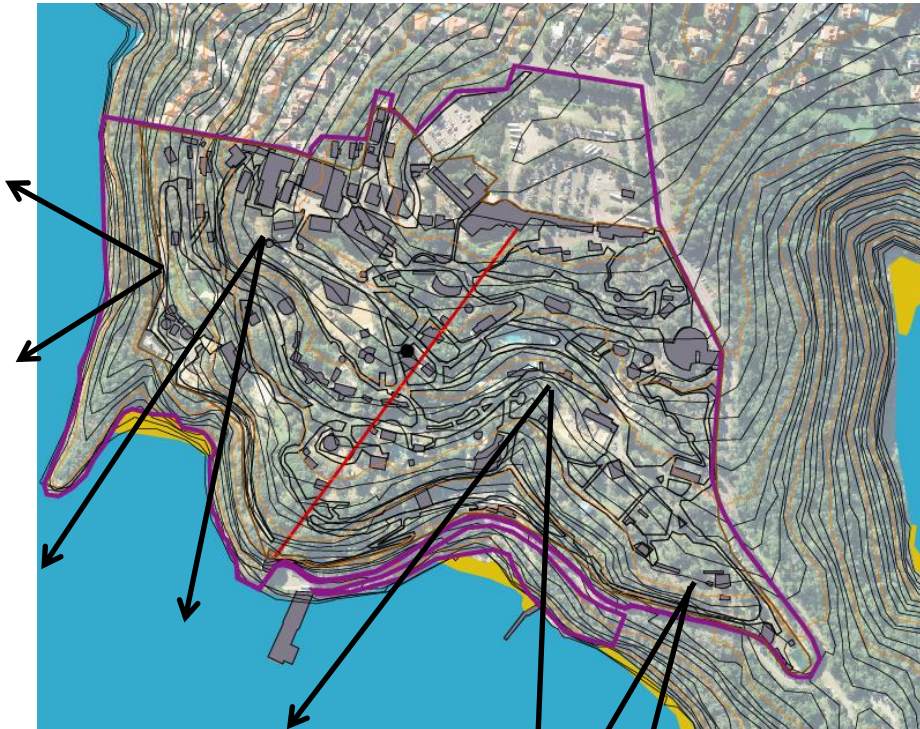


Figure 2.4.4
Location of view corridors within the zoo to the harbour

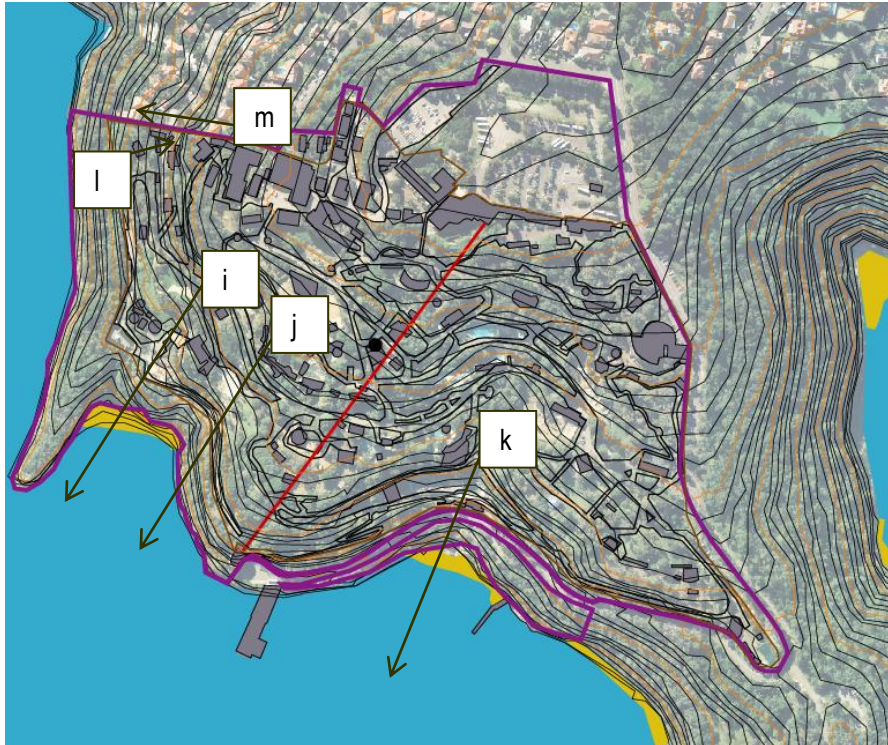


Figure 2.4.5
Key indicating location of photographed views

2.4 *Protection of the unique visual qualities of the of the harbour: Views from the zoo to the surrounding locality and harbour*



Figure 2.4.i
View over the giraffes



Figure 2.4.j
View from Cable Car entry to harbour, city, Sydney Harbour Bridge and Opera House



Figure 2.4.k
View over seal pools and theatre, through to harbour and city

2.4 *Protection of the unique visual qualities of the of the harbour: Views from the zoo to the surrounding locality and harbour*



Figure 2.4.l
View to stair, at north-west boundary to Zoo



Figure 2.4.m
View from stair to Little Sirius Cove

2.4 Protection of the unique visual qualities of the of the harbour: Significant views summary

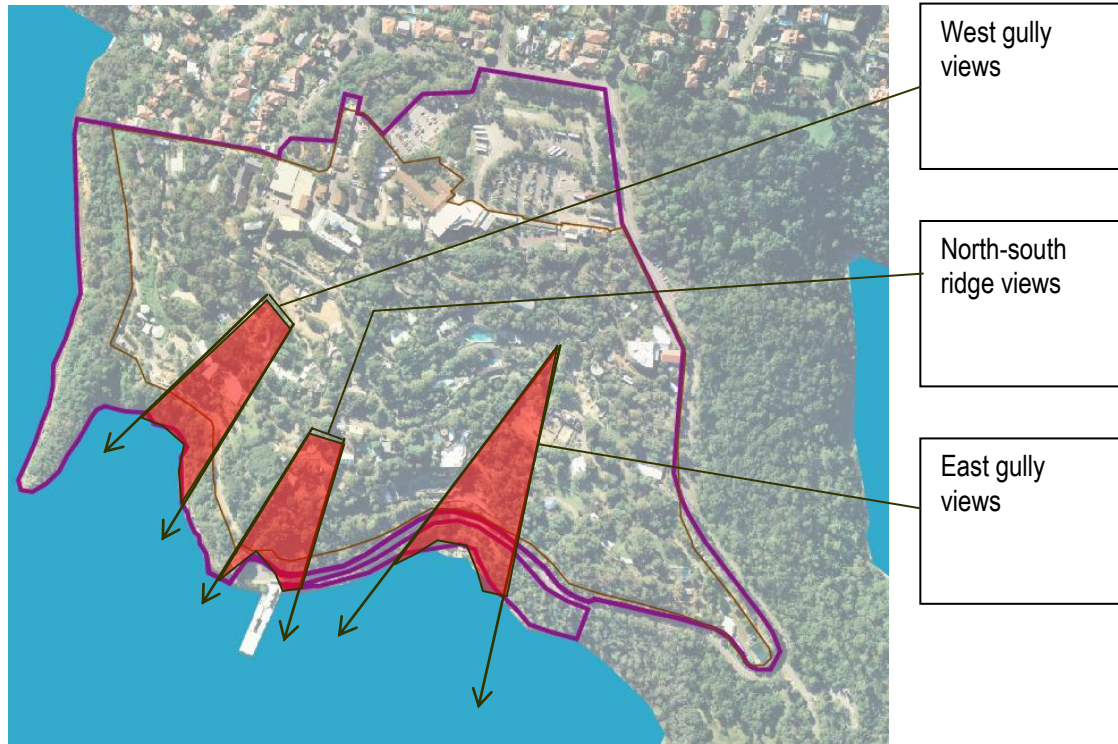


Figure 2.2.6
Summary of sensitive areas, containing significant view lines. Built form elements within these zones are to be minimised.

2.5 Scale and quality of development, as derived from context analysis^{8 9}

Objectives

- To relate the scale and quality of development to the surrounding character of the immediate precinct of that part of Taronga Zoo.
- To minimise visual impact as viewed from the harbour, so that the built form does not appear to protrude through the tree canopy as viewed from the harbour, particularly on the lower slopes and on the ridges, thereby retaining the dominant green visual character.
- To minimise intrusions on key views from the Zoo to the harbour.

Background

“Built elements” refers to three-dimensional built items such as buildings, animal enclosures and significant items of three-dimensional infrastructure such as the cable car and associated cutting and pylons.

In the development of the zoo, built elements have typically been concentrated on the upper, flatter areas of the zoo, located to the north. This has meant that visual impact on the zoo as viewed from the harbour has been minimal. Notable exceptions, where built form can be seen from the harbour includes:

- the Taronga centre, as it is located on an exposed ridge, with little protection and coverage by trees; and
- the lower cable car shelter, as it is located on the foreshore.

The zoo comprises a range of built elements. These elements have been considered as three types:

- object built elements;
- natural integrated built elements;
- contemporary modern built elements.

Object elements

These built elements tend to stand proud of their surrounding environment, viewed in the round as a sculptural item. Object buildings are only appropriate where the element is to be a highly visible landmark of public significance.

The Edwardian Baroque elements such as the Elephant Temple are typical of this building type. This is an exceptional object building. It is an important valued, visual landmark within the zoo.

⁸ Relevant clauses in *SEPP 56*

7[j]; 7[k].

⁹ Relevant references to *Zoo 2000*

- The masterplan, *Zoo 2000* identifies thematic precincts. These thematic precincts reflect activities, continental, planting and animal themes. There is a degree of match between the landscape precincts [identified above] and the thematic precincts.
- *Zoo 2000* states that buildings should form a backdrop to the activity to the zoo. This backdrop role is supported by the urban design principle that buildings should not be treated as separate individual objects, but should rather relate to the topography, views and movement through the zoo.

The Taronga Centre is also typical of an object building, however its function and design do not warrant landmark status. Typical of an “object building”, it is not integrated with its surrounding environment, alienating surrounding spaces and landscape.

“Natural integrated” elements

These built elements are strongly integrated with their surrounding environment in terms of built form design and selection of materials.

“Natural integrated” built elements within the zoo include those from the “Sydney School” style of architecture, of which the Koala House is a typical example. The principle of integrating buildings in this manner is supported, particularly through the use of natural materials. “Natural integrated” built elements can be designed to align to and address paths and define open spaces, with the building type lending itself to many entries, windows and viewing platforms, thereby enlivening adjacent paths and open spaces. These elements contribute to the rich character and experience of the zoo. Many “natural integrated” built elements are lightweight, due to the predominant use of timber and platforms.

Stealth type building structures are also examples of integrated building types. Sole reliance on the development of amorphous stealth buildings is discouraged however, as such elements are less able to contribute to the character of the zoo.

Thematic precincts are also a form of “natural integrated elements”, in that they use, and are defined by, natural vegetation and materials, such as the Australian Walkabout exhibit.

Materials typically utilised for natural integrated elements in Taronga Zoo include extensive use of timber, as well as stone, rough brick and mock rock [concrete/ferro-cement used in an organic manner to resemble rocks].

Contemporary modern elements

These building elements typically use more generic [non-site specific] materials, such as face brick, metal and glass, and therefore appear less responsive to the natural landscape. In Taronga Zoo, contemporary elements typically appear “heavier” than natural integrated elements due to the selection of materials and construction techniques.

Contemporary modern elements have generally been developed in the northern portion of the zoo, such as the recent education centre. It is desirable that contemporary modern elements are be confined to the north, minimising visual impact, with Natural Integrated “lighter weight” building types used on the southern, more exposed slopes.

Other examples of contemporary modern elements include many of the kiosks. Whilst themed natural materials have been added to many kiosks to assist with integration, their generic forms, poor siting in relation to open spaces and paths, and construction from contemporary materials mean that they contribute little to the character of the zoo. It is more appropriate that these are developed as natural integrated elements, with their character determined by the use of natural materials rather than applied theming.

Guidelines

Generally

- Relate built elements to the character of that precinct of the zoo, and in particular respond to
 - nearby desirable built elements and heritage items;
 - existing vegetation;
- Minimise built elements:
 - on exposed ridges;
 - within the gullies, so that development does not impinge on view corridors and is lower than the predominant tree canopy;
- Minimise the extent of building footprints and stepped building forms so as to reduce the extent of building bulk, particularly as viewed from the water.
- Locate and design built elements so that they permit the retention of:
 - desirable view corridors crossing through the site, enabling views through to the harbour and thereby aiding orientation within the zoo.
- Locate buildings that are close to that are close to the zoo boundary so that align with and address public streets and thoroughfares. The scale of these buildings should reflect the scale of the surrounding two-storey development.
- Site bulkier buildings on the flatter upper slopes, to the north of the site, thereby:
 - minimising impacts on views *to* the zoo from the harbour through minimising built element protrusions on ridges; and
 - minimising impacts on views *from* the zoo within the gullies, located in the lower southern, and south western slopes.
- Design back-of-house built elements, where they are required in the central public portion of the zoo, in a manner so that they are integrated with landscape, and accessible from service paths. Blank facades to public paths are strongly discouraged.
- Design shade cloths to open spaces such that they:
 - do not impact on the line of view from areas above [to the north] and below [to the south]; and
 - are made from lightweight fabrics with a colour and degree of transparency sufficient to permit shading as well as optimal camouflaging.

It is desirable that larger shade structures, particularly where they are visually apparent from the harbour, are temporary only, removed or retracted on the completion of events, or at less-sunny times throughout the day.

Response to paths and open spaces

- Design built elements, especially publicly accessible buildings and exhibits, so that they have active interfaces with public paths and open spaces, that is, provide windows, defined views, entries and viewing platforms to buildings and exhibits adjacent to public paths and spaces.
- Avoid long blank walls more than 1.2m high, adjacent to public paths and spaces, rather, design buildings that are expressive, and where possible, provide a sequence of views through to adjacent exhibits.
- Site buildings so that they align with pathways, open spaces or view corridors, so that define and give character to these contained spaces.

Selection of materials and colours

- Select materials that reflect the natural character of the zoo; and that relate to heritage items. Use of a palette of materials that relates to a particular precinct is encouraged to enhance the specific character of that precinct. Avoid the use of reflective materials, particularly to roofs.

- Use colours found in the natural colours of the vegetation and landform of the zoo. These colours include muted greys, greens and grey/beiges. Stronger earthy tones are appropriate for feature elements and trims.

Built element types

- Object elements:
 - Avoid the development of “object-type” built elements. The exception to object-type elements includes highly valuable, public landmarks such as the iconic Elephant Temple.
- Natural integrated elements:
 - Design “natural-type” built elements for precincts throughout the zoo, particularly on the lower more exposed portion of the zoo, integrating with the surrounding environment through the use of natural materials.
- Contemporary modern elements:
 - Confine “contemporary modern-type” elements to the northern flat portion of the site.

2.5 Scale and quality of development: Landscape precincts

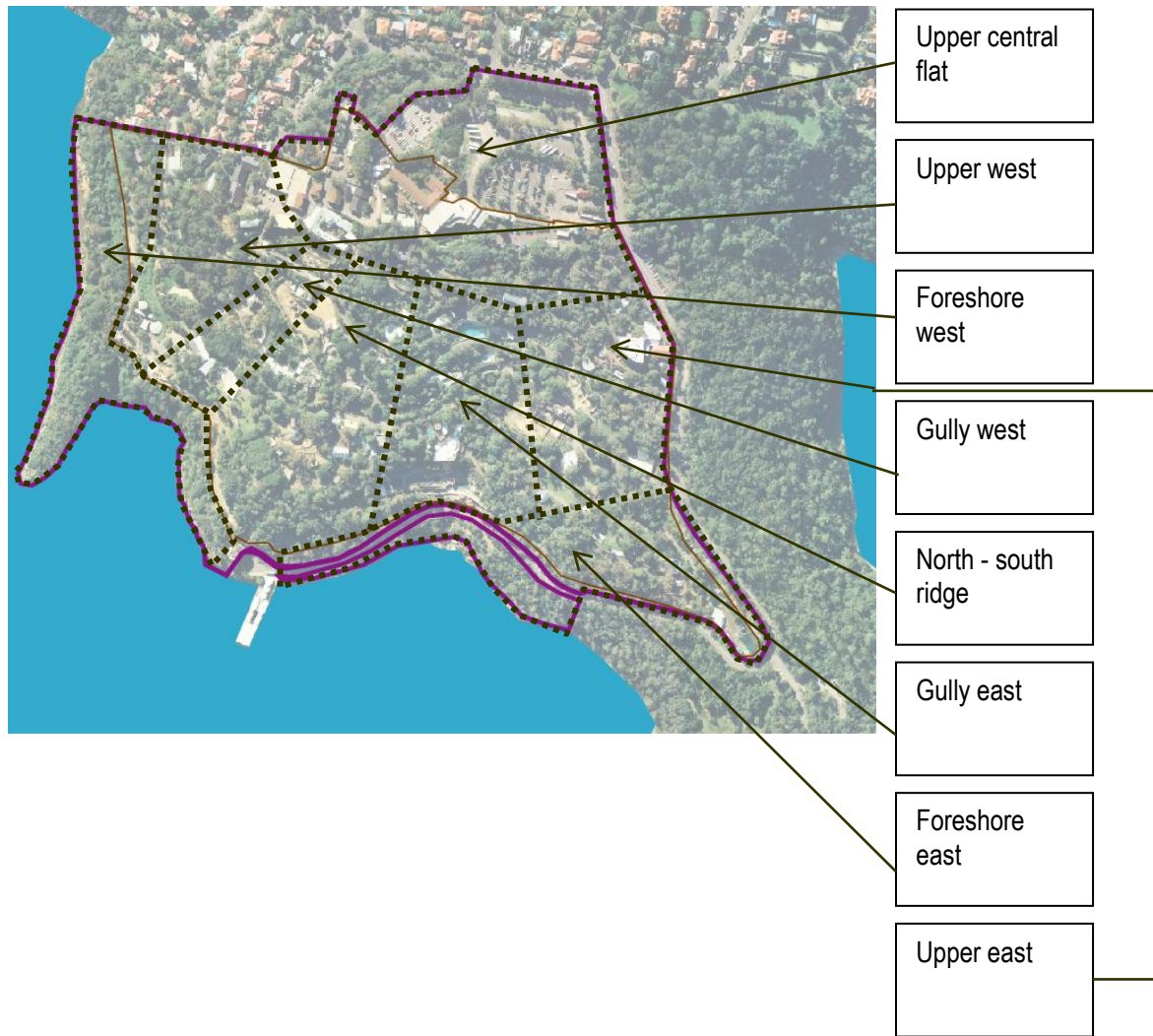


Figure 2.5.1
Location of landscape precincts

2.5 Scale and quality of development: Built form sensitivity areas; Topography

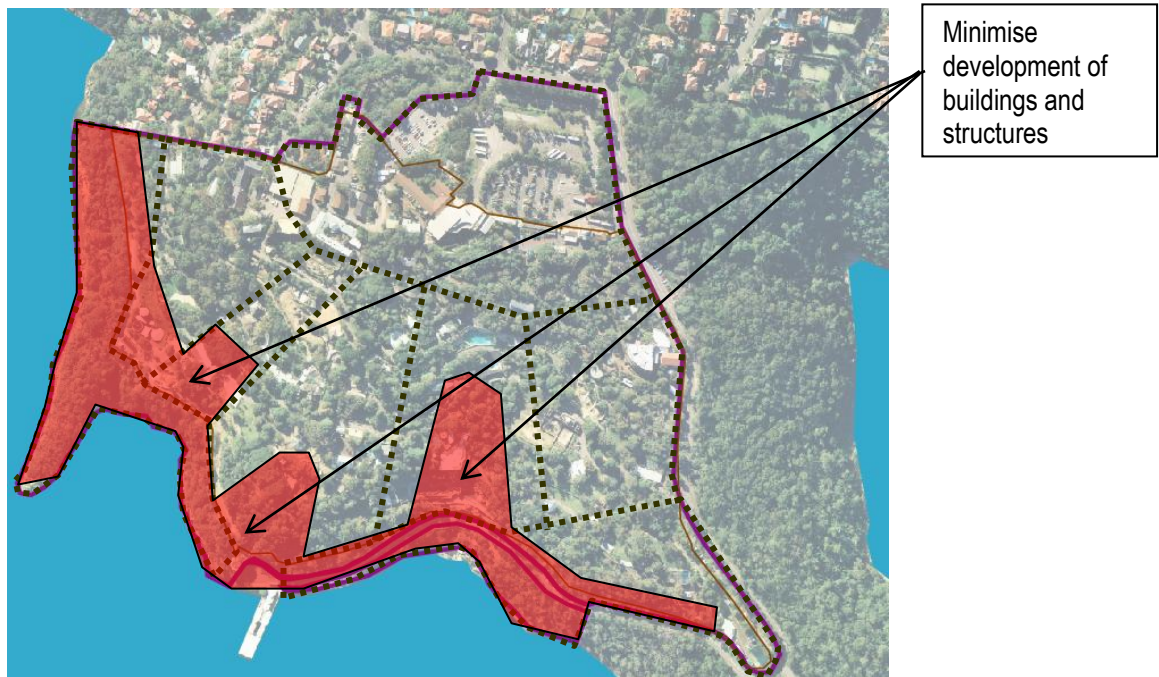


Figure 2.5.2
Extent of areas where built form elements are to be minimised, due to high visual exposure as viewed from the harbour.

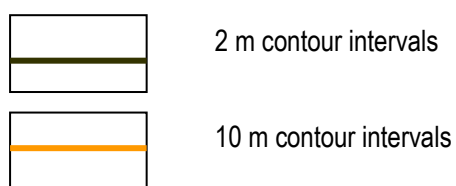
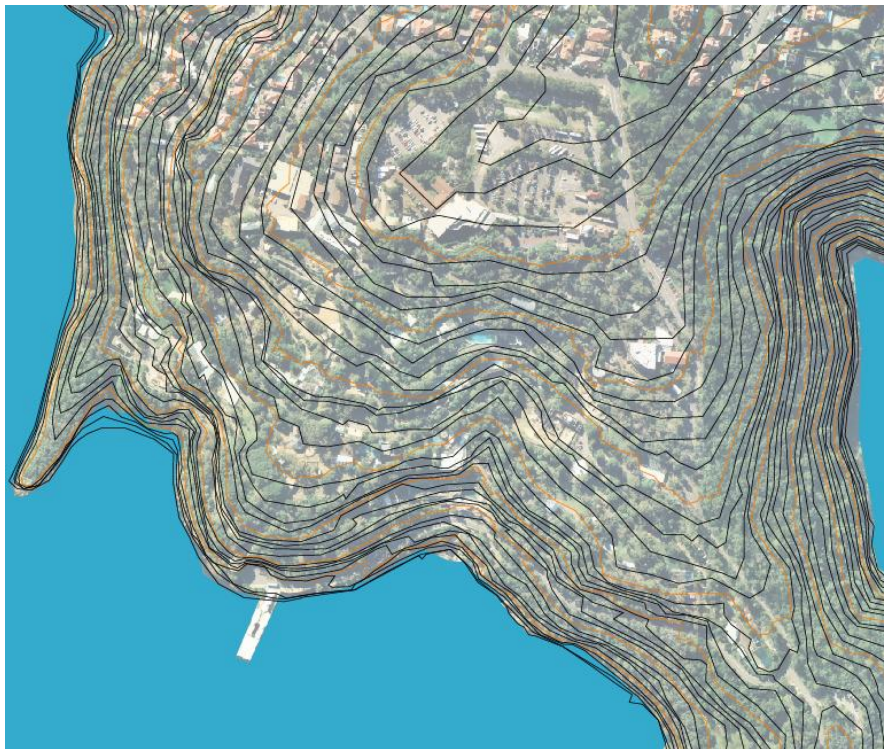


Figure 2.5.3
Topographical pattern

2.5 *Scale and quality of development: Built form types*



Figure 2.5.a
Object-type built elements: Elephant Temple



Figure 2.5.b
Integrated natural elements: Koala House



Figure 2.5.c
Contemporary modern elements

2.5 Scale and quality of development: Built form quality and address: exhibit buildings/structures



Figure 2.5.d

Future development is not to detract from existing heritage items so that these items retain their character. Future development is to be responsive particularly in terms of scale, proximity and use of materials.



Figure 2.5.e

Unlike this example, exhibition entries are to be clear as viewed from the pathway, and provide a "positive" address to the pathway.



Figure 2.5.f

Light-weight structures and net-type canopies may be appropriate in close proximity to view corridors, and thereby minimise impacts whilst providing an acceptable animal enclosure.

2.5 *Scale and quality of development: Built form quality and address: pathway address*



Figure 2.5.g
An exhibit such as this would benefit from a clearer public entry area.



Figure 2.5.h
Utilise opportunities for pathway address. This wall could have incorporated seating.



Figure 2.5.i
Pathways with predominantly service-types structures should have restricted public access. These paths should be treated as service zones. Public address should then be optimised on "public pathways".

2.5 *Scale and quality of development: Built form quality and address: pathway character*



Figure 2.5.j,k
Pathways defined by vegetation, width and materials

2.5.1 Upper central flat [top entry]

Character statement

The upper precinct is the flattest and highest portion of the site. Due to its topographical nature, most of the structures located in this precinct cannot be seen from the harbour.

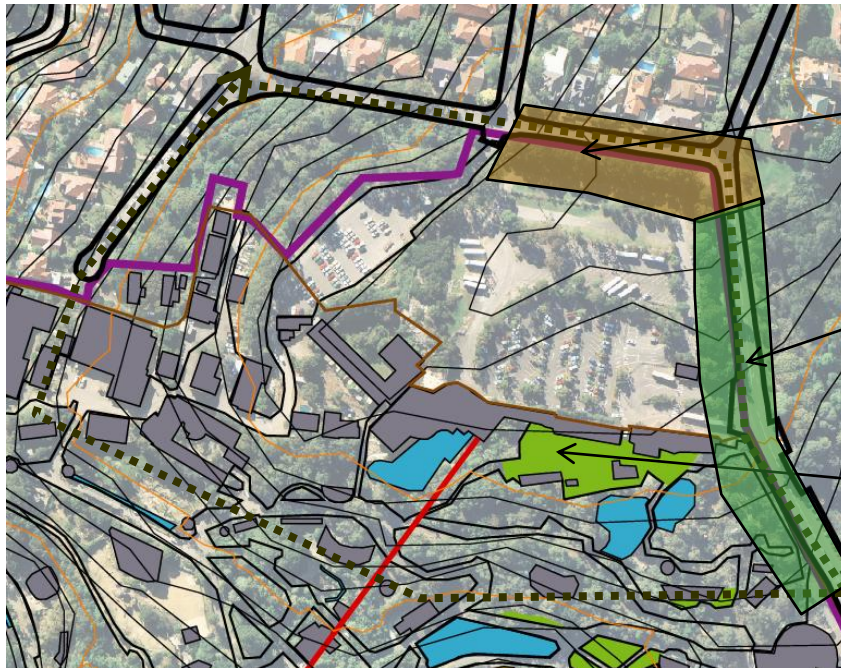
This precinct contains the main land-based entry to the zoo; as well as the main parking area. This precinct has the most significant interface with the adjacent urban area. It is bound on three sides by roadways, addressed by housing to the north and west, and natural bushland to the east. The zoo presents a natural bushland address to these roadways; thereby masking the entry and other buildings within the precinct.

Buildings and structures in this precinct are of typically heavy-weight construction, and comprise a mix of object [Entry Building] and Contemporary Modern buildings [education centre].

Built form guidelines

- Address public streets where buildings are developed close to the zoo boundary. The scale of building is to be typically a maximum of three storeys, reflecting the scale of the surrounding typical two-storey residential development.
- Define public spaces with built form. In particular, future, or alterations to existing, building forms should be designed so that they better define the entry area.

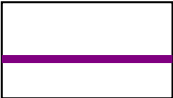


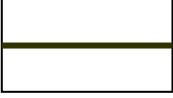




2.5.1 Upper central flat [top entry]

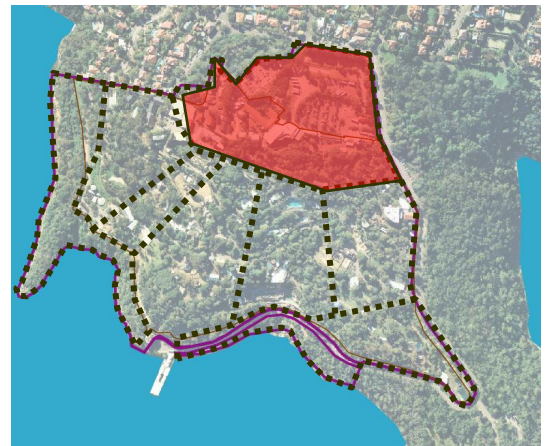


Future built from to address building form opposite; and further mask the parking area

Future built form to address bushland opposite; and further mask the parking area

Opportunity to further define this entry space by buildings, permitting views through to the harbour, to the south.

-  Zoo boundary
-  Cable car route
-  Public road pattern
-  Pathways
-  Key open spaces
-  Open air seating
-  Pools
-  2 / 10 m contour intervals



2.5.1 Upper central flat [top entry]



Figure 2.5.1.a
Public open space upon passing through the main upper entry.



Figure 2.5.1.b
Upper entry building is an important landmark item, thereby assisting visitors with orientation.

2.5.2 Upper west

Character statement

This area encompasses a number of the Zoo's back of house facilities, bounding onto the adjacent suburb of Mosman. Less attention appears to have been focussed on this area in recent times.

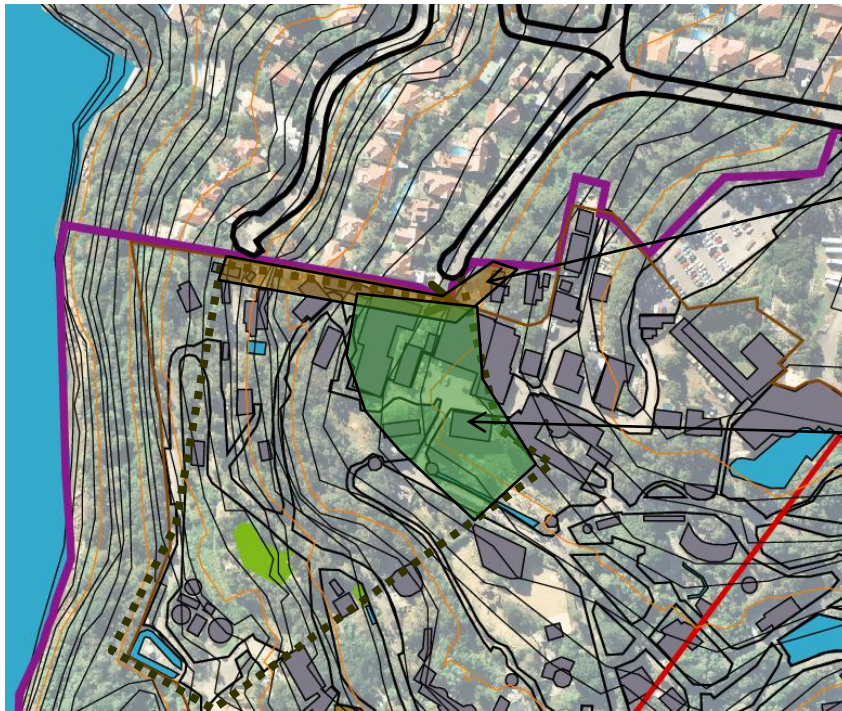
Generally the precinct lacks the extent of tree cover evident elsewhere on the site, however, as this precinct is mostly well setback from the foreshore, this is not apparent from the harbour. This precinct does however contain the water treatment facility, which, due to its proximity to an east-west ridgeline, close to the foreshore, is visible from the harbour.

Moving through this portion of the zoo can be confusing to the visitor due to lack of orientation opportunities, as a consequence of long winding paths with little or no views out. Few view corridors through to the harbour or key orientating structures can be experienced from the pathways.

Built form guidelines

- Optimise future development opportunities to reorganise back-of-house facilities such that they contribute to a well-defined precinct, with a clear layout of pathways, and have a public address to the adjacent suburb of Mosman.
- Focus building development in the north-eastern portion of the Upper West precinct, so that buildings and structures are set well back from the more exposed ridges and cliff-lines.
- Development close to the western zoo boundary should define the public stair access and view corridor with a clear public address, and alignment to these public thoroughfares.
- Utilise a palette of materials that seek to support the specific character of this precinct. Heavier weight materials may be more appropriate to the north, where structures are likely to be less exposed, with lighter structures closer to the south.
- Utilise structures in developing and defining view corridors to the harbour and other key orientating zoo elements.

2.5.2 Upper west

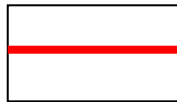


Future nearby development to address the public stairway

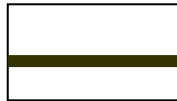
Confine development to this less sensitive flat area so that development will be well set back from steep slopes and cliff lines.



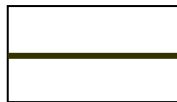
Zoo boundary



Cable car route



Public road pattern



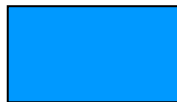
Pathways



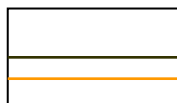
Key open spaces



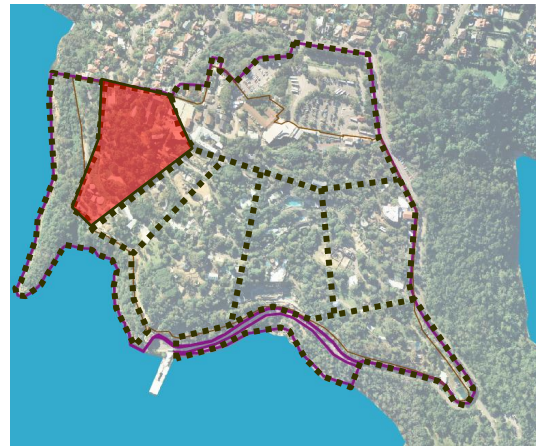
Open air seating



Pools



2 / 10 m contour intervals



2.5.2 Upper west



Figure 2.5.2.a

There a number of brick structures in this precinct that would benefit from screening by vegetation to assist in reducing the scale and “flatness” of these structures.



Figure 2.5.2.b

These winding pathways provide glimpses to exhibits openly. They do not allow for views through to the harbour or other elements that may assist with visitor-orientation.

2.5.3 West foreshore

Character statement

This precinct comprises the portion of the zoo that forms the eastern arm of Little Sirius Cove. Views from this precinct extend across swing boat moorings, and beyond to residences on the opposite side of the narrow bay. The western foreshore of the zoo is quiet and intimate, and relates visually to the natural bushland setting of the Mosman locality.

The area located below [south and west] of the boundary wall is highly sensitive, both visually and ecologically. The site steps up steeply from the foreshore to the wall. Beyond the wall the topography flattens. The Zoo's plant treatment is located just north of the wall and is partly visible from the water.


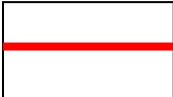
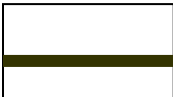
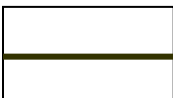


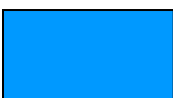
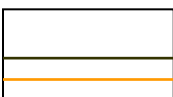
Built form guidelines

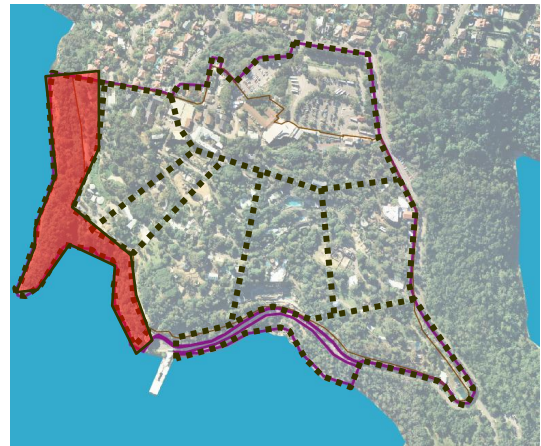
- Avoid any buildings/structures below the zoo wall.
- Site buildings north of the wall, set back sufficiently from this cliff edge so that the appearance of the buildings and structures are minimised as viewed from the harbour below. Any proposal to build close to the wall will require detailed analysis due to the high visual sensitivity of this area.
- Built form near the steps at the north-western boundary to the zoo is to address the adjacent steps, defining this public view and access corridor.

2.5.3 West foreshore



Future nearby development to address the public stairway

-  Zoo boundary
-  Cable car route
-  Public road pattern
-  Pathways
-  Key open spaces
-  Open air seating
-  Pools
-  2 / 10 m contour intervals



2.5.4 West gully

Character statement

The west gully provides a focus for views down through to the harbour. This precinct contains a number of key open spaces such as the bird flight amphitheatre, and a quiet open area recently developed to the west. There is a considerable fall adjacent to the Zoo wall, down to the foreshore area to the south.

Built form in this precinct is presently sparse, permitting views through to the harbour, including the iconic “giraffes with harbour background” view.

Built form guidelines

- Avoid built form along the length of the gully, particularly where it is steep, so as to permit continuous views through to the harbour.

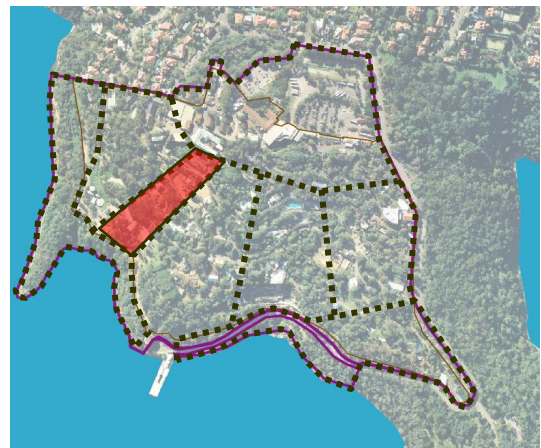
2.5.4 West gully



Avoid development in the central line of the gully so as to permit views direct through to the harbour.



- Zoo boundary
- Cable car route
- Public road pattern
- Pathways
- Key open spaces
- Open air seating
- Pools
- 2 / 10 m contour intervals



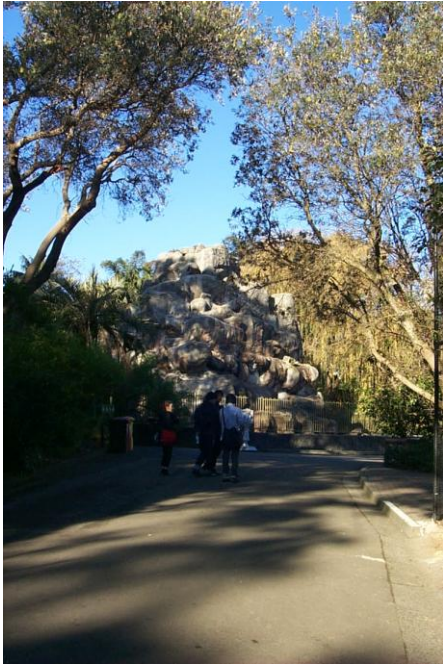


Figure 2.5.4.a
Blocking view corridors, such as this Mock-Rock Goat Mountain is to be discouraged in the future.



Figure 2.5.4.b
The western gully allows for expansive views through.

2.5.5 NS ridge

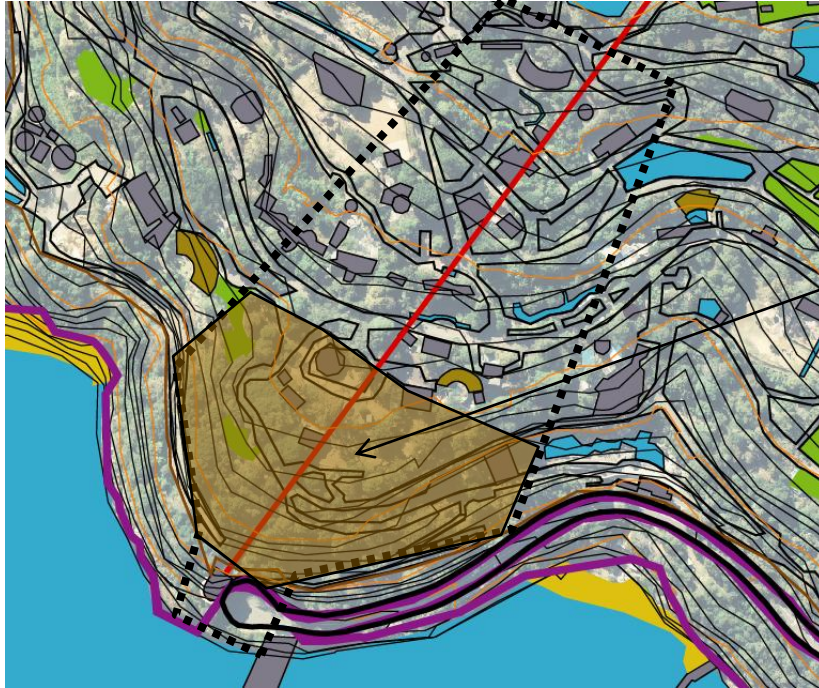
Character statement

This precinct is defined by the clear ridge-line running north-south through the site, dividing the Zoo into two. The line of the ridge is denoted by the cable car above. The ridge is highly exposed, particularly the portion close to the foreshore, and more generally the lower southern end of the ridge. This high exposure, however, provides opportunities for expansive, open views. The most visually sensitive area is the area south-west of the farmyard nursery.

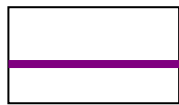
Built form guidelines

- Minimise built form along the length of the ridge, due to its high visual exposure as viewed from the harbour.

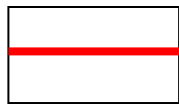
2.5.5 NS ridge



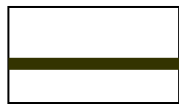
The area south-west of the farmyard nursery is highly visually sensitive, as this is the most exposed portion of the north-south ridge.



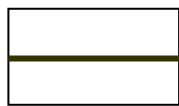
Zoo boundary



Cable car route



Public road pattern



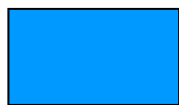
Pathways



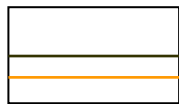
Key open spaces



Open air seating



Pools



2 / 10 m contour intervals





Figure 2.5.5.a
Open, expansive views in the line of the north-south ridge, south-west of the farmyard nursery.

2.5.6 East gully and cornice

Character statement

The east gully provides an important natural topographical corridor, focussing views from the zoo through to the harbour. Pedestrians walk across the gully on paths and bridges following the contour line, forming a series of benched corniches [particularly near the upper seal pools]. At the lower levels, the gully is well vegetated. There is a large open space, associated with Sarina's Restaurant, located to the eastern side of the gully.

This precinct has the most clearly defined, desirable character of all the landscape precincts. The combination of meandering paths, open pools, exotic vegetation, landmark heritage items and views through the line of the gully contribute to a precinct that is comparatively easy for the visitor to understand, to orientate within, and move through.

Some elements are visible from the harbour. Notably, the wall to the former aquarium is viewed as an unattractive concrete wall.

Significant views of the harbour are obtained above the upper seal pools and near the floral clock.


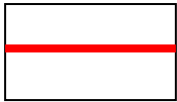
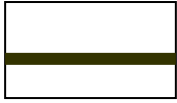
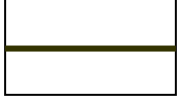




Built form guidelines

- Retain the central line of the gully as a wide, and well-defined view corridor. Built form is discouraged within the line of the corridor, so that continuous views north-south views can be achieved.
- Ensure that the gully retains its role in providing key open spaces and natural amphitheatres, with views through to the harbour beyond.
- Design shade structures to open spaces such that they do not impact on the line of view from areas above [to the north] and below [to the south]. Such structures may be designed such they are temporary only, removed on the completion of events.

2.5.6 East gully and cornice



This precinct is characterised by a series of corniches, permitting focussed vies through the line of the gully.

-  Zoo boundary
-  Cable car route
-  Public road pattern
-  Pathways
-  Key open spaces
-  Open air seating
-  Pools
-  2 / 10 m contour intervals



2.5.6 East gully and corniche



Figure 2.5.6.a
View from the lower Seal Pool, up the line of the gully.



Figure 2.5.6.b
View to a bridge crossing over the gully.



Figure 2.5.6.c
View from above the lower Seal Pools.



Figure 2.5.6.d
View from the Floral Clock, adjacent to the upper Seal Pools.

2.5.6 East gully and cornice



Figure 2.5.6.e
View from above the Seal theatre [adjacent to the lower seal pools].



Figure 2.5.6.f
View down a staircase, descending from the upper Seal Pools.

2.5.6 East gully and corniche



Figure 2.5.6.g
View across to the former Aquarium and beyond to the harbour. Future development is to be at this height or lower, so as to permit views through along the line of this path and stairway.



Figure 2.5.6.h
View from the lower Seal Pools and across the Lower Entrance and beyond to the harbour.

2.5.7 East foreshore

Character statement

The eastern foreshore is located adjacent to the Sydney Harbour National Park. Above the zoo wall this area encompasses a low flat peninsula shaped piece of land, that accommodates many back-of-house services, including the Botanic Estate and the Conservation Breeding Centre. Typical built form in this area consists of low timber shelters that cannot be viewed from the harbour. Below the wall and public roadway is a strip of foreshore vegetation, Athol Beach and a former whaling station.







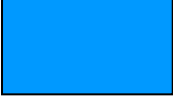
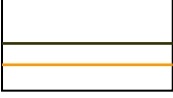
Built form guidelines

- Avoid locating any structures or buildings below the public roadway.
- Set buildings well back from the Zoo wall [to the north of the wall], and steep slopes, so that visibility of the structures from the harbour is minimised.
- Accommodate future development similar in terms of scale and “lightweight nature” to the existing structures within the precinct.

2.5.7 East foreshore



Confine development to the flat upper portion of the precinct, set back from cliff lines and dominant slopes.

-  Zoo boundary
-  Cable car route
-  Public road pattern
-  Pathways
-  Key open spaces
-  Open air seating
-  Pools
-  2 / 10 m contour intervals



2.5.7 East foreshore



Figure 2.5.7.a
View from a low open space to the harbour beyond.



Figure 2.5.7.b
Well vegetated, long pathway flanked by natural vegetation, typical of pathways within the precinct.

2.5.7 East foreshore



Figure 2.5.7.c,d

Low, flat, open spaces permitting views to the harbour beyond. Structures may be accommodated in these areas, where they are set back from the dominant slope/cliff line to the south, where they continue to permit some views through to the harbour.

2.5.8 Upper east

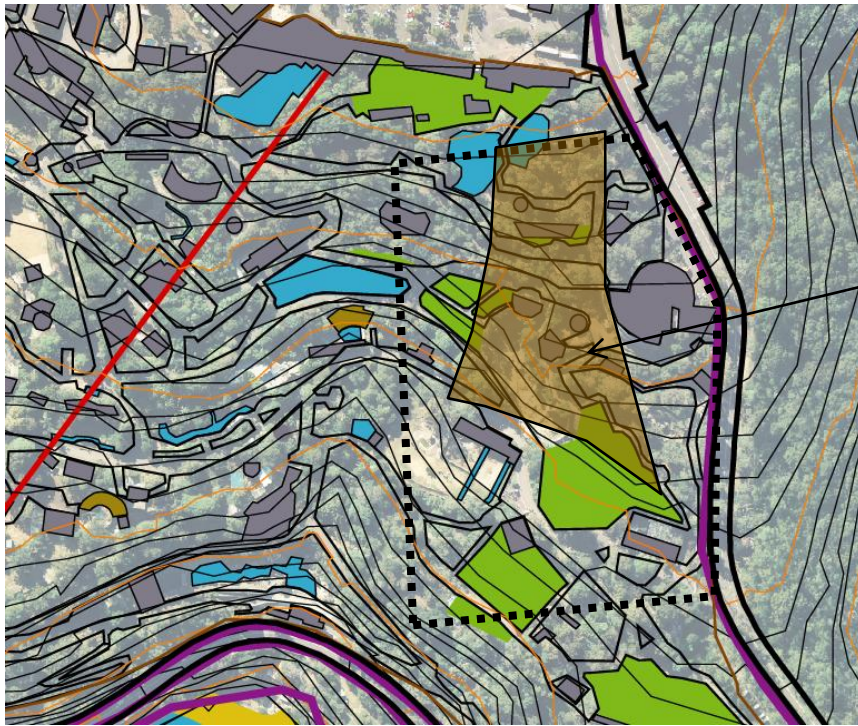
Character statement

This precinct is located between the flat upper precinct and the foreshore. The precinct has a significant consistent slope. This means that some existing development is visible when viewed from the water, such as the Taronga Centre. The precinct also has significant exposure in that it is viewed from afar, as it addresses the broad eastern expanse of Sydney harbour more so than the other precincts.



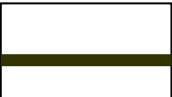
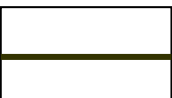


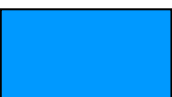
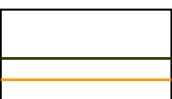
Built form guidelines

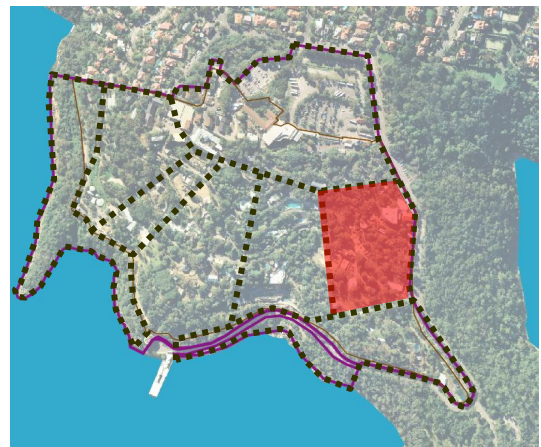
- Confine buildings to flat areas wherever possible within this precinct, thereby minimising visual intrusion in terms of elevation visible from the water.
- Avoid development that is clearly visible from the water [such as the Taronga Centre] and where possible, ameliorate the impact of elements presently visible.
- Avoid development close to the gully of the precinct to the west, and avoid development close to the ridgeline that follows the road to the west, due to the potential for high visual exposure.

2.5.8 Upper east



Focus future development in this area, as it is away from the sensitive gully zone to the west; the ridge line of the road to the east, and is set back from dominant slopes.

-  Zoo boundary
-  Cable car route
-  Public road pattern
-  Pathways
-  Key open spaces
-  Open air seating
-  Pools
-  2 / 10 m contour intervals



2.5.8 Upper east



Figure 2.5.8.a

View from the restaurant, adjacent to the Taronga Centre. This area is close to the ridgeline of the roadway, hence the expansive view out.



Figure 2.5.8.b

Sarina's restaurant can be seen from the harbour, due to the minimal screening vegetation. The materials are lightweight however, and the structure is small, thereby reducing the impact [as compared to the Taronga Centre].

2.6 Application of ESD principles ¹⁰

Objectives

- Impact on natural systems, topography and vegetation is to be minimised.
- Selection of low-energy embodied materials is encouraged.

2.7 Integration of maritime activities ^{11 12}

Objectives

- Maintain commuter/tourist ferry
- Potential to interpret the history of past maritime elements, such as the Whaling Station and wharf.



Figure 2.7
Location of landscape precincts

¹⁰ Relevant clauses in *SEPP 56*
7[1]

¹¹ Relevant clauses in *SEPP 56*
7[m], 7[o]

¹² Relevant references to *Zoo 2000*

Zoo 2000 refers to maritime opportunities including interpretation and the provision of access to Athol Bay Foreshore and Beach.

3 Items to be addressed in Taronga Zoo Precinct Plans and Development Applications

3 Items to be addressed in Taronga Zoo Precinct Plans and Development Applications

In addition to the masterplan requirements of SEPP56, additional drawings and items of information are desirable, to demonstrate the appropriateness of the design, including:

- plans and sections demonstrating the relationship of the proposed structure and its surroundings, and the line of existing views to and from the harbour;
- visual material illustrating the impact of the proposed structure on views from other areas within the zoo through to the harbour; and
- photo montages illustrating the impact on the harbour elevation.

Where the proposal is a Precinct Plan, information is to be provided showing how the precinct will relate to adjacent precincts; particularly in terms of views and access; and how the precinct will be integrated/interfaced with adjacent precincts in terms of the selection of materials and vegetation.

It is essential that material is presented, demonstrating the manner in which the design addresses:

- the zoo in terms of existing character and landform;
 - the location of existing access [and cycle, water and road access where appropriate]:
 - along the foreshore;
 - into the site [relationship with neighbouring uses and patterns]; and
 - through the site;
 - the physical and visual relationships with open space networks:
 - within the defined Taronga Zoological Gardens;
 - along the foreshore; and
 - relationship to neighbouring networks; and
 - the relationship of proposed built elements in relation to views:
 - views to the zoo;
 - views within the zoo; and
 - views out of the zoo;
- such that proposed structures do not obscure views, and where appropriate define and/or create views.

Appendix

Appendix SEPP 56 Guiding Principles

Part 2 Guiding principles [for all land to which this Policy applies]

6 Objective

- (1) The objective of this Part is to provide a set of clear principles for the development of all land to which this Policy applies.
- (2) These principles are to be taken into consideration and, where possible, achieved in the preparation of environmental studies, environmental planning instruments, development control plans, master plans and any other environmental planning codes or guidelines, and in the assessment and determination of development applications.

7 Guiding principles

All decisions made in the administration of the Act or an instrument under the Act relating to the planning and development of land to which this Policy applies are to take the following matters into consideration:

- (a) increasing public access to, and use of, land on the foreshore,
- (b) the fundamental importance of the need for land made available for public access, or use, on the foreshore to be in public ownership wherever possible, particularly land that is within the foreshore area as defined in the *Sydney Harbour Foreshore Authority Act 1998*,
 - (b1) if public ownership of foreshore land is not possible, the use of appropriate tenure mechanisms to safeguard public access to, and public use of, that land and to ensure the rights of public authorities to determine the design of, use of, and amenities on, the land over time,
- (c) the retention and enhancement of public access links between existing foreshore open space areas,
- (d) the conservation of significant bushland and other natural features along the foreshore, where consistent with conservation principles, and their availability for public use and enjoyment,
- (e) the suitability of the site or part of the site for significant open space that will enhance the open space network existing along the harbour foreshores,
- (f) the protection of significant natural and cultural heritage values, including marine ecological values,
- (g) the protection and improvement of unique visual qualities of the Harbour, its foreshores and tributaries,
- (h) the relationship between use of the water and foreshore activities,
- (i) the conservation of items of heritage significance identified in an environmental planning instrument or subject to an order under the *Heritage Act 1977*,
- (j) the scale and character of any development, derived from an analysis of the context of the site,

- (k) the character of any development as viewed from the water and its compatibility and sympathy with the character of the surrounding foreshores,
- (l) the application of ecologically sustainable development principles,
- (m) the maintenance of a working-harbour character and functions by the retention of key waterfront industrial sites or, at a minimum, the integration of facilities for maritime activities into development and, wherever possible, the provision of public access through these sites to the foreshore,
- (n) the feasibility and compatibility of uses and, if necessary, appropriate measures to ensure coexistence of different land uses,
- (o) increasing opportunities for water-based public transport.

19 Preparation of master plans

- (1) A draft master plan may be prepared by or on behalf of the owner or lessee of the land concerned, the relevant council or the Director-General.
- (2) A draft master plan should be prepared following consultation with the consent authority and is to illustrate and explain, where appropriate, proposals for the following:
 - (a) design principles drawn from an analysis of the site and its context,
 - (b) phasing of development,
 - (c) distribution of land uses including foreshore public access and open space,
 - (d) pedestrian, cycle and road access and circulation networks,
 - (e) parking provision,
 - (f) subdivision pattern,
 - (g) infrastructure provision,
 - (h) building envelopes and built form controls,
 - (i) heritage conservation, implementing the guidelines set out in any applicable conservation policy, and protection of archaeological relics,
 - (j) remediation of the site,
 - (k) provision of public facilities,
 - (l) provision of open space, its function and landscaping,
 - (m) the impact on any adjoining land that is reserved under the *National Parks and Wildlife Act 1974*.
- (3) The requirement for consultation under subclause (2) does not apply if the draft master plan is prepared by the relevant council or the Director-General.
- (4) If a draft master plan is prepared by or on behalf of the relevant council or the Director-General, the relevant council or the Director-General is required to consult with the owner or lessee of the land concerned.