

Planning Compliance Assessment

The following key environmental planning instruments and development control plans provide the principle development standards and controls that apply to the site:

- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*
- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005
- *Mosman Local Environmental Plan 2012*
- Mosman Development Control Plan 2012

The following tables provide an overview of the proposal's compliance with the relevant development standards and controls applying to the site.

SYDNEY HARBOUR FORESHORES AND WATERWAYS AREA DEVELOPMENT CONTROL PLAN 2005

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

Ecological Assessment		
<ul style="list-style-type: none"> ▪ The “Ecological Communities and Landscape Characters” map identifies the following Terrestrial Ecological Communities on the greater Zoo site: <ul style="list-style-type: none"> - Predominantly <i>Grasslands</i> which is identified as a <i>Low Conservation Community</i>; - Minor areas of the site <i>Open Forest (Type B)</i>; and - <i>Woodland</i> in the southeast. <p>The site of the proposed Australia Habitat and Taronga Wildlife Exhibit is located within the <i>Grasslands</i> area and does not immediately adjoin other terrestrial ecological communities. This table provides an assessment relative to the Statement of Intent and the Performance criteria with this respect to <i>Grasslands</i>.</p>		
Statement of Intent:	Relevant Performance Criteria for Development within Low Conservation Communities	Comment
<p>Vegetation Protection</p> <p>To conserve and enhance vegetation.</p>	<ul style="list-style-type: none"> ▪ Mature trees containing hollows are preserved where feasible. ▪ Natural watercourses and any special natural features such as cliff faces and rock outcrops are protected. ▪ The incremental and cumulative effects of development are considered having regard to the above performance criteria. 	<ul style="list-style-type: none"> ▪ Mature and native trees have been retained where possible. Replacement planting is in integral component of the landscaping scheme and will include the planting of native trees as well as providing opportunities for long term establishment of native plant species in appropriate locations. ▪ The existing site has been terraced and includes several retaining wall that support existing paths and roads. The proposed accommodation pods have been designed to integrate into the existing topography of the land. ▪ The required tree removal will be offset significantly by the replacement planting proposed across the site. Notably the replacement planting will improve the biodiversity across the site, and contribute significantly to the native bushland character of the overall zoo site. As such it is considered that there will be no cumulative loss of native vegetation across the site as a result of

		this proposal.
<p>Reduce Predation Pressure</p> <p>To minimise the risk of predation on native fauna species by domestic pets.</p>	<ul style="list-style-type: none"> Fencing to contain domestic pets is provided. 	<ul style="list-style-type: none"> NA.
<p>Soil Conservation and Pollution Control</p> <p>To minimise impacts associated with soil erosion, water siltation and pollution.</p>	<ul style="list-style-type: none"> Measures to minimise soil erosion and siltation during construction and following completion of development are implemented. Controls are implemented to prevent pollutants from entering the waterway. Any pollutants and any increase in suspended solids is temporary and does not exceed the current pollution and range of turbidity. 	<ul style="list-style-type: none"> Comprehensive soil and erosion control measures will be implemented during construction to ensure water quality exiting the site is satisfactory. As outlined within the Stormwater Management Plan, stormwater will be captured with rainwater tanks and reused for both internal and external uses. All stormwater in excess of this pipe network will discharge as sheet flow to a treatment plant located within the downstream portion of the Taronga Zoo site. The Stormwater Management Plan concludes that as a result of the proposed stormwater treatments and mitigation measures the proposed new development will not create an adverse effect on stormwater discharging from the site.
<p>Landscape Assessment</p>		
<p>The site is located within the vicinity of area identified as <i>Landscape Character Type 2</i> and 9.</p> <p>Landscape character 2 applies to the entry of Sydney Harbour.</p> <p>Landscape character 9 applies to the natural foreshores of the Harbour and Parramatta River including Greenwich Point, Gore Creek, Woodford Bay, part of Lane Cove and Parramatta Rivers, Mosman Bay, Cremorne Point, Little Sirius Cove, Fort Denison and Clark, Goat and Shark Island.</p>		
Statement of Character and Intent for Landscape character 2:	Performance Criteria	Comment
<p><i>Development should ensure that the natural features which characterise the entry to Sydney Harbour are maintained. It should be sited so that the view of these natural features and landmarks are preserved. Development should be designed to</i></p>	<p>Any development within this landscape is to satisfy the following criteria:</p> <ul style="list-style-type: none"> natural elements including cliffs, rock shelves and beaches are retained and views of these features are not obscured; native vegetation on clifflines, ridgelines and along the shoreline is protected; 	<ul style="list-style-type: none"> The proposed Taronga Wildlife Retreat has been designed to step down with the natural topography of the site. The proposed siting of the development results in minimal visibility from Sydney Harbour. Notably the development is not readily visible from Sydney Harbour as it sits below the ridgeline. The development does not involve removal of vegetation along

<p><i>complement existing features so that the contrast between the built and natural environs is minimised. The intent in this area is to encourage development that:</i></p> <ul style="list-style-type: none"> ▪ <i>enhances the maritime and heritage significance of the Harbour through the protection of land uses that contribute to this character;</i> ▪ <i>maintains and preserves the dramatic natural entry into the Harbour; and</i> ▪ <i>has a direct relationship with the entry to the Harbour.</i> 	<ul style="list-style-type: none"> ▪ roof lines are below the tree canopy to maintain the prominence of the skyline of trees along the headlands; ▪ built elements have a direct relationship with the entry to the Harbour, port, defence, tourism or recreation; and ▪ overall colours should match native vegetation and geological features as closely as possible with trim colours drawn from natural elements such as tree trunks and stone. 	<p>the shoreline or significant ridgelines and clifflines.</p> <ul style="list-style-type: none"> ▪ The maximum height of the proposed accommodation pods and restaurant pod will sit below the dominant tree canopy, when viewed from Sydney Harbour. ▪ Proposed buildings are associated with an important tourist and recreational facility. ▪ The proposed building materials and colours appropriately complement natural bushland setting.
<p>Statement of Character and Intent for Landscape character 9:</p>	<p>Relevant Performance Criteria</p>	<p>Comment</p>
<p><i>These areas are significant because they contain natural foreshores interspersed with more developed areas and provide a key feature and visual variety to the total landscape. The natural shoreline has significant visual features. However, it is also developed with swimming pools, retained edges and boat sheds. Sections of vegetated skyline have been preserved. The intent is to retain these natural features and only encourage development that is consistent with the scale, design and siting of that which exists.</i></p>	<p>Any development within this landscape is to satisfy the following criteria:</p> <ul style="list-style-type: none"> ▪ it is sited so remaining rock outcrops, cliffines or vegetated shorelines are protected and not obscured; ▪ it is sited to ensure that the continuous line of any natural feature is preserved and remains the dominant feature in the landscape; ▪ it is sited and designed to maintain the vegetation cover on the upper slopes and ridgelines; ▪ major points and entrances to the bays are preserved in their natural state; and ▪ colours should match native vegetation as closely as possible with trim colours drawn from natural elements such as tree trunks and stone. 	<ul style="list-style-type: none"> ▪ The Taronga Wildlife Retreat is sited within an established part of the Zoo adjacent to the existing Taronga Centre. The proposed built forms and structures are designed to step with the existing topography of the site and as such will be subordinate to the natural setting. ▪ The proposed structures will not exceed the maximum RL height of the existing Taronga Centre. ▪ Vegetation will be required to be removed to facilitate the new development but will be replaced with a comprehensive landscape scheme that provides additional native vegetation of a range of species and densities and height. ▪ The proposed building materials and colours appropriately complement natural bushland setting.

Design Guidelines for Land-Based Developments		
The proposed development is located above mean high water mark and is categorised as “land-based” development under this DCP.		
Guideline	Provision	Comment
Foreshore Access	<ul style="list-style-type: none"> Where possible provide and improve public access to and along foreshores. 	<ul style="list-style-type: none"> Proposed development is located wholly within the Zoo site and does not impact upon the existing public foreshore access opportunities.
Siting of Buildings and Structures	<ul style="list-style-type: none"> Siting of development to take into account: <ul style="list-style-type: none"> Council foreshore building lines; Setbacks from native vegetation; Address the waterway; Retain views of landmarks and key features; Siting above cliffs or steep slopes rather than flat land at the foreshore. Minimise loss of views. 	<ul style="list-style-type: none"> Development is sited to achieve the following: <ul style="list-style-type: none"> Significantly setback from any Council foreshore building lines. Setback from bushland along the Zoo’s boundaries. Setback from significant native landscaping where possible, retention of significant heritage listed trees, and replanting of native vegetation as part of the Australia Habitat Exhibit. Designed to not be readily visible from the waterway. Is located away from significant view corridors and ridgelines within the Taronga Zoo site. Maintains significant views to landmarks across the Taronga Zoo site, including the panoramic views from Level 2 of the Taronga Centre. Is not situated along the foreshore.
Built Form	<ul style="list-style-type: none"> Buildings and other structures should generally be of a sympathetic design to their surroundings. Break up facades and roof lines with smaller elements and use pitched roofs. Avoid bright and floodlighting. Minimise use of reflective materials. 	<ul style="list-style-type: none"> The proposed restaurant pod has been designed as an extension to the existing Taronga Centre building and is commensurate with its scale and architectural design. The accommodation pods are proposed as small building footprints that steps down with the natural topography of the site. The design of these buildings is sympathetic to the surrounding bushland character through the use of natural building materials and finishes, and the retention and replanting of significant native

	<ul style="list-style-type: none"> ▪ Use colours sympathetic to surrounds. ▪ Mitigate the cumulative visual impacts of a number of built elements on a single lot by including bands of vegetation, articulation of walls and smaller built elements. ▪ The cumulative impact of development along the foreshore is considered having regard to preserving views of special natural features, landmarks or heritage items. 	<p>vegetation.</p> <ul style="list-style-type: none"> ▪ The proposed fragmentation of the accommodation pods break up the built form, facades, and roof lines. ▪ The proposal does not incorporate floodlighting. ▪ Extensive vegetation is proposed across the Australia Habitat exhibit, in part to aid in the integration of the development with the natural setting. Proposed planting in conjunction with existing vegetation surrounding the site will retain the bushland setting. ▪ Building materials will not be reflective and will utilise colours sympathetic to the locality. ▪ The photomontages prepared by Cox Architecture demonstrate that the proposal does not result in an adverse visual impact from Sydney Harbour.
Planting	<ul style="list-style-type: none"> ▪ Provide a landscape plan and provide for: <ul style="list-style-type: none"> - Incorporation of appropriate species found in the surrounding landscape. - Include endemic native species where native vegetation is present. - Retain mature vegetation where possible and development along ridgelines. - Avoid exotic species. 	<ul style="list-style-type: none"> ▪ The accompanying Landscape Plan includes: <ul style="list-style-type: none"> - The retention of trees where possible. - A comprehensive planting schedule including endemic native species and protection of the possible remnant indigenous vegetation on the site. - Use of entirely native plant species to respect the existing bushland character of the area. - Weed species will be managed out of the site.

MOSMAN DEVELOPMENT CONTROL PLAN 2012 – TABLE OF COMPLIANCE OF RELEVANT PROVISIONS

Provision	Requirement	Proposed	Compliance
Open Space and Infrastructure Development Control Plan			
4.1 Siting and Scale	<p>Height, scale and setback of development to have regard to the existing character of the area; impacts on neighbouring properties and public views.</p> <p>Buildings are to be sited to have regard to topographic features; minimise cut and fill; be appropriately setback relative to adjoining bushland and bushfire sources.</p>	<p>The proposed development is to be sited within the existing Australia Precinct. The built form steps down the site in response to the sloping topography, and is taller than the existing maximum height of the Taronga Centre. The proposed materials and finishes have been chosen with respect to the natural setting and resemble surrounding native vegetation and sandstone.</p> <p>When viewed from the Harbour, the Taronga Wildlife Retreat will not be readily visible. Whilst minimal visibility of the upper sections of the building façades and roofs may be seen through trees, the proposed flat roof, façade treatments and colours will ensure minimal visual impact. Refer to the photomontage provided with the architectural package.</p>	Yes
4.3 Heritage Conservation	<p>The statement of significance of the heritage item or conservation area must be considered and guide any changes to an identified heritage item.</p> <p>Refer to the Statement of significance of the heritage item to guide proposed changes to a heritage item.</p>	<p>The Zoo's site wide values are preserved ensuring the distinctive character of the site is retained. The impact on items identified on the existing Section 170 Heritage and Conservation Register are outlined within the Heritage Impact Statement. The removal of one heritage listed tree and heritage listed wisteria is considered acceptable due to the common species and likely modern planting date. Impacts to other landscape and building elements are concluded as an overall neutral heritage impact in the Heritage Impact Statement. Whilst there will be some negative impacts on the heritage significance of some landscape features, the Heritage Impact Statement considers mitigation measures to reduce such impacts.</p>	Yes
4.4 Accessible Buildings	<p>Compliance with the relevant applicable accessibility standards such as the BCA, the Disability (Access to Premises – Building) Standards 2010 and AS 1428.</p>	<p>The proposal improves overall accessibility of the site for all visitors. A BCA and Accessibility reports have been prepared and are submitted with the EIS package.</p>	Yes

4.5 Energy Efficiency	<p>Orientate and design for optimum solar access and natural ventilation.</p> <p>Incorporate energy efficient technologies, products and materials in building construction and design.</p> <p>Utilise non-polluting and sustainable building materials.</p> <p>Utilise sustainable energy sources, fitouts, fixtures and systems.</p> <p>Incorporate water efficient appliances (minimum 3 star rating) and dual flush toilets.</p>	<p>A Sustainable Design Report has been prepared for the development, detailing sustainable design elements surrounding:</p> <ul style="list-style-type: none"> ▪ Environmental and building management ▪ Architectural and passive design ▪ Water efficiency ▪ Energy efficiency ▪ Indoor Environmental quality ▪ Sustainable materials ▪ Ecology ▪ Waste minimisation ▪ Transport ▪ Social Benefits 	<p>Yes</p>
4.6 Visual and Acoustic Privacy	<p>Visual privacy of adjacent properties is to be maintained by providing minimum setbacks and incorporating screening devices and landscaping.</p> <p>Consideration is to be given to the hours of operation and potential noise impacts. Proper consideration must be given to noise mitigation measures.</p>	<p>There are no adverse visual privacy impacts to nearby neighbours due to the separation between the Australia Habitat and Taronga Wildlife Retreat and dwellings to the north and north east of the Zoo.</p> <p>The Acoustic report submitted includes measures to address potential acoustic impacts particularly during construction and operation.</p>	<p>Yes</p>
4.7 Crime Prevention	<p>Development is to be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles and take into consideration context, landscaping and privacy.</p> <p>Lighting is to be provided to public and private spaces, such as entries, parking areas and walkways.</p> <p>Outdoor lighting should control light spill as per AS 4282-1997.</p> <p>Design should enhance surveillance and safety by locating active uses adjacent to walkways, providing clear sightlines and carefully considering landscaping to ensure vegetation does not provide areas for hiding.</p>	<p>The security will be monitored in accordance with the Zoo's current security arrangements. The Operational Management Plan of management submitted with the EIS details security and safety measures for the Australia Habitat and Taronga Wildlife Retreat.</p> <p>The proposal is considered against CPTED principles within the EIS.</p>	<p>Yes</p>
4.8 View Sharing	<p>Development and landscaping should not obstruct public</p>	<p>The proposed siting of the Taronga Wildlife Retreat avoids impacts to significant public vistas and views. Notably the proposal avoids the</p>	<p>Yes</p>

	<p>vistas and views.</p> <p>Council must consider opportunities to maintain public views, taking into consideration the context of the site.</p>	<p>significant view lines identified by the Urban Design Principles and Visual Analysis prepared by the Urban Design Advisory Service (a business unit of the Department of the Urban Affairs and Planning, being the former Department of Planning and Environment).</p>	
4.9 Landscaping	<p>Existing established trees are to be retained and incorporated into the landscape design and replacement trees are to be provided in the event trees are to be removed.</p> <p>Trees to be retained are to be protected during construction.</p> <p>Vegetation and landscaping styles is to blend and compliment surrounding bushland. Include indigenous planting with new landscaping where possible.</p> <p>Consider safety principles in landscape design.</p> <p>Sites within the Habitat Link are to incorporate native species, in particular those indigenous to Mosman.</p> <p>Retention and extension of native fauna is to be regarded. The landscaping design of heritage items or conservation areas is to utilise appropriate species for the setting and preserve the character of the landscape.</p> <p>Minimise cut and fill to avoid disturbing local indigenous species. Fill is to be natural virgin extracted material only.</p>	<p>The development requires the removal of a number of trees to accommodate the proposal. Trees that are to be retained, including a number of heritage listed trees and vegetation will be protected during demolition and construction works in accordance with recommendations of the Arborist.</p> <p>Replacement planting is in integral component of the landscaping scheme and will include planting of trees as well as providing opportunities for long term establishment of native plant species in appropriate locations (refer to submitted Landscape Plans).</p> <p>The site is not part a Habitat Link.</p> <p>Cut and fill works will be generally limited to current disturbed areas of the site.</p>	Yes
4.10 Preservation of Trees or Vegetation	<p>Applications are to show the location of any trees that are the subject of the application and a brief statement of reason for the application, as well as any pertinent information that Council may require.</p>	<p>An Arborist Report has been prepared which provides an assessment on the required tree removal as part of this application, and further, a detailed Landscape Design Report has been prepared to illustrate the proposed replanting of native vegetation across the site. The Arborist Report and Landscape Design Reports are attached to the EIS.</p>	Yes
4.11 Transport, Access and Parking	<p>A traffic and Parking Impact Study may be required to be submitted with the development application.</p>	<p>A Traffic and Parking Report is attached to the EIS.</p>	Yes

4.12 Site Facilities	<p>Adequate provision of accessible site facilities is required.</p> <p>Amenity issues such as smell and unsightliness are to be mitigated. The impacts on the surrounds and neighbours are to be considered.</p>	<p>The Australia Habitat and Taronga Wildlife Retreat accommodate necessary site facilities including waste and recycling facilities.</p> <p>A Waste Management Plan is attached to the EIS.</p>	<p>Yes</p>
4.13 Stormwater Management	<p>Disturbance to the natural drainage pattern should be minimised.</p> <p>Existing trees and vegetation are to be retained where possible.</p> <p>Non-porous surfaces are to be minimised.</p> <p>On-site water management is to be incorporated in accordance with Council policy.</p> <p>Where required, rainwater tanks and on-site detention are to be incorporated in accordance with Council policy.</p> <p>Subsoil drainage systems are to be connected to Council's gully pits / pipelines in accordance with Council Policy.</p>	<p>The greater Zoo is serviced by a stormwater system that includes an on-site treatment plant. Stormwater is collected and recycled for use around the Zoo and any overflow is subject to treatment to comply with water quality requirements prior to discharging to Sydney Harbour.</p> <p>The Stormwater Management Plan that accompanies the EIS concludes that the proposed new development will not create an adverse effect on the stormwater management of the site, as quality controls are consistent with the existing stormwater flows and operation of the Taronga Zoo treatment plant.</p> <p>Various trees will be required to be removed to facilitate the new development on the site. A Landscape Plan details replacement planting which will help to mitigate lost trees in addition to providing opportunities for the long term establishment of endemic species.</p>	<p>Yes</p>
4.14 Excavation and Site Management	<p>Only virgin excavated natural material is to be used as fill.</p> <p>Slope lengths and gradients are to be minimised.</p> <p>Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or discharge of sediments.</p> <p>Site management during demolition, excavation and construction is to be undertaken in accordance with Managing Urban Stormwater: Soils and Construction.</p>	<p>Changes to existing ground levels are proposed to be minimised where possible as the siting and fragmentation of the building form steps down with the existing ground levels. Where cut and fill is however required to integrate the proposed buildings with the site, excavation will be in accordance with the relevant standards as outlined within the Stormwater Management Plan and Construction Management Plan.</p> <p>Soil and erosion control measures will be implemented as part of the site preparation works.</p>	<p>Yes</p>
4.15 Waste	<p>Applications will be assessed against Mosman Council's</p>	<p>A Waste Management Report is attached with the EIS.</p>	<p>Yes</p>

Management	<p>Waste Policy.</p> <p>Development must include a designated waste/recycling storage area in accordance with the Waste Policy.</p> <p>Applications must comply with the Site Waste Minimisation and Management Plan requirements in the Waste Policy.</p>		
4.16 Advertising and Signage	<p>The size, scale, proportion and form of signage is to be appropriate for both the building on which it is located and the wider streetscape character.</p> <p>Signage is to be limited to that necessary to identify the nature of the business conducted at the premise.</p>	<p>Minimal signage is proposed within the Taronga Zoo site as identified on the Architectural Plans. The proposed signage is limited to identifying the nature of the Australia Habitat and Taronga Wildlife Retreat.</p>	<p>Yes</p>
5.1 Foreshore land and natural watercourses	<p>It is a required under the SREP (Sydney Harbour Catchment) 2005 that certain matters be considered when proposing any development on land within 'foreshores and waterways areas'.</p>	<p>Compliance against SREP (Sydney Harbour Catchment) 2005 has been assessed in the EIS. Compliance against the SREP (Sydney Harbour Catchment) DCP 2005 has been assessed and is attached with the EIS.</p>	<p>Yes</p>
5.4 Significant rock faces and retaining walls	<p>No excavation of rock faces or retaining walls identified as significant in the Rock Faces and Retaining Walls Study is allowed except in special circumstances.</p>	<p>The development site does not contain any significant rock faces or retaining walls as identified in the Rock Faces and Retaining Walls Study.</p>	<p>Yes</p>