

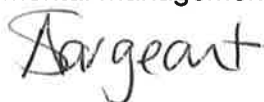
Development Consent

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

As delegate of the Minister for Planning, under delegation dated 26 September 2017, I grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

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



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 20 December, 2017

SCHEDULE 1

Application No.:	SSD 8008
Applicant:	Taronga Conservation Society Australia
Consent Authority:	Minister for Planning
Land:	Taronga Zoo, Bradleys Head Road, Mosman (Lot 22 in DP 843294)
Approved Development:	Partial demolition of the existing African Safari and Orangutan Rainforest exhibits and redevelopment to form new African Savannah and Congo Forest exhibits

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Taronga Conservation Society Australia, or anyone else entitled to act on this consent
Application	The development application and the accompanying drawings plans and documentation described in Condition A2
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Mosman Council
Crown Building Works Certificate	Certification of Crown Building works under section 109R of the EP&A Act
Certifying Authority	Means a person who is authorised by or under section 109D of the EP&A Act to issue a construction certificate under Part 4A of the EP&A Act; or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works under section 109R of the EP&A Act
Day time	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	Department of Planning and Environment, or its successors
Evening	The period from 6 pm to 10 pm
EIS	Environmental Impact Statement entitled ' <i>Taronga Zoo – African Savannah and Congo Forest Exhibits</i> ' and accompanying appendices, prepared by JBA Pty Ltd and dated July 2017
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> .
Minister	Minister for Planning, or nominee
Night time	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
OEH	Office of the Environment and Heritage, or its successors
RTS	Response to Submissions package entitled ' <i>Response to Submissions Report, Taronga Zoo Sydney, African Savannah and Congo Forest Exhibits</i> ' and accompanying appendices, prepared by Ethos Urban Pty Ltd and dated November 2017
RMS	Roads and Maritime Services, or its successors

Secretary

Secretary of the Department

Secretary's approval,
agreement or satisfaction

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

Site

Land referred to in Schedule 1

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1 In addition to meeting the specific performance measures and criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

TERMS OF CONSENT

- A2 The Applicant, in acting on this consent, must carry out the development:
- a) in compliance with the conditions of this consent;
 - b) in accordance with all written directions of the Secretary;
 - c) generally in accordance with the State Significant Development Application SSD 8008 Environmental Impact Statement entitled '*Taronga Zoo – African Savannah and Congo Forest Exhibits*' and accompanying appendices, prepared by JBA Pty Ltd and dated July 2017;
 - d) generally in accordance with the Response to Submissions entitled '*Response to Submissions Report, Taronga Zoo Sydney, African Savannah and Congo Forest Exhibits*' and accompanying appendices, prepared by Ethos Urban Pty Ltd and dated November 2017; and
 - e) the following drawings:

Architectural Plans prepared by Tonkin Zulaikha Greer Architects			
Drawing No.	Revision	Name of Plan	Date
A-002	B	Built form location plan	02/11/2017
A-100	C	Giraffe/zebra BOH lower ground plan	02/11/2017
A-101	C	Giraffe/zebra BOH upper ground plan	02/11/2017
A-102	C	Giraffe/zebra BOH roof plan	02/11/2017
A-103	C	Giraffe/zebra sections and elevations 1	02/11/2017
A-104	C	Giraffe/zebra sections and elevations 2	02/11/2017
A-105	C	Meerket BOH	02/11/2017
A-106	C	Fennec fox BOH	02/11/2017
A-107	C	Cliff village plan	02/11/2017
A-108	C	Cliff village sections and elevations	02/11/2017
A-110	C	Lion BOH and viewing ground plan	03/11/2017
A-111	C	Lion BOH and viewing upper plan	03/11/2017
A-112	C	Lion BOH and viewing roof plan	03/11/2017
A-113	C	Lion BOH and viewing sections and elevations	03/11/2017
A-114	C	Lion BOH and viewing sections and elevations	03/11/2017
A-120	C	African Waterhole amenities plan	02/11/2017
A-121	C	African Waterhole amenities roof plan	02/11/2017
A-122	C	African Waterhole sections and elevations plan	02/11/2017
A-130	C	Gorilla BOH plans	27/10/2017
A-131	C	Gorilla BOH sections and elevations 1	27/10/2017
A-132	C	Okapi BOH plans	27/10/2017
A-133	C	Congo exhibit viewing shelters	27/10/2017
A-134	C	Congo exhibit viewing shelters	27/10/2017
A-135	C	Congo exhibit viewing shelter	27/10/2017

Landscape Plans prepared by Green and Dale Associates Landscape Architects			
Drawing No.	Revision	Name of Plan	Date
A-050	07	Existing and demolition plan	01/11/2017
A-600	10	Tree removal and transplant plan	01/11/2017
A-601	07	Proposed landscape plan	01/11/2017
A-602	01	Tree removal and transplant schedule	02/11/2017
A-603	08	Grading plan 01	01/11/2017
A-604	08	Grading plan 02	01/11/2017
A-605	08	Grading plan 03	01/11/2017
A-606	08	Grading plan 04	01/11/2017
A-608	04	Site restraints plan	01/11/2017
A-609	03	Surface treatment plan	01/11/2017
A-610	00	Tree transplant plan	01/11/2017

INCONSISTENCY BETWEEN DOCUMENTS

A3 If there is any inconsistency between the documents in **Condition A2**, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency.

LIMITS ON CONSENT

A4 The development consent will lapse 5 years after the determination date unless the works authorised by this development consent have been commenced.

PRESCRIBED CONDITIONS

A5 The Applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

LONG SERVICE LEVY

A6 For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

LEGAL NOTICES

A7 Any advice or notice to the consent authority shall be served on the Secretary.

END OF PART A

PART B PRIOR TO ISSUE OF CROWN BUILDING WORKS CERTIFICATE

DETAILED LANDSCAPE PLAN

- B1 Prior to issue of the relevant Crown Building Works Certificate, a detailed Landscape Plan shall be submitted to and approved by the Secretary. The approved Landscape Plan shall then be submitted to the Certifying Authority.

REFLECTIVITY

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

PRE-CONSTRUCTION DILAPIDATION REPORTS

- B3 The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence'. The report shall be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Crown Building Works Certificate. A copy of the report is to be forwarded to the Council.

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

- B4 Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority prior to issue of the relevant Crown Building Works Certificate for each stage of construction works and shall include details as required by any of the following conditions.

DEMOLITION

- B5 The demolition work shall comply with the provisions of *Australian Standard AS2601: 2001 The Demolition of Structures*. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance shall be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Crown Building Works Certificate.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- B6 Prior to issue of any Crown Building Works Certificate, a **Construction Environmental Management Plan (CEMP)** prepared by an appropriately experienced and qualified person shall be submitted to the Certifying Authority. The CEMP shall address, but not be limited to, the following matters, where relevant:
- a) hours of work;
 - b) 24 hour contact details of site manager;
 - c) construction traffic and pedestrian management, in accordance with Condition B11;
 - d) **Construction Noise and Vibration Management Plan**, in accordance with Condition B10;
 - e) management of dust to protect the amenity of the neighbourhood;
 - f) provisions for the proper handling, transport and disposal of any asbestos waste encountered on site (including unexpected finds), in accordance with the **Asbestos Management Plan** required by Condition B7;
 - g) erosion and sediment control consistent with the *Construction Management Plan*, prepared by Taronga Conservation Society Australia and dated 7 June 2017;

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- h) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site;
 - i) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting;
 - j) flora and fauna management; and
 - k) specific evacuation measures for bushfire emergency that align with the zoo's **Emergency Management Plan**

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

- B7 Prior to issue of any Crown Building Works Certificate, an **Asbestos Management Plan** (including an Unexpected Finds Protocol) shall be incorporated into the CEMP. Existing plans and protocols applying to the zoo may be used if they comply with relevant policy and guidelines.
- B8 The CEMP shall not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.

EROSION AND SEDIMENT CONTROL

- B9 Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater–Soils & Construction Volume 1 (2004)* by Landcom. Details are to be included in the CEMP outlined in Condition B6.

CONSTRUCTION NOISE AND VIBRATION MANAGEMENT

- B10 The Applicant shall prepare and implement a **Construction Noise and Vibration Management Plan** (CNVMP) which shall address the following:
 - a) be prepared by an appropriately experienced and qualified person;
 - b) be prepared in accordance with relevant EPA guidelines and in consultation with the EPA;
 - c) identify any annoying or intrusive noise generating activities;
 - d) describe the proposed noise and vibration management measures in detail, including measures identified in the *Acoustic Report*, prepared by Acoustic Studio dated 12 May 2017 submitted with the EIS and associated addendum, dated 20 October 2017, submitted with the RTS;
 - e) include strategies that have been developed with the community, including all noise sensitive receivers where noise levels exceed the noise management levels, for managing high noise generating works;
 - f) evaluate and report on the effectiveness of the noise and vibration management measures; and
 - g) include a community consultation and complaints management system that would be implemented for the duration of the project.

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

CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN

- B11 Prior to issue of any Crown Building Works Certificate, a **Construction Traffic and Pedestrian Management Plan** (CTPMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The Plan shall address, but not necessarily be limited to:
 - a) details of demolition and construction activities and timing of these activities;
 - b) ingress and egress of vehicles to the site;

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- c) loading and unloading, including construction zones;
 - d) construction personnel parking;
 - e) measures to minimise vehicle queuing or idling on public roads;
 - f) the staging of works;
 - g) predicted construction traffic movements, types and routes; and
 - h) pedestrian and traffic management methods.

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

HERITAGE

B12 Prior to issue of any Crown Building Works Certificate, the Applicant shall prepare a **Heritage Management Plan** (HMP) to ensure construction impacts on Aboriginal and non-Aboriginal heritage will be appropriately avoided, minimised and managed. The Plan shall include, but not necessarily be limited to the mitigation and protection measures included in the *Heritage Impact Assessment*, dated June 2017, submitted with the EIS and associated addendum, dated November 2017, submitted with the RTS, measures to protect retained items in and adjacent to the works area, including:

- a) an interim archival recording of the 1924 and 1940 Giraffe Houses (items 61B(a) and (b)), Turner House (54B), the Orang-utan Enclosure (103B) and the Safari Lodge Kiosk, their respective settings and views to and from the subject development area. The recording shall include photographs and architectural measured drawings in accordance with Heritage Division standards. A final archival recording must be submitted within 4 months following commencement of construction works;
- b) archaeological investigation research and methodology in accordance with relevant OEH guidelines. If the investigation determines there will be an adverse impact, further consultation and endorsement of the HMP will be required from the Heritage Council;
- c) protection of heritage items and landscape heritage items during works;
- d) interpretation of the historical significance of the zoo within the site including the 1924 Giraffe House, retained Former Pygmy Hippo shelter and the grand staircase/rustic seating/palm ensemble;
- e) retain appropriately skilled conservation advice during design and construction;
- f) provide information on contractor induction on heritage matters; and
- g) provide an unexpected heritage finds procedure.

The Plan shall be submitted to and approved by the Secretary prior to the issue of any Crown Building Works Certificate. The Applicant shall ensure that the HMP is implemented during demolition and construction.

FIRE SAFETY

B13 The design and construction of the building and landscaping must include the following:

- a) construction in accordance with general fire safety provisions of the Building Code of Australia (BCA); and
- b) the fire safety measures detailed in the *BCA Report*, prepared by Blackett Maguire and Goldsmith dated 13 November 2017.

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

OUTDOOR LIGHTING

- B14 All outdoor lighting within the site shall comply with, where relevant, *AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting* and *AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Crown Building Works Certificate.

STORAGE AND HANDLING OF WASTE

- B15 The building plans and specifications accompanying the relevant plans submitted to the Certifying Authority prior to issue of the relevant Crown Building Works Certificate shall demonstrate that an appropriate area will be provided within the Site for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the approved development.

DISABLED ACCESS

- B16 Prior to issue of the relevant Crown Building Works Certificate, a report is to be provided to the Certifying Authority verifying that, except for landscaped areas, the development fully complies with the Building Code of Australia and Australian Standards AS1428.1, AS4299, AS1735.12 and AS2890.6. The report is to be prepared by a suitably qualified access consultant.

STORMWATER AND DRAINAGE WORKS DESIGN

- B17 Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of Council shall be submitted to the Certifying Authority prior to issue of the relevant Crown Building Works Certificate. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

ANIMAL RELOCATION MANAGEMENT PLAN

- B18 Prior to issue of the relevant Crown Building Works Certificate, an **Animal Relocation Management Plan** shall be submitted to the Certifying Authority. The Plan must be prepared in consultation with the zoo and consider the relocation of zoo animals observed to be sensitive during construction works.

COMPLIANCE WITH ACOUSTIC ASSESSMENT

- B19 All performance parameters, requirements, engineering assumptions and recommendations contained in the *Acoustic Report* prepared by Acoustic Studio, dated 12 May 2017, submitted with the EIS and associated addendum, dated 20 October 2017, submitted with the RTS, must be implemented as part of the detailed design assessment and implemented into the design drawings prior to the issue of the relevant Crown Building Works Certificate.

PUBLIC SANITARY FACILITIES

- B20 The proposed public sanitary facilities must comply with the relevant provisions of the BCA. In particular, the Applicant must ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the BCA. Details demonstrating compliance must be submitted to the Certifying Authority prior to issue of the relevant Crown Building Works Certificate.

INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS

- B21 All toilets must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifying Authority prior to issue of the relevant Crown Building Works Certificate.
- B22 All taps must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted to the Certifying Authority prior to issue of the relevant Crown Building Works Certificate.
- B23 New urinal suites, urinals and urinal flushing control mechanisms must demonstrate that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifying Authority prior to issue of the relevant Crown Building Works Certificate
- B24 Systems must include 'smart controls' to reduce unnecessary flushing. Continuous flushing systems are not approved. The details must be submitted to the Certifying Authority prior to issue of the relevant Crown Building Works Certificate.

END OF PART B

PART C PRIOR TO COMMENCEMENT OF WORKS

NOTICE OF COMMENCEMENT OF WORKS

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

ABORIGINAL ARCHAEOLOGICAL CULTURAL HERITAGE ASSESSMENT

- C2 Prior to the commencement of any demolition works, a detailed **Aboriginal Archaeological Cultural Heritage Assessment** (AACHA), prepared in accordance with the *Aboriginal Cultural Heritage Requirements for Proponents* (DECCW 2010) and endorsed by the Office of Environment and Heritage, must be provided to the Secretary.

CONTAMINATION

- C3 Prior to the commencement of works, a hazardous material survey must be undertaken. The survey must detail any unexpected finds and appropriate management measures.
- C4 Following demolition of the existing structures and prior to commencement of any excavation or above ground works, a detailed site investigation must be undertaken to address potential sources of contamination identified in the *Preliminary Site Investigation* prepared by Douglas Partners, dated October 2016 (project 85537). A copy of the detailed investigation will be provided to the Secretary and Certifying Authority and must include a statement regarding the suitability of the site for the proposed development.

SYDNEY WATER NOTICE OF REQUIREMENTS

- C5 An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the *Sydney Water Act 1994* (Compliance Certificate) prior to the commencement of any works.

EXHIBITED ANIMALS PROTECTION ACT 1986

- C6 Prior to commencement of any animal exhibit works, the Applicant shall obtain all necessary pre-construction permits and other approvals as required under the *Exhibited Animals Protection Act 1986*.

END OF PART C

PART D DURING CONSTRUCTION

HOURS OF WORK

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

IMPLEMENTATION OF MANAGEMENT PLANS

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

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

- D3 If during the course of construction, the Applicant becomes aware of any previously unidentified heritage object(s), all work likely to affect the object(s) shall cease immediately and the Heritage Council of New South Wales shall be notified immediately. Relevant works shall not recommence until written authorisation from OEH is received by the Applicant.

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

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

ASBESTOS AND HAZARDOUS WASTE REMOVAL

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

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

SITE CONTAMINATION ISSUES DURING CONSTRUCTION

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

CONSTRUCTION WASTE AND CONTAMINATED SOIL

- D7 All construction waste and potentially contaminated soil excavated during demolition or construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines 2009* before being transported from the site and disposed of at a facility that may lawfully accept that waste.

DISPOSAL OF SEEPAGE AND STORMWATER

- D8 Any seepage or rainwater collected on-site during construction shall be either re-used or disposed of, so as not to cause pollution. Seepage or rainwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

PROTECTION OF TREES

- D9 No trees are to be removed unless they are identified for removal or potential removal in the *Arboricultural Impact Assessment Report*, prepared by Earthscape Horticultural Services and dated June 2017 or removal is required in an emergency to avoid the loss of life or damage to property.
- D10 Within and adjacent to the site, tree removal, protection of retained trees, pruning of trees and transplanting of trees shall be conducted in accordance with the recommendations of the *Arboricultural Impact Assessment Report*, prepared by Earthscape Horticultural Services and dated June 2017.
- D11 A Project Arborist with minimum AQF level 5 qualifications is to be engaged to ensure adequate tree protection measures are put in place for all trees to be retained on the subject site and neighbouring allotments and that recommendations contained within the *Arboricultural Impact Assessment Report*, prepared by Earthscape Horticultural Services and dated June 2017 are carried out.
- D12 All trees are to be monitored to ensure adequate health throughout the construction period is maintained. Additionally, all work within the Tree Protection Zones is to be supervised throughout construction. All tree works must be carried out in accordance with all relevant Australian Standards.

CONSTRUCTION NOISE MANAGEMENT

- D13 The development shall be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the CEMP and CNVMP.
- D14 If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the *NSW Industrial Noise Policy*), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.
- D15 Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in the CEMP.

VIBRATION CRITERIA

- D16 Vibration caused by construction at any residence or structure outside the Site must be limited to:
- a) for structural damage vibration, German Standard DIN 4150 Part 3 *Structural Vibration in Buildings Effects on Structures*;

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- b) for human exposure to vibration, the evaluation criteria set out in the *Environmental Noise Management Assessing Vibration: a Technical Guideline* (Department of Environment and Conservation, 2006); and
 - c) these limits apply unless otherwise outlined in the CEMP.

EROSION AND SEDIMENT CONTROL

D17 All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

APPROVED PLANS TO BE ON-SITE

D18 A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Site at all times and shall be readily available for perusal by any officer of the Department, Council or the Certifying Authority.

SITE NOTICE

D19 A site notice(s) shall be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.

D20 The notice(s) is to satisfy all but not be limited to, the following requirements:

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

END OF PART D

PART E PRIOR TO COMMENCEMENT OF USE

EMERGENCY MANAGEMENT PLAN

- E1 The Taronga Zoo **Emergency Management Plan** shall be updated to incorporate the development as per the recommendations of the Bushfire Assessment Report prepared by Australian Bushfire Assessment Consultants, dated June 2017 and shall include, but not be limited to, the following matters in respect to Bushfire Emergencies:
- a) identify the trigger points for implementing the emergency evacuation/relocation of occupants and clearly state what these triggers are;
 - b) provide for specific evacuation measures as per the Building Code of Australia; and
 - c) compliance with AS 3745 2010 *Planning for Emergencies in Facilities*.

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

TREE PLANTING AND LANDSCAPE WORKS

- E2 All tree planting and landscaping works approved by Conditions A2 and B1 are to be completed prior to the commencement of use.
- E3 The Zoo's **Vegetation Management Plan** is to be updated to include the approved development and associated landscaping, including a proposed schedule of maintenance to ensure the provisions of fire and asset protection management zones.

EXHIBITED ANIMALS PROTECTION ACT 1986

- E4 Prior to the commencement of use, the Applicant shall obtain all necessary permits and other approvals as required under the *Exhibited Animals Protection Act 1986*.

ROAD DAMAGE

- E5 The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development, is to be met in full by the Applicant/developer prior to the commencement of use.

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

WATER AUTHORITY COMPLIANCE

- E6 A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. The Section 73 Certificate must be submitted to the Certifying Authority prior to the commencement of use.

ACOUSTIC COMPLIANCE

- E7 Prior to the issue of any Occupation Certificate, evidence from a qualified acoustical consultant shall be submitted to the PCA demonstrating compliance with all noise mitigation measures required under **Condition B19** and to ensure the development achieves compliance with the requirements of the NSW Industrial Noise Policy and other guidelines applicable to the development.

PUBLIC SANITARY FACILITIES

- E8 Prior to the issue of the final Occupation Certificate, details must be provided to the Certifying Authority demonstrating that the public sanitary facilities comply with the relevant provisions of the BCA and that the facilities for disabled persons complies with Section F2.4 of the BCA and **Condition B20** of this consent.

END OF PART E

PART F POST OCCUPATION

NOISE CONTROL – PLANT AND MACHINERY

- F1 Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:
- a) transmission of “offensive noise” as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy;
 - b) a sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute; and
 - c) notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not exceed 5dB(A) above the background noise level between the hours of 12.00 midnight and 7.00 am.

EXTERNAL LIGHTING

- F2 External Lighting shall comply with *AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*.

TREES

- F3 All new tree planting shall be maintained for a minimum of 2 years. If any trees within this period die, they are to be replaced immediately with a tree of an identical species.

WASTE MANAGEMENT

- F4 Waste Management shall be undertaken in accordance with the *Waste Management Operational Plan*, prepared by Taronga Conservation Society Australia, dated June 2017.

END OF PART F

ADVISORY NOTES

APPEALS

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

OTHER APPROVALS AND PERMITS

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

RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS

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

ASBESTOS REMOVAL

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

COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

AN5 The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

AN6 This application has been assessed in accordance with the New South Wales *Environmental Planning & Assessment Act, 1979*. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.