

4 June 2025

Department of Planning, Housing and Infrastructure
Locked Bag 5022,
Parramatta NSW 2124

Submission – Taronga Zoo Sky Safari (SSD-46807958) - Amendment

Thank you for the opportunity to provide comment in response to the amendments to State Significant Development Application (SSD-46807958) for the Taronga Zoo Sky Safari that is on public exhibition until 10 June 2025.

Council generally supports the amendments necessary for the Taronga Zoo Sky Safari as this project will provide improved and DDA compliant access and an enhanced visitor experience.

Mitigation measures to minimise potential impacts are recommended below:

1. Visual impact

To mitigate the visual impact of the proposal, conditions should be imposed requiring materials, finishes and colours to be used which have a dark earthy tone and low reflectivity. This should apply to the pylons, stations and supporting infrastructure as well as the cable car exteriors. A condition should also specify that no advertising be provided on the cable cars.

Council also requests that the height of Upper Pylon 5 be reconsidered for potential reduction, given the increased scale and expanded footprint of the Lower Station. With additional built form introduced at the base of the system, a design-sensitive adjustment to the upper pylon would help reduce cumulative visual impact and better balance the project's overall scale. This request is further supported by the fact that the Visual Impact Assessment excluded the gondolas, despite their ongoing visibility and movement across the route, which limits the ability to fully assess their contribution to the project's total visual presence.

Council reiterates its strong objection to any advertising on the cable cars, noting that the cars and associated infrastructure should be dark, earthy and low reflective tones.

2. Trees

To ensure that the site maintains the dominance of landscaping over built elements, the landscape plan should include the provision of suitable replacement trees at the ratio of 2 new trees for every tree removed. Specifically, screen plantings should be provided in-front, along and adjacent the cable car route to ensure that landscaping continues to dominate. Appropriate locally indigenous

plantings which achieve a mature height that will not impact the clearance requirements of the cable car should be used.

A site-specific tree protection strategy should be developed to identify tree protection measures for all trees in close proximity to the works including fencing and inspection requirements during construction. Council encourages the retention and pruning of existing trees where possible rather than replacement.

Council also notes that the Visual Impact Assessment relies on long-term tree growth to screen the visibility of pylons such as Upper Pylon 5. This limits short- to medium-term mitigation and may leave key structures visually exposed for decades. In addition, the potential to reduce pylon height through selective pruning of existing tall trees, such as Hoop Pines, appears under-explored. This should be investigated further to determine whether visual bulk can be reduced through non-invasive vegetation management prior to construction.

3. Green Travel Plan

To promote sustainable transport to the Zoo, a Green Travel Plan as detailed in the Traffic Impact Assessment for this project, should be implemented. In addition to this, options should be explored to minimise the use of private cars by providing for the use of public transport to be incorporated with the purchase of a Zoo entry ticket.

4. Noise

To ensure that noise impacts from construction are kept to a minimum, conditions should be imposed requiring compliance with the NSW EPA draft Construction Noise Guideline and the recommendations of the Acoustic Assessment prepared by Acoustic Studio accompanying the application. Construction noise should be limited to the hours of 7am to 5pm, Monday to Friday and 8am to 1pm on Saturdays with no audible works at other times.

The proposed use of the Sky Safari outside of the normal Zoo operating times, i.e. for "early morning and twilight sessions", should be conditional on there being no perceivable noise increases (i.e. not more than 5dBA above background noise levels) for surrounding residential properties.

5. Construction Traffic Management and Pedestrian and Vehicle Access

The amended plans for the Lower Station involve a new entry point which is in very close proximity to the cul-de-sac in Athol Wharf Road. It is recommended that design options be explored to ensure that safe pedestrian entry is provided into the Lower Station and there is no potential for queuing near the road.

It is acknowledged that the construction impacts may include disruptions to pedestrian routes, local roads and public transport but these should be minimised as much as possible. The cul-de-sac on Athol Wharf Road should be re-configured to maintain the 238 bus route and allow a standard bus/truck to undertake a three-point turn. Maintaining safe pedestrian access around the works zone to facilitate on-going pedestrian access to the surrounding area including the bus stop, ferry wharf and Zoo entry should all be required by conditions of consent.

To ensure that construction traffic impacts are appropriately managed including provision of loading/unloading facilities, provision of construction staff parking and safely managing construction and pedestrian traffic, a detailed Construction Traffic Management Plan (CTMP) should be required to the satisfaction of Transport for NSW.

The traffic impacts associated with other construction projects being undertaken at the Zoo should be taken into consideration in the preparation of the CTMP. Any overlap with other construction projects should be minimised to avoid a cumulative impact on the local road network and parking availability within the Zoo.

6. On-going communication

Council requests that:

- (a) the Zoo undertake on-going communication with affected residents, the community and the Council regarding the progress of the Sky Safari project.
- (b) Post construction Council meets with the Zoo and the State Government to evaluate the environmental impacts of increased visitors numbers to Mosman and ascertain the take up of the Green Travel Plan.

If you would like further information on Mosman Councils' position, please contact Sarah Wallace Team Coordinator Urban Planning on 9978 4019 or s.wallace@mosman.nsw.gov.au.

Yours sincerely



Craig Covich
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