

30 May 2016

Ms C McNally
Secretary
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001



Dear Ms McNally

Re: Request for Review of Taronga Zoo Master Plan

At its meeting on 19 May 2016, Council considered a report (EP/36) in relation to State Significant Development 7419 (Australia Habitat and Taronga Wildlife Retreat).

Council resolved that:

- 1. Council adopt the Officer's Recommendation to the 3 May 2016 Council Meeting in relation to EP/31 Significant Development - Taronga Zoo - Australia Habitat and Taronga Wildlife Retreat.*
- 2. Taronga Zoo be requested to review its Master Plan, having full regard for the impact of Zoo development on the Mosman community. Mosman Council requests that it be provided with the opportunity to provide input to this review.*
- 3. Taronga Zoo be encouraged in future consultations to follow a similar approach to that of other development applications in Mosman including the provision of detailed plans.*
- 4. Council's resolution be forwarded to the Department of Planning and to our local, State and Federal Members of Parliament.*

Should you require further information on this matter, please contact Gibran Khouri, Strategic Planner on 9978 4154 or by email at G.Khouri@mosman.nsw.gov.au

Yours sincerely

Veronica Lee
GENERAL MANAGER

23 May 2016

Michelle Nettlefold
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Alexander Scott

Dear Ms Nettlefold,

Re: Proposed New Habitat and Eco-Tourist Facility at Taronga Zoo (SSD 7419)

I am writing in response to your invitation to make a submission in relation to a State Significant Development (SSD) development application seeking approval for the proposed development of a new Australian habitat exhibit and eco-tourist facility at Taronga Zoo. Council considered this matter at its meeting on 3 May 2016 and again at an extraordinary meeting on 19 May 2016. The Officer's reports and Council resolutions are attached.

It is acknowledged that Taronga Zoo is an important land use in Mosman. Council and the Zoo have an established practice of working co-operatively to ensure mutually satisfactory outcomes which meet the Zoo's objectives while Council ensures the local community's amenity is protected.

Mosman Local Environmental Plan 2012 is the environmental planning instrument which regulates land use in Mosman. Its provisions need to be complied with and its integrity upheld. The permissibility of the proposal use is a significant concern in relation to this proposed development. The issues which will be addressed in this submission are:

- a) permissibility of use
- b) suitability of use for site that is public land, equity issues and social impact
- c) parking
- d) tree loss
- e) construction impacts
- f) consistency with objectives of *Zoological Parks Board Act 1973*

a) Permissibility of use

Mosman Local Environmental Plan 2012 (MLEP 2012) applies to the site. Taronga Zoo is zoned SP1 Special Activities labelled "zoological garden." Permitted development under MLEP 2012 is the purpose shown on the Land Zoning Map i.e. "zoological garden" including any development that is ordinarily incidental or ancillary to development for that purpose. The term "zoological garden" is defined in the Macquarie Dictionary as, "*a park or other large enclosure in which live animals are kept for public exhibition; a zoological garden.*"

In addressing this requirement under MLEP 2012, the EIS has stated that:

- the proposed development is an eco-tourist facility;
- the use "eco-tourist facility" is ordinarily incidental to a "zoological garden";

- Council has previously approved overnight accommodation at the zoo and considered it to be ancillary; and
- there are a number of overseas examples where 'visitor accommodation' naturally or commonly arises in conjunction with zoological gardens

The definition of "eco-tourist facility" in the MLEP 2012 does not possess any relationship with the use "zoological garden." It is a prohibited use in all zones in MLEP 2012. Regardless of its permissibility in zones, the definition of 'eco-tourist facility' is not relevant in determining whether the proposed development is ordinarily incidental to a "zoological garden".

Other examples of Zoos with accommodation on site may not have the same land use zoning and/or the same geographical context as Taronga. The zoning of the site determines what is ancillary development not reference to overseas examples. Council is not satisfied that the proposed use would be ancillary or ordinarily incidental.

b) Public land: suitability of use, equity issues and social impact

Taronga Zoo is public land and it is for this reason that it is essential that any development proposed on the land ensures that equitable access is not compromised. The proposed development will compromise public access to a portion of the site, benefitting only those who can afford to stay in these rooms and suites.

The documentation associated with this SSD has not provided any detail of the proposed length of stay and cost of accommodation. This should be provided so that the equity issues associated with this development can be better understood.

c) Parking

The "Transport Impact Assessment" does not provide analysis of how this proposed development will impact on parking rates in the streets immediately adjacent to the zoo. This detail is especially important, given no additional parking is proposed to be provided.

d) Tree loss

Significant trees (i.e. trees 180, 38, 52, 53 and 78) have been identified for removal (Refer to Appendix G - Arboriculture Report). These trees are not considered to interfere with the construction of the proposed development as they do not sit within the footprint of any proposed building and Council's Tree Officer considers these trees as worthy of retention. Further clarification is sought on reasons for removal.

e) Construction impacts

Appendix O (Construction Traffic Management Plan, page 9) identifies that construction vehicles will be permitted to enter the site between the hours of 6am to 6pm Monday to Fridays and 7am to 1pm on Saturdays. Council's standard construction hours are 7am to 6pm, Monday to Friday and 8am to 1pm on Saturday. Construction vehicles should not be generating noise that could affect the amenity of surrounding residential properties outside of Council's standard construction hours.

Due to the number of projects proposed at Taronga Zoo, there will be an overlap of construction projects. This may result in greater impacts on traffic and parking than if the projects were staggered.

f) Consistency with legislative requirements of the *Zoological Parks Board Act 1973*

Based on a review of the information provided in the EIS, the proposed redevelopment of a portion of the site is not considered to be consistent with the *Zoological Parks Board Act 1973*.

Section 15 of the Act outlines the purpose of the board in relation to maintenance and control of Zoological Parks. The four key purposes are listed as:

- a) carrying out research and breeding programs for the preservation of endangered species,
- b) carrying out research programs for the conservation and management of other species,
- c) conducting public education and awareness programs about species conservation and management,
- d) displaying animals for educational, cultural and recreational purposes.

The key element of this \$45 million dollar proposal focuses on the construction of 62 rooms across five 2-4 storey accommodation 'pods.' The accommodation will be accompanied by high amenity facilities, at a standard commonly associated with a hotel resort.

Taronga Zoo currently has an existing accommodation arrangement known as 'roar and snore,' which involves paying customers being provided the opportunity to camp overnight at the zoo. This was approved by Council in 2006. The EIS cited the 'Roar and Snore' program as being successful in delivering public education and awareness programs about species conservation and management, i.e. maintaining consistency with the legislative requirements of the *Zoological Parks Board Act 1973*, however Roar and Snore is considered to be a non-intrusive and temporary use.

This proposal will involve redevelopment of a significant portion of the site. It can be argued that the outcomes sought by this proposal are not consistent with the purposes listed under the *Zoological Parks Board Act 1973*. The accommodation as proposed in the EIS involves permanent, multi-storey structures, comprising private rooms and a number of 'suites.' It also appears to be targeted towards a range of markets that are not part of its core function as a zoo (e.g. weddings, corporate and business events). Providing accommodation for these groups for non-zoo related purposes demonstrates a departure from the requirements of the Act.

Conclusion

While there is a history of uses being approved as ancillary or ordinarily incidental to a zoo, it is considered that the proposed use would result in an incremental creep of yet another use not directly related to a zoo.

The reasons advocated in the EIS are not considered to be robust enough for Council to support, and therefore the permissibility of the proposal is not clear or convincing.

Should you require further information on this matter, please contact Gibran Khouri on 9978 4154.

Yours sincerely



Craig Covich
DIRECTOR, ENVIRONMENT AND PLANNING

EP/31

**State Significant Development - Taronga Zoo -
Australia Habitat and Taronga Wildlife Retreat**

RESPONSIBLE OFFICER: Manager Urban Planning

EXECUTIVE SUMMARY

A State Significant Development Application for a proposed new habitat and eco-tourist facility at Taronga Zoo is currently on exhibition. Key elements of this proposed development include 62 rooms of accommodation and a four storey addition to the existing Taronga Centre.

The Department of Planning and Environment is the consent authority. This report outlines issues to be raised in a submission from Council on the application.

OFFICER'S RECOMMENDATION

The Manager Urban Planning recommends that a submission be prepared on the key issues outlined in this report and lodged by 23 May 2016.

Background

Development in Taronga Zoo with a capital investment value of greater than \$10 million is identified as State Significant Development (SSD) under *State Environmental Planning Policy (State and Regional Development) 2011*. This means that the Department of Planning and Environment (the Department) is the consent authority rather than Council for these applications. Council is able to provide submissions to the Department during the public exhibition period.

Mosman Local Environmental Plan 2012 (MLEP 2012) applies to the site. Taronga Zoo is zoned SP1 Special Activities labelled "Zoological Garden". The term zoological garden is defined in the Macquarie Dictionary as, "a park or other large enclosure in which live animals are kept for public exhibition; a zoological garden."

Permitted development under MLEP2012 is the purpose shown on the Land Zoning Map i.e. zoological garden, including any development that is ordinarily incidental or ancillary to development for that purpose.

Current Position

On 7 April 2016, Council received notification from the Department that Taronga Conservation Society Australia had lodged a State Significant Development Application for Taronga Zoo at Bradleys Head Road, Mosman. The project will entail an estimated capital investment of \$44,497,000 (excluding GST). The proposal (refer to map below) involves:

- Demolition of existing structures
- Construction of 62 rooms across five 2-4 storey accommodation 'pods'
- Construction of a 4 storey addition to the existing Taronga Centre;
- Construction of a 1 storey guest lodge
- Construction of a new native Australian wildlife exhibition
- New landscaping works; and
- Alterations to the existing Taronga Centre



The Environmental Impact Statement (EIS) for this proposal is on public exhibition from Thursday 7 April 2016 to Monday 23 May 2016. All documentation has been available to view at Mosman Council or online.

Relationship with MOSPLAN

Within the Built Environment program, Strategy 1 is relevant to this matter:

- Strategy 1: Maintain the special local character of Mosman with effective planning strategies in place

Comment

A review of the EIS has identified a number of issues of concern regarding this proposal.

In particular:

- a) permissibility of use
- b) suitability of use for site that is public land, equity issues and social impact
- c) parking
- d) tree loss
- e) construction impacts
- f) consistency with objectives of *Zoological Parks Board Act 1973*

a) Permissibility of use

Permitted development under MLEP 2012 is the purpose shown on the Land Zoning Map i.e. zoological garden, including any development that is ordinarily incidental or ancillary to development for that purpose.

In addressing this requirement under MLEP 2012, the EIS has stated that:

- the proposed development is an eco-tourist facility;
- the use "eco-tourist facility" is ordinarily incidental to a "Zoological Garden";
- Council has previously approved overnight accommodation at the zoo and considered it to be ancillary; and

- there are a number of overseas examples where 'visitor accommodation' naturally or commonly arises in conjunction with zoological gardens

The definition of "eco-tourist facility" in the MLEP 2012 does not possess any relationship with the use "Zoological Garden." It is a prohibited use in all zones in MLEP 2012. Regardless of its permissibility in zones, the definition of 'eco-tourist facility' is not relevant in determining whether the proposed development is ordinarily incidental to a "zoological garden".

Council considers basic forms of overnight accommodation to be ancillary to the use. A review of a list of zoos that provide overnight accommodation (provided in the EIS) demonstrated that basic forms of accommodation (e.g. tents and/or sleeping overnight in a sleeping bag in a room) was the predominant form of overnight accommodation. The accommodation as proposed in the EIS involves permanent, multi-storey structures, comprising private rooms and a number of 'suites.' It also appears to be targeted towards a range of markets that are not part of its core function as a zoo (e.g. weddings, corporate and business events).

b) Public land: suitability of use, equity issues and social impact

Taronga Zoo is public land and it is for this reason that it is essential that any development proposed on the land ensures that equitable access is not compromised. The proposed development will compromise public access to a portion of the site, benefitting only those who can afford to stay in these rooms and suites.

The documentation associated with this SSD has not provided any detail of the proposed length of stay and cost of accommodation. This should be provided so that the equity issues associated with this development can be better understood.

c) Parking

The "Transport Impact Assessment" does not provide analysis of how this proposed development will impact on parking rates in the streets immediately adjacent to the zoo. This detail is especially important, given no additional parking is proposed to be provided.

d) Tree loss

Significant trees (i.e. trees 180, 38, 52, 53 and 78) have been identified for removal (Refer to Appendix G - Arboriculture Report). These trees are not considered to interfere with the construction of the proposed development as they do not sit within the footprint of any proposed building. Council's Tree Officer considers these trees as worthy of retention. Further clarification is sought on reasons for removal.

e) Construction impacts

Appendix O (Construction Traffic Management Plan, page 9) identifies that construction vehicles will be permitted to enter the site between the hours of 6am to 6pm Monday to Fridays and 7am to 1pm on Saturdays. Council's standard construction hours are 7am to 6pm, Monday to Friday and 8am to 1pm on Saturday. Construction vehicles should not be generating noise that could affect the amenity of surrounding residential properties outside of Council's standard construction hours.

Due to the number of projects proposed at Taronga Zoo, there will be an overlap of construction projects. This may result in greater impacts on traffic and parking than if the projects were staggered.

f) Consistency with the objectives of the Zoological Parks Board Act 1973

Based on a review of the information provided in the EIS, the proposed redevelopment of a portion of the site is not considered to be consistent with the *Zoological Parks Board Act 1973*. The key

element of this \$45 million dollar proposal focuses on the construction of 62 rooms across five 2-4 storey accommodation 'pods.' The accommodation will be accompanied by high amenity facilities, at a standard commonly associated with a hotel resort.

Taronga Zoo currently has an existing accommodation arrangement known as 'roar and snore,' which involves paying customers being provided the opportunity to camp overnight at the zoo. This was approved by Council in 2006. The EIS cited the 'Roar and Snore' programme as being successful in delivering public education and awareness programs about species conservation and management, i.e. maintaining consistency with the legislative requirements of the *Zoological Parks Board Act 1973*. The overnight camping experience is also consistent with an approach taken by a number of zoos around the world where the experience of the accommodation remains ancillary to the zoo experience.

In contrast, the proposal will involve redevelopment of a significant portion of the site. It can be argued that the outcomes sought by this proposal are not consistent with the objectives listed in the *Zoological Parks Board Act 1973*. While the 'roar and snore' users are focussed on the learning experience associated with the zoo, the focus of the intended users of this accommodation listed in the EIS is less obvious. Providing accommodation for these groups for non-zoo related purposes demonstrates a departure from the objectives of the Act.

Conclusion

While there is a history of uses being approved as ancillary or ordinarily incidental to a zoo, it is considered that the proposed use would result in an incremental creep of yet another use not directly related to a zoo.

The reasons advocated in the EIS are not considered to be robust enough for Council to support, and therefore the permissibility of the proposal is not clear or convincing.

The proposal as submitted is not supported for the following reasons:

- a) permissibility of use - the EIS has not satisfied Council that the use would be ancillary or ordinarily incidental to the permitted use as a zoo.
- b) suitability of use for site that is public land, equity issues and social impact - any development proposed on the land ensures that equitable access is not compromised
- c) parking - no additional parking spaces have been proposed
- d) tree loss - a number of trees that are proposed to be removed are considered to be worthy of retention
- e) construction impacts - the proposed development is not consistent with Council's standard construction hours
- f) consistency with objectives of *Zoological Parks Board Act 1973* - the EIS has not satisfied Council that the use is consistent with the objectives of the Act

Recommended Action

Council make its concerns known to the Department by preparing a submission outlining the issues included in this report.

Compliance with Section 23A Guidelines - Council Decision Making During Merger Proposal Periods

The Officer's recommendation is consistent with the Section 23A Guidelines - Council Decision Making During Merger Proposal Periods, issued by the Office of Local Government on 18 December 2015.

Recommendation endorsed by Director Environment and Planning.

	2. <i>The unsuccessful tenderers be advised of the outcome of the tender process</i>
EP/34	<p>Bushland Restoration Contracts - Fourth Year Review</p> <p><i>The Manager Environment and Open Space recommends that Council:</i></p> <ol style="list-style-type: none"> <i>1. Extend the contract period for a further three years for Waratah Eco Works for the bushland restoration contracts for Port Jackson and Middle Harbour West catchments until 1 June 2019 for an annual fee of \$99,729 and \$93,671 ex GST respectively subject to further annual CPI increase on 1 June</i> <i>2. Extend the contract period for a further three years for Australian Bushland Restoration for the Middle Harbour East catchment until 1 June 2019 for an annual fee of \$113,000 ex GST and subject to further annual CPI increase 1 June</i> <i>3. Extend Waratah Eco Works, Australian Bushland Restoration and Australian Areas Management and Repair as panel service providers to undertake additional works at scheduled or quoted rates subject to annual CPI increases included in their tenders until 1 June 2019</i>

CARRIED UNANIMOUSLY

10. ITEMS CALLED FOR INDIVIDUAL CONSIDERATION

The following items were called by residents and Councillors for individual consideration.

Item	Description
CD/11	MOSPLAN Quarterly Review - January - March 2016
CS/11	Boronia, 624 Military Road - Tender for Lease and Management
EP/23	Mosman Design Excellence Panel - Terms of Reference
EP/24	Planning Proposal - Heritage Amendment to Mosman LEP 2012
EP/27	Waste and Recycling Services Contract 2016-2018 - Tender Review
EP/31	State Significant Development - Taronga Zoo - Australia Habitat and Taronga Wildlife Retreat
EP/33	Section 94A Contributions Plan Public Consultation
EP/35	Community Consultation - Car Share Policy

11. EP/31 State Significant Development - Taronga Zoo - Australia Habitat and Taronga Wildlife Retreat

Libby Hodgson, Tim Bain and Matt Spooner (Taronga Zoo) addressed the meeting.

The Mayor vacated the Chair and retired from the meeting from 8.54m to 9.56pm, having declared a Pecuniary Interest in this Item. The Deputy Mayor (Councillor Corrigan) assumed the Chair for this period however vacated the Chair from 9.44pm

to 9.47pm in order to debate the Item and Councillor Sherlock assumed the Chair for this period.

OFFICER'S RECOMMENDATION

The Manager Urban Planning recommends that a submission be prepared on the key issues outlined in this report and lodged by 23 May 2016.

COUNCIL RESOLUTION

Motion Menzies/Moline

That the Officer's recommendation be adopted subject to Councillor agreement following a meeting with representatives of Taronga Zoo and a Councillor workshop to discuss issues outlined in the Officer's report.

That Council staff seek an extension from the Department of Planning for its submission on the development in order for Council to consider this matter on 7 June 2016. If required the matter be considered at an Extraordinary Meeting to be held prior to 23 May 2016.

CARRIED UNANIMOUSLY

12. EP/24 Planning Proposal - Heritage Amendment to Mosman LEP 2012

Anthony Markakis (214 King Street, Newtown) addressed the meeting.

OFFICER'S RECOMMENDATION

The Manager Urban Planning recommends that Council:

1. Amend Mosman Local Environmental Plan 2012 under section 59 of the *Environmental Planning and Assessment Act 1979* to correct an error in the listing of heritage item I291 'Group of Shops' by:
 - a) Removing the listing from 37 Spofforth Street (Lot 2, Sec B, DP 2365); and
 - b) Applying the listing to 37A Spofforth Street (Lot 3, Sec B, DP 2365 and Lot 1 DP 937493)
2. Amend the inventory sheet for Item I291 on the State Heritage Inventory.

COUNCIL RESOLUTION

Motion Menzies/Sherlock

That the Officer's recommendation be adopted.

CARRIED

For: Abelson, Bendall, Corrigan, Menzies, Moline, Sherlock

Against: White

13. CD/11 MOSPLAN Quarterly Review - January - March 2016

OFFICER'S RECOMMENDATION

EP/36:

**State Significant Development - Taronga Zoo -
Australia Habitat and Taronga Wildlife Retreat**

RESPONSIBLE OFFICER: Manager Urban Planning

EXECUTIVE SUMMARY

A State Significant Development Application for a proposed new habitat and eco-tourist facility at Taronga Zoo is currently on exhibition. This matter is referred to Council for the purpose of making a submission. The closing date for submissions is Monday 23 May 2016.

OFFICER'S RECOMMENDATION

The Manager Urban Planning recommends that the matter be referred to Council for its consideration.

Background

At its meeting on 3 May 2016, Mosman Council considered a report (EP/31 - see attached) in relation to State Significant Development 7419 (Australia Habitat and Taronga Wildlife Retreat). The Department of Planning and Environment is the consent authority for this proposal.

Council resolved:

- (i) *That the Officer's recommendation be adopted subject to Councillor agreement following a meeting with representatives of Taronga Zoo and a Councillor workshop to discuss issues outlined in the Officer's report.*
- (ii) *That Council staff seek an extension from the Department of Planning for its submission on the development in order for Council to consider this matter on 7 June 2016. If required the matter be considered at an Extraordinary Meeting to be held prior to 23 May 2016.*

In response to point (ii), Council officers formally requested an extension on the due date for Council's submission to 5pm on 8 June 2016, allowing this matter to be considered at the next Council meeting. Written confirmation was received from the Department that they would not be providing any formal extension.

Current Position

The report to 3 May 2016 Council meeting is attached. By highlighting certain issues it allows the Department and the proponent to ensure that they have adequately addressed as many issues as possible in the preparation of the State Significant Development Application and provides Council and the general public with the opportunity to view their detailed consideration of any concerns that may exist.

As per part (i) of the resolution, Councillors met at Taronga Zoo on 16 May 2016, accompanied by the Director of Environment and Planning and planning staff. Taronga Zoo representatives provided Council with an overview of the proposal, a walkthrough of the site and nearby exhibits. Councillors met after to discuss the proposal in an informal workshop.

Comment

Council has received one submission after the Council meeting on 3 May 2016 in relation to the proposal (refer Attachment 2). This submission will be forwarded to the Department.

The Zoo proposal was discussed in the context of the 3 May 2016 report. At the workshop the following comments were made in relation to each of the key issues raised in the report:

a) Permissibility of use

There was some discussion regarding the nature of the use however Councillors at the meeting did not perceive the nature of the use to warrant an objection.

b) Suitability of use for site that is public land

The bulk and scale of the proposed development was considered to be excessive. There were concerns that the artist's impressions of the proposed development had not adequately illustrated how the four storey structures would appear in the context of the site.

c) Equity issues and social impact

Councillors were concerned that expensive accommodation and visitor fees were limiting the Zoo experience to the wealthy and as a result, those from lower socioeconomic backgrounds were not being given the same opportunity. It was the view of Councillors at the meeting that access should be given to lower socio economic groups.

d) Parking

The Director Environment and Planning outlined to Councillors that whilst the site contained a large car park with probable capacity, the Application did not provide a thorough parking assessment to draw this conclusion. This was acknowledged by Councillors as something that should be reviewed by the consent authority.

e) Tree loss

No specific comments were made about tree loss by the Councillors. The Officer's report requested further information to be provided on the removal of a specific number of trees (refer to attached report). This additional information would be for the benefit of the consent authority.

f) Construction impacts

No specific comments were made about the construction impacts by the Councillors. There was general agreement that this issue could be addressed through conditions of consent by the relevant consent authority and should be the normal construction times imposed on other development in Mosman.

g) Consistency with objectives of *Zoological Parks Board Act 1973*

This matter was not specifically addressed but is related to the Councillors' view that the proposal is not a cause for concern.

Compliance with Section 23A Guidelines - Council Decision Making During Merger Proposal Periods

The Officer's recommendation is consistent with the Section 23A Guidelines - Council Decision Making During Merger Proposal Periods, issued by the Office of Local Government on 18 December 2015.

Recommendation endorsed by Director Environment and Planning.

ATTACHMENTS

Minute Book Attachments

- Report to Council 3 May 2016 (EP/31)
 - Submission - Eddie Swat
-

Minute Book Attachments

Council Report - 3 May 2016

Submission regarding Taronga Conservation Society Australia's Developm...

**MINUTES OF THE EXTRAORDINARY MEETING OF MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON THURSDAY 19 MAY 2016 COMMENCING AT 6.02PM**

1. PRESENT

The Deputy Mayor (Councillor C Corrigan) in the Chair
Councillor R Bendall
Councillor P S Menzies
Councillor E A Moline
Councillor T Sherlock
Acting General Manager (Director Community Development)
Director Corporate Services
Director Environment and Planning
Manager Governance
Governance Officer

2. WELCOME TO VISITORS

The total number present in the Gallery was two.

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies were received from Councillors Abelson and White.

Motion Moline/Menzies

That the apologies be received and leave of absence be granted to Councillors Abelson and White.

CARRIED UNANIMOUSLY

4. DISCLOSURES OF PECUNIARY INTERESTS

There were no disclosures of Pecuniary Interests from Councillors or Senior Staff.

5. DISCLOSURES OF NON-PECUNIARY INTERESTS

There were no disclosures of Non-Pecuniary Interests from Councillors or Senior Staff.

6. EP/36 State Significant Development - Taronga Zoo - Australia Habitat and Taronga Wildlife Retreat

Councillor Bendall retired from the meeting at 6.24pm prior to determination of this Item.

The Deputy Mayor vacated the Chair from 6.30pm to 6.37pm in order to debate the Item. Councillor Moline assumed the Chair.

OFFICER'S RECOMMENDATION

The Manager Urban Planning recommends that the matter be referred to Council for its consideration.

COUNCIL RESOLUTION

Motion Menzies/Moline

That:

1. Council adopt the Officer's Recommendation to the 3 May 2016 Council Meeting in relation to EP/31 Significant Development - Taronga Zoo - Australia Habitat and Taronga Wildlife Retreat.
2. Taronga Zoo be requested to review its Master Plan, having full regard for the impact of Zoo development on the Mosman community. Mosman Council requests that it be provided with the opportunity to provide input to this review.
3. Taronga Zoo be encouraged in future consultations to follow a similar approach to that of other development applications in Mosman including the provision of detailed plans.
4. Council's resolution be forwarded to the Department of Planning and to our local State and Federal Members of Parliament.

CARRIED UNANIMOUSLY

7. RESCISSION MOTION

Prior to the close of the meeting the Acting General Manager sought advice as to whether Rescission Motion/s were to be submitted by Councillors in respect of any matter determined at the meeting.

8. CLOSE OF MEETING

The Meeting terminated and Council rose at 6.46pm.

CONFIRMED:

DEPUTY MAYOR

7 June 2016