

**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

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ABN 50 105 256 228

7 October 2021

Kiersten Fishburn  
Planning Secretary,  
Department of Planning, Industry and Environment  
4 Parramatta Square, 12 Darcey Street  
Parramatta NSW 2150

Dear Kiersten,

## **REQUEST TO AMEND SEARS - SSD-17655146 - TARONGA ZOO SYDNEY WILDLIFE HOSPITAL**

We write on behalf of Taronga Conservation Society Australia (TCSA) requesting the Secretary prepare and issue amended Secretary's Environmental Assessment Requirements (SEARs) for the Taronga Zoo Sydney Wildlife Hospital (SSD-17655146).

### **1. PROJECT BACKGROUND**

In April 2021, TCSA lodged a Scoping Report to formally request SEARs for a new Wildlife Hospital and Nutrition Centre to enable Taronga to respond to an emerging wildlife crisis and provide new educational wildlife opportunities for Taronga Zoo's guests and students.

The project was proposed to be split into two main functions:

- The Wildlife Hospital which will include rehabilitation facilities (including wildlife intensive care and Marine turtle facilities), surgeries, necropsy room/s, pathology labs, medical equipment and supplies storage, medical equipment and quarantine facilities to replace existing facilities on site as well as areas for research and development for nutrition.
- The Nutrition Centre which will provide storage and preparation of food for Zoo animals, as well as open plan offices and amenities to support the Nutrition and Hospital Staff. This area will generally not be accessible to Zoo visitors but will continue to provide back of house facilities with improved connections to the Wildlife Hospital and other key areas of the Zoo.

Since the Scoping Report was prepared and the associated SEARs were issued, further design development has occurred at the Zoo which has resulted in the two elements of the Wildlife Hospital being split into separate projects. It is now intended that the Nutrition Centre will be lodged imminently based on the existing SEARs requirements while further design development of the Wildlife Hospital is undertaken with the intention to lodge a future SSDA specifically for the Wildlife Hospital.

A plan identifying the new scope of works prepared by DWP is enclosed in **Appendix A**.

## 2. MODIFICATIONS TO SCOPE OF WORKS AND ASSOCIATED SEARS

### Project Description

It is requested that the Secretary modify the SEARs for SSD-17655146 to remove any reference to the Wildlife Hospital and refer to the project as the Taronga Wildlife Hospital Nutrition Centre.

It is intended that a separate SSDA will be lodged imminently for the Taronga Wildlife Hospital once further design development has been undertaken. We understand that the Taronga Wildlife Hospital SSDA will require a new Scoping meeting, Request for SEARs (Scoping Report) and SEARs issued.

### Consultation

We do not intend for any other changes to be made to the SEARS in relation to expected deliverables, assessment or consultation requirements. We would also like DPIE to confirm that community consultation undertaken to date for the Wildlife Hospital and Nutrition Centre still satisfies the SEARs requirements as there is no change to the overall intentions of the project. A summary of consultation undertaken to date is enclosed in **Appendix B**.

## 3. SUMMARY

The proposal remains classified as State Significant Development (**SSD**) under Section 4.36 of the EP&A Act on the basis that it falls within the requirements of clause 1(h) of Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*, being 'development that has a capital investment value of more than \$10 million on land identified on the State Significant Development Sites Map'. A QS Report is enclosed in **Appendix C**.

The site is zoned 'SP1 Special Activities' under MLEP 2012 and is identified on the zoning map as "Zoological Gardens". "Zoological Gardens" is not defined in any NSW legislation. The Macquarie Dictionary defines a "zoo" as follows:

*"park or other large enclosure in which live animals are kept for public exhibition; a zoological garden."*

The only uses permitted on the site with development consent is for the purpose shown on the Land Zoning Map including any development that is ordinarily incidental or ancillary to development for that purpose. The proposal remains permissible with development consent and is consistent with the SP1 zone objectives in that the proposal will provide state of the art facilities for the purpose of animal welfare and conservation within the Zoo.

We trust that the above information is sufficient to reissue SEARs for SSD-17655146 to reflect TSCA's intention to split the Wildlife Hospital into two separate SSDAs. This request will only refer to the Nutrition Centre with a future SSDA to be lodged for the Taronga Wildlife Hospital in the near future.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,



Sarah Horsfield  
Director  
+61 2 8233 9976  
shorsfield@urbis.com.au



## **APPENDIX A**

## **SITE PLAN**





TWH Stage 1  
Nutrition



## APPENDIX B CONSULTATION

At the Scoping Meeting held on 25 March 2021, it was agreed that the community consultation required for the Wildlife Hospital SSDA be similar to the most recent Upper Australia Precinct SSDA project. It was anticipated that the RACC would receive limited community interest, similar to the Upper Australia Precinct SSDA, Wildlife Institute and other recent SSDAs within the Zoo, which did not undertake targeted consultation with any community groups..

### Community Consultation

In accordance with the current SEARs and DPIE's *Undertaking Engagement Guidelines for State Significant Projects (July 2021)*, a range of consultation activities have been undertaken to reach broadly across the community including:

- A fact sheet distributed to approximately 440 neighbouring households identifying the Reptile and Amphibian Centre (RACC), Wildlife Hospital and Nutrition Centre projects
- Information on the Taronga Zoo website on future projects
- Social media advertisements, targeted to the Mosman catchment: these advisements reached 33,122 users, of which 571 users clicked through for more information
- We note that, due to very low interest in both the RACC and Wildlife Hospital projects, two planned information sessions were not held and the two people who had RSVP'ed had their questions answered by email (we note that one of these did not relate to the project at all, and was a person interviewing for a job with the Zoo).

### Taronga Community Information Sessions

Following the lodgement of the SSDA for the RACC, interest from local community groups on future Zoo projects was noted. In response to this interest, TSCA offered community information sessions to both the Mosman Parks & Bushland Association Inc and Headland Preservation Group to provide an update on future projects including the Reptile and Amphibian Centre (RACC), Wildlife Hospital and Nutrition Centre.

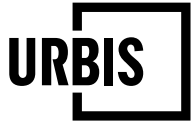
A meeting was held on Tuesday 21 September with Mosman Parks & Bushland Association Inc and was attended by members of TSCA including the CEO, and Urbis. Following the meeting, we received email correspondence from a member of the community group stating:

*It is very encouraging to hear from those in charge that the overarching concern of Taronga Zoo is wildlife conservation.*

*The degree you are offering in Animal Husbandry is something of which I was unaware. Also the opportunity that will be available for the public to see behind the scenes in wildlife conservation, is a most significant step forward in education.*

*There is concern in the community about the amount of built development that has taken place in the confined area of the zoo and the associated problems this presents. However I do appreciate that it is very important to have easy on-site access to the wealth of knowledge that is found in the specialists and scientists located at the zoo.*

A meeting with the Headland Preservation Group was also offered but no response was provided at the time of preparing this request.



### **Consultation with Government Agencies**

Written notification will also be sent to the following government agencies, identified in the SEARs prior to the lodgement of the EIS:

- Mosman Council
- Environment Protection Authority
- Transport for NSW
- Transport for NSW – Roads and Maritime Services
- NSW Environment, Energy and Science Group
- Heritage Council of NSW
- NSW Rural Fire Service
- NSW Department of Primary Industries
- Fire and Rescue NSW
- National Parks and Wildlife Service
- Animal Welfare
- NSW Aboriginal Land Council.



## **APPENDIX C**

## **NUTRITION CENTRE AMENDED QS STATEMENT**

71130.104172.000

5<sup>th</sup> October 2021

**Taronga Wildlife Hospital Sydney**

C/- Fiona Pollack -Mostyn Copper

Via email – [Kmarshall@zoo.nsw.gov.au](mailto:Kmarshall@zoo.nsw.gov.au)

**Attention: Kristine Marshall**

Dear Kristine,

**Re: Taronga Wildlife Hospital Sydney – Nutrition Centre**

Further to your request, we wish to confirm our current estimated Capital Investment Value (CIV) for the Nutrition Centre at Taronga Wildlife Zoo, Mosman in the order of **\$14,819,143** excluding GST.

Our estimate is based on concept architectural drawings provided by Design Worldwide Partnership (DWP) (AA000 Rev C, AA3001 Rev E)

The CIV has been calculated in accordance with the definition contained in the EP&A Act Regulation, 2000 as follows -

**Capital investment value** of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,
- costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- land costs (including any costs of marketing and selling land),
- GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)

Should you require any further information please do not hesitate to contact the undersigned

Yours sincerely,

**ALTUS GROUP COST MANAGEMENT PTY LTD**



**David Collins**

Director

Encl. Estimate Summary