

Secretary's Environmental Assessment Requirements
Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 6864
Proposal Name	Sumatran Tiger Adventure, Taronga Zoo
Location	Taronga Zoo, Bradleys Head Road, Mosman (Lot 22 in DP 843294)
Applicant	Taronga Conservation Society Australia
Date of Issue	23 January 2015
General Requirements	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> • Adequate baseline data; • Consideration of potential cumulative impacts due to other development in the vicinity; and • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • A detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • An estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • Certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments, Policies and Guidelines</p> <ul style="list-style-type: none"> • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> ◦ <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; ◦ <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>; ◦ <i>State Environmental Planning Policy (Infrastructure) 2007</i>; ◦ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>; and ◦ <i>Mosman Local Environmental Plan 2012</i>. • Address the relevant provisions, goals and strategic objectives in the following: <ul style="list-style-type: none"> ◦ <i>NSW 2012</i>; ◦ <i>A Plan for Growing Sydney</i>; ◦ <i>Draft Inner North Sub-Regional Strategy NSW</i>; ◦ <i>Planning Guidelines for Walking & Cycling</i>;

- *NSW Long Term Transport Master Plan 2012;*
- *Sydney's Cycling Future 2013;*
- *Sydney's Walking Future 2013; and*
- *Mosman Development Control Plan 2012.*

2. Built Form and Urban Design

- The EIS must address the height, bulk and scale of the proposed development within the context of the locality. The EIS must also address design quality with specific consideration of the use of colours, materials, finishes, landscaping and public domain.

3. Operational Management Plan

- Provide an Operational Management Plan for the exhibit addressing relevant animal husbandry policies, guidelines and practices, including any requirements under the *Exhibited Animals Protection Act 1986*.

4. Visual impacts

- Identify and assess the visual impacts of the proposal to/from key vantage points and on surrounding occupiers of land.

5. Heritage

- Prepare a statement of heritage impact which identifies:
 - all heritage items (state and local) including built heritage, landscapes and archaeology, and detailed mapping of these items, and why the items and site(s) are of heritage significance; and
 - what impact the proposed works will have on their significance.
- Address Aboriginal cultural heritage impacts of the proposal, including:
 - identifying and describing the tangible and intangible Aboriginal cultural heritage values that exist across the area affected by the development. This may require the need for surface survey and test excavation.
 - where Aboriginal cultural heritage values are identified, consultation with Aboriginal people who have a cultural association with the land must be undertaken and documented in the EIS. Additionally, the significance of the cultural heritage values for Aboriginal people who have a cultural association with the land must be identified and documented in the EIS.
 - impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impacts upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measure proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.
- Prepare an archaeological assessment of the likely impacts of the proposal on any Aboriginal cultural heritage, European cultural heritage and other archaeological items and outline proposed mitigation and conservation measures.

→ *Relevant Policies and Guidelines:*

- *NSW Heritage Manual*
- *Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005*
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*
- *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)*

6. Traffic, Parking and Access

- The EIS must include a Car Parking and Traffic Impact Assessment

(CPTIA) that evaluates:

- daily and peak traffic movements likely to be generated by the project during construction and operation (including during the opening period of the new exhibit) and provide details of any impacts to the road network surrounding Taronga Zoo and details of any proposed mitigation measures;
- demonstrate the provision of sufficient car parking during construction and operation in accordance with the relevant guidelines/standards and/or justification for any inconsistencies;
- detail access arrangements for workers to/from the site during construction and operation, including access for emergency vehicles; and
- provide details of the proposed transportation of materials to/from the site during construction including haulage routes, type of vehicles accessing the site and proposed locations for handling materials.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Development (RMS)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling*
- *Mosman Local Environmental Plan 2012 car parking rates*
- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development*

7. Bushfire

- Demonstrate compliance with the relevant provisions of *Planning for Bushfire Protection (PBP) 2006* and detail any bushfire management and/or mitigation measures.

8. Noise

- Identify and provide a quantitative assessment of the main noise generating sources and activities during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*

9. Waste Management

- Identify all potential sources of liquid waste and non-liquid wastes as defined in the EPA's waste guidelines. The EIS should identify any waste that will be stored, separated or processed on the site and identify the procedures to be adopted to minimise, manage, transport and dispose of this waste in accordance with the relevant standards and guidelines.

→ *Relevant Policies and Guidelines:*

- *Waste Classification Guidelines Part 1: Classifying Waste (DECCW 2009)*

10. Construction Impacts

- The EIS shall assess, quantify, report on and identify measures to ameliorate potential construction impacts during the demolition, site preparation and construction phases of the development, including, traffic, access, noise and vibration, air quality, erosion and sediment control, water quality, waste management and transportation of waste, management and disposal of hazardous materials (including asbestos), management and disposal of concrete waste and rinse water, and other cumulative environmental impacts.

→ *Relevant Policies and Guidelines:*

	<ul style="list-style-type: none"> • <i>Assessing Vibration: A Technical Guideline 2006 (DEC)</i> • <i>Interim Construction Noise Guideline 2009 (DECC)</i> • <i>Waste Classification Guidelines Part 1: Classifying Waste (DECCW 2009)</i> <p>11. Infrastructure Servicing</p> <ul style="list-style-type: none"> • Detail the existing infrastructure on site and identify possible impacts on any such infrastructure from the proposal; • Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation/augmentation; and • Provide details of water supply, consideration of water sensitive urban design and water conservation measures. <p>12. Water, Drainage and Stormwater</p> <ul style="list-style-type: none"> • Prepare a Stormwater and Drainage Assessment to assess the impacts of the proposal on surface and groundwater hydrology and quality. • Identify appropriate water quality management measures focussing on the management of the impacts from the proposed works on Sydney Harbour. • Prepare a Water Management Plan. This should include stormwater and wastewater management, including any re-use and disposal requirements, details of any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures. • The EIS shall also provide details of the proposed effluent collection, treatment and disposal related to the operation of the exhibit, and any associated implications for the sewerage treatments systems at the site and the Environmental Protection Licence No.1677. <p>13. Building Code of Australia</p> <ul style="list-style-type: none"> • Prepare a BCA and access report demonstrating compliance with the Building Code of Australia. <p>14. Staging</p> <ul style="list-style-type: none"> • Provide an outline of any proposed staging of the works. <p>15. Ecologically Sustainable Development</p> <ul style="list-style-type: none"> • Identify how the development will incorporate ESD principles in the design and construction phases of the development. <p>16. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate level of consultation with Council and State government agencies. • Provide details on the Community Engagement Framework to guide the public consultation process.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Mosman Council; • Transport for NSW; • Roads and Maritime Services; • Office of Environment and Heritage; • Heritage Council of NSW; • Department of Primary Industries; • Other relevant government authorities; and • Local Aboriginal Land Council and Aboriginal stakeholders.

	The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.

Plans & Documents

Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed plans, sections and elevations including all temporary and permanent structures; • architectural design statements and documentation; • the height (AHD) of the proposed development in relation to the land; and • any changes that will be made to the level of the land by excavation, filling or otherwise.
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; • 10 hard copies and 10 electronic copies of the documents and plans (once the application is considered acceptable); and • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.