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Our ref: SSD 7419

Miss Ashleigh Ryan
Consultant - Urbis
Taronga Conservation Society Australia
Bradleys Head Road
Mosman NSW 2088

Dear Miss Ryan

SEARs for the Australia Habitat and Taronga Wildlife Retreat, Taronga Zoo (SSD 7419)

Please find attached a copy of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Australia Habitat and Taronga Wildlife Retreat, Taronga Zoo (SSD 7419).

These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information (Attachment 1). Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the Department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

Your contact officer, Michele Nettlefold, can be contacted on 02 9228 6378 or at michele.nettlefold@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Ben Lusher
Director
Key Sites Assessments

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 7419
Proposal Name	Australia Habitat and Taronga Wildlife Retreat
Location	Taronga Zoo, Bradleys Head Road, Mosman (Lot 22 in DP 843294)
Applicant	Taronga Conservation Society Australia
Date of Issue	17 December 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>A Plan for Growing Sydney</i>; ◦ <i>Planning Guidelines for Walking & Cycling</i>; ◦ <i>NSW Long Term Transport Master Plan 2012</i>; ◦ <i>Sydney's Cycling Future 2013</i>;

- *Sydney's Walking Future 2013; and*
- *Mosman Development Control Plan 2012.*

2. Built Form, Urban Design and Visual Impacts

- 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.
- Identify and assess the visual impacts of the proposal to/from key vantage points and surrounding land. Photomontages or perspectives should be provided showing the proposed development.

3. Operational Management Plan

- Provide Operational Management Plan(s) for the proposed development addressing:
 - the interaction between the eco-tourism facility, new and existing exhibits; and
 - the overnight stay of guests and operation of licensed premises.

4. 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; and
 - 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.

5. 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 and provide details of any impacts to the road network located adjacent to the proposed development and details of any proposed mitigation measures; and
 - demonstrate the provision of sufficient car parking during construction and operation in accordance with the relevant guidelines/standards and/or justification for any inconsistencies.

- Prepare a Construction Traffic Management Plan (CTMP) that:
 - details the access and parking arrangements for workers to/from the site during construction, including access for emergency vehicles;
 - details the proposed transport of materials to/from site during construction including the type of constructing vehicles, haulage routes, hours of operation, access arrangements, traffic control and proposed locations for handling materials; and
 - identifies the duration of any impacts and specify the mitigation measures proposed.
- 6. Bushfire**
- Demonstrate compliance with the relevant provisions of *Planning for Bushfire Protection (PBP) 2006* and detail any bushfire management and/or mitigation measures.
- 7. Noise**
- Identify and provide a quantitative assessment of the main noise generating sources and activities during operation. Outline measures to minimise, mitigate and manage the potential noise impacts on surrounding sensitive residential receivers and other occupiers of land.
- 8. Waste Management**
- Identify all potential sources of liquid 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.
- 9. 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 (including hours of operation and any respite periods), air quality, dust, erosion and sediment control, water quality and water conservation, 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.
- 10. Infrastructure Servicing**
- 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.
 - Provide details of water supply, consideration of water sensitive urban design and water conservation measures.
- 11. Water, Drainage and Stormwater**
- Prepare a Stormwater and Drainage Assessment to assess the impacts of the proposal on surface and groundwater hydrology and quality and any receiving bodies of water (Sydney Harbour).
 - The EIS shall also provide details of the proposed effluent collection, treatment and disposal and any associated implications for the sewerage treatments systems at the site and the Environmental Protection Licence No.1677.
- 12. Building Code of Australia**
- Prepare a BCA and access report demonstrating compliance with the Building Code of Australia.

	<p>13. Accessibility</p> <ul style="list-style-type: none"> • Provide an access statement to address pedestrian movement through the site including, the provision of universal access, new pedestrian pathways, viewing platforms and linkages to existing pathways. <p>14. Contamination and Remediation</p> <ul style="list-style-type: none"> • Provide an assessment of any potential site contamination. <p>15. Flora and Fauna Assessment</p> <ul style="list-style-type: none"> • Provide a detailed assessment of any vegetation clearing on the site including the removal of significant trees, any impact on threatened species populations, endangered ecological communities or their habitat and potential for offset requirements. • Provide a detailed description of the measures to avoid minimise and mitigate any potential biodiversity impacts, including proposed landscaping plans which incorporate native vegetation consistent with local ecological communities. <p>16. Staging</p> <ul style="list-style-type: none"> • Provide an outline of any proposed staging of the works. <p>17. 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. • Demonstrate how the development will incorporate operational energy efficient measures. <p>18. 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>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.</p>
Further consultation after 2 years	<p>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.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>

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; • 3 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.