



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

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10 August 2018

Mr Tim Green
Planning Officer
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001
C/- Tim.Green@planning.nsw.gov.au

Dear Tim,

SSD 7419 MOD 1 | AUSTRALIAN HABITAT AND WILDLIFE RETREAT | RESPONSE TO SUBMISSIONS REPORT

This letter provides a response to the queries raised by the Department of Planning and Environment (**the Department**) in their email dated 8 August 2018 and the submissions received by the Office of Environment and Heritage and Mosman Council.

1. RESPONSE TO SUBMISSIONS

Two submissions were received on the modification application, from the Office of Environment and Heritage (**OEH**) and Mosman Council. OEH confirmed in their submission that they have no comments on the modification application.

Mosman Council made only one comment on the modification application being that they recommend that any changes to the buildings, specifically the provision of the shroud to the skylight of the reception building and the provision of photovoltaic panels, should be designed and sited to ensure a minimal visual impact when viewed from surrounding headlands, residential properties and the harbour. This matter is considered in response to the Department comments in **Section 2** below.

2. RESPONSE TO DPE PRELIMINARY ASSESSMENT

2.1. DETAILS OF EXTERNAL CHANGES

The Department have requested clarification on the nature of, and identification on a plan, the 'external changes to the Ground Floor of the Taronga Centre to provide additional windows and access'. These changes are illustrated on drawing number AR-DA-2105A and AR-DA-4104. The additional window is located behind the Wildlife Retreat Entry on the Entry Elevation AR-DA-3801 and as such it is not visible from the public domain.

Figure 1 and **Figure 2** below highlight the extent of these minor changes.

Figure 1 – Annotation of proposed external changes to the ground floor of Taronga Centre

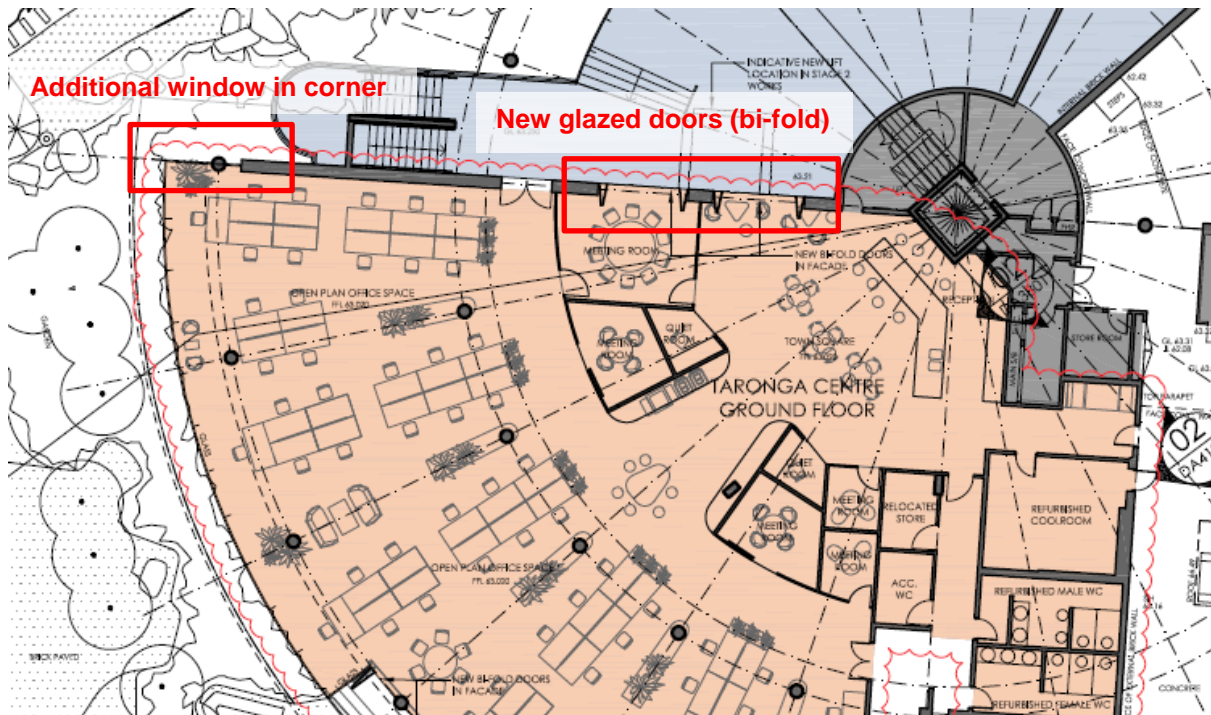
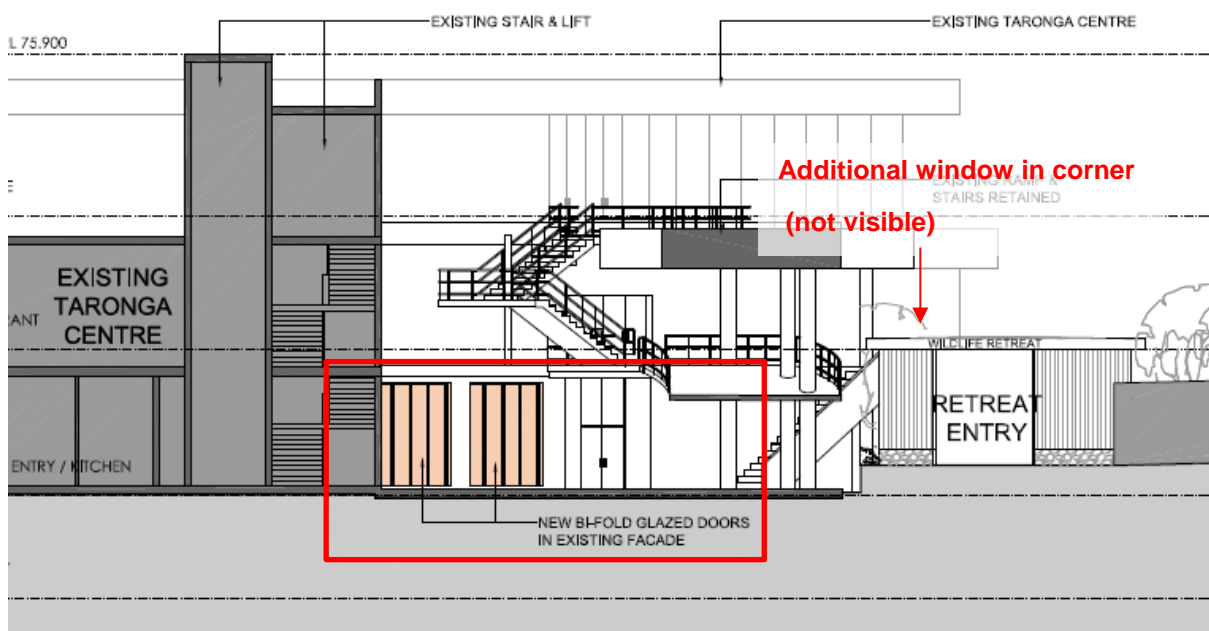


Figure 2 – Annotation of section showing external changes to the ground floor of Taronga Centre



2.2. VISUAL IMPACT OF PROPOSED MODIFICATIONS

The proposed additions are very minor, and will not have any visual impact from surrounding headlands or residential properties. The proposed shard around the skylight of the guest lodge will not be visible from the harbour as illustrated in the following photomontages provided with the original Environmental Impact Statement and second response to submissions report lodged with the Department for SSD7419.

Figure 3 – Photomontages illustrating that the proposed shard around the guest lodge skylight is not visible from the Harbour (Source: COX)



Picture 1 – View of the proposed development from Cremorne Point



Picture 2 – View of the proposed development from Athol Bay

The proposed solar panels will similarly have a negligible visual impact as they will be on an angle tilting north (away from the harbour) and the height will be lower than the existing lift shaft and mechanical services currently installed on the roof.

2.3. DETAILS OF SOLAR PANELS

The proposed locations on the existing Taronga Centre roof are indicative and final orientation and location will be based on a detailed structural assessment. It is requested approval is based on the location and heights of the panels rather than on a confirmed specific 'number' of panels to allow flexibility in design based on the ultimate structural assessment.

Attachment A and **Attachment B** to this letter includes the requested layouts, panel sections and angles, and design specifications of two types of solar panels to provide the Department a reasonable indication of the layout, presentation, and potential impacts of the installation of solar panels on the development.

2.4. PROPOSED TIMBER FINISHES TO REPLACE GLASS CLADDING

The proposed timber finishes for the restaurant building will be "Timber: External cladding" as nominated on the External Finishes Schedule AR-DA-9001 submitted with SSD 7419.

Should you require any additional information to finalise your assessment of SSD 7419 MOD 1, please do not hesitate to contact me on (02) 8233 9990 or at aryan@urbis.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "A. Ryan", with a stylized flourish at the end.

Ashleigh Ryan
Associate Director

Attachment A – Solar Panel Specifications for 320W

Attachment B – Solar Panel Specifications for 400W