

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.

David McNamara
Director
Key Sites Assessments

Date: **18 October**

Sydney 2018

SCHEDULE 1

Application No.:	SSD 7419 granted by the Minister for Planning on 21 April 2017
Applicant:	Taronga Conservation Society Australia
Consent Authority:	Minister for Planning
Approved Development:	Wildlife retreat and associated facilities, including: <ul style="list-style-type: none">• demolition of existing structures and relocation of Circular Kiosk;• construction and operation of five accommodation buildings (comprising 62 rooms) between two and four storeys in height connected by elevated walkways, a new four storey addition to the Taronga Centre including new restaurant and terrace, a new two storey guest lodge and a new native Australian wildlife exhibit;• alterations to the existing Taronga Centre including new two storey glazed atrium;• realignment of Taronga Centre vehicular turning circle and provision of five short-term parking spaces; and• associated landscaping works including removal trees and planting of replacement trees.
The Land:	Taronga Zoo, Bradley's Head Road, Mosman (Lot 22 in DP 843294)
Modification:	SSD 7419 (MOD 1): Alterations and additions including: <ul style="list-style-type: none">• install 142 new solar panels on the roof the Taronga Centre and 97 new panels on the roof the restaurant building (total of 239 panels)

- two new glazed bi-fold doors and a new window at the ground floor of the Taronga Centre
- internal changes to the ground floor of the Taronga Centre to provide an open plan office space by:
 - relocate lift
 - new workstations
 - remove internal walls
 - replace two existing perimeter doors with bi-fold doors
 - new internal walls
- replace the material on the western façade of the restaurant stair from glass to timber cladding due to BCA compliance requirements
- install 13 new sun shading panels to be attached to the restaurant building
- create four new louver slot windows on the restaurant building
- install a shroud around the skylight on the guest lodge

SCHEDULE 2

The above approval is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

A2 The Applicant shall carry out the project generally in accordance with the:

- a) State Significant Development Application SSD 7419;
- b) Environmental Impact Statement entitled '*Australia Habitat and Taronga Wildlife Retreat*' and accompanying appendices, prepared by Urbis Pty Ltd, dated March 2016;
- c) Response to Submissions package entitled '*SSD15_7419 Australia Habitat and Taronga Wildlife Retreat - Response to Submissions*' and accompanying appendices, prepared by Urbis Pty Ltd, dated October 2016;
- d) further information package entitled '*SSD15_7419 Australia Habitat and Taronga Wildlife Retreat - Response to Request for Information*' and accompanying appendices, prepared by Urbis Pty Ltd, dated 14 December 2016;
- e) the conditions of this consent; and
- f) the following drawings, except for:
 - i. any modifications which are 'Exempt or Complying Development' as identified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
 - ii. otherwise provided by the conditions of this consent.

Architectural Plans prepared by Cox Architecture			
Drawing No.	Revision	Name of Plan	Date
AR-DA-1001	3	Location Plan	10/03/2016
AR-DA-1102	3	Demolition Plan	10/03/2016
AR-DA-1201	4	Site Plan	29/07/2016
<u>AR-DA-1201</u>	<u>5</u>	<u>Proposed Site Plan</u>	<u>29/06/18</u>
AR-DA-1301	3	Scope of Works Plan	10/03/2016
<u>AR-DA-1301</u>	<u>4</u>	<u>Scope of Works Plan</u>	<u>29/06/18</u>
AR-DA-2101	4	Level A (RL 51) Plan	29/07/2016
AR-DA-2102	4	Level B (RL 54) Plan	29/07/2016
AR-DA-2103	5	Level C (RL 57) Plan	23/11/2016
AR-DA-2104	5	Level D (RL 60) Plan	23/11/2016
<u>AR-DA-2104</u>	<u>6</u>	<u>Level D (RL 60) Plan</u>	<u>29/06/18</u>
AR-DA-2105	5	Level E (RL 63) Plan	23/11/2016
<u>AR-DA-2105A</u>	<u>6</u>	<u>Level E (RL 63) Plan Taronga Centre Stage 1&2 Works</u>	<u>29/06/18</u>
AR-DA-2106	5	Level 1 – Restaurant (RL 67) Plan	23/11/2016
<u>AR-DA-2106</u>	<u>6</u>	<u>Level 1 - Restaurant (RL 67)</u>	<u>29/06/18</u>
AR-DA-2107	4	Level 2 – Terrace (RL 71) Plan	29/07/2016
<u>AR-DA-2107</u>	<u>5</u>	<u>Level 2 - Terrace (RL 71) Plan</u>	<u>29/06/18</u>
AR-DA-3101	5	Pod A Elevations	23/11/2016
<u>AR-DA-3101</u>	<u>6</u>	<u>Pod A Elevations</u>	<u>29/06/18</u>
AR-DA-3201	5	Pod B Elevations	23/11/2016
<u>AR-DA-3201</u>	<u>6</u>	<u>Pod B Elevations</u>	<u>29/06/18</u>
AR-DA-3301	5	Pod C Elevations	23/11/2016
<u>AR-DA-3301</u>	<u>6</u>	<u>Pod C Elevations</u>	<u>29/06/18</u>
AR-DA-3401	5	Pod D Elevations	23/11/2016
AR-DA-3501	5	Pod E Elevations	23/11/2016
AR-DA-3601	5	Restaurant Elevations	23/11/2016
<u>AR-DA-3601</u>	<u>6</u>	<u>Restaurant Elevations</u>	<u>29/06/18</u>
AR-DA-3701	3	Guest Lodge Elevations	10/03/2016

<u>AR-DA-3701</u>	<u>4</u>	<u>Guest Lodge Elevations</u>	<u>29/06/18</u>
AR-DA-3804	4	Taronga Centre Foyer & Wildlife Retreat Entry Elevation	04/10/2016
<u>AR-DA-3801</u>	<u>5</u>	<u>Taronga Centre Foyer (Taronga Zoo Master Plan Stage 2) & Wildlife Retreat Entry Elevation</u>	<u>29/06/18</u>
AR-DA-4001	3	Site Section 1	10/03/2016
AR-DA-4002	5	Site Section 2	23/11/2016
AR-DA-4003	4	Site Section 3	04/10/2016
<u>AR-DA-4003</u>	<u>5</u>	<u>Site Section 3</u>	<u>29/06/18</u>
AR-DA-4101	3	Sections AA & BB	10/03/2016
AR-DA-4102	3	Sections CC & DD	10/03/2016
AR-DA-4103	3	Section EE	10/03/2016
AR-DA-4104	4	Sections FF & GG	04/10/2016
<u>AR-DA-4104</u>	<u>5</u>	<u>Sections FF & HH (Taronga Zoo Master Plan Stage 1)</u>	<u>29/06/18</u>
AR-DA-9001	3	External Finishes Schedule	10/03/2016
Concept Landscape Plan prepared by Turf Design Studio			
Drawing No.	Revision	Name of Plan	Date
L-553	P1	SK - Planting Plan	2016

2. Part B – Prior to issue of Crown Buildings Works Certificate – Condition B14 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

- B14 The design and construction of the building and landscaping must include the following:
- construction in accordance with general fire safety provisions of the BCA;
 - the eastern and southern facades of Pod C and ~~Pod D~~ **and the eastern façade of Pod D**, as well as the exit stairs and walkways of Pod C and the eastern exit stairs and walkway of Pod D, are provided with an automated sprinkler system as part of the fire engineered alternate solution;
 - the protective measures and proposed fire safety strategy detailed in the Fire Safety Strategy, dated 29 September 2016, submitted with the RTS; and
 - installation of appropriate internal pedestrian pathways linking the internal vehicle carriageway network and the fire hydrants detailed in Item 3 of Appendix A of the Fire Safety Strategy, dated 29 September 2016, submitted with the RTS. In addition, all hydrants specifically installed to protect the approved development must also be interconnected by footpaths that minimise pedestrian travel distances between hydrant points.

Details demonstrating compliance shall be submitted to the Certifying Authority prior to issue of a relevant Crown Building Works Certificate.

End of Modifications to SSD 7419 MOD 1