



Australian Habitat and Taronga Wildlife Retreat

State Significant
Development
Modification Assessment
(SSD 7419 MOD 1)

October 2018

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
CIP	Community Involvement Plan
Consent	Development Consent
Council	Mosman Council
Department	Department of Planning and Environment
DPI	Department of Primary industries
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
EPL	Environment Protection Licence
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
LEP	Local Environmental Plan
Minister	Minister for Planning
OEH	Office of Environment and Heritage
RMS	Roads and Maritime Services
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development
SSI	State Significant Infrastructure



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1. Introduction

This report is an assessment of an application to modify the State significant development (SSD) approval (SSD 7419) for the demolition and construction of the Australian habitat exhibit and wildlife retreat with 62 guest rooms at Taronga Zoo, Bradley's Head.

The modification application has been lodged by The Taronga Conservation Society Australia pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The modification application seeks approval for internal and external changes to the Taronga Centre, restaurant and guest lodge.

1.1 Background

Taronga Zoo (the zoo) comprises approximately 28 hectares of land situated to the west of Bradley's Head Road at Bradley's Head (**Figure 1**). Located in the Mosman local government area (LGA), Bradley's head peninsula extends to the south, fronting Sydney Harbour. The site is accessed primarily by Whiting Beach Road to the north, Bradley's Head Road to the west and Athol Wharf Road to the south. To the west, the site borders Little Sirius Point and Sirius Cove.

The site is legally described as Lot 22 in DP 843294. The closest residential properties are located 140 m to the north-east on Whiting Beach Road.

The modification application relates only to the Australian habitat exhibit and wildlife retreat buildings (the site) located in the central eastern area of the zoo (**Figure 2**).



Figure 1 | Site Location (Source: Google Maps)

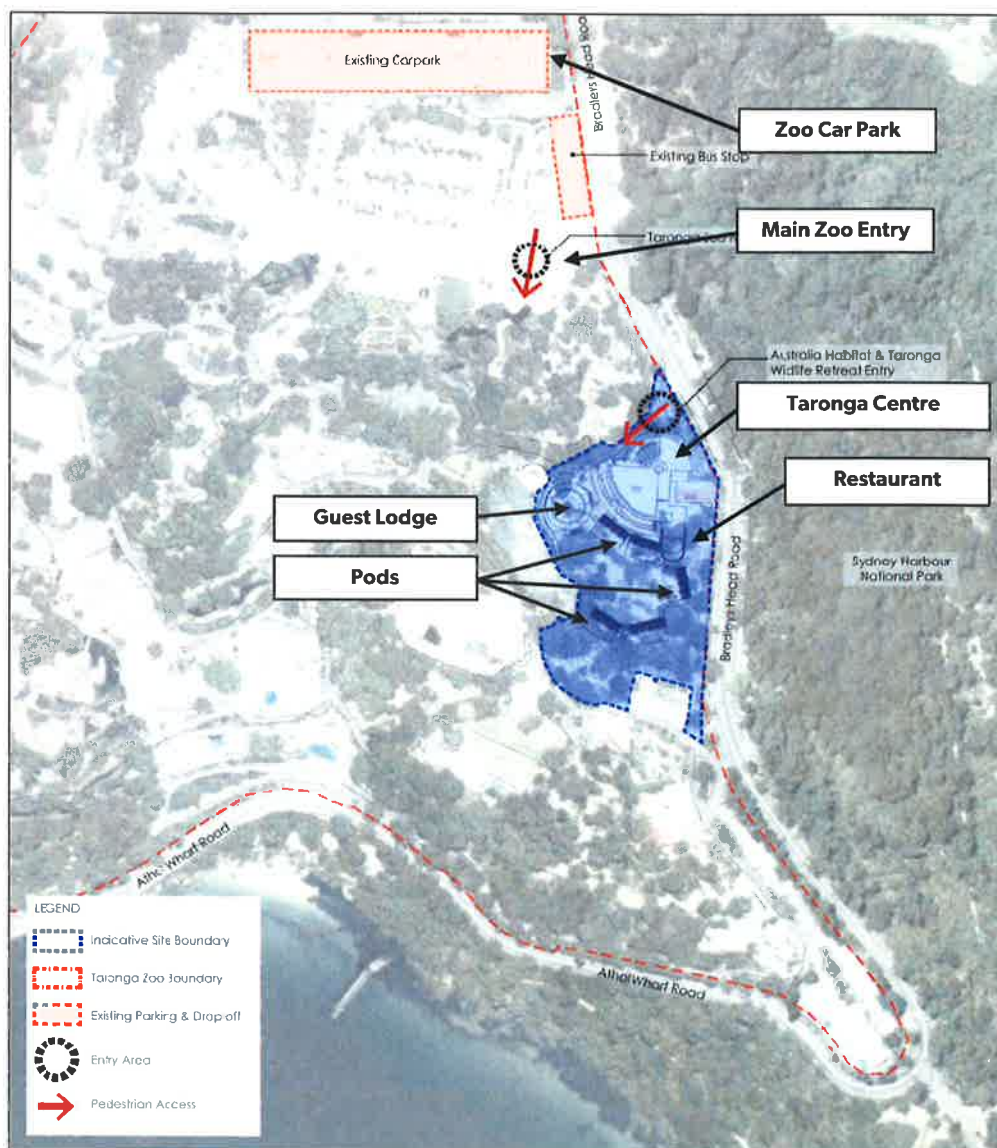


Figure 2 | The site identified by the blue area (Source: Architectural Plans)

1.2 Approval History

On 21 April 2017, the Executive Director, Key Sites and Industry Assessments, approved SSD 7056 for a wildlife retreat and associated facilities including:

- demolition of existing structures and relocation of a circular kiosk
- construction and operation of five accommodation buildings (comprising total of 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
- associated landscaping works, including removal of trees and planting of replacement trees.

The approved development is shown in **Figure 3**.

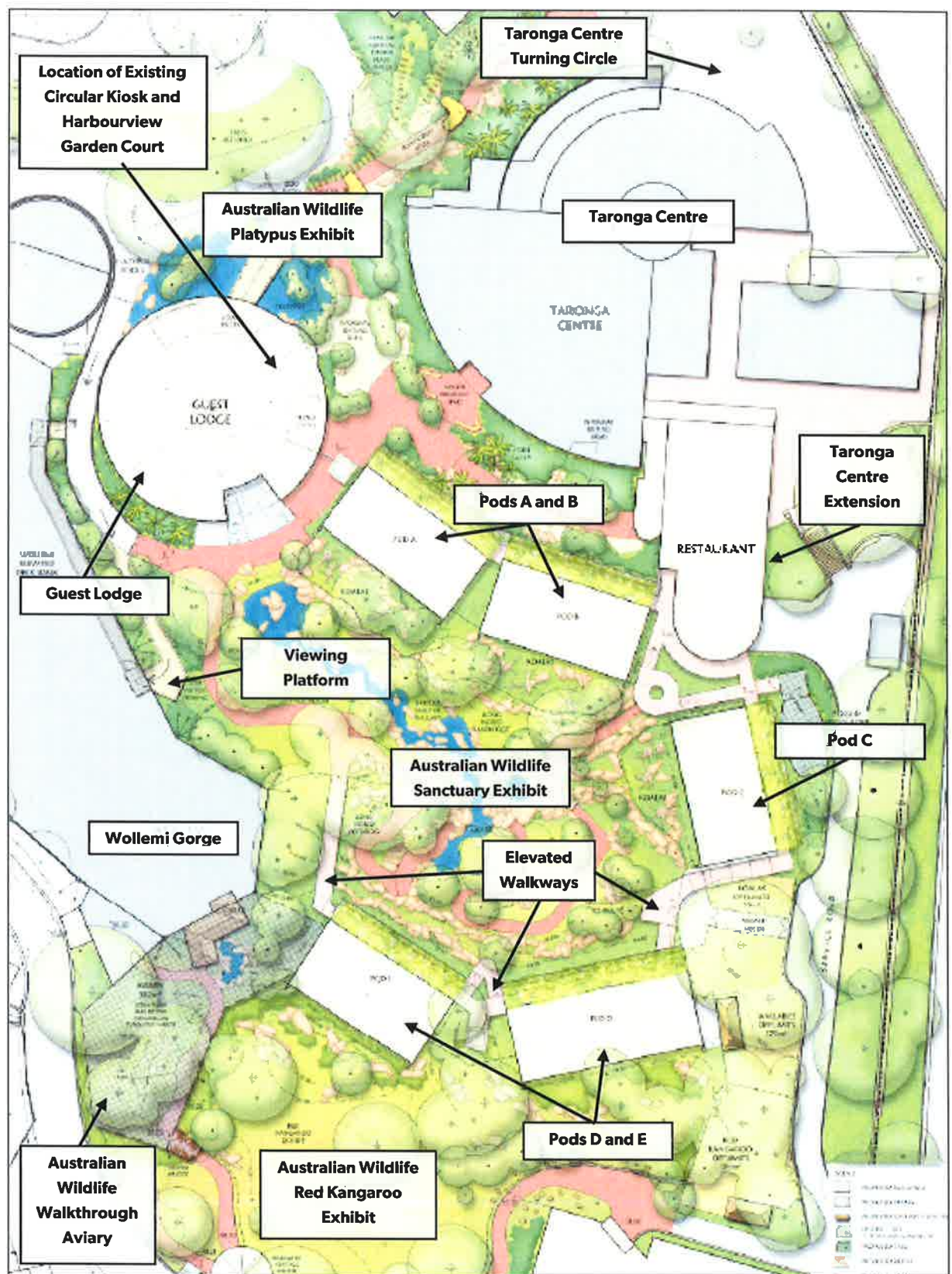


Figure 3 | The Australian Wildlife and Habitat Retreat area (Source: Architectural Plans)



2. Proposed Modification

On 19 July 2018, the Applicant lodged a modification application (SSD 7419 MOD 1) seeking approval, under section 4.55(1A) of the EP&A Act, to make design changes to a number of the approved Australian Exhibit and Wildlife Retreat buildings. The proposal also seeks to amend Condition B14 to remove the requirement for a sprinkler system on the southern façade of Pod D.

The proposed design amendments include:

- 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, including:
 - relocate lift
 - 64 new workstations
 - three new three metre wide entrances to Taronga Centre from the north
 - remove 11 internal walls to create the open plan office area
 - replace two existing perimeter doors with bi-fold doors
 - replace two internal doors with bi-fold doors
 - refurbish the coolroom by expanding internal footprint
 - new internal walls to create five meeting rooms and two quiet rooms
- replace the material on the western façade of the restaurant stair from glass to timber cladding due to BCA compliance requirements
- replace lower level cladding material at the guest lodge from timber to stone
- install 13 new sun shading panels to the restaurant building
- create four new louver slot windows on the restaurant building
- install a shroud around the skylight on the guest lodge.

The approved and proposed plans are compared below in **Figures 4 to 12**.

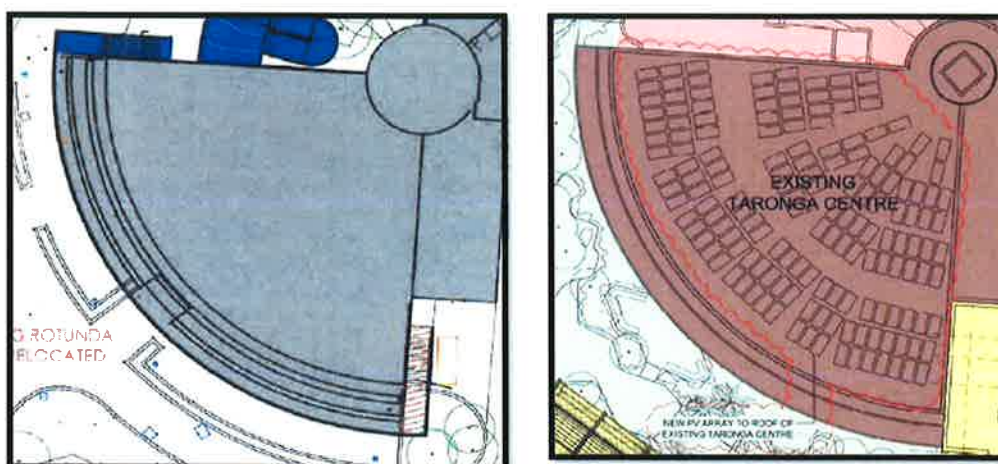


Figure 4 | The approved (left) and proposed (right) roof of the Taronga Centre illustrating the solar panels
(Source: Cox Architecture)

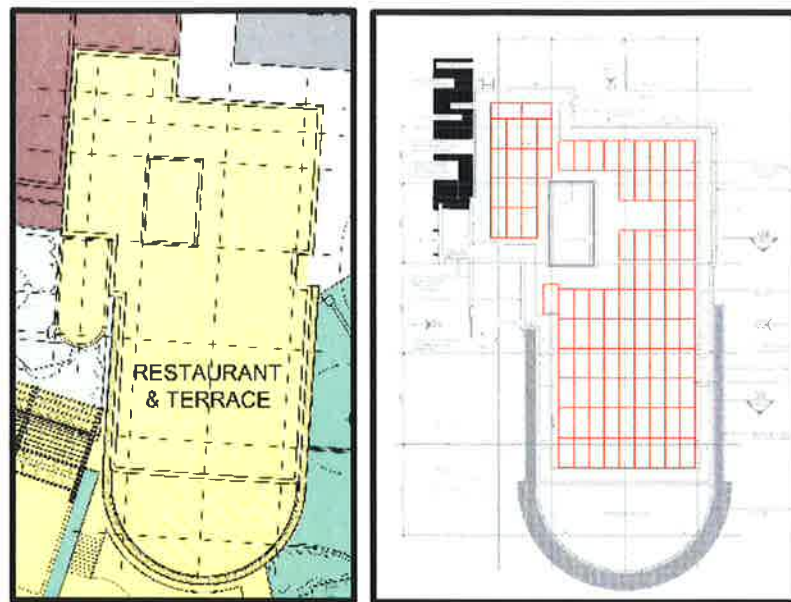


Figure 5 | The approved (left) and proposed (right) solar panels on the roof of the restaurant building
(Source: Genelec Power Solutions)

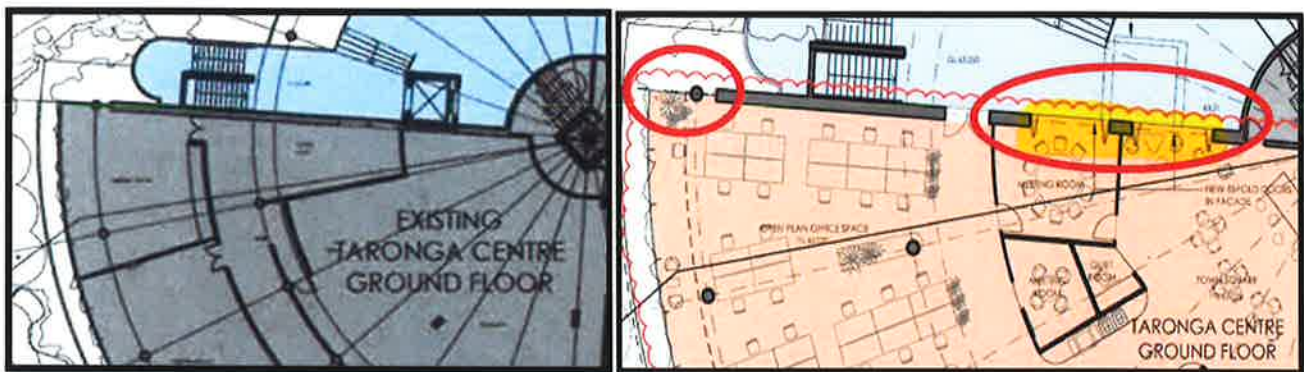


Figure 6 | The approved (left) and proposed (right) two new glazed bi-fold doors and a new window (shown by red circle) at the ground floor of the Taronga Centre (Source: Cox Architecture)

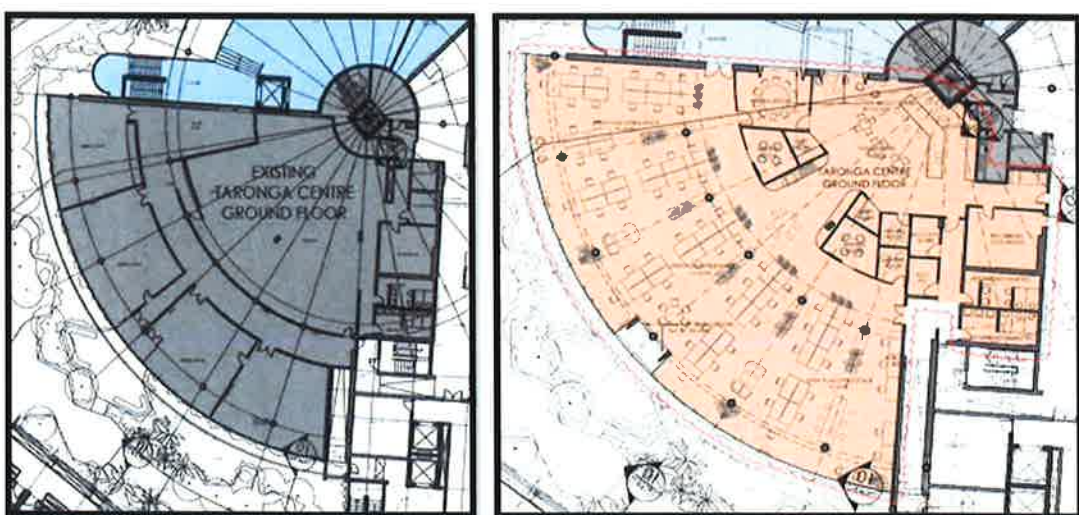


Figure 7 | The approved (left) and proposed (right) internal changes to the Ground Floor of the Taronga Centre (Source: Cox Architecture)

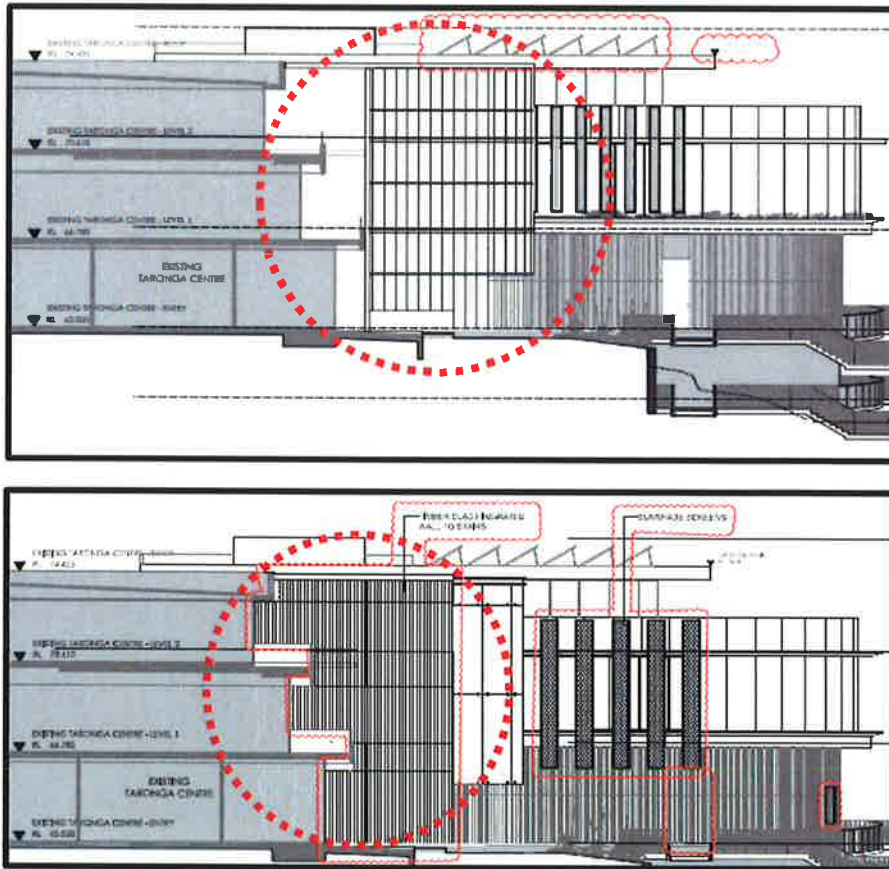


Figure 8 | The approved (above) and proposed (below) cladding material changes to the western façade of the restaurant (Source: Cox Architecture)

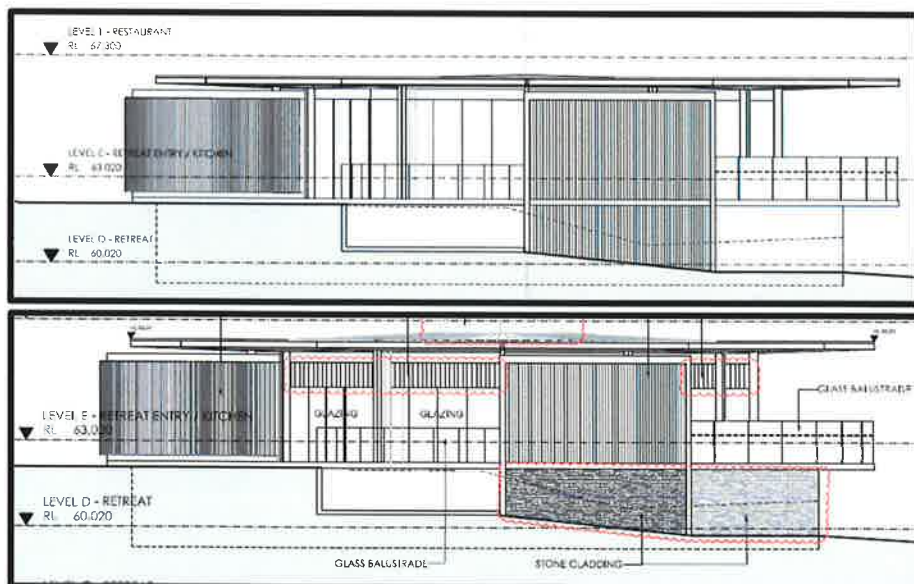


Figure 9 | The approved (above) and proposed (below) lower cladding of the guest lodge (Source: Cox Architecture)

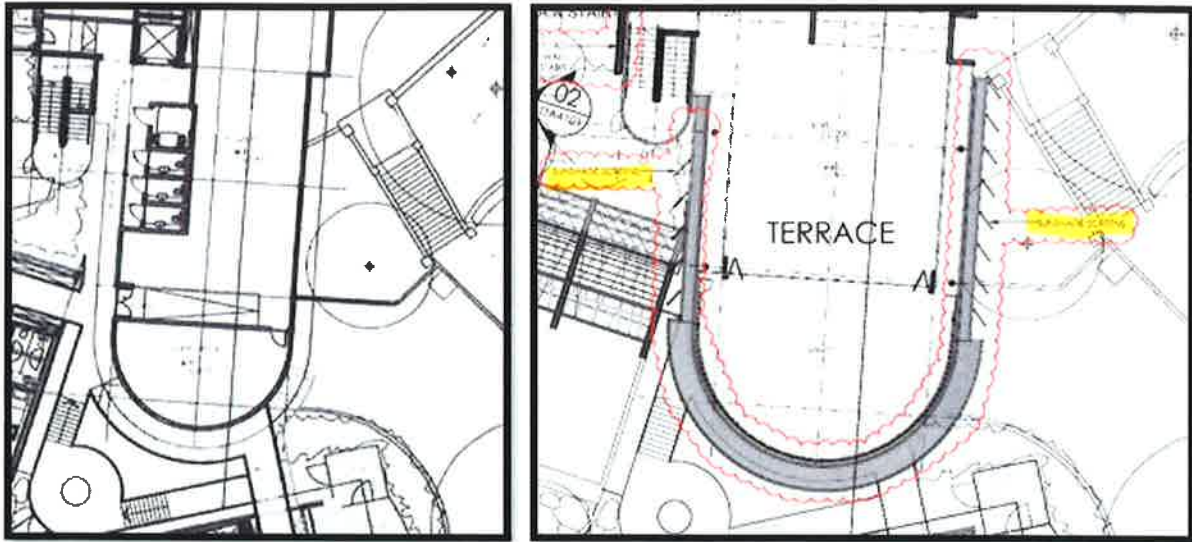


Figure 10 | The approved (left) and proposed (right) 13 new shade panels on the restaurant building façade (Source: Cox Architecture)

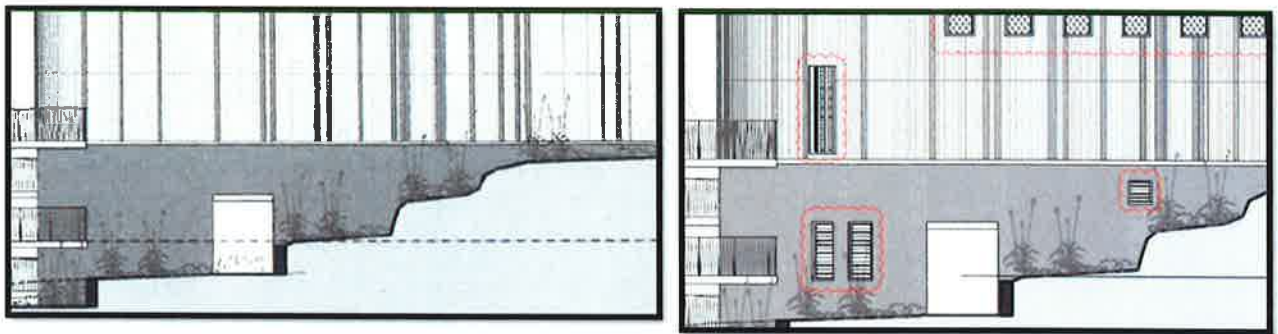


Figure 11 | The approved (left) and proposed (right) four new louvered slot windows on the restaurant building (Source: Cox Architecture)

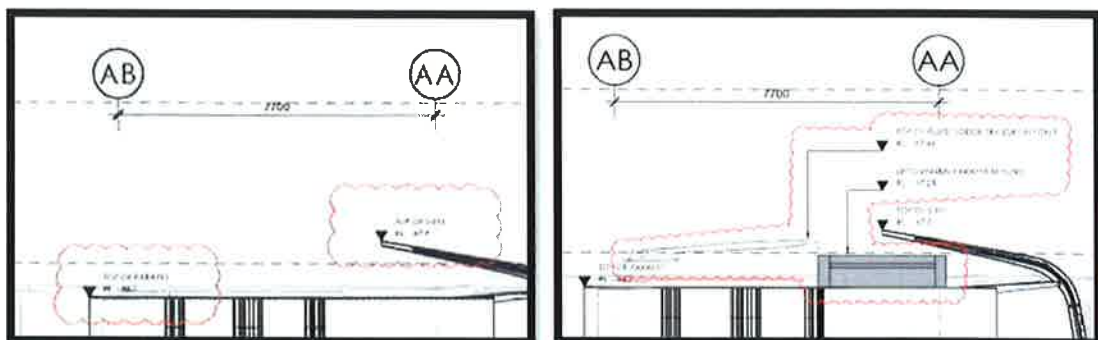


Figure 12 | The approved roofline (left) and proposed skylight (right) with shroud on the roof of the guest lodge (Source: Cox Architecture)



3. Strategic Context

Greater Sydney Regional Plan

'Greater Sydney Regional Plan – A Metropolis of Three Cities' sets out the NSW Government's 40-year vision and establishes a 20-year plan to manage growth and change for Greater Sydney and includes 10 directions. The Plan's key directions are to provide:

- a city supported by infrastructure – infrastructure supporting new developments
- a collaborative city – working together to grow a Greater Sydney
- a city for people – celebrating diversity and putting people at the heart of planning
- housing the city – giving people housing choices
- a city of great places – designing places for people
- a well-connected city – developing a more accessible and walkable city
- jobs and skills for the city – creating conditions for a stronger economy
- a city in its landscape – valuing green spaces and landscape
- an efficient city – using resources wisely
- a resilient city – adapting to a changing world.

Mosman Council LGA is located within the Eastern Harbour City. The proposed development supports the directions and objectives of the plan, in particular by:

- ensuring Greater Sydney's Eastern Harbour City remains competitive
- ensuring Greater Sydney is a great place that brings people together
- ensuring the Eastern Harbour City is a place for people that fosters strong cultural connections

North District Plan

The Greater Sydney's Commission's (GSC) role is to coordinate and align planning to shape the future of Metropolitan Sydney. The GSC has prepared District Plans to inform local council and planning and influence the decisions of State agencies. The aim of the District Plans is to connect local planning with the longer-term metropolitan planning for Greater Sydney.

The North District Plan replaces the Draft Central District Plan released in November 2016. The Department has therefore considered the Northern City District in its assessment which covers the City of Ryde, Hornsby, Hunters Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Northern Beaches and Willoughby local government areas.

The proposal is consistent with the Northern City District Plan by helping to provide social infrastructure (Planning Priority N3), creating culturally rich communities (Planning Priority N4) and protecting the enjoyment of Sydney Harbour (Planning Priority N15).



4. Statutory Context

4.1 Scope of Modifications

A consent authority may modify the consent if it is satisfied the proposed modification application meets the requirements of section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). An assessment of the proposed modification application against the requirements of section 4.55(1A) of the EP&A Act is in **Table 1**.

Table 1 | Consideration of section 4.55(1A) of the EP&A Act

Section 4.55(1A)	Assessment
That the proposed modification is of minimal environmental impact, and	Section 6 of this report provides an assessment of the impacts associated with the proposal. The proposed modifications will not change the approved use or patron capacity. The Department is satisfied the proposed modifications will have minimal environmental impact.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and	The proposed modification seeks approval for various changes and does not result in any additional adverse impacts on the surrounding area. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations, and	Section 5 of this report demonstrates that the application followed the consultation requirements as outlined in the <i>Environmental Planning and Assessment Regulation 2000</i> .
Any submission made concerning the proposed modification has been considered.	The Department received two submissions on the proposal. The issues raised in the submission have been considered in Section 6 of this report.

4.2 Consent Authority

The Minister for Planning is the consent authority for the application under section 4.5(a) of the EP&A Act.

Minister's delegate as consent authority

However, under the Minister's delegation dated 11 October 2017, the Director, Key Sites Assessments, may determine the application as:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- there are no submissions in the nature of an objection.

4.3 Environmental Planning Instruments

The following Environmental Planning Instruments (EPIs) apply to the site:

- State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP);
- State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55);
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005); and
- Mosman Local Environmental Plan 2012 (MLEP 2012).

The Department's detailed consideration of the modified proposal against the applicable EPIs are provided in **Appendix B** of this report. The Department is satisfied the modification application has adequately addressed the relevant provisions and is consistent with the EPIs.

4.4 Objects under the Act

The Minister or delegate must consider the objects of the EP&A Act when making decisions under the Act. The Department is satisfied the proposed modification is consistent with the objects of the EP&A Act.



5. Engagement

5.1 Department's Engagement

Clause 117(3B) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to State significant development. Accordingly, the application was not exhibited. However, it was made publicly available for submissions on the Department's website between 26 July 2018 and 9 August 2018 and was referred to Council and the Office of Environment and Heritage (OEH).

5.2 Summary of Submissions

During the exhibition period, the Department received submissions from OEH and Council but did not receive any submissions from the public.

Council did not object to the proposal and commented that any changes, particularly to rooftop elements, should be designed and sited to ensure minimal visual impact when viewed from surrounding headlands, residential properties and the harbour.

OEH reviewed the proposal and made no comments in respect of the works proposed.

5.3 Response to Submissions

The Department placed copies of the submissions received and requested the Applicant provide a response to the comments raised in the submissions. The Department also requested the Applicant provide additional information regarding the proposed solar panels and provide an assessment of their visual impact.

On 21 September 2018, the Applicant provided a Response to Submissions (RtS) report. The RtS report included an assessment of the proposal's visual impact and additional technical information regarding the proposed solar panels. The RtS was made publicly available on the Department's website and no further submissions were received.



6. Assessment

6.1 Section 4.15(1) Matters for consideration

Under section 4.55(3) of the EP&A Act, the consent authority must consider the matters referred to in section 4.15(1) that are of relevance to the development. **Table 2** identifies the matters for consideration under section 4.15 of the EP&A Act that apply to the proposed modification. The table represents a summary for which additional information and consideration is provided in **Section 6**, **Appendix B**, or other sections of this report, referenced in the table.

Table 2 | Consideration of section 4.15(1) of the EP&A Act

Section 4.15(1) Matters for consideration	Department's assessment
(a)(i) any environmental planning instrument	The modified proposal complies with the relevant legislation as addressed in Section 4 and Appendix B of this report.
(a)(ii) any proposed instrument	Not applicable.
(a)(iii) any development control plan	Under clause 11 of the SRD SEPP, Development Control Plans (DCPs) do not apply to SSD.
(a)(iia) any planning agreement	Not applicable.
(a)(iv) the regulations	The application satisfactorily meets the relevant requirements of the <i>Environmental Planning and Assessment Regulation 2000</i> , including the procedures relating to applications (Part 6), the requirements for notification (Part 6, Division 6) and fees (Part 15, Division 1AA) (refer to Section 5 of this report).
(b) the likely impacts of that development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The Department considers the likely impacts of the development are acceptable and/or have been appropriately mitigated or addressed by recommended conditions (refer to Section 6 and Appendix D of this report).
(c) the suitability of the site for the development	The site is suitable for the development as addressed in Section 6 of this report.
(d) any submissions	The Department has considered the submissions received during the exhibition period (refer to Section 6 of this report).
(e) the public interest	The Department considers the modified proposal to be in the public interest.

The Department considers the key issues associated with the proposed modification to be the potential visual impact arising from the installation of the solar panels and skylight shroud, external and internal design changes and bushfire safety.

6.2 Visual Impact

Solar Panels

The modification application seeks approval to install 239 solar panels on the roof area of the restaurant and the Taronga Centre. In the RtS report, the Applicant notes the panels numbers and locations are indicative and that the final orientation and location will be based on a detailed structural assessment.

Council recommended the proposed panels be located to minimise their visibility from the harbour, residential properties and the surrounding headlands.

To reduce their visibility and harness maximum sunlight, the panels will be angled to the north (away from the harbour) and will be lower than the existing lift shaft and mechanical services currently installed on the roof. No additional infrastructure will be required to operate the panels as they will be connected to existing services at the zoo.

The Department notes the solar panels have a low profile that results in minimal visual impact and no additional building height to the Taronga Centre and the restaurant building. The Department considers the central siting of the panels, the orientation of the Taronga Centre and the restaurant building, and the slope of the broader site all contribute in rendering the panels invisible from the harbour, surrounding residential properties and nearby headlands. **Figure 13** below demonstrates the negligible visual impact arising from the panels.

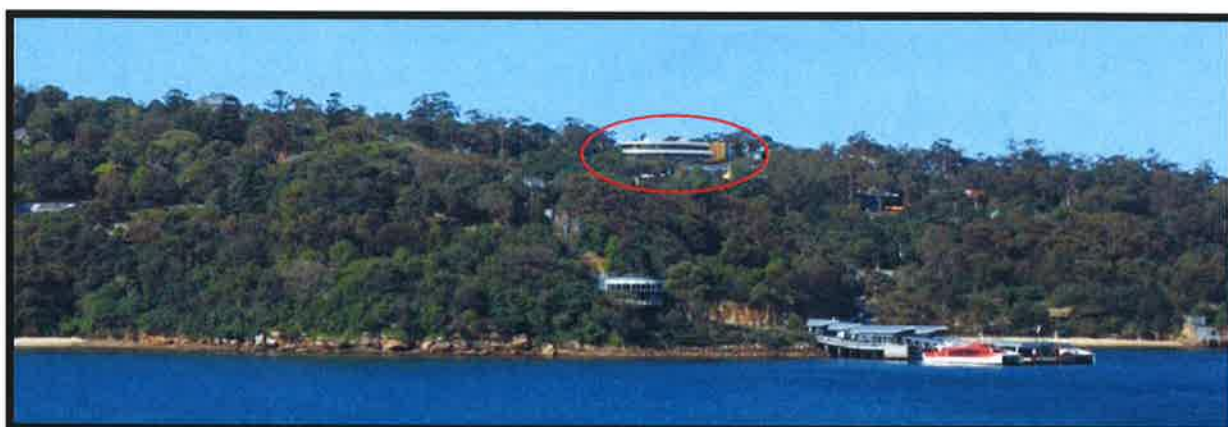


Figure 13 | The Taronga Centre and restaurant as viewed from Cremorne Point (Source: Applicant)

The panels would not interrupt significant views to, or from, Sydney Harbour or any item of heritage significance as they are not visible from surround areas. The significant mature vegetation surrounding the site also reduces the likelihood of the panels affecting views.

The Department concludes the proposed solar panels would not have an adverse visual impact on the zoo, surrounding residential properties, nearby headlands or Sydney Harbour.

Skylight Shroud

The modification application seeks to install a new shroud surrounding the skylight at the guest lodge (**Figure 12**). The Applicant noted the proposed addition will assist with waterproofing and shadowing. As the shroud is located behind and below the existing height of the curved façade element, the shroud will not be visible to patrons of the

zoo. The Department is therefore satisfied this element of the proposal will not result in any unacceptable visual impact.

6.3 External design

Western façade materials

The modification application seeks to replace the existing glass material on the restaurant stairs with a timber cladding (**Figure 8**). The Applicant has noted the change of materials is required to comply with BCA requirements. The proposed timber cladding material has already been approved under the External Finishes Schedule AR-DA-9001 submitted with SSD 7419. Council made no comment on the proposed change of materials in their submission. As the material has already been assessed for its suitability within the zoo, the Department is satisfied the change of material will not result in any adverse environmental impacts and would be consistent with the external materials and finishes schedule.

Guest lodge cladding material

The modification application seeks to replace the timber cladding material approved for the guest lodge's northern façade with a stone cladding (**Figure 9**). The aesthetic change has resulted from the detailed design phase of the project. In their submission, Council did not make any comment about this element of the proposal. The change of material is limited to a small, lower portion of the guest lodge façade and is considered to be minor. The Department does not consider the modification would result in any adverse environmental impacts and is sympathetic to the existing material palette of the guest lodge. The Department therefore considers the modification acceptable.

Shade panels

As pictured in **Figure 10** and **Figure 14**, the modification application seeks to install a total of 13 shade panels to the eastern and western extent of the restaurant façade. The purpose of the shade panels, fixed to the façade, is to enable the shading of the restaurant façade without compromising views to the harbour. Council raised no concern with the shade panels in their submission. All 13 panels are identical in dimensions, equally spaced and do not protrude above the parapet line of the existing restaurant façade. The panels continue the theme of strong vertical articulation developed by the timber cladding below the restaurant's glass façade. The panels represent a minor change to the approved design and would not result in any adverse design impacts. Therefore, the Department considers the proposed shade panels acceptable.

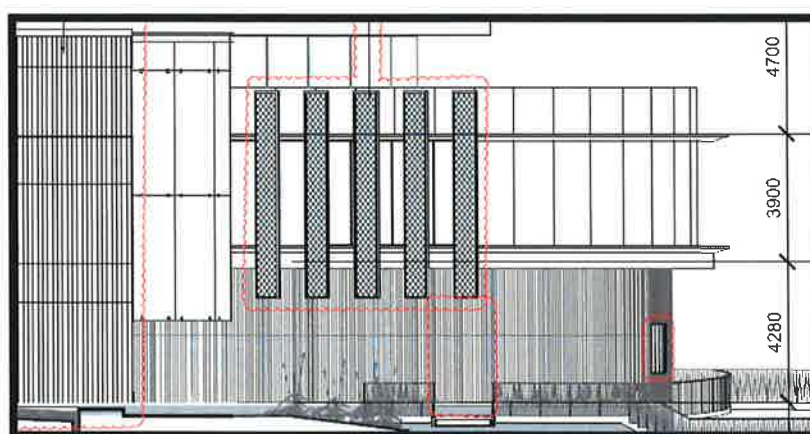


Figure 14 | The restaurant panels viewed from the eastern elevation (Source: Applicant)

Slot windows

Four slot windows are proposed on the western elevation of the kitchen, beneath the restaurant (**Figure 11**). The slot windows incorporate louvres to allow improved ventilation to the kitchen without reducing the amenity of the area surrounding the restaurant. Council did not provide any comment about this element of the modification

request in their submission. The proposed modification is considered minor and would result in a negligible visual impact. The Department therefore considers the modification to be acceptable.

6.4 Internal and design alterations

A series of internal alterations are proposed in the modification application (**Figure 6** and **7**). The proposed alterations include the construction of new bi-fold doors and internal meeting rooms, relocation of the lift and refurbishment of the cool room. These changes have resulted from the detailed design phase and seek to improve the functionality and ease of movement through the buildings. Council's submission did not raise any concern with this element of the proposal. The proposed internal alterations are minor and do not result in any adverse environmental impacts. The Department considers these design alterations to be acceptable.

6.5 Bushfire Safety

The modification application also seeks approval to remove the requirement to provide an automated water sprinkler system on the southern façade of Pod D. The Applicant notes the proposed change would alter Condition B14 of SSD 7419 to correct an error in the wording of NSW Rural Fire Service's (NSWRFS) condition.

The Applicant included a letter from the NSWRFS considering the proposal. The NSWRFS noted the proposal was assessed as an alternate solution under the assessment pathway for ecotourism with the NSWRFS Community Resilience Fast Fact 1/14 titled 'Ecotourism'. The assessment concluded the request to remove the requirement provide a sprinkler system on the southern façade of Pod D was acceptable given the management of vegetation on site.

The Department is therefore satisfied the proposal to amend Condition B14 is acceptable and would not result in any unacceptable bushfire risks to the zoo.



7. Evaluation

The Department has reviewed the proposed modification and assessed the merits of the application, taking into consideration advice from Council. All environmental issues associated with the modified proposal have been suitably addressed.

The Department is satisfied the modified proposal will facilitate the development of the Australian habitat exhibit and wildlife retreat and would not result in any adverse environmental impacts. Consequently, the Department considers the development is in the public interest and should be approved, subject to conditions.



8. Recommendation

It is recommended that the Director, Key Sites Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report; and
- **determines** that the application SSD 7419 MOD 1 falls within the scope of section 4.55(1A) of the EPA Act;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application;
- **modify** the consent SSD 7419;
- **signs** the attached approval of the modification (Attachment D).

Recommended by:

Tim Green
Planning Officer
Key Sites Assessments

Recommended by:

Cameron Sargent
Team Leader
Key Sites Assessments



9. Determination

The recommendation is **adopted** by:

David McNamara

Director

Key Sites Assessments



Appendices

Appendix A – Documentation

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Environmental Impact Statement
http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9484
2. Submissions
http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9484
3. Applicant's Response to Submissions
http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9484

Appendix B – Environmental Planning Instruments

Environmental Planning Instruments (EPIs)

EPIs considered as part of the assessment of the modification application are:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy No.55 – Remediation of Land;*
- *Draft Remediation of Land State Environmental Planning Policy*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;*
- *Mosman Local Environmental Plan 2012;* and
- *Sydney Harbour Foreshores and Waterway Area Development Control Plan 2005.*

Compliance with controls

Note: Clauses within the above EPIs that are not relevant to the application have been omitted from the below assessment.

State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)

The SRD SEPP aims to identify development that is of State significance due to its size, economic value or potential impact. The original development was deemed State significant in accordance with clause 2(h) of Schedule 2 of the SRD SEPP, as it is a development at Taronga Zoo that has a CIV of more than \$10 million.

Table 1 | Consideration of SREP (Sydney Harbour Catchment) 2005

Assessment Criteria	Department's assessment	Compliance
3) Aims of Policy The aims of this Policy are as follows: (a) to identify development that is State significant development	The original development was identified as SSD.	Yes
8) Declaration of Stage Significant Development (1) Development is declared to be State significant development for the purposes of the Act if: (a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and (b) the development is specified in Schedule 1 or 2.	The original development was permissible with development consent. The site is specified in Schedule 2.	Yes
Schedule 2 State significant development — identified sites (Clause 2 (h)) Taronga Zoo Site	The original development was within the Taronga Zoo site and had a capital investment value of more than \$10 million.	Yes

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55)

SEPP 55 aims to promote the remediation of contaminated land to prevent the risk of harm to human health and the environment. SEPP 55 requires the consent authority to consider whether the land is contaminated, and if so, whether the land is suitable for the purpose for the proposed development.

The Department has considered the potential contamination issues under the assessment of the original application. As the site does not have a history of contamination and the proposal does not involve a change of use, the Department is satisfied the modified proposal will not raise any additional issues with regards to contamination.

Draft Remediation of Land State Environmental Planning Policy

The Department notes the Explanation of Intended Effect for a new Remediation of Land SEPP was exhibited until 13 April 2018. The Remediation of Land SEPP proposes to better manage remediation works by aligning the need for development consent with the scale, complexity and risks associated with the proposed works. As the proposed works are not expected to result in any contamination issues, the Department considers the modification application would be consistent with the intended effect of the Remediation of Land SEPP.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SHC SREP)

The SHC SREP provides planning principles for development within the Sydney Harbour catchment. The site is located within the Sydney Harbour Catchment area. The modified proposal is consistent with the relevant Planning Principles of the SHC SREP and will not have any adverse impacts on the Sydney Harbour Catchment as considered in **Table 2** below:

Table 2 | Consideration of SREP (Sydney Harbour Catchment) 2005

Criteria		Department's assessment	Compliance
Part 1 Preliminary			
Clause 2 Aims of the Plan	This clause sets out the aims with respect to the Sydney Harbour Catchment and establishes the principles for the purpose of enabling these aims to be achieved.	The modified proposal is considered to be consistent with the aims of the Plan for the following reasons: <ul style="list-style-type: none">• The catchment, foreshores and waterways will not be adversely affected by the modified proposal.• The modified proposal has minimal additional impact that can be sufficiently managed subject to conditions of consent.• The modified proposal will improve the existing commercial use and contribute to the culture and vibrancy of the area.	Yes

Clause 3 Land to which plan applies	Within the Sydney Harbour Catchment, particular provisions of this plan apply to the Foreshores and Waterways Area.	The site is located within the Foreshores and Waterways Area as identified in the zoning map.	Yes
Part 2 Planning principles			
Clause 13 Sydney Harbour Catchment	Provides a set of planning principles for land within the Sydney Harbour Catchment.	<p>The modified proposal is consistent with the planning principles for the Sydney Harbour Catchment as follows:</p> <ul style="list-style-type: none"> • The modified proposal involves no excavation works and therefore would not have any perceivable impact on the natural environment and assets including, hydrological, ecological and geomorphological processes and water quality. • The proposed modification will have minimal additional impact on the environment that can be suitably managed subject to recommended conditions of consent. 	Yes
Clause 14 Foreshores and Waterways Area	Provides a set of planning principles for land within the Foreshores and Waterways Area.	<p>The site is located within the Foreshores and Waterways Area and is consistent with the planning principles for the following reasons:</p> <ul style="list-style-type: none"> • The modified proposal will not impact the natural assets and visual qualities of Sydney Harbour. • The modified proposal will not impact upon pedestrian connectivity and public access along the foreshore. 	Yes
Part 3 Foreshores and Waterways Area			

Division 1 Development control			
Clause 16 Zones indicated on Zoning Map	Land is zoned in accordance with the zoning map.	The site is adjacent to the waterway zoned W2 – Environmental Protection.	Yes
Clause 17 Zoning objectives	<p>The objectives of the W2 – Environmental Waters Zone are as follows:</p> <p>(a) to protect the natural and cultural values of waters in this zone,</p> <p>(b) to prevent damage or the possibility of longer term detrimental impacts to the natural and cultural values of waters in this zone and adjoining foreshores,</p> <p>(c) to give preference to enhancing and rehabilitating the natural and cultural values of waters in this zone and adjoining foreshores,</p> <p>(d) to provide for the long-term management of the natural and cultural values of waters in this zone and adjoining foreshores.</p>	The site is located adjacent to the W2 Environmental Protection Zone. However, the site located wholly on land and has no associated uses that directly rely on the waterway. The modified proposal will not affect the natural of cultural values of the waters.	Yes
Division 2 Matters for consideration			
Clause 20 General	The matters referred to in Division 3 must be considered by the consent authority.	The Department has considered the relevant matters below.	Yes
Clause 21 Biodiversity, ecology & environmental protection	The consent authority must consider the matters listed in the clause in relation to biodiversity, ecology and environmental protection.	The modified proposal will not have any adverse impacts on the biodiversity or ecology of the area.	Yes

Clause 22 Public access to, and use of, foreshores and waterways	The consent authority must consider the matters listed in this clause in relation to public access to, and use of, the foreshores and waterways.	The modified proposal will not impact on watercourses, wetlands, riparian lands or remnant vegetation.	Yes
Clause 23 Maintenance of a working harbour	The consent authority must consider the matters listed in relation to the maintenance of a working harbour.	The modified proposal will not reduce the capacity of Sydney Harbour to function as a working harbour.	Yes
Clause 24 Interrelationship of waterway and foreshore uses	The consent authority must consider the matters listed in this clause in relation to the interrelationship of waterway and foreshore uses.	The modified proposal will not have any adverse impacts on the use of the waterway.	Yes
Clause 25 Foreshore and waterways scenic quality	The consent authority must consider the matters listed in relation to the maintenance, protection and enhancement of the scenic quality of foreshores and waterways.	Due to the siting of the works within Taronga Zoo, there will be no impact upon the scenic qualities of foreshore as viewed from adjoining residential properties.	Yes
Clause 26 Maintenance, protection and enhancement of views	The consent authority must take into consideration the matters listed in relation to the maintenance, protection and enhancement of views.	The modified proposal will not impact on the views to and from Sydney Harbour.	Yes
Division 3 Foreshores and Waterways Planning and Development Advisory Committee			
Clause 29 Consultation required for certain development applications	A consent authority must not grant consent to a DA unless it has referred and considered the views of the Advisory Committee.	The modified proposal was not required to be referred to the Advisory Committee.	N/A
Part 5 Heritage provisions			
Division 1 General			
Clause 53 Objectives	<p>The relevant objectives in relation to heritage are:</p> <ul style="list-style-type: none"> To conserve the environmental heritage of the land. 	The site relating to the proposed modification is not heritage listed.	Yes

	<ul style="list-style-type: none"> To conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items. To ensure that archaeological sites and place of Aboriginal heritage significance are conserved. 		
Division 2 Protection of heritage items			
Clause 54 Land to which Part applies	This Part applies to an in respect of the land shown on the Heritage Map and to the heritage items identified on that map.	Taronga Zoo is not identified on the Heritage Map	N/A
Clause 55 Protection of heritage items	Development consent is required for the altering of a heritage item by making structural or non-structural changes to its exterior, including changes to its detail, fabric, finish or appearance.	The modified proposal does not seek to alter any heritage item.	Yes
Division 4 Miscellaneous			
Clause 59 Development in vicinity of heritage items	The consent authority must assess the impact of the proposed development on the heritage significance of heritage items within the vicinity of the development.	The modified proposal will have no adverse on heritage items within the vicinity of the development.	Yes

Mosman Local Environmental Plan 2012 (MLEP 2012)

The proposed modification is consistent with the provisions of MLEP 2012. The use of the site as Zoological Gardens remains permissible with consent. The Department has considered the modification application against the controls of the MLEP 2012, and is satisfied the modified proposal remains consistent with the MLEP 2012.

Appendix C – Consolidated Consent

The Consolidated Consent can be found on the Department of Planning and Environment's website as follows.

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9484

Appendix D – Notice of Modification