

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 8008
Proposal Name	African Savannah and Congo Exhibits, Taronga Zoo
Location	Taronga Zoo, Bradleys Head Road, Mosman (Lot 22 in DP 843294)
Applicant	Taronga Conservation Society Australia
Date of Issue	2 November 2016
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; and • Certification that the information provided is accurate at the date of preparation. <p>The EIS must provide an estimate of the jobs that will be created by the development during the construction and operational phases of the development.</p>
Key Issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context</p> <p>The EIS shall address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy (Infrastructure) 2007; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and • Mosman Local Environmental Plan 2012. <p>The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • A Plan for Growing Sydney;

- 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);
- Interim Construction Noise Guidelines (DECCW, 2009);
- Taronga Zoo Conservation Strategy 2002; and
- Mosman Development Control Plan 2012.

2. Heritage

- Prepare a Heritage Impact Statement by a suitably qualified heritage consultant 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;
 - what impact the proposed works will have on their significance; and
 - measures to avoid and/or mitigate impacts.
- 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.
- Prepare a Visual Impact Statement demonstrating how the development would affect views to and from heritage places in the vicinity and especially the unique visual qualities of Sydney Harbour and from Harbour vantage points, including Curraghbeena Point and Cremorne Point. If impact is likely, appropriate mitigation measures are to be identified commensurate with the significance of the views.

3. 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.

4. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *EP&A Regulation 2000*) will be incorporated in the design, construction and ongoing operation of the development;
- demonstrate how the proposed development responds to sustainable building principles and best practice, and improves environmental performance through energy efficient design, technology and opportunities for renewable energy; and
- provide an integrated water management plan that considers water, wastewater and stormwater, including an assessment of water demand, alternative water supply, proposed end uses of potable and non-potable water, water sensitive urban design and water conservation measures.

5. Landscaping and tree removal

- The EIS must include a landscaping plan that:
 - assesses the arboricultural significance of trees potentially affected by the proposal;
 - clearly identifies the trees to be retained, removed or protected;
 - nominates landscaping themes and planting species;
 - justifies proposed species; and
 - considers proposals to mitigate adverse project impacts and in particular canopy loss.

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 located adjacent to the proposed development 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; and
 - the cumulative traffic and parking impact of other Taronga Zoo projects under assessment or construction.
- The EIS must include details of expected public transport demand generated by the project and provide justification that sufficient public transport capacity exists to meet the demand.

7. Bushfire and Safety

- Demonstrate compliance with the relevant provisions of *Planning for Bushfire Protection (PBP) 2006* and detail any bushfire management and/or mitigation measures.
- Prepare an assessment on the emergency planning and management measures required to facilitate an emergency services response and the other obligations imposed by clause 43 of the *Work Health and Safety Regulation 2000*.

8. Noise

- Identify and provide a quantitative assessment of the noise generating sources and activities during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land, including the scheduling of intra-day 'respite periods' from noise-generating construction activities that may impact on adjoining properties.

	<ul style="list-style-type: none"> • Prepare an assessment of possible noise impacts associated with the operation of the new facilities together with designs for feasible and reasonable noise impact avoidance and mitigation. <p>9. Waste Management</p> <ul style="list-style-type: none"> • 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. <p>10. Construction Impacts</p> <ul style="list-style-type: none"> • 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 and lead-based paint), management and disposal of concrete waste and rinse water, and other cumulative environmental impacts. This shall include consideration of potential construction impacts on adjacent exhibits and visitors to the zoo. <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. • 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 including the waters of Sydney Harbour and Little Sirius Cove. • Identify appropriate water quality management measures focussing on the management of the impacts from the proposed works. • 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, if proposed.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>EP&A Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p>

	<p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • a clear and concise summary; • architectural drawings (to a usable scale at A3); • architectural design statement; • landscape drawings (to a usable scale at A3); • landscape design statement; • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • shadow diagrams; • arboricultural assessment; • ESD statement; • pre-submission consultation statement; • heritage impact assessment; • archaeological impact assessment; • bushfire assessment • access impact statement; • traffic and parking assessment; • visual and view impact analysis and photomontages; • stormwater concept plan (if required); • sediment and erosion control plan (if required); • operational management plan; • construction management plan, including a construction traffic management plan, construction noise and vibration management plan, construction waste management plan and cumulative impact of construction activities on other nearby sites; • geotechnical and structural report; • services and infrastructure report; • contamination assessment; and • schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, and the local community.</p> <p>The EIS must describe the pre-submission consultation process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</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>

