



Mr Carl Small  
Director  
Calmsley Hill City Farm  
PO Box 58  
Sutherland NSW 1499

Dear Mr Small

**Sydney Zoo (SSD 7228) – Consent Condition C9 – Development of Regional Tourism**

I refer to your letter dated 2 October 2019, subsequent email dated 4 October 2019 and recent phone discussions raising concerns regarding Sydney Zoo at Bungarribee.

The Department has reviewed your correspondence and considered the concerns you have raised having regard to the following documents:

- the approved Sydney Zoo development application, Environmental Impact Statement (EIS) and supporting documentation (reports and plans)
- the former Planning Assessment Commission's Determination Report
- subsequent modification applications (SSD 7228 MOD 1, MOD 2 and MOD 4)
- Sydney Zoo development consent (SSD 7228, as modified).

I note the concerns you have raised relate to issues associated with the Zoo's compliance with the conditions of consent and the design and operation of the Zoo. I have responded to each of those matters separately below.

1. Sydney Zoo has not consulted with Calmsley Hill City Farm – Condition C9

Condition C9 requires Sydney Zoo to submit a report that demonstrates it has made genuine and reasonable attempts to engage with other recreational facilities and businesses in the area to enhance regional tourism in conjunction with the development.

It is understood that Sydney Zoo did not formally consult with Calmsley Hill City Farm during the preparation of the report prepared by Sydney Zoo in accordance with Condition C9 of the development consent. However, the terms of the condition leave it open to Sydney Zoo to select the other facilities and businesses with which it is to consult for that purpose and does not require consultation with all such facilities and businesses.

Since receiving your correspondence, Sydney Zoo have advised the Department that it recently approached you with a view to developing an agreed basis for co-operation between the Zoo and Calmsley Hill City Farm. The Department has requested that Sydney Zoo provide regular updates on their engagement with you. It is expected that Sydney Zoo will continue to engage and consult with local facilities and businesses into the future to develop more initiatives to enhance regional tourism in conjunction with the Zoo.

2. A Farm Experience will erode the differentiation of offerings

I can confirm a Farm Experience was approved as an exhibit in the terms of the consent granted by the former Planning Assessment Commission on 8 September 2017. In the context of the overall zoo layout and design, it is noted as being only a small component. The following approved documents, which formed appendices to the EIS, included details of a Farm Experience, being an



open enclosure with public access, surrounded by lean-to-shelters, a food store, working area and an off exhibit holding:

- 'Sydney Zoo Back of House Concept Statement', Issue B, prepared by Misho and Associates, dated 8 December 2015
- Sydney Zoo Architectural Drawings, Revision E, prepared by Misho and Associates, dated 3 December 2015.

The Farm Experience, as approved, contained both structures and open areas as part of an exhibit. A modification to the Farm Experience layout was approved on 8 May 2018.

While the Farm Experience has been approved and may have some similar offerings to those at Calmsley Hill City Farm, it is understood that Sydney Zoo has recently been in discussions with you to ensure the offerings at Sydney Zoo are different to those at the Farm.

3. Sydney Zoo has approval for native and exotic animals only

The Department considers that a Farm Experience, and hence the exhibition of animals typically associated with a farm experience, was part of the development application for Sydney Zoo and was consented to in the terms of the consent granted.

Should you have any questions regarding any of the above matters, please contact Sally Munk, Principal Planner, on 9274 6431 or via email at [sally.munk@planning.nsw.gov.au](mailto:sally.munk@planning.nsw.gov.au).

Should you wish to raise any further concerns about compliance with conditions of the Sydney Zoo consent, please email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely,

  
Chris Ritchie  
Director  
Industry Assessments  
16/10/19.