

18 July 2007

Director-General
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attn: Michael Woodland

**REDEVELOPMENT OF ROYAL RANDWICK RACECOURSE
& WORLD YOUTH DAY 2008**

Royal Randwick Racecourse has evolved over time focussed on racing, spectator and training facilities. It is considered to be a cultural landscape of State heritage significance for the local area, Sydney generally, and thoroughbred racing in Australia. It is both a major sporting facility and a tourism, leisure and entertainment venue that employs more than 100 full time staff with over 1,000 during major race events.

The vision of the Australian Jockey Club (AJC), who have tenure over the land, for Royal Randwick Racecourse is to present one of the world's premier thoroughbred racing experiences, through which the AJC's ambition to grow strong business and community support for thoroughbred racing can be realised.

In 2005 AJC appointed a consultant team to prepare a strategic redevelopment plan, a Master Plan and a Heritage Conservation Management Plan for the site as part of overall strategic planning. These were completed in late 2006. The Master Plan was to fulfil the requirements of Clause 40A of Randwick Local Environmental Plan (LEP) 1998, but due to the late-2005 amendments to the legislative basis of master plans within the NSW planning system, the Master Plan was refined as the Royal Randwick Racecourse Development Control Plan (RRR DCP) that was adopted by Randwick Council and came into force on 5 June 2007.

The aims of the RRR DCP (as set out in that document) are to provide planning and design objectives and performance criteria which will optimise:

- a. Royal Randwick Racecourse as a thoroughbred racing, training and spectator facility of highest quality*
- b. Royal Randwick Racecourse as an economic and tourism destination*
- c. the physical, recreational and environmental quality of the Racecourse, particularly the site's capacity and the spectator experience while respecting its heritage significance and landscape character*
- d. the role of the Racecourse within its metropolitan and Randwick City context and its compatibility with adjoining lands, and*
- e. the Racecourse's role as an open space recreation facility.*

The RRR DCP sets out a framework to achieve those aims and objectives.

AJC is keen to commence the works that will realise their vision. At this point they envisaged that the works will be undertaken in a number of stages.

Stage 1, as detailed below, is to comprise a series of infrastructure works that will facilitate improved access to, around and within the site, removal and/or relocation of existing ancillary structures, and upgrade works related to Building Code of Australia (BCA) and Places of Public Entertainment (PoPE) requirements. Many of these works are being brought forward to aid the staging of the Vigil and Mass for World Youth Day (WYD) to be held on site on 19 and 20 July 2008.

World Youth Day

Parallel to the completion of the strategic redevelopment plan and the Master Plan in mid to late 2006, AJC was also having discussions with the organisers of WYD. In late 2006 the site was announced as the preferred site for WYD.

Organisation of WYD is a mammoth task. It is anticipated that the site will need to accommodate up to 400,000 people for the culmination event. Consequently preparatory works on the site are required as a matter of urgency.

The development planning associated with WYD is perhaps a little unusual in the sense that it is governed by two, parallel instruments as follows.

- **WYD Act 2006**

The WYD Act appoints the NSW Government agency, World Youth Day Coordination Authority (WYDCA) as an approval authority. However, WYDCA's power is limited in a practical sense to temporary works, ie any approval granted by WYDCA is conditional on removal by 1 August 2008, unless subsequent approval is granted in accordance with the EP&A Act (refer Section 37 of WYD Act).

- **Environmental Planning and Assessment (EP&A) Act**

Where works are undertaken, and those works are of a permanent or enduring nature, the assessment process under the EP&A Act applies.

The AJC's Stage 1 works are permanent in nature. From the event organiser's perspective the Catholic Church entity, World Youth Day 2008 (WYD2008), we understand that the works they will undertake will be both temporary and permanent in nature. For this reason we foreshadow the following types of works.

- **AJC Stage 1 Works**

Due to time constraints to deliver the works proposed by AJC in Stage 1, the AJC is seeking approval under the EP&A Act by way of a Part 3A application.

- **WYD2008 Works**

In respect of WYD2008 where works are:

- (i) permanent in nature, WYD2008 are likely to seek approval under the EP&A Act, by way of either a development application (DA) or Part 3A application, and
- (ii) temporary in nature, WYD2008 are likely to seek consent from WYDCA.

These consent issues as they apply to WYD2008 will be matters for them. However, we raise the issue to alert you to the matrix of application and consent facilitation required by the AJC and WYD2008, albeit in respect of the same site.

Proposed Stage 1 Works

AJC Stage 1 works comprise the following 7 key elements of development. The capital investment value of this work is \$30m.

1. Alison Road Entry Plaza/Busway

It is proposed to remove parts of the existing wall along Alison Road, subject to heritage considerations, and create a generous landscaped entry plaza and parallel roadway for buses to accommodate bus passengers on major race days and parking at other times. This will significantly improve access to the Racecourse, for both members and the general public, and the visual quality of the locality.

2. Oaks Drive/High Street Connection

It is proposed to build both a new roadway "Oaks Drive", generally linking Alison Road and Ascot Street off Doncaster Avenue, for taxis on major race days and parking at other times, subject to heritage considerations surrounding the old Tramway Turnstile building and extend the existing internal road to High Street for horse floats and service vehicles. These new roads will also significantly improve access to the Racecourse, by separating service vehicles from members and the general public.

3. Day Stall Relocation

To enable construction of the new entry plaza (Item 1 above), it is necessary to relocate a number of the existing day stalls. Heritage advice indicates that the day stalls have been moved around the site a number of times. This proposal includes removal of the existing day stalls and temporary relocation. Some element(s) of the existing day stalls would be retained in their existing location to interpret the site. The temporary stalls are to be co-located near the stalls retained for heritage interpretation. Construction of new day stalls to the south-west of the existing Paddock Stand with potentially a marquee stand above, due to time constraints will follow WYD.

4. Racecourse Public Domain and Spectator Management Improvements

The construction of the new Alison Road entry plaza, Oaks Drive, High Street Connection and new day stalls, will require concurrent improvements to the Racecourse's internal public domain including:

- (i) removal of the existing Oaks Marquee adjacent to the Officials Stand
- (ii) relocation of the existing Oaks Marquee to the midfield following WYD
- (iii) improved paving and landscaping within the Spectator Precinct and around the new day stalls, and
- (iv) new fencing, entry gates, turnstiles and ticketing.

5. Midfield/Infield Infrastructure Works

To create more extensive facilities for patrons in the long term, it is intended to allocate the midfield area opposite the existing grandstands as an overlay area for corporate use in temporary structures on race days. This will require the relocation of existing facilities and services. This plan includes relocation of existing stormwater detention basins as part of a new site-wide stormwater management strategy. As indicated in Item 4 above, the existing Oaks Marquee will be relocated following WYD to the midfield.

6. Maintenance Shed/Semaphore Board

Consistent with clearing the infield and midfield areas of any unnecessary structures it is proposed to remove the existing maintenance shed and semaphore board and build a new maintenance shed in the north-eastern part of the site possibly with access from Wansey Road and either reinstate or replace the semaphore board.

7. BCA/PoPE Upgrade Works to Existing Grandstands

In addition to all other infrastructure works, Randwick Council has advised that BCA/PoPE upgrade works are required to the existing grandstands.

To assist the staging of WYD safely on the site, works to be completed prior to WYD in July 2008 comprise items 1, 3 (part), 4(i), 4(iii)(part) and 4(iv), 5 (part), 6 (possibly, see below) and 7, with the balance following the event. The available time precludes the ability to complete all Stage 1 works before WYD. These will be completed following the event.

Removal and relocation/reinstatement of the maintenance shed and semaphore board (Item 6) are not required by AJC as Stage 1 works prior to WYD, however, this work will need to be undertaken by WYD2008 ahead of WYD to facilitate the event, so it is included in this scope of work.

Permissibility

All of the works proposed in Stage 1 are permissible under Randwick LEP and RRR DCP, the relevant planning instruments. The site is zoned Open Space 6A under clause 18, which permits a range of recreation type uses. The objectives of Zone No 6A are:

- (a) *to identify publicly owned land used or capable of being used for public recreational purposes, and*
- (b) *to allow development that promotes, or is related to, the use and enjoyment of open space, and*
- (c) *to identify and protect land intended to be acquired for public open space, and*
- (d) *to identify and protect natural features that contribute to the character of the land, and*
- (e) *to enable the sustainable management of the land.*

Development for the purpose of works *(but not buildings)* involved in landscaping, gardening or bushfire hazard reduction, public utility undertakings and recreation does not require development consent.

Development for the purpose of the following requires development consent: *buildings ordinarily incidental or ancillary to landscaping, gardening or bushfire hazard reduction, car parks, child care centres, clubs, communication facilities, community facilities, helicopter landing sites, outdoor advertising, public transport, recreation facilities, restaurants and roads.* All other uses are prohibited.

All of the existing uses on the site, and those proposed in the Stage 1 works, are considered to fall within the definitions of the various permissible uses.

Notwithstanding the fact that the land is owned by the Crown, it has been confirmed that Section 116C of the EP&A Act does not apply to development applications by AJC.

Part 3A

Pursuant to Part 3A of the EP&A Act and Schedule 1 Group 6 (Tourism and Recreational Facilities), specifically Clauses 15 (major sporting facilities) and/or 17 (tourist, convention and entertainment facilities) of State Environmental Planning Policy (Major Projects) 2005, we seek the Minister's declaration regarding the approval/consent authority for this project and the steps required to obtain planning approval.

AJC has held preliminary discussions with Randwick Council regarding this project, and can confirm that they have no objections if the Council was to undertake the assessment of the

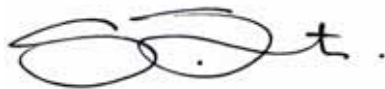
application on behalf of the Department/Minister. However, preliminary discussions with the Department have acknowledged that as the project (both for AJC and WYD) would require consultation with State government authorities, particularly transport, heritage and natural resources, some involvement by the State would also be required.

Please find attached a copy of Map 1 from the RRR DCP that shows the land to which this application applies and three drawings 0.1, 1.0 and 1.1 issue 04 prepared by BVN dated 18 July 2007 that illustrate the extent of the project at this early stage.

Should you require further information, please contact Tony Crawford at the AJC on TEL 9663 8495 or the undersigned on TEL 9283 9003.

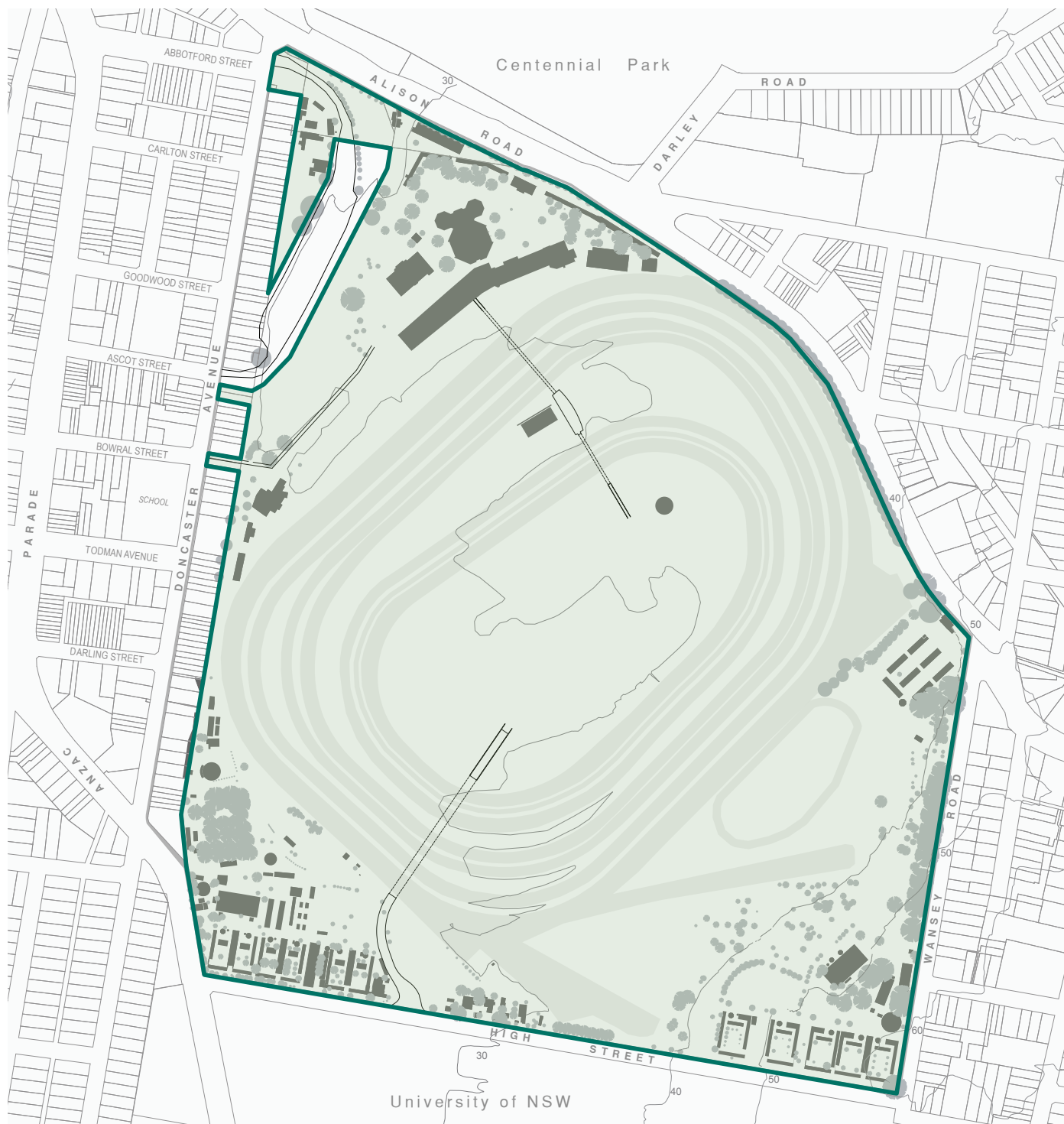
Yours faithfully

planningmatters pty ltd

A handwritten signature in black ink, appearing to read 'S. Smits', with a stylized flourish at the end.

Silvija Smits
Director

cc AJC – Tony Crawford
enc.



0 10 50 100 250

Map 1

LAND TO WHICH THE
DCP APPLIES

