

## Compliance Assessment Tables

The following provides a summary of compliance with the policies and controls relevant to this proposal

### **Randwick City Council LEP 1998**

Provision	Proposal	Consistent
<p><b>Clause 22</b> The Council may grant consent to the carrying out of development on any land only where it is satisfied that, when relevant to the proposed development, adequate facilities for the supply of water and for the removal or disposal of sewage and drainage are available to that land.</p>	<p>The Utilities and Infrastructure report prepared by Arup and included at <b>Appendix HH</b> demonstrates that the proposal can be adequately serviced with sewer and water infrastructure.</p>	<p>Yes</p>
<p><b>Clause 28(5)</b> Where a tree preservation order is in force, a person must not, on land to which it applies, ringbark, cut down, top, lop, remove, injure or destroy any tree covered by the order without the consent of the Council.</p>	<p>The proposal does not involve removal of any significant trees.</p>	<p>Yes</p>
<p><b>38 Development in open space zones</b></p> <p>When determining an application for consent to carry out development on land within Zone No 6A or 6B, the consent authority must consider:</p> <ul style="list-style-type: none"> <li>▪ the need for the proposed development on that land, and</li> <li>▪ whether the proposed development promotes or is related to the use and enjoyment of open space,</li> </ul>	<p>The proposal is needed to replace outdated and unsound buildings, improve functionality of the Precinct, enhance the spectator experience and increase patronage of the site in accordance with the objectives of the DCP.</p>	<p>Yes</p>

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<p>and</p> <ul style="list-style-type: none"> <li>▪ the impact of the proposed development on the existing or likely future use and character of the land, and</li> <li>▪ the need to retain the land for its existing or likely future use.</li> </ul>		
<p><b>40 Earthworks</b></p> <p>When determining an application for consent to carry out earthworks the consent authority must consider:</p> <ul style="list-style-type: none"> <li>▪ the likely disruption of, or detrimental effect on, existing drainage patterns and soil stability in the locality, and</li> <li>▪ the effect of the proposed works on the likely future use or redevelopment of the land.</li> </ul>	<p>The proposal as shown on the architect's plans included at <b>Appendix F</b> minimises the requirements for earthworks on the site.</p>	<p>Yes</p>
<p><b>40A Site specific development control plans</b></p> <p>The consent authority must not grant consent to a development application made in respect of a site area consisting of more than 10,000 square metres of land unless a site specific development control plan for the development of that land has been prepared in accordance with this clause.</p>	<p>Council has prepared the site specific Royal Randwick Racecourse DCP</p>	<p>Yes</p>

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<p><b>42B Contaminated land</b></p> <p>Despite any other provisions of this plan, the Council must not grant consent to the development of contaminated land within any zone unless the Council is satisfied:</p> <ul style="list-style-type: none"> <li>▪ that the contaminated land will, after being remediated, be suitable for the purpose for which development is proposed to be carried out, and</li> <li>▪ that the contaminated land will be remediated before the land is used for that purpose, and</li> <li>▪ that the use of the land for that purpose is permissible in the zone.</li> </ul>	<p>A Phase 1 Contamination Assessment report has been prepared by Douglas Partners. and is included at <b>Appendix FF</b>.</p>	<p>Yes</p>
<p><b>43(4) Effect on heritage significance</b></p> <p>The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned, including (where the proposed development involves a building) consideration of:</p> <ul style="list-style-type: none"> <li>▪ the pitch and form of the roof, if any, and</li> <li>▪ the style, size, proportion and position of the openings for windows or doors, if any, and</li> <li>▪ the colour, texture, style, size and type of finish of</li> </ul>	<p>Graham Brooks and Associates prepared a heritage impact statement (HIS) for the proposal. The report is included at <b>Appendix O</b>. It concludes that the proposal which requires demolition of the Teahouse and Randwick Pavilion to accommodate the parade ring, involves adaptive re-use of the swab building, and minor works on the officials stand to create a link building structure with the refurbished QEII stand, is appropriate. The HIS report includes a number of recommendations which are included in a Draft Statement of Commitments.</p>	<p>Yes</p>

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the materials to be used on the exterior of the building.		
<p><b>43(8) Places of Aboriginal heritage significance</b>  The consent authority must, before granting consent under this clause to the carrying out of development in a place of Aboriginal heritage significance:</p> <ul style="list-style-type: none"> <li>▪ consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and</li> <li>▪ notify the local Aboriginal communities (in such a way as it thinks appropriate) about the application and take into consideration any response received within 28 days after the notice is sent.</li> </ul>	<p>The Aboriginal Heritage report included in <b>Appendix P</b> concludes that the site has low archaeological significance for aboriginal heritage. Informal consultation with the local aboriginal communities was undertaken during the preparation of the report.</p>	<p>Yes</p>

## Royal Randwick Racecourse DCP

Control	Proposal	Consistent
<b>3.1 Uses - Performance Criteria</b>		
b. Facilities to be expanded and improved	The proposal replaces and upgrades outdated grandstand structures. It includes a new theatre of horse parade ring and associated structures to complement the existing racing and entertainment activities conducted on the site.	Yes
c Allow new recreation and support uses across the site compatible with racing and stabling	The new parade ring will complement the existing spectating facilities on the site for both race and non-race day events. The Theatre of the Horse amphitheatre will be used on race days and for other non-race day recreation functions and is entirely compatible with racing activities on the site.	Yes
d intensity of uses limited by traffic capacity of surrounding streets	The surrounding traffic network can accommodate the proposal as demonstrated in the Traffic report included at <b>Appendix Q</b> .	Yes
f. Maintain amenity of adjacent land uses through appropriate location and management of facilities and patrons	The location and design of the proposal together with the ACJ's existing event management practices help to maintain the amenity of adjacent land use.	Yes
<b>3.2 Heritage Conservation - Performance Criteria</b>		
a. heritage components are conserved and managed	The HIS included in <b>Appendix O</b> concludes that demolition of the Teahouse and Randwick Pavilion, demolition of the Paddock stand, adaptive reuse of the Swab building and construction of the link building structures are acceptable from a heritage perspective. The report includes recommendations for a photographic archival record of the teahouse to provide an enduring record of its heritage value.	Yes
e. Aboriginal sites are managed and conserved	The Aboriginal HIS concludes the site has low archaeological value. It includes recommendations in the event that aboriginal heritage items are discovered during construction.	Yes

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f. Interpretation plan is to be developed prior to any major development.	As per the recommendation of the heritage report at <b>Appendix O</b> .	Yes
g. Adverse impacts on significant heritage components are minimised	The proposal includes adaptation of the significant Swab building. Removal of the teahouse, which is of moderate heritage significance, is required to accommodate the new Theatre of the Horse. The HIS concludes the proposed alterations to heritage items are acceptable (refer <b>Appendix O</b> ).	Yes
<b>3.3 Landscape Design - Performance Criteria</b>		
a. landscape works enhance, maintain and reinforce the landscape characters identified on Maps 4 and 5.	The proposed landscaping works retain existing trees on the site and reinforce the landscape character of the precinct including extensive grass lawns and clipped English box hedges which reflect the gardenesque style of landscaping typical of world class racing facilities.	Yes
b. Trees of exceptional high heritage significance are retained, managed or replaced	The proposal does not remove any trees of heritage significance.	Yes
d. Major views into through and out of the site shown on Map 6 are retained and enhanced.	The view analysis included at <b>Appendix L</b> demonstrates that the proposal retains major views into, through and out of the site are retained and enhanced.	Yes
f. Gardenesque style of landscaping is continued	Refer response to paragraph a. above.	Yes
g. High quality open space design	The landscape design included at <b>Appendix J</b> incorporates CPTED and accessibility principles and establishes a high quality legible open space.	Yes
H Native and low water tolerant plantings incorporated	Refer to the planting schedule included at <b>Appendix J</b>	Yes
I Landscape design consistent with Landscape Concept Plan	The landscape design is broadly consistent with the landscape concept plan.	Yes
<b>3.6 Hydrology</b>		

Control	Proposal	Consistent
a No increase of runoff or peakflows into Council drainage system	As demonstrated in the Integrated Stormwater Management Plan included at <b>Appendix DD</b> , the proposal does not significantly increase impervious area and does not increase post-development flows.	Yes
f. Water harvesting is maximised where possible	The proposal includes rainwater harvesting for irrigation. Refer Integrated Stormwater Management Plan included in <b>Appendix DD</b> .	Yes
<b>3.7 Environmental Sustainability</b>		
a. Development and operations incorporate ESD principles including polities & practices for energy, water conservation, material selection, clean operations.	The proposal includes a range of ESD principles including materials re-use, natural ventilation, rainwater harvesting, energy efficient lighting and tap ware, waste recycling. Refer to the ESD report at <b>Appendix BB</b> .	Yes
b. New buildings are designed to maximize their energy efficiency rating.	There are no rating tools designed for grandstand facilities. The ESD report included at <b>Appendix BB</b> proposes that efficiency measures equivalent to the Green Star ratings are adopted.	Yes
<b>3.8 Service Infrastructure</b>		
a. Utilities services are linked to existing services	The Utilities report demonstrates the infrastructure upgrades that will be required for the proposal. The report is included in <b>Appendix HH</b> .	Yes
c. A waste management plan is prepared	A waste management plan is included at <b>Appendix X</b> .	Yes
<b>3.10 Development Phasing</b>		
a. Development is phased in accordance with AJC requirements and to minimize impacts on amenity of surrounding uses.	The proposed works for the Spectator Precinct form part of the overall masterplan for the RRR which is to be developed in stages will help minimise impacts on the amenity.	Yes

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c. Infrastructure provision will be coordinated with Council and utility authorities to suit staging.	Preparation of the utilities report included at <b>Appendix HH</b> involved discussion with Council and relevant utility providers. Further co-ordination with these agencies will occur at the civil design phase of the project.	Yes
<b>4.Spectator Precinct Controls - Performance Criteria</b>		
d. New buildings are located in the "Building Location Zone" in Map 9.	The Owners and Trainers Pavilion is located outside the building location zone. However, the location for this building is appropriate as it is integrally connected with the proposed Theatre of the Horse parade ring, which is required to be located at the rear of the stands to maximise spectator views of the ring from the stands.	Partly
h. Officials Stand, Tea House, Totalisator and Betting Pavilions are to be conserved and adapted.	The Teahouse and Betting Pavilions will be demolished to accommodate the new Theatre of the Horse. The HIS report concludes the proposed demolition is acceptable. Refer to <b>Appendix O</b>	Partly
i. Stands are to be adapted or rebuilt within similar envelopes to provide improved facilities.	The rebuild and refurbishment of the stands is contained within similar envelopes.	Yes
m. Stormwater Management Study is to be prepared for the design of works.	The Integrated Stormwater Management Plan, included at <b>Appendix DD</b> demonstrates that the proposal does not increase impervious area significantly and does not result in any increase in flooding impacts..	Yes