

TABLE 1 – REVISED STATEMENT OF COMMITMENTS– ROYAL RANDWICK RACECOURSE SPECTATOR PRECINCT REDEVELOPMENT (MP 10_0097)

SUBJECT	COMMITMENTS	TIMING																
Traffic and Transport	<p>The AJC is to engage a suitably qualified traffic engineer to undertake observations during a major event to confirm adequacy of the current transport strategy and anticipate conditions when 50,000 are attending an event. Where the observations indicate the strategy is not adequate, mitigation measures will be recommended and implemented. Particular attention be paid to the conflicts between vehicles and pedestrians at the intersection of Doncaster Avenue and Ascot Street.</p>	During major events																
Residential Amenity – Light Spill	<p>The proponent agrees to the following measures and actions recommended in the from Arup <i>Environmental and Residential Amenity, Light Spill</i> Report (September 2010), with regards to minimising light spill:</p> <table><tr><th>Technical Parameter</th><th>Maximum Permissible Value</th><th>Calculated value</th><th>Compliant</th></tr><tr><td>Light Tresspass</td><td>10 lux</td><td>3.18 lux</td><td>√</td></tr><tr><td>Luminous Intensity</td><td>1000 cd</td><td>315 cd</td><td>√</td></tr><tr><td>Threshold Increment</td><td colspan="2">Luminaires have minimum viewing angles from Alison Rd and Doncaster Avenue and therefore do not impact upon them.</td><td>√</td></tr></table> <p>Lighting Parameters for the Spectator Precinct, extracted from Arup <i>Environmental And Residential Amenity, Light Spill</i> Report, Sept 2010.</p> <p>Design detail of lighting shall meet the above specifications.</p>	Technical Parameter	Maximum Permissible Value	Calculated value	Compliant	Light Tresspass	10 lux	3.18 lux	√	Luminous Intensity	1000 cd	315 cd	√	Threshold Increment	Luminaires have minimum viewing angles from Alison Rd and Doncaster Avenue and therefore do not impact upon them.		√	Prior to issue of Construction Certificate
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Waste Management	<p>The proposal will implement the following waste management strategies in accordance the Arup Waste Management Plan:</p> <ul style="list-style-type: none"> ▪ Sizing of waste storage areas and loading dock areas to the waste storage requirements in Section 5 and to the relevant Australian building standards; ▪ All waste to be treated or removed from site at the end of each race day or large event; ▪ Undertake further examination of potential waste treatment strategies during detailed design including; <ul style="list-style-type: none"> – Back of house organic food collection (colour coded bin); – Back of house paper collection (colour coded bin); – Increased back of house (non-biodegradable) recyclable plastic collection; and ▪ Waste transportation from the site to be via waste truck or mobile compactor vehicle. 	During the design and operational phase
Odour Management	<p>An odour complaints management system is to be maintained for the Royal Randwick Racecourse during operation to meet the requirements of Section 11 of the DECCW <i>Technical Notes: Assessment and management of odour from stationary sources in NSW (DECC 2006)</i>. The management system should include:</p> <ul style="list-style-type: none"> ▪ a hotline for receiving complaints about the activity; ▪ a system for recording complaints and dealing with them (e.g. complaints register); ▪ records of complaints and operator's responses or actions, readily accessible to the community and regulatory authorities; and 	During operation

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	<ul style="list-style-type: none"> an ability to provide feedback to the community where required (for example, a newsletter or meetings with affected residences). <p>A landscape plan shall be prepared detailing additional planting and maintaining the existing vegetative buffer surrounding the site. Any removal of vegetation should be offset with new plantings where possible;</p> <p>Waste to be handled, stored and removed from site in accordance with the Waste Management Plan, including:</p> <ul style="list-style-type: none"> Any manure waste collected to be kept in enclosed bins and and/or an enclosed area prior to removal; The bin storage area on the boundary of Doncaster Avenue has potential as an odour source if bins are not kept clean. No storage of waste in this area outside of during a race day should occur. If for whatever reason waste is not removed from site on the day of an event, waste is to be housed in an enclosed area away from nearby residences so as to reduce potential for odour emissions. 	<p>Prior to issue of Construction Certificate</p> <p>During operation</p>
Dust Management	<p>Operations shall employ the following dust suppressing measures:</p> <ul style="list-style-type: none"> Surfaces to be sealed or vegetated where possible; Any unsealed areas are to be sprayed down under windy and dry conditions; Access roads used by vehicles and horses are to be kept clean; and In relation to potential impact throughout the period of construction, a construction management plan will be prepared to manage and mitigate any potential air quality impact. 	During operation
Landscaping	<p>A detailed landscape design plan is to be prepared which is to be generally in accordance with the Landscape Concept Plan prepared by AECOM.</p>	Prior to issue of the Construction Certificate

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Landscape Design and Tree Preservation	<p>The Proponent agrees to the following measures and actions recommended in the Arborist Report prepared by Earthscape Horticultural Services dated September 2010:</p> <ul style="list-style-type: none"> ▪ The following Tree Protection Specifications should be implemented to ensure the long term survival of all trees within the site to be retained as part of the development. <ul style="list-style-type: none"> – The proposed pavement on the south-western side of T58 should be relocated outside the Structural Root Zone, no closer than the footprint of the existing paved area, to avoid severance and damage to woody roots – Demolition of existing paved areas and pathways located within the TPZ's of tree No.s T58, T61, T62, T64, T77 & T78 should be undertaken in accordance with Section 14.18. – Excavations for new pavement sub-grade within the TPZ's of tree No.s T58, T61, T62, T64, T77 & T78 should be undertaken in accordance with Section 14.19. – In order to avoid any adverse impact on trees T68, T69, T84 & T85, the existing ground levels within the raised planter box areas surrounding each tree should be retained as existing. The existing area occupied by the planters should be maintained as a landscaped or garden area without any new pavement. – In order to avoid any adverse impact on T91, consideration should be given to altering the alignment or width of the proposed pathway on the western side of this tree or alternatively installing a permeable pavement above existing ground levels to minimise the incursion to the root zone. Consideration should also be given to relocating the proposed amenities block outside the TPZ. – In order to avoid any adverse impact on T91, consideration should be given to relocating the proposed amenities block outside the TPZ of this tree (15 metres radius). 	<p>Prior to construction</p>

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Accessibility	<p>The Construction Certificate shall include details demonstrating:</p> <ul style="list-style-type: none"> ▪ Floor systems used in the grandstands are slip resistant in accordance with AS4586 and HB197; ▪ The design will ensure that all accessible WC entry doors have a minimum clear open width of 800mm (870mm door leaf) compliant with AS1428.1 and BCA. Should the client wish to comply with the DDA Premises standards, ensure the door has a minimum 850mm clear open width (920mm door leaf); ▪ A minimum 2000mm x 1600mm un-obstruction circulation space would be required around the toilet pan compliant with AS1428.1. A minimum 2300mm x 1900mm unobstructed circulation space around the toilet pan would be required should the client wish to comply with the DDA Premises Standards. In both instances the basin should not encroach into this area (may encroach max 100mm); ▪ The detailed design of the Spectator grandstand will ensure the accessible WC found on level 2 is approached from within the Chairman Lounger Area corridor, rather than from the BOH (DDA issue); and ▪ The detailed design of the proposal will consider the provision of an ambulant cubicle in each of the male and female bank of toilets, compliant with AS1428.2. 	Prior to issue of the Construction Certificate
Groundwater Management	<p>The reconfigured stormwater system will remain offline until the system is complete and the site is sufficiently stabilised. Swale sand/metal pillows in geotextile fabric will cover any existing stormwater inlets and gully inlets to prevent runoff entering the system prematurely.</p> <p>All fuel or chemicals stored on site during construction shall be kept within bunded areas in double skinned containers.</p>	During construction

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Integrated Water Management	Rainwater Harvesting will be installed in accordance with the recommendations of Arup's Integrated Water Management Plan.	Prior to occupation
	Low Water Use WELS rated taps and fittings will be used in accordance with the recommendations of Arup's Integrated Water Management Plan.	Prior to occupation
	A sediment and erosion control plan will be prepared and implemented in accordance with the Sediment and Erosion Control measures included in section 8 of Arup's Integrated Water Management Report	Prior to construction
Stormwater Management	A detailed stormwater overland flow plan will be prepared as part of the detailed engineering design phase of the project to ensure that surface flows are directed away from buildings.	Prior to construction
Contamination	Additional contamination investigations will be undertaken in accordance with the recommendations of the DP report to verify the extent of asbestos contamination in the vicinity of TP102. This will involve step-out sampling at TP102.	Prior to construction
	If any asbestos pipes are uncovered during bulk excavation they will be managed by the implementation of an "unexpected asbestos finds protocol" that shall be developed.	Prior to construction
	Subsequent to delineating the extent of the asbestos contamination in the vicinity of TP102, remedial works will be undertaken where require to render the site suitable for the proposed development.	Prior to construction
	Waste will be disposed of as per the recommendations of the DP report.	

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Aboriginal Heritage	Consultation with the Aboriginal community should continue where necessary and they should be given the opportunity for continued involvement in the project;	During construction
	In the event that previously undiscovered Aboriginal objects, sites or places (or potential Aboriginal objects, sites or places) are discovered during construction, all works in the vicinity of the find should cease and AJC/Urbis should determine the subsequent course of action in consultation with a heritage professional, relevant registered Aboriginal stakeholders and/or the relevant State government agency as appropriate; and	During construction
	If suspected Aboriginal skeletal material is identified on the site, all works should cease and the NSW Police and the NSW Coroner's office contacted. If the burial proves to be archaeological, consultation with a heritage professional, relevant registered Aboriginal stakeholders and/or the relevant State government agency will be undertaken.	During construction
Non-Indigenous Heritage	An experienced Conservation Architect will be commissioned to work with the consultant team throughout the design development, contract documentation and construction stages of the project to resolve matters where existing significant fabric and spaces are to be subject to change.	During detailed design and construction
	An Archaeological Management Plan for the Spectator Precinct should be prepared and implemented prior to the commencement of works.	Prior to construction
	An Archival Photographic Recording of the Spectator Precinct should be made prior to the commencement of any works. The archival recording should include details of the exteriors, interiors and setting of the Tea House, Swab Building, Grandstands and Parade Ring, as well as the site layout and visual character of the built and landscape elements of the Spectator Precinct.	Prior to construction
	The Royal Randwick Racecourse - Interpretation Plan - Phase 1: Strategic Overview - Draft Report, prepared by Godden Mackay Logan in November 2007 will be used to inform the development and implementation of future site interpretation.	Note

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Acoustics	<p>Noise from proposed mechanical plant will be controlled to meet the established INP criteria at the nearest noise sensitive receivers at 66A Doncaster Avenue.</p> <p>Any new sound system installed as part of the development will be designed using line array loudspeaker technology and directional sub-woofers that allow the sound to be directed digitally to the location where it is needed, and avoid unnecessary sound spill to other areas.</p> <p>Physical articulation on the back of the grandstands will be maximised where practical in the architectural design to scatter any reflected sound from the sound system. To prevent focusing of sound, the depth of articulation will vary.</p> <p>Noise limits at affected residences similar to those approved for the Future Music Festival 2010 be adopted in order to set noise limits for all event types to be held at Randwick Racecourse (both race day and non-race day events). This noise limit is to apply to events held both on the infield and within the Theatre of the Horse. The proposed noise limit criteria are:</p> <ul style="list-style-type: none"> ▪ LA1,15min 70 dB(A) ▪ LC90,15min 90 dB(C) <p>Noise levels are to be measured at affected residences with the sound level meter set to the 'fast' response setting over any 15 minute period during the event, including any bump in/out phases and sound checks.</p>	<p>During operation</p> <p>Prior to occupation</p> <p>Prior to issue of construction certificate</p>

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Public Safety and Security	<p>A detailed CPTED assessment will be undertaken to further demonstrate how the proposed design achieves the CPTED principles. In particular, the proposal will need to demonstrate compliance with the following CPTED principles:</p> <ul style="list-style-type: none"> ▪ Territoriality; ▪ Territorial Reinforcement; ▪ Surveillance; ▪ Adjacencies; and ▪ Maintainability. 	Prior to issue of construction certificate
ESD	The development will be designed, constructed and operated in accordance with the recommendations of Arup's ESD report 003 Issue 3.	Prior to issue of the Construction Certificate, occupation and operation
Utilities Infrastructure	Augmentation of existing electricity infrastructure in accordance with Energy Australia requirements.	Prior to occupation
Event Management	All non-race day events will implement and operate in accordance with the Royal Randwick Racecourse Functions and Events Management Plan February 2013.	Ongoing
Temporary Structures	<p>All temporary structures will be erected during the days in the lead up to non-race day events, and dismantled and removed from site within the days following any event.</p> <p>All temporary structures are to be designed and constructed in accordance with the relevant provisions of the Environmental Planning & Assessment Regulation 2000 and the provisions of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia 2007. All temporary structures on site will have wind ratings assigned to them.</p>	At the commencement and completion of each minor event.

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	<p>The maximum capacity of each temporary structure or enclosure will be controlled by the BCA. The number and width of exits to any tent, marquee or booth used as a temporary structure will be provided in accordance with the provisions of NSW H102.4 and NSW Table H102.4.</p> <p>All temporary structures will be located in the designated zones as identified in Figure 4 of the Section 75W Modification Report.</p>	<p>Prior to construction</p> <p>Prior to occupation</p> <p>Ongoing</p>