urbis

Draft Statement of Commitments for Project Application – Royal Randwick Racecourse Stables Precinct Redevelopment (MP 10_0098)

<table>
<tr><th>Subject</th><th>Commitments</th><th>Timing</th></tr>
<tr><td>Section 94 Contributions</td><td>Section 94 Contributions are to be made in accordance with the following formula, derived from the Randwick Section 94 Developer Contribution Plan 2007:
1% x Total cost of carrying out development</td><td>Prior to issue of the Construction Certificate</td></tr>
<tr><td>Residential Amenity – Light Spill</td><td>The proponent agrees to the following measures and actions recommended in the from Arup Environmental and Residential Amenity, Light Spill Report (September 2010), with regards to minimising light spill:
<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>0.54 lux</td><td>√</td></tr><tr><td>Luminous Intensity</td><td>1000 cd</td><td>0 cd</td><td>√</td></tr><tr><td>Threshold Increment</td><td colspan="2">Luminaires have minimum viewing angles from Wansey Road</td><td>√</td></tr></table>Lighting Parameters for the Stables Precinct, extracted from Arup Environmental and Residential Amenity, Light Spill Report, Sept 2010.
Design detail of lighting shall meet the above specifications.</td><td>Prior to issue of Construction Certificate</td></tr>
<tr><td>Residential Amenity – Odour and Dust Management</td><td>The proponent agrees to implement the following odour and dust management measures during the operating of the stable and training facilities:
Establishing an odour complaints line.
Maintaining and enhancing existing vegetation buffers along precinct boundaries.
A dedicated enclosed waste area is proposed for manure and stable bedding waste prior to removal.</td><td>Prior to issue of the Construction Certificate.</td></tr>
</table>

Subject	Commitments	Timing
	▪ Waste is to be removed in accordance with the Waste Management Plan ▪ Seal or vegetate surfaces wherever possible. ▪ Hose down unsealed areas during windy and dry conditions. ▪ Keep dust suppressing equipment on site at all times. ▪ Clean tracks that have dust transfer as soon as possible. An Operational Management Plan which will adopt these mitigation measures shall be prepared.	
Landscape Design and Tree Preservation	The Proponent agrees to the following measures and actions recommended in the Arborist Report prepared by Earthscape Horticultural Services dated September 2010: 1. *The following Tree Management Plan (Appendix 2) should be implemented to ensure the long term survival of all trees within the site to be retained as part of the development* 2. *In order to minimise adverse impact on Trees 7, 8, 9, 10, 11, 12 & 13, consideration should be given to placement of the road pavement and kerb above grade to avoid excavations within the TPZ (refer Figure 1). Consideration should also be given to a permeable type pavement surface to maximise water infiltration to the underlying root zone. Drainage works, including pits and pipelines, should be placed outside the recommended Minimum Setback Distance (refer Appendix 5) where possible* 3. *Demolition of the existing asphalt pavement and stables buildings within the TPZ's of T20, T21, T22, T23 & T24 (all Hill's Figs) should be carried out in accordance with Section 14.18* 4. *Any required pruning of T11, T12 or T13 to accommodate the proposed new building should be undertaken in accordance with Section 14.17.*	Prior to and during construction
Ecologically Sustainable Development	The Proponent agrees to design the stable and training facilities in accordance with the key operational ESD principles outlined in the Ecological Sustainable Design Report prepared by Arup dated September 2010 (Issue 2), including:	Prior to issue of Construction Certificate

Subject	Commitments	Timing
	1. *Rainwater harvesting from the stable roofs will be captured in six 30,000L tanks to be used on-site for WC flushing, horse wash, wash down and pool top up.* 2. *On site detention will be provided to offset discharge to municipal stormwater during peak rain periods.* 3. *Infiltration and aquifer recharge from the stabling precinct will be adopted.* 4. *Manure is collected and re-used as a combination of offsite and some onsite practices.* 5. *The naturally ventilated stables and accommodation will reduce overall power consumption.* 6. *The sensor lighting of the stables and accommodation will reduce power consumption.* 7. *Resilient surfaces will limit dust and noise from horse movement.* 8. *Contractors will implement a robust commissioning process for lighting and water systems to ensure design intent is met through operation.* 9. *A tenant guide is proposed to aid the building users to maintain and upgrade the buildings in line with the design intent.* 10. *Odour minimisation strategies will be adopted to minimise the effect on adjoining residents' amenity.* 11. *Operational waste, including but not limited to, horse-associated organic waste, paper, plastics, glass and other organics will be separated individually on-site for re-use or recycling either on-site or by external parties.* 12. *It is anticipated that a proportion of the site's energy will come from less carbon intensive sources than coal-fired electricity. In this event, the stables would be proportionately supplied by these alternatives that may include solar photovoltaics.* 13. *The site is easily accessible to public transportation systems with bus stops within 400m of either direction north along Alison Road or South towards High*	

Subject	Commitments	Timing
	Street. Refer to the map on the next page. 14. *The site is directly connected with bicycle systems, pedestrian paths, and walking routes, all of which will further reduce reliance on private vehicle use to access the site. Refer to the map on the next page and the map provided by the RTA also on the next page.* Design detail provided to demonstrate the above.	
Stormwater Management	The Proponent agrees to implement the following measures and actions recommended in the Water Management Report prepared by Robert Bird Group dated September 2010: ▪ *Initial surface infiltration rates on flat grassy areas of the Randwick Racecourse are likely to be about 36 mm/hour (1.0 ×10^{-5} m/s). However a range of infiltration rates that are at least an order of magnitude lower and higher than this value are recommended for stormwater modelling. Long term continuous infiltration rates are likely to be an order of magnitude lower than initial rates.* ▪ *Limited field measurements have indicated a 50% decline in surface infiltration rates within 5-10 minutes.* ▪ *Site specific measurements using an appropriate methodology and testing duration are recommended to verify and refine these estimates.* Design of the stormwater management system shall meet the above specifications.	Prior to issue of Construction Certificate.
Groundwater Management	The Proponent agrees to implement the following measures and actions recommended in the Groundwater Management, Groundwater Dependent Ecosystems report prepared by Arup dated September 2010: ▪ During Construction – *The newly formed 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.* – *All fuel or chemicals stored on site during construction shall be kept within bunded areas in double skinned containers.* ▪ Post Construction	Prior to issue of Construction Certificate

Subject	Commitments	Timing
	– *The proposed stormwater system and infiltration ponds shall include an interceptor drain. The interceptor drain will intercept possible contaminants prior to reaching the infiltration ponds.* – *Horse manure in the stables will be adequately managed and disposed of. All hard standings will be regularly cleaned to prevent the build up of any manure.* Design of the stormwater management system shall meet the above specifications.	
Environmental Health and Animal Welfare	The Proponent agrees to implement the practices and procedures outlined in the Animal Welfare Statement prepared by the Australian Jockey Club Limited dated 6 September 2010.	During operation
Integrated Water Management	The Proponent agrees to implement the recommended water saving methods into the Stables Precinct as recommended in the Integrated Water Management Plan prepared by Arup dated September 2010: ▪ Rainwater Harvesting ▪ Low Water Use Fittings ▪ On-site Detention / Infiltration ▪ Management of overland flow ▪ Sedimentation and Erosion Controls. Design of the stable and training facilities will incorporate the above water management measures.	Prior to issue of Construction Certificate
Contamination	The Proponent agrees to implement the removal of fill in accordance with the waste removal classification recommended by the Preliminary Contamination, Salinity and Acid Sulphate Soils Assessment prepared by Douglas Partners dated September 2010, and for the fill identified as containing asbestos to be remediated to be suitable for the intended use of the Stables Precinct.	Prior to and during construction
Aboriginal Archaeological Heritage	The Proponent agrees to implement the following recommendations of the Aboriginal Archaeological Assessment prepared by AHMS for managing the impacts of the proposed works on the archaeological and cultural heritage value of the Stables Precinct: 1. *Consultation with the Aboriginal community should continue and they should be given the opportunity for continued involvement in the project;* 2. *No further archaeological assessment or action is required in the portion of the Stable Precinct study area designated low archaeological sensitivity in*	During construction

Subject	Commitments	Timing
	Figures 8 *and* ***9****;* 3. *Prior to any direct or indirect disturbance in the area of high Aboriginal archaeological sensitivity (**Figure 9**), archaeological testing should take place to determine the nature and extent of the archaeological resource within the area. The subsequent approvals and requirements to undertake testing and/or salvage of the archaeological resource will be dependent upon the approval process proposed for the project. These are discussed in **Section 7**. However, in all cases, testing/salvage of the archaeological resource should ensure that a suitably qualified archaeologist is engaged to prepare a methodology, research design and undertake the archaeological excavations, in consultation with the Aboriginal communities, DoP and/or DECCW;* 4. *Depending on the findings of (3) and the identification of archaeological materials within areas of high Aboriginal archaeological sensitivity. Areas not subject to impact by the proposed development should be preserved. If these areas prove not to retain Aboriginal objects/sites, this recommendation should be reviewed and/or removed; and* 5. *In the event that previously undiscovered Aboriginal objects, sites or places (or potential Aboriginal objects, sites or places) are discovered during construction regardless of location, 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;* 6. *Should suspected Aboriginal skeletal material be identified, all works should cease and the NSW Police and the NSW Coroner's office contacted. Should the burial prove to be archaeological, consultation with a heritage professional, relevant registered Aboriginal stakeholders and/or the relevant State government agency should be undertaken; and* 7. *Consideration should be given to developing interpretive and educational material relating to the Aboriginal associations with the area for public display. This should be developed in conjunction with the Aboriginal community.*	

Subject	Commitments	Timing
European Heritage	The Proponent commits to preparing an archival photographic recording of the Stables Precinct prior to any works commencing, in accordance with the recommendations of the Heritage Impact Statement prepared by Graham Brooks and Associates dated September 2010.	Prior to construction
Waste Management	The Proponent agreed to ensure operations of waste management within the stables precinct will be in accordance with the Waste Management Plan prepared by Arup dated September 2010.	During construction and operation
Construction Management	The Proponent agrees to undertaken construction of the Stables Precinct in accordance with the Construction Management Plan prepared by the Australian Jockey Club Limited dated 24 August 2010.	During construction