

Director-General Environmental Assessment Requirements
Section 75F of the Environmental Planning and Assessment Act 1979

Application number	MP 10_0098
Project	Project Application for the construction of a new stable facility
Location	Royal Randwick Racecourse, Alison Road, Randwick
Proponent	Urbis on behalf of the Australian Jockey Club Limited (AJC)
Date issued	6/8/2010
Expiry date	If the Environmental Assessment (EA) is not exhibited within 2 years after the date of issue, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <p>1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A.</p> <p>2. Built Form and Urban Design Impacts The EA shall demonstrate that the design and visual impact of the development is consistent with the desired future character of Royal Randwick Racecourse and the general locality as described in the relevant planning instruments. The assessment should address the following issues:</p> <ul style="list-style-type: none"> • Siting, height, bulk, scale, form and character of structures & landscape elements including fencing and entry gates; • Visual impacts on views to and from key buildings, structures (including the proposed elevated walkway network), spaces, and the site in general; • Visual impacts upon the public domain including views from Alison Road and nearby residential development; • Best practice urban design in relation to design, security, circulation and the public domain; • Heritage and conservation significance of the individual heritage items on site and potential Aboriginal archaeological elements, surrounding heritage items, and the Conservation Area as whole; and • Landscape and open space concepts that assist in reducing visual impact, including planting layout and species and water sensitive management/design practices. <p>3. Transport and Accessibility (Construction and Operational) The EA shall address the following matters:</p> <ul style="list-style-type: none"> • Provide a Traffic and Accessibility Impact Study prepared in accordance with the RTA's <i>Guide to Traffic Generating Developments</i>, considering cumulative traffic generation associated with the range of events and functions available at the Racecourse (including the proposal and proposed new Spectator Precinct), including trip generation, any required road/intersection upgrades, access from surrounding streets, including examination of the different options to cope with routine and increased access requirements and distributing access for the proposed stables via other access points on Wansey Road and High Street, access and egress for service and maintenance vehicles, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages; • An estimate of the travel demand generated by the proposal and an assessment of accessibility by public transport, walking and cycling and the implications of the proposed development for non-car travel modes

(including public transport, walking and cycling) including identification of safe pedestrian links and access to the site. Travel demand management including proposed measures to increase use of non-car transport modes and travel behaviour change initiatives such as travel awareness campaigns and workplace travel planning shall be included;

- Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and
- Demonstrate the provision of sufficient on-site car parking and loading for the proposal having regard to local planning controls and RTA guidelines and Australian Standards. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport).

4. Impacts on Existing Operations During Construction

The EA is to outline how the existing race course activities will be managed as a result of construction occurring on site and provide information relating to staging of the proposal. In particular, the EA shall provide details on any proposed temporary structures such as parking or road works.

5. Heritage

A Heritage Impact Statement (HIS) shall be prepared identifying the potential impacts of the proposed development on any items, areas or places of natural, Aboriginal, historic, industrial or archaeological significance on the site and in the surrounding area in accordance with the requirements of the NSW Heritage Council guidelines and *Manual*.

6. Environmental and Residential Amenity

- The EA must address any likely solar access, acoustic privacy, visual privacy, view loss, odour and dust issues and identify mitigation measures necessary to achieve a high level of environmental and nearby residential amenity.
- The EA shall address the siting of the development in relation to existing significant landscaping on site and provide a site tree survey and arborist report.
- The EA shall address the degree of intensification of the existing use and its impact on surrounding residential uses including any changes to hours of movement/transport of horses and increased capacity.

7. Ecologically Sustainable Development (ESD)

- The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

8. Flooding, Drainage and Surface Water Management

The EA shall address drainage/flooding issues associated with the development/site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures. The EA shall:

- Provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005);
- Provide a detailed analysis of overland flowpaths within the development site and measures proposed to minimise any potential adverse impact of the development on properties / infrastructure upstream and downstream of the development site and adjacent to the development site.
- Identify any proposed water management structures including any swales or detention basins and provide information regarding the size, location, capacity and purpose of any water management structures.

	<p>9. Ground Water Management</p> <ul style="list-style-type: none"> • Identify ground water issues and potential degradation to ground water sources and identify mitigation measures required to remediate, reduce or manage potential impacts to the existing ground water resource and any dependent ground water environment or water users. • Provide details of the presence and distribution of Groundwater Dependent Ecosystems in the vicinity of the site and identify any potential impacts as a result of the proposal, and any mitigation measures required to address identified impacts. <p>10. Environmental Health and Animal Welfare</p> <ul style="list-style-type: none"> • The EA must address any likely impacts from noise, vermin, flies, management of waste (solids and waste water) and emergency/biosecurity issues relating to animal evacuation or disposal of animal biosecurity risk. • The EA shall demonstrate the proposal is consistent with the NSW Animal Welfare Code of Practice No. 3 – Horses in Riding Centres and Boarding Stables. <p>11. Contamination and Geotechnical Issues</p> <p>Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance. This assessment should also identify any risks/hazards associated urban salinity and acid sulphate soils.</p> <p>12. Utilities and Infrastructure</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works. • The EA shall demonstrate the relationship of the proposals with the Stage 1 infrastructure works approved under Major Project Application MP07_0092 and any variations/inconsistencies are to be fully identified. <p>13. Contributions</p> <p>The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94A Contribution Plans, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development.</p> <p>14. Consultation</p> <p>The EA shall demonstrate that an appropriate level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i> is to be undertaken and a comprehensive Community Consultation Strategy shall be provided.</p> <p>15. Statement of Commitments</p> <p>The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
Deemed refusal period	60 days

Appendix A

Relevant EPI's and Policies to be addressed:

- Objects of the EP&A Act 1979;
- SEPP (Major Development) 2005;
- NSW State Plan 2010;
- Sydney Metropolitan Strategy 2005 and Draft East Subregional Strategy 2007;
- Metropolitan Transport Plan 2010, Integrating Land Use and Transport – A Planning Policy Package 2001 and Planning Guidelines for Walking and Cycling 2004;
- Randwick Local Environmental Plan (LEP) 1998 (Consolidation), Royal Randwick Racecourse DCP 2007, Parking DCP 1998 and Section 94A Development Contributions Plan 2007;
- SEPP 55 - Remediation of Land;
- SEPP (Infrastructure) 2007;
- Protection of the Environment Operations Act 1997 and Environmental Protection Authority Noise Control Manual & Industrial Noise Policy;
- NSW Department of Primary Industries Planning For Emergencies – A Guide for Animal Holding Establishments 2007 and NSW Animal Welfare Code of Practice No. 3 – Horses in Riding Centres and Boarding Stables.
- NSW Government Floodplain Development Manual 2005;and,
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

Appendix B

Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of existing trees; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). Adjoining land uses and activities, sources of nuisances and heritage features of the surrounding locality and landscape shall also be shown. 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating:

- the location and height of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;
- detailed floor plans, sections and elevations of the proposed buildings;
- elevation plans providing details of external building materials and colours proposed;
- fenestrations, balconies and other features;
- accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;
- the height (AHD) of the proposed development in relation to the land;
- the level of the lowest floor, the level of any unbuilt area and the level of the ground; and
- any changes that will be made to the level of the land by excavation, filling or otherwise.

5. **A Schedule of Materials and Finishes and Sample Board**, detailing all proposed materials and finishes.
6. **Visual and View Analysis** demonstrated through visual aids, such as a photomontage, to demonstrate visual impacts of the proposed buildings. In particular, the view analysis must consider siting, bulk and scale relationships from key areas.
7. **Shadow diagrams and Solar Access Report** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9am, 12 midday and 3pm.
8. **Heritage Impact Statement (HIS)** prepared in accordance with the NSW Heritage Council guidelines and Manual and illustrating the impact of the proposed development on the heritage listed buildings and trees on and in the vicinity of the site, and Conservation Area. The HIS should also address any inconsistencies with the design principles and policies of the Conservation Management Plan prepared by Godden Mackay Logan, associated with the Racecourse DCP.
9. **An Aborist Report** which makes an assessment of the impact of the proposed development on all of the trees on site. The report shall have regard to the landscape elements of "Exceptional" and "High" heritage significance as outlined in the Racecourse DCP.
10. **Landscape Concept Plan** illustrating treatment of open space areas on the site, including paved areas, shade structures, circulation, planting layout, screen planting, retaining walls and fencing along common boundaries and tree protection measures both on and off the site. Details of any trees to be removed, existing and proposed planting (for proposed planting documentation on the type of species and growth at full maturity is needed).
11. **Preliminary Site Contamination Assessment** and documentation that demonstrates that the land can be made suitable for the intended purpose within the project delivery timeframe.
12. **Stormwater Concept Plan-** illustrating the concept for stormwater management including Water Sensitive Urban Design Concepts.

13. **Integrated Water Management Plan** – including any proposed alternative water supply, proposed end users of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.
14. **Waste Management/Garbage and Recycling Management Plan** – provide detail of the proposed design of waste management /garbage and recycling facilities and collection arrangements in accordance with Council's requirements and use and recycling of horse manure and soiled bedding for fertiliser and/or other sustainable re-useable products.
15. **Groundwater Assessment** – identifying groundwater issues and potential degradation to the groundwater source that may be encountered during excavation. The assessment should identify contingency measures to manage any potential impacts.
16. **Acoustic Report** – predicting the noise levels associated with the new stables and indicating compliance with NSW DECCW guidelines at the nearest residential receivers. The acoustic level shall include consideration of the type of ground surfaces in all areas where horses will tread, movement and accommodation of horses, and plant and equipment associated with the proposed activity.
17. **A Plan of Management** detailing the measures to be implemented in the operation of the stables to:
 - a. Ensure consistency with the existing Plan of Management for the operation of the racecourse;
 - Comply with the relevant conditions of approval;
 - Minimise noise and odour emissions and associated nuisances;
 - Control vermin and pests; and
 - Effectively manage and respond to resident complaints.
18. **Odour Assessment and Odour Management Plan** – prepared by a suitable professional person/body in accordance with DECCW guidelines identifying all odour sources associated with the proposed development and addressing the collection, storage and disposal of manure and include details of odour control and management practices.
19. **Evacuation and Equine-related Disease Management Plan** - for the control of potential diseases and disposal of animal biosecurity risk material in accordance with NSW Primary Industries guidelines and addressing any necessary animal evacuation procedures.
20. **Lighting Assessment** – desktop assessment of the impact of lighting and light spill from the proposed development on surrounding residential development.
21. **Construction Traffic Management Plan** – prepared by a suitably qualified person addressing ingress and egress of vehicles to the site, loading and unloading, including construction zones, hours of operation, predicted traffic volumes, types and routes, pedestrian and traffic management methods and an assessment of any impact the construction will have on bus services including if any bus services or bus stop infrastructure will need to be removed, closed or relocated as part of the works.

**Documents
to be
submitted**

- **2 copies** of the EA, plans and documentation for the **Test of Adequacy (TOA)**, being 1 for Randwick City Council and 1 for the Department of Planning;
- **Once the EA has been determined adequate** and all outstanding issues adequately addressed:

To Randwick City Council

- 5 copies of the EA for exhibition;
- 5 sets of architectural and landscape plans to scale and 1 set at A3 size (to scale); and
- 10 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.

To Department of Planning

- 2 copies of the EA;
- 1 set of architectural and landscape plans to scale and 2 sets at A3 size (to scale); and
- 2 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.

NOTE:

All files must be titled and saved in such a way that it is clearly recognisable without the file being opened. If multiple PDF's make up one document/report each must be titled in sequential order.