

Local Planning Instrument and Policy Compliance Assessment Tables

Table 1 – Randwick City Council Local Environmental Plan 1998

Planning Principle	Compliance	Comment
<p>Clause 18 – Zone No 6A (Open Space Zone) Permissibility and consistency with zone objectives</p>	Yes	Refer to Section 5.4.4
<p>Clause 22 – Services The Consent Authority must be satisfied that the site is adequately serviced by sewerage / drainage and water.</p>	Yes	Refer to Section 6.11 and the Utilities and Infrastructure Assessment prepared by Arup in Appendix W .
<p>Clause 28 – Tree Preservation Order The Consent Authority must assess the importance of trees prior to their removal in relation to:</p> <ul style="list-style-type: none"> (a) Soil stability and prevention of land degradation, and (b) Scenic or environmental amenity, and (c) Vegetation systems and natural wildlife habitats. 	Yes	Refer to Section 6.1.5 and the Arborist Report prepared by Earthscape Horticultural Services in Appendix J .
<p>Clause 38 – Development in Open Space Zones Enables the permissible uses within the 6A Open Space Zone to be expanded to permit developments which are in accordance with a management plan.</p>	N/A	No management plan has been prepared and adopted under Clause 38, and the proposed Stable development is a permissible use under the 6A Open Space Zone. Refer to Section 5.4.4 .
<p>Clause 40 – Earthworks The Consent Authority must consider the impact upon drainage pattern and earth stability.</p>	Yes	Refer to the Sections 6.7, 6.8 and 6.10.2 of the EA report, the Water Management Plan prepared by Robert Bird Group in Appendix K , and the Ground Water Management Plan and Geotechnical Assessment prepared by Douglas Partners in Appendix M and N respectively.
<p>Clause 40A – Site Specific Development Control Plans For sites larger than 10,000sqm, a site specific DCP must be prepared. The RRR DCP 2007 was prepared in accordance with this provision, and includes a range of development controls to guide development at RRR.</p>	Yes	Refer to the detailed assessment of the RRR DCP controls in Table 2 below.
<p>Clause 42B – Contaminated Land The Consent Authority must consider whether land is contaminated and if remediation is appropriate.</p>	Yes	Refer to Section 6.10.1 and the Preliminary Contamination, Salinity and Acid Sulphate Soils Assessment prepared by Douglas Partners in Appendix Z .
<p>Clause 43 – Heritage Conservation The Consent Authority must consider the effect of the proposed development on:</p> <ul style="list-style-type: none"> ▪ Heritage items ▪ Heritage Conservation Areas 	Yes	Refer to Section 6.4.1 and the Heritage Impact

Planning Principle	Compliance	Comment
<ul style="list-style-type: none"> ▪ Places of Aboriginal Heritage Significance 	<p>Yes</p> <p>Yes</p>	<p>Statement prepared by Graham Brooks + Associates in Appendix X.</p> <p>Refer to Section 6.4.2 and the Aboriginal Heritage Impact Assessment prepared by AHMS in Appendix Y.</p>

Table 2 – Royal Randwick Racecourse Development Control Plan 2007

Planning Control / Objective	Compliance	Comment
1. Preliminary		
1.2 Objectives		
(a) <i>Royal Randwick Racecourse as a thoroughbred racing, training and spectator facility of highest quality,</i>	Yes	A key objective of the proposed Stables redevelopment is to enhance the stabling facilities to the level of best practice, and return RRR to a world-class racecourse and training establishment.
(b) <i>Royal Randwick Racecourse as an economic and tourism destination,</i>	Yes	Consolidating the stable facilities into the Stable Precinct and improvement in their standard will enable the racecourse to be a world-class venue and compete economically.
(c) <i>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,</i>	N/A	
(d) <i>the role of the Racecourse within its metropolitan and Randwick City context and its compatibility with adjoining lands, and</i>	Yes	The new stable and training facilities will accommodate all existing on-site stable accommodation, and stable and training facilities onto the site which are currently operating on surrounding lands. This will reduce conflict with surrounding land uses, where stable and training facilities are fragmented within surrounding properties, and improve road safety for horses using the racecourse.
(e) <i>the Racecourse's role as an open space recreation facility.</i>	Yes	Stables have been operating on RRR since 1860's, and provide a key recreational facility for the thoroughbred racing industry.
3. Development Controls for Racecourse Site		
3.1 Uses Performance Criteria		
<p>a. <i>The general pattern of land uses across the site as indicated on Map 2 is to be maintained. In particular:</i></p> <p>Bull Ring Precinct: stabling and training</p>	Yes	<p>The Stables Precinct is identified as the 'Bull Ring Precinct' in the RRR DCP.</p> <p>The proposed stables redevelopment is for the precinct to be used as a stable and training facility for thoroughbred racing horses, and is entirely consistent with the land use pattern contained within the RRR DCP.</p>
b. <i>Member, corporate and club facilities are to be expanded and improved within the Spectator Precinct. (See details in</i>	N/A	

Planning Control / Objective	Compliance	Comment
Section 4.)		
c. <i>Opportunities for new recreation and support uses across the site that are not incompatible with thoroughbred racing and stabling are to be allowed.</i>	Yes	Consolidating the stable and training facilities within the Stables Precinct will improve the efficiency of use across the racecourse and allow for a range of additional redevelopments to occur.
d. <i>The intensity of uses is to be limited by the traffic capacity of surrounding streets as determined as part of a traffic study and the transport strategies devised for the site.</i>	Yes	The traffic implications of the proposal have been assessed in Section 6.2 and in the Traffic Report prepared by Stapleton Transportation in Appendix O which concludes that only minor additional traffic will be generated to this precinct by the proposed redevelopment.
e. <i>Modern stabling and training facilities are to be concentrated in the Steeple Hill and Bull Ring Precincts.</i>	Yes	The proposal will deliver state-of-the-art stable and training facilities to the 'Bull Ring Precinct' which will concentrate the current facilities scattered across the racecourse consistent with this performance criteria.
f. <i>Demonstrate that the amenity of adjacent land uses is to be maintained through the appropriate location and management of facilities and patrons.</i>	Yes	Refer to Section 6.5
g. <i>The AJC is to prepare a Plan of Management to deal with anti-social behaviour on the site and within the surrounding neighbourhood. Such a plan, which is to be prepared in liaison with the NSW Police, licensing authorities, Randwick City Council and the STA, is to deal with, at least, the responsible service of alcohol, after-race entertainment, crowd management, safety and behaviour. The plan is to be in place prior to the occupation of new facilities within the Spectator Precinct. The Plan shall nominate a key contact to liaise with stakeholders and to respond to complaints relating to disturbance from the public during major events.</i>	Yes	The Stabling and Training Facility Plan of Management has been prepared to complement the racecourse's overarching Plan of Management. Refer to Appendix Q .

3.2 Heritage Conservation Performance Criteria

a. <i>Heritage components as identified on Maps 3 and 4 are to be conserved and managed in accordance with the policies in the Conservation Management Plan (CMP), any subsequent Specific Elements Conservation Policies and heritage impact statements, based on their assessed tolerance for change. (See also Section 4.3 in relation to certain heritage components within the Spectator Precinct.)</i>	No	Refer to Section 6.4.1 and the Heritage Impact Statement prepared by Graham Brooks + Associates in Appendix X .
b. <i>The design principles outlined in the Conservation Management Plan and national, state and local conservation standards and processes such as the Burra Charter, heritage impact assessment, use of contextual design principles (see Design in Context, NSW Heritage Office and Royal Australian</i>	Yes	Refer to Section 6.4.1 and the Heritage Impact Statement prepared by Graham Brooks + Associates in Appendix X .

Planning Control / Objective	Compliance	Comment
<i>Institute of Architects 2005), and documentation and interpretation best practice, are to guide and balance site development.</i>		
c. <i>Conservation principles are to be incorporated into AJC site management and operational practices and in development planning.</i>	N/A	
d. <i>A Landscape Concept Plan is to be developed and implemented for the site.</i>	Yes	Refer to Sections 6.1.5 and 6.5.7 and the Landscape Design Report prepared by AECOM in Appendix H .
e. <i>Identified and potential Aboriginal sites are to be managed and conserved in accordance with the NSW NPWA, 1974. Consultation with Aboriginal groups is to be part of developing an understanding of the Aboriginal significance of the site. Such consultation is to occur prior to any major development application on land identified as "high aboriginal sensitivity" in the vicinity of High Street and Wansey Road (see CMP).</i>	Yes	Refer to Section 6.4.2 and the Aboriginal Archaeological Assessment prepared by AHMS in Appendix Y .
f. <i>An Interpretation Plan for the site is to be developed and implemented prior to any major development. Specific measures to interpret the site are to be incorporated into conservation and development proposals as they arise.</i>	N/A	An Interpretation Plan will be prepared at a later time, when more significant development is proposed for RRR.
g. <i>Adverse impacts on significant built, landscape and archaeological heritage components are to be minimised. The requirements and processes of the Heritage Act apply in relation to archaeology.</i>	Yes	<ul style="list-style-type: none"> ▪ The proposed development is generally contained within the low archaeological potential area. ▪ While the existing stable and strapper buildings are to be removed, the historic use of the precinct as a stable and training facility will be preserved. ▪ Refer to Section 6.4.

3.3 Landscape Design Performance Criteria

a. <i>Landscape works and other development are to enhance, maintain, protect and reinforce the landscape characters identified on Maps 4 and 5 and the approved Landscape Concept Plan.</i>	Yes	The landscape design prepared by AECOM provides a landscaped character that retains the majority of existing trees, particularly along the precinct boundaries. The new planting will complement the existing landscaping and visually soften the precinct from vantage points outside the precinct, including along Wansey Road and the Spectator Precinct.
b. <i>Trees of 'Exceptional' and 'High' heritage significance are to be retained, managed or replaced in accordance with "Safe and Useful Life Expectancy" principles (Barrell 1996). (See also Section 4.3 in relation to certain landscape elements within the Spectator Precinct.)</i>	Yes	Impacts on existing trees within the Stables Precinct have been minimised through siting the proposed building forms outside tree canopies and critical root zones of significant existing trees. The majority of trees identified as being of 'Exceptional' or 'High' heritage significance in the DCP have been retained and unaffected by the proposed development.
c. <i>In areas other than the Spectator Precinct, the existing visual dominance of trees, low scale buildings and views of</i>	Yes	The built form has been designed to minimise the loss of existing trees within the Stable Precinct, particularly along the precinct

Planning Control / Objective	Compliance	Comment
<i>expansive open areas are to be retained.</i>		boundaries. Additionally, the stables and training facilities have been designed with low-profile and respond to the natural surrounding topography which changes between the precinct and Wansey Road.
d. <i>Major views into, through and out of the site as shown on Map 6 are to be retained and enhanced.</i>	Yes	Refer to Section 6.1.2 and the Visual Analysis prepared by AECOM in Appendix I .
e. <i>A sense of the fundamental landform of the site - the expansive flat open space and the rise of Steeple Hill - is to be retained.</i>	N/A	The proposal is adjacent to the Steeple Hill precinct, but does not encroach into this precinct.
f. <i>The site tradition of 'gardenesque' style, through colourful plantings, water features, manicured lawns formal tree and shrub planting is to be continued in the Spectator and Midfield Precincts.</i>	Yes	Refer to the Landscape Design Report prepared by AECOM in Appendix H .
g. <i>The design of open space is to optimise personal and property safety, lighting, universal accessibility, legibility, pavement quality, porous or permeable surfaces, shade, surface drainage, furniture, horticultural and arboricultural practices; and avoid pedestrian/vehicle conflicts and areas of poor visibility or entrapment due to poor sight lines or darkness.</i>	Yes	The landscape design has employed the following key elements: <ul style="list-style-type: none"> ▪ Perimeter fencing around the stable facilities. ▪ Automatic lighting which will service the stable precincts key operating hours, without resulting in light spill to surrounding properties. ▪ Rubberised paving materials which will minimise noise from horse movements. ▪ Areas with restricted vehicle access to minimise conflict points.
h. <i>Native and low water tolerant plants are to be incorporated into the landscape design.</i>	Yes	Landscaping plant selection will use a mix of planting that are both native and exotic ensuring colour and vibrancy is achieved while also being tolerant to drought conditions.
i. <i>A detailed landscape design, consistent with the Landscape Concept Plan, is to be submitted with all relevant development applications.</i>	Yes	Refer to the Landscape Design Report prepared by AECOM in Appendix H .

3.4 Built Form Performance Criteria

a. <i>New development is to comply with the following planning and design guidelines for each Precinct.</i> Training Areas (High Street, Steeple Hill and Bull Ring Precincts) <ul style="list-style-type: none"> ▪ <i>Buildings are to be setback from street boundaries by sufficient distance to protect major trees along the boundaries within the site.</i> ▪ <i>Buildings are not to exceed 2 storeys unless particular functional requirements exist and an urban design precinct plan demonstrates that the height is appropriate in terms of siting, immediate context and avoiding adverse impacts on adjoining development.</i> ▪ <i>Any new buildings in the Steeple Hill</i> 	Yes	Stable buildings and horse training facilities have been setback from RRR perimeter boundaries.
	Yes	The Stable Buildings are proposed to be two-storey with a mezzanine level for strapper / stable-hand accommodation, however the mezzanine level will only occupy a small area of the stable building footprint and will be wholly contained within the stable building envelope.
	Yes	Refer to Section 6.1.2 and the Visual Analysis

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<p>and Bull Ring Precincts are to respect the views and landscape elements identified in Maps 3 - 6.</p> <ul style="list-style-type: none"> ▪ Horse stabling and training is to comply with any relevant health and building regulations for, such as Animal Welfare Code of Practice - The Care and Management of Horses in Riding Centres and Boarding Stables (NSWAgriculture 1996) and Local Government (Orders) Regulation 1999 (eg Clause 18 And Schedule 5). 	Yes	<p>prepared by AECOM in Appendix I.</p> <p>Refer to Section 6.9.2 and the Animal Welfare Statement prepared by the Proponent in Appendix R.</p>
<p>b. Building heights are to:</p> <ul style="list-style-type: none"> ▪ be limited to the height indicated for the relevant Precinct, ▪ respond to detailed functional requirements, built form objectives, siting and immediate context, and ▪ avoid adverse impacts on adjoining development. 	Yes	<p>The Stables are the tallest buildings within the Stables Precinct with a ridge height of 12.63m. The proposed height is considered appropriate for the precinct for the following reasons:</p> <ul style="list-style-type: none"> ▪ The buildings are setback from all precinct boundaries. ▪ Existing perimeter trees and landscaping have generally been retained providing immediate visual softening. ▪ Enhance landscaping is proposed within and around the Stables Precinct. ▪ Level change north-east to south-west between Wansey Road and the location of the proposed new stable buildings.
<p>c. New buildings are to maximise amenity and optimise views of the Racecourse and/or Centennial Park. The height and scale of new buildings are to retain significant views to, from, through and within the Racecourse.</p>	Yes	Refer to Section 6.1.2 and the Visual Analysis prepared by AECOM in Appendix I .
<p>d. Façades and roof forms are to be modulated and articulated to:</p> <ul style="list-style-type: none"> ▪ add interest to the building when viewed from public places, ▪ reduce apparent bulk, ▪ relate to built or landscape heritage components where appropriate, and ▪ achieve design excellence. 	Yes	Refer to the Architectural Design Statement prepared by Robertson + Marks in Appendix G .
<p>e. Materials, colours and detailing are to be selected to relate to heritage components and their setting where appropriate, and provide visual interest when viewed from public places.</p>	Yes	Refer to the Architectural Design Statement prepared by Robertson + Marks in Appendix G .
<p>f. Entry awnings, canopies and balconies are to be incorporated to provide sun and rain protection where appropriate.</p>	N/A	
<p>g. A scale model is to accompany development applications for buildings greater than 4 storeys (15 metres).</p>	N/A	

3.5 Transport, Circulation and Parking Performance Criteria

<p>a. Provide a new internal road for taxis and limousines with egress onto Doncaster Avenue. This road is to be consistent with the routes detailed on Maps 7 and 8, while minimising impact to the</p>	N/A	
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<p>conservation area. It is to incorporate:</p> <ul style="list-style-type: none"> ▪ Provision for vehicles to u-turn in Ascot Street prior to entering AJC owned land by providing a facility such as, but not limited to, a mini roundabout, and ▪ Differentiation of pavement type at the boundary of the public road in Ascot Street and the AJC owned land to highlight the public road boundary. This may be in the form of, but not limited to, a section of differentially coloured pavement or section of paving. An alternative access/egress may be considered subject to demonstration of its merit in minimising impacts to the surrounding locality. 		
<p>b. Improve the access points on Alison Road, High St, Wansey Rd and Doncaster Ave where necessary in line with their function and Conservation Principles and Policies set out in the Conservation Management Plan.</p>	Yes	The existing Gate 8 access from Wansey Road has been relocated remove the hair-pin turn in the existing vehicle access and minimise vehicle manoeuvring on Wansey Road.
<p>c. On-site parking is to be provided in both formal and informal (temporary) arrangements in locations indicated on Maps 7 and 8.</p>	Yes	An on-site parking area accommodating 110 vehicles has been proposed to services the Stables Precinct, which will accommodate passenger vehicles and horse-floats on a formal and informal basis.
<p>d. Any formal car parking areas are to be designed in accordance with the Australian Standard for Off-Street Car Parking Facilities (AS 2890.1). Car parking areas are to be appropriately landscaped and incorporate permeable treatments where appropriate.</p>	Yes	Refer to the Traffic Report prepared by Stapleton Transportation in Appendix O .
<p>e. The relevant Randwick cycle routes are to be provided for and secure bicycle parking and "End of trip facilities" for staff and visitors.</p>	N/A	
<p>f. The AJC, in liaison with Randwick City Council, NSW Police Force and transport service providers is to prepare a Transport Management and Accessibility Plan following NSW Government guideline for major events at the site. Opportunities to coordinate with the University of New South Wales to augment transportation management and accessibility shall be explored.</p>	N/A	
<p>g. For travel other than major events, the AJC is to prepare a Transport Access Guide, following NSW Government guidelines, for use by staff and site users to assist in making informed transport choices.</p>	N/A	
<p>h. The AJC shall liaise with Kensington Public School's Administration to minimise traffic impacts along Doncaster Ave for major events within the Racecourse and in regard to proposed</p>	N/A	

Planning Control / Objective	Compliance	Comment
<i>traffic management measures.</i>		
<i>i. The AJC shall actively invest in programmes to increase public transport use on race days and, where possible, to encourage drivers to utilise existing on site parking.</i>	N/A	
<i>j. Road areas internal to the site should, where possible, minimise road surface in preference for soft landscaping and road treatments shall be water permeable.</i>	Yes	The parking areas within the Stables Precinct have been designed to minimise hard surface areas and their generation of surface water runoff.
<i>k. A Transport Management Plan shall be prepared for the site detailing measures to manage transport into, through and within the site, programmes to increase public transport use on race days (for instance integrated ticketing), encourage drivers to park within designed parking areas within the site and ensure that as part of the operation of heavy diesel-run engine vehicles do not adversely affect local air quality.</i>	N/A	
<i>l. As part of proposed construction, a Works Management Plan shall be prepared ensuring there is minimal disruption to adjacent streets and land uses.</i>	Yes	Refer to the Construction Management Plan prepared by the Proponent in Appendix P .

3.6 Hydrology Performance Criteria

<i>a. Development is to be designed to not increase runoff or peak flows from the Racecourse site into Council's drainage systems, onto roads or other adjoining land.</i>	Yes	Refer to the Water Management Plan prepared by Robert Bird Group in Appendix K .
<i>b. On-site detention systems are to be designed to ensure the maximum discharge rate from the entire site (not including external catchment flows) does not exceed that which would occur from the undeveloped site during a 1 in 10 year storm event for all events up to and including the 100 year ARI (Average Recurrence Interval) storm. For individual discharge points Performance Criteria 'a' applies.</i>	Yes	Refer to the Water Management Plan prepared by Robert Bird Group in Appendix K .
<i>c. Development is to retain existing flood storage on the site. Any storage volumes lost by re-contouring areas or filling existing ponds is to be replaced elsewhere on the site.</i>	Yes	Refer to the Water Management Plan prepared by Robert Bird Group in Appendix K .
<i>d. Overland flow paths on the site are to be maintained by allowing sufficient space between buildings and avoiding works that may redistribute flows.</i>	Yes	Refer to the Water Management Plan prepared by Robert Bird Group in Appendix K .
<i>e. Flood Planning Levels that provide the means to manage flood risk and are aimed at:</i> <ul style="list-style-type: none"> ▪ <i>minimising the frequency of flood</i> 	Yes	Refer to the Water Management Plan prepared by Robert Bird Group in Appendix K .

Planning Control / Objective	Compliance	Comment
<p>damage to a level of risk commensurate with the type of development being established, and</p> <ul style="list-style-type: none"> ▪ reducing the exposure of people to dangerous flood situations with a particular emphasis on personal safety in rare and extreme events are to be submitted with the first development application involving works that could be adversely affected by flooding. Flood Planning Levels are to be set following discussions with Council, taking into consideration guidelines set out in the Floodplain Development Manual (2005) and Stormwater Management Studies. 		
f. The use of harvested stormwater and bore water in gardening, track irrigation and buildings is to be maximised where possible (subject to approval of Department of Natural Resources).	Yes	Refer to the Water Management Plan prepared by Robert Bird Group in Appendix K .
g. Additional aquifer recharge facilities are to be built where appropriate (subject to approval of Department of Natural Resources).	Yes	Refer to the Groundwater Management Plan prepared by Douglas Partners in Appendix M .
h. Safe evacuation routes from flood liable areas are to be incorporated into proposed designs of the redevelopment in accordance with the Floodplain Development Manual (2005).	N/A	
3.7 Environmental Sustainability Performance Criteria		
a. All development and operations are to incorporate ESD principles, comprising where appropriate and relevant adoption of the following. <ul style="list-style-type: none"> i. Energy policies and practices ii. Water conservation policies and practices iii. Material selection policies and practices iv. Clean and efficient operational practices 	Yes	Refer to Section 6.6 and the ESD report prepared by Arup in Appendix V .
b. New buildings are to be designed to maximise their rating under a relevant Department of Energy, Utilities and Sustainability or Green Building Council assessment or similar.	N/A	No rating tool applicable to the proposed development uses.
3.8 Service Infrastructure Performance Criteria		
a. Water supply, sewerage, stormwater, electricity, communications, waster and gas services are to be provided as required by the utility authorities, linked to existing services in the area.	Yes	Refer to Section 6.11 and the Utilities Infrastructure Report prepared by Arup in Appendix W .
b. Stormwater is to be managed as outlined in Section 3.6.	Yes	Refer to above assessment under Section 3.6 Performance Criteria.

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c. <i>A waster management plan shall be submitted with development applications.</i>	Yes	Refer to Section 6.9.1 and the Waste Management Plan prepared by Arup in Appendix AA .

3.9 Remediation Performance Criteria

a. <i>Any remediation needs are to be identified with specific development proposals.</i>	Yes	Refer to Section 6.10.1 and the Preliminary Contamination, Salinity and Acid Sulphate Soils Assessment has been prepared by Douglas Partners in Appendix Z .
b. <i>Where necessary, the site is to be remediated to accepted standards. Remediation works, when required, are to be carried out in accordance with Randwick City Council's Contaminated Land Policy and State Environmental Planning Policy No 55. A Site Audit Statement by an accredited EPA Site Auditor may be required to be carried out.</i>	Yes	Refer to Sections 5.4.2 and 6.10.1 and the Preliminary Contamination, Salinity and Acid Sulphate Soils Assessment has been prepared by Douglas Partners in Appendix Z .
c. <i>When relevant, appropriate environmental monitoring of any excavated materials is to occur during infrastructure works and construction.</i>	Yes	This will be required for the fill which has been identified to contain asbestos. Refer to Section 6.10.1 and the Preliminary Contamination, Salinity and Acid Sulphate Soils Assessment has been prepared by Douglas Partners in Appendix Z .

3.10 Development Phasing Performance Criteria

a. <i>Development of the site is phased, in accordance with AJC's requirements, capital works budgets and to minimise impacts on the amenity of surrounding uses outside of the site.</i>	Noted	
b. <i>The initial phases are to be within the Spectator Precinct.</i>	Noted.	
c. <i>The provision of infrastructure is to be coordinated with Randwick City Council and utility authorities to suit phasing.</i>	Noted.	
d. <i>Generally works identified in this DCP will occur within the next 10 years.</i>	Noted.	
e. <i>Major development proposals within Precincts other than the Spectator Precinct are to be accompanied by an urban design precinct map similar to Map 9.</i>	N/A	