



Newcastle Jockey Club  
C/- David Read  
Avid Project Management Pty Ltd  
PO Box 206  
CARRINGTON NSW 2294

26 November 2021

Dear Mr Read,

**Newcastle Jockey Club – New Stables Complex (SSD-12982045)  
Request for Information**

I refer to the above State significant development application (SSD-12982045) and previous correspondence dated 16 November 2021 requesting a Response to Submissions (RtS).

The Department has since received a submission from the City of Newcastle (CN). A copy was provided to you via email on 22 November 2021 and is enclosed for reference.

Having reviewed the proposal, as well as the issues raised in submissions, the Department requires further information be provided to address the issues raised in **Attachment A**.

The Department notes that the CN submission dated 19 November 2021 raises several key matters and concerns with the proposal and requests that each issue raised be specifically addressed in the RtS report, along with any additional information required.

The Department requests that you provide a consolidated response to submissions and the issues in raised by **28 January 2022**. Please lodge your response by progressing the application on the major projects planning portal <https://majorprojects.planningportal.nsw.gov.au>

If you have any questions, please contact Kendall Clydsdale on 9598 6366 or via [kendall.clydsdale@dpie.nsw.gov.au](mailto:kendall.clydsdale@dpie.nsw.gov.au).

Yours sincerely,

Kendall Clydsdale

**Team Leader, Regional Assessments**

**Planning and Assessment**

Enclosed:

City of Newcastle Submission

Attachment A – Key issues

## **ATTACHMENT A – KEY ISSUES**

### **1 Architectural and Landscape Drawings**

The following amendments and/or clarifications to the Architectural drawings are required. Please note that other sections of this letter also require amendments to Architectural and Landscape drawings.

#### **1.1 Items Marked for Relocation**

The Architectural drawings indicate several structures will be relocated (e.g. trackwork supervisor towers) however it is not clear where these structures are to be relocated and if they are forming part of the proposed development.

#### **1.2 Elevations**

Please provide full extent elevations for the proposed maintenance shed and horse walker structures adjacent to Block A and Block E (including the upper level structures adjacent to the walkers).

#### **1.3 Materials**

Wall colours are specified on drawing A32, however proposed materials are not provided. Please update accordingly.

#### **1.4 Recommended Acoustic Treatments**

The recommended acoustic treatments/barriers detailed within Section 4 the Noise Impact Assessment prepared by Reverb Acoustics dated August 2021 are to be shown on the Architectural and Landscape drawings. Details of proposed colours and materials are also required.

#### **1.5 Architectural and Landscape Drawing Inconsistencies**

As highlighted in point 2 of CN's Submission, there are inconsistencies between the Architectural and Landscaping drawings. The drawings are to be amended accordingly (see also **Section 1.6**).

#### **1.6 Landscaping**

The proposal relies largely on landscaping elements to create visual screening to soften visual, bulk and scale impacts. Landscaping proposed to provide visual screening must be located within the subject site. Whilst vegetation (existing or proposed) within the public domain will contribute to an improved streetscape setting, it cannot be relied upon for visual screening.

It is noted that pot sizes and mature heights of plantings are provided on the drawings, information on proposed 'height at planting stage' is required for proposed plantings along Chatham and Darling Street to assist with the assessment of the application. This vegetation must be at an advanced stage at the time of planting.

Please also refer to point 10 of CN's submission regarding Council's street tree requirements for the proposal.

### **2 Amenity, Built Form, Visual and Streetscape Matters**

- To assist with the assessment of the bulk, scale and visual impact of the development, please provide site context detail (i.e. updated architectural drawings and renderings) which shows the proposed built form comparative/in the context of, the surrounding residential development and the nearby educational establishment.

- The location of any required electrical kiosk substation and hydraulic booster assembly must be shown on the architectural and landscape plans along with relevant strategies to minimise their streetscape impact.
- The corner of the site is largely unfenced as it currently stands, the introduction palisade style fencing proposed to surround the development introduces an un-articulated built form element to the site. The potential for a mix of alternative fencing materials and use of landscaping to 'fence' the site and break up the palisade fencing should be considered. The retention of the large scale mature native trees along the boundary of Darling Street and elsewhere on the site (where possible) could also assist in softening streetscape impacts and contribute to creating a green canopy on the site. This is to be considered in any revised landscape design.
- Please also refer to comments in **Section 1.6** above as well as point 2 of CN's submission.

### 3 Contamination

The contamination report prepared by Qualtest, dated June 2021, has not addressed *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) or the 'Contaminated Land Planning Guidelines' referred to by SEPP 55. The report is to demonstrate the site is suitable for the proposal in accordance with SEPP 55 (as per the project's SEARS). If a further 'detailed investigation' (as referred to in the Contaminated Land Planning Guidelines) is required, this is to be provided to the Department. *Draft State Environmental Planning Policy (Contamination)* should also be addressed in the report and the Environmental Impact Statement (EIS) prepared by deWitt Consulting.

### 4 Flooding

All flood related matters raised in point 3 of CN's submission are to be adequately addressed, along with relevant information provided. The Department concurs with the issues raised and information requested.

### 5 Stormwater and Wastewater Management

All stormwater matters raised in point 4 of CN's submission are to be adequately addressed, with relevant information provided as indicated. The Department concurs with the matters/concerns raised and information requested.

Any amendments to the civil designs for the proposal must also address the collection, treatment, and disposal of wash down and other contaminated water from the stables, wash bays, pool, and other likely sources in the proposed stable complex.

### 6 Traffic, Parking and Access

As Council is the local roads authority, all matters raised in points 5-8 of CN's submission are to be adequately addressed, with relevant information provided as indicated. The Department recommends the applicant liaise with CN on the matters raised and information requirements.

The Traffic and Parking assessment must also address the indicative staging (discussed further in this letter) to confirm if the parking (including accessible parking) intended to be provided with Stage 1 is sufficient for Stage 1 staff and users of the site.

The EIS must also be updated to reflect the need for *Roads Act 1993* approvals. Please refer to point 4 and point 9 of CN's submission for further detail regarding this matter.

Please also see **Section 13** further in this letter regarding the Traffic Impact Assessment.

## 7 Waste and Pest Management

The Operational and Waste Management Plan (OWMP) and Pest Management Strategy are to address how flies and scavenging birds will be managed. The OWMP is to also include a proposed complaints handling procedure.

## 8 Noise Impact Assessment

Sleep arousal is to be specifically addressed in the Noise Impact Assessment prepared by Reverb Acoustics. Please also see **Section 13** further in this letter regarding the Noise Impact Assessment.

## 9 Ecologically Sustainable Development (ESD)

The ESD report prepared by Aspire, dated September 2021 refers to initiatives that will be considered throughout the design development phase of the project. With the proposed roof area, the Department considers the proposal to be highly suited to incorporating a solar photovoltaic system into the development. Consideration of this is ESD feature is required.

## 10 Heritage

The Statement of Heritage Impact (SoHI) prepared by EJE Heritage, dated July 2021, has not considered the proposed Entry Tower works. Please update the SoHI to address this component of the proposal. Please also refer to point 11 of CN's submission and provide additional information as appropriate.

## 11 Signage Tower and Entry Tower

Section 4.4.6 of the EIS discusses the proposed signage tower against the provisions of *State Environmental Planning Policy No.64 – Advertising and Signage* (SEPP 64). The proposed entry tower (with signage proposed) is however not addressed. The EIS is to be updated to address both proposed tower signs and provide an assessment against the relevant criteria of Schedule 1 of SEPP 64. The assessment is to confirm any lighting, moving and/or electronic components of the signage.

## 12 Building Code of Australia (BCA)

Please provide a BCA compliance capability statement from a suitably qualified Building Regulations Consultant to confirm the proposal is capable of achieving BCA compliance. The statement must also consider if any existing buildings being retained on the site within the vicinity of the proposal and their compliance with the BCA will be impacted.

## 13 General Matters

### 13.1 Staging

Indicative staging is discussed in the EIS and shown on the Architectural drawings. Please provide information on how this staging is to occur. For example:

- Will the applicant be seeking to occupy Stage 1 prior to commencement of works on Stage 2, or would works be commenced on Stage 2?
- Is it intended for the any subsequent consent to be staged?
- What is the proposed timing between completion of Stage 1 and commencement of Stage 2?

### 13.2 Hours of Operation and Staffing Numbers

The EIS refers to the following hours of operation in Section 3.9:

- Morning trackwork – 3:30am to 8:30am

- General daytime – 8:30am to 5:00pm

The Noise Impact Assessment prepared by Reverb Acoustics refers to the delivery and pickup of horses between 7am-10pm, with no delivery or pickup between 10pm-7am.

Please clarify the proposed hours of operation for the development, including providing relevant analysis in the Traffic Impact Assessment for any delivery/pickup movements up to 10pm.

The OWMP also makes no reference to site activities after 5:00pm. There appears to also be inconsistencies between the OWMP and the Traffic Impact Assessment in terms of staffing numbers. Please review all specialist consultant reports to ensure hours of operation and proposed staffing numbers are consistent, updating the reports where required.

### 13.3 Updates to Documentation

Design changes made in addressing submissions and the requirements of this letter must be also be reflected in relevant specialist consultants reports and supporting documentation as appropriate.

Please note that addressing the above matters does not infer approval will be granted, nor prevent the Department from requesting additional information. Any subsequent information received will be assessed on its merits, the Department will consult with relevant Government agencies and Council as required upon the receipt of the information.