

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* (the Act) and Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (the Regulation)

Application Number	SSD-11973381
Project Name	Non-Race Day Events at Royal Randwick Racecourse
Description	Use of land and buildings within the Spectator and Infield Precinct for various events, festivals and functions on non-race days.
Location	Royal Randwick Racecourse within Randwick LGA (Lot 2009 DP 1169042)
Applicant	Australian Turf Club Limited
Date of Issue	24/12/2020
General Requirements	<p>A development application (DA) for State significant development (SSD) must include all relevant information and documents specified in Part 1 of Schedule 1 of the Regulation, including an environmental impact statement (EIS) (section 4.12(8) of the Act and clause 2(1)(e) of Schedule 1 of the Regulation).</p> <p>The DA must be lodged on the NSW planning portal (clause 50(1)(d) of the Regulation).</p> <p>The form and content of the EIS must be prepared in accordance with clauses 6 and 7 of Schedule 2 of the Regulation. Any document adopted or referenced in the EIS will form part of the EIS (clause 9(1) of Schedule 2 of the Regulation).</p> <p>The EIS must include a report certified to be accurate at the time of publication by a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> · a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Regulation), including details of all assumptions and components for the CIV calculation, including consultant costs · an estimate of jobs that will be created during the construction and operational phases of the proposal.
Key issues to be addressed	<p>1. Statutory and strategic context</p> <p>The EIS must:</p> <ul style="list-style-type: none"> - address all relevant legislation (including sections 1.3 and 4.15 of the Act and clauses 6 and 7 of Schedule 2 of the Regulation), Environmental Planning Instruments (EPIs), draft EPIs, plans, policies and guidelines - detail the nature and extent of any prohibitions, including partial prohibitions, that may apply to the proposal - demonstrate the reasons for the proposed development being SSD - identify compliance with applicable development standards and provide a detailed

justification for any non-compliances

- address the requirements of any approvals applying to the site, including any concept approval or recommendations from any Gateway determination
- comply with these SEARs (cl 3(8) of Schedule 2 of the Regulation).

2. Site Layout

The EIS must provide details and plans of the proposed layout / design for the events. The proposed layout / design should have regard to the context of the site as well as the size, scale and location of all uses, activities and temporary structures. The proposed site layout / design should seek to minimise the potential visual and amenity impacts associated with the proposal.

3. Visual impacts

The EIS must:

- include a Visual Impact Assessment, with photomontages, justifying potential visual impacts associated with the proposal when compared to the existing situation and a compliant development (if relevant), when viewed to and from key vantage points
- identify infrastructure associated with any event, including structures, lighting, containers, scaffold towers, stages, marquees and fencing
- identify and provide measures to minimise any adverse visual impacts of the proposed temporary structures on significant views and vistas and the heritage and landscape significance of the racecourse site
- identify and address any potential impacts on existing vegetation as a result of any proposed structural and construction works and where unavoidable impacts would potentially occur, outline the mitigation measures proposed to offset or mitigate the impacts.

4. Public space

The EIS must demonstrate how the proposed development (where relevant):

- maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site)
- reflects relevant design guidelines and advice from Council and the Department
- ensures the public space is welcoming, attractive and accessible for all
- maximises permeability and connectivity
- ensures public spaces have excellent amenity, suitable for their intended use, such as through adequate facilities, solar access, shade and wind protection
- maximises street activation
- minimises potential vehicle, bicycle and pedestrian conflicts.

5. Trees and landscaping

The EIS must include a Landscape Plan, that:

- demonstrates how the development proposes to protect and increase the urban tree canopy
- includes justification for any tree and vegetation removal.
- demonstrates how the proposed development maximises opportunities for green infrastructure, consistent with Greener Places.

6. Environmental amenity

The EIS must:

- demonstrate how the proposal achieves a high level of environmental amenity within the proposal and on surrounding buildings, assessing impacts associated with view loss, overshadowing, ventilation, pedestrian movement, access to landscape and outdoor spaces, visual privacy, lighting, reflectivity and wind.

7. Development contributions and public benefit

The EIS must address the requirements of any relevant contributions plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind, and include details of any proposals for further material public benefit. Where the proposed development includes alternative public benefit or a departure from an existing contributions framework, Council, the Department and relevant State agency must be consulted and comments addressed prior to lodgement.

8. Transport, traffic, parking and access (operation and construction)

The EIS must include:

- a transport and accessibility impact assessment, which provides:
 - o the predicted transport mode share split for the proposed development
 - o an analysis of the existing traffic network, including the road hierarchy, current daily and peak hour vehicle movements and existing performance levels of nearby intersections
 - o a forecast of additional daily and peak hour vehicle movements as a result of the proposal (using SIDRA modelling or similar at 5 year intervals) and identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cycle conflict)
 - o proposals to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance
 - o details of car parking provision, having regard to relevant parking rates, specifications and standards
 - o details of proposed vehicular access, loading, deliveries and servicing arrangements, and any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists.
 - o proposals to improve walking and cycling, such as connections into existing walking and cycling networks, high quality end-of-trip facilities

and adequate bicycle parking for visitors, employees and residents (provided in accordance with the relevant rates, specifications and standards)

- o measures to promote sustainable travel choices for employees, residents or visitors, such as minimising car parking provision, encouraging car share and public transport, cycling and walking, implementing a green travel plan and providing end of trip facilities.
- a Construction Traffic Management Plan providing details of predicted construction traffic movements, routes and access arrangements, and outline how construction traffic impacts on existing traffic, pedestrian and cycle networks would be appropriately managed and mitigated.

9. Ecologically Sustainable Development (ESD) and climate change

The EIS must:

- identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated into the design, construction and ongoing operation of the proposed development
- demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards
- detail measures to be incorporated to reduce carbon emissions, reflecting the Government's goal of net zero emissions by 2050, and the consumption of resources, water (including through water sensitive design principles and water re-use) and energy
- estimate the likely greenhouse gas emissions from the development, including construction and operation, having regard to the Greenhouse Gas Protocol for Project Accounting, and measures to be incorporated to reduce greenhouse gas emissions.

10. Contamination

The EIS must include a preliminary investigation assessing and quantifying any soil or groundwater contamination, and demonstrating that the site is suitable (or may be made suitable after remediation) for the proposed use, in accordance with the State Environmental Planning Policy No 55 - Remediation of Land and the associated guidelines.

Where recommended in the preliminary investigation, or requested by the Planning Secretary, the EIS must also include a detailed site investigation, a remediation action plan and/or a preliminary long-term environmental management plan.

11. Heritage

The EIS must include:

- a statement of heritage significance and an assessment of the impact on the heritage significance of any heritage items, or conservation areas, on and adjacent to the site in accordance with the relevant guidelines.
- address any archaeological potential and significance on the site and the impacts the proposed development may have on this significance
- an Aboriginal Cultural Heritage Assessment Report in accordance with relevant

guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site, including archaeology.

12. Flooding

The EIS must include a flood impact assessment, which:

- identifies and describes any on-site flood behaviour and flood risk impacts associated with the proposed development, having regard to relevant provisions of the NSW Floodplain Development Manual and other local or State studies and guidance
- identifies potential effects of climate change, sea level rise and an increase in rainfall intensity
- identifies required management measures and design solutions to minimise the impacts of flooding on the proposed development.

13. Stormwater drainage and water quality

The EIS must include an Integrated Water Management Plan that:

- is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority
- assesses any stormwater, drainage, erosion and sedimentation impacts associated with the proposal
- assesses the water quality impacts and any downstream impacts for both surface and groundwater on any water courses, estuaries and marine areas
- details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point
- demonstrates compliance against any relevant provisions of the Sydney Drinking Water Catchment SEPP with Council or other drainage authority requirements and avoids adverse impacts on any downstream properties.

Where drainage infrastructure works are required that would be handed over to Council, provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with Council and comply with Council's relevant standards.

14. Air Quality

The EIS must include an air quality assessment of onsite and offsite air quality impacts, including odours, in accordance with the relevant EPA guidelines. The assessment must detail construction and operational air quality impacts both onsite and on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented to reduce any air quality impacts.

15. Noise and vibration

The EIS must:

- include an acoustic report which identifies the likely noise generating sources and activities associated with the proposal and any acoustic measures required to ensure acceptable residential amenity in accordance with relevant guidelines. The acoustic report shall have regard to stage configuration, speaker arrangements and front-of-house noise monitoring locations for events and

functions

- identify potential impacts on the amenity of the surrounding recreational areas including the southwest corner of Centennial Park around Kensington Ponds
- include a noise management plan, which outlines appropriate event specific operational and design mitigation measures, including:
 - o dBA noise goals and limits as well as dBC (base noise) goals and limits
 - o detail speaker arrangement, stage configuration and front-of-house location for all types of events
 - o describe all reasonable and feasible measures (e.g use of limiters) to be implemented to minimise noise from the operation of events and comply with noise limits
 - o include procedures carrying out sound checks prior to and during events and rehearsals to ensure compliance with noise limits. This shall include acoustic compliance assessment and submission to appropriate regulatory Authority
 - o front of house / noise monitoring program
 - o include a suitable complaints management system
 - o include community consultation program
 - o details on restrictions on operating times and general use
 - o details on training guidelines for staff
 - o include a program of continuous improvement to ensure the plan is regularly updated based on lessons learnt from events held.

16. Ground conditions

The EIS must demonstrate that the proposed development can be accommodated on the site, having regard to any geotechnical and acid sulphate soil impacts and sediment and erosion controls.

17. Biodiversity

The EIS must assess any biodiversity impacts associated with the proposal in accordance with the *Biodiversity Conservation Act 2016* and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report, unless a waiver is granted.

18. Waste and servicing

The EIS must:

- identify, quantify and classify the likely waste to be generated during construction and operation
- describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste
- identify appropriate servicing arrangements.

19. Social impact

The EIS must include Social Impact Assessment in accordance with the Social

Impact Assessment Guideline.

20. Bushfire

If the proposed development is on bush fire prone land, the EIS must include a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.

21. Aviation

If the site is near an airport, airfield or helicopter landing site (HLS), or a HLS is proposed, the EIS must include a report prepared by a suitably qualified aviation expert:

- identifying whether the proposed development is located within any of the applicable Australian Noise Exposure Forecast contours
- providing details of any flight paths that may be impacted by the proposed development
- assessing any potential impacts of the proposed development on the aviation operations of any nearby airports and affected flight paths of any existing HLS.

22. Staging

If relevant, the EIS must provide details regarding the staging of the proposed development.

23. Infrastructure and Utilities

The EIS must consider and address:

- the existing capacity of the site to service the proposed development
- required utility augmentation to accommodate the proposed development
- any requirements of the Infrastructure SEPP in relation to development on or adjacent to utilities and infrastructure.

24. Lighting impacts

The EIS must:

- include a Lighting Impact Assessment which identifies and addresses the likely lighting and illumination impacts of the proposal, such as on residential amenity and road users (related to lighting performance including size, number, type, position, layout, luminance levels and effects of glare etc.) and identifies any measures to minimise and mitigate the potential lighting impacts on surrounding uses.

25. Safety and Security

The EIS must include a Security Management Plan which:

- details measures (including but not limited to Crime Prevention Through Environmental Design) to minimise opportunities for crime and anti-social behaviour of patrons prior to, during and after the events. The assessment should cover the racecourse site and a wide catchment area around the site including Centennial Park, taking into consideration a broad range of likely origins and destinations of the patrons and considering those patrons who may walk, cycle,

or catch public transport to the venue

- includes measures (e.g. use of security/marshalls) to direct patrons along primary travel routes to and from the events and away from surrounding residential areas
- details any strategies/plans agreed upon by stakeholders including event promoters, Randwick City Council, other government agencies and the Eastern Beaches Local Area Command relating to event security and safety (including but not limited to an operational management plan details to minimise anti-social behaviour, crowd control and traffic).

26. Operation

The EIS must include an operational framework to address any ongoing operational and management issues, including:

- a key stakeholder group (which includes the Centennial Park and Moore Park Trust) to be established to oversee the environmental performance of the events for the duration of the consent
- requirement for a coordinated process including consultation and endorsement by the key stakeholder group of any proposed event dates, to avoid racing events and overlaps/clashes with other major events
 - o include an event management plan, which outlines:
 - o describe the staging and timeline of events, including key performances and activities, site establishment, bump-in / bump-out
 - o service and sale of alcohol management procedures
 - o any statutory approvals to undertake the event (for example temporary food stalls / food vendors)
 - o the roles and responsibilities of key employees involved in overseeing the events
 - o how the environmental performance of events would be monitored and managed, and address what actions would be taken to address potential impacts. This shall include attendance by qualified acoustic consultant/s carrying out compliance measurement and addressing noise complaints
 - o operational transport and traffic management
 - o pedestrian access management
 - o noise management
 - o security and staff management
 - o lighting management
 - o emergency management/evacuation and incident response protocols
 - o alcohol and food management
 - o occupational health and safety
 - o operational waste management

	<ul style="list-style-type: none"> o water management o community consultation and complaints management. <p>27. Emergency Provisions</p> <p>The EIS must include:</p> <ul style="list-style-type: none"> - a draft Emergency Evacuation Plan detailing potential site risks and provide a framework for the management of such risks - an assessment of the proposal under Australia's Strategy for Protecting Crowded Places from Terrorism.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams, lists, certificates and any other documentation required under Schedule 1 of the Regulation. In particular, the EIS must include a detailed schedule and plans showing proposed gross floor area and floor space ratio, and a report demonstrating compliance with relevant requirements of the Building Code of Australia.</p> <p>If the Department identifies any other document required to be included in the EIS before the DA is lodged, those documents must also be included in the EIS.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, utility providers, community groups and affected landowners, as identified in any meeting with the Department before the DA is lodged.</p> <p>The EIS must describe the consultation process, the issues raised during consultation, and how the proposal addresses those issues. Where amendments have not been made to address an issue, a succinct explanation should be provided.</p>
Further consultation after 2 years	<p>You must lodge a DA and EIS within 2 years of the date of this SEARs. If you do not lodge a DA and EIS within 2 years of the date of this SEARs, you must consult with the Planning Secretary in relation to the preparation of the EIS.</p>