From: Mark Flanagan
To: Simon Truong
Subject: FW: SSD 5002-2011 - Hotel Development at Randwick Racecourse
Date: Tuesday, 26 August 2014 10:06:23 AM
Attachments: image001.png
image002.png

Simon

Please refer to the below response from TZG re your queries on area. I trust this clarifies everything. Can you let me know when we will receive the draft conditions?

I look forward to your response.

Regards

Mark

Mark Flanagan
Executive General Manager, Property and Infrastructure

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Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
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From: Jim Booth [mailto:jim@tzg.com.au]
Sent: Monday, 25 August 2014 18:11
To: Mark Flanagan
Cc: Tim Greer; John Chesterman
Subject: Fwd: SSD 5002-2011 - Hotel Development at Randwick Racecourse

Mark,

The GFA breakdown Simon is referring to in the below correspondence is specific for the Hospitality uses in the building only.
The remaining GFA figure of 9,230sqm that Simon notes is distributed across each level covering rooms/spaces other than the Meeting Room, Restaurant, Bar & Conference Room.

Individual level by level GFA breakdown (inclusive of all GFA relevant spaces) is as follows;

Level B1:	481sqm
Ground:	1016sqm (inclusive of Restaurant - 190sqm, & Bar - 69sqm)
Level 1:	912sqm (inclusive of Meeting Rooms - 215sqm, & Conference Rooms - 232sqm)
Level 2:	222sqm
Levels 3-7:	1611sqm per floor
Total GFA:	10,686sqm

Regards, Jim

jim booth
tonkin zulaikha greer architects

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Nominated Architects Brian Zulaikha (NSW Reg. No.2791) Peter Tonkin (NSW Reg. No. 4147) Tim Greer (NSW Reg. No.5603)

Begin forwarded message:

Begin forwarded message:

From: Mark Flanagan <mflanagan@australianturfclub.com.au>
Subject: FW: SSD 5002-2011 - Hotel Development at Randwick Racecourse
Date: 22 August 2014 6:20:14 pm AEST
To: "'Tim Greer (tim@tzg.com.au)'" <tim@tzg.com.au>

Tim

Any chance of a hand with this enquiry from DoPE?

Mark Flanagan
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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]

Sent: Friday, 22 August 2014 17:55
To: Mark Flanagan
Cc: Amy Watson; Ben Lusher
Subject: RE: SSD 5002-2011 - Hotel Development at Randwick Racecourse

Hi Mark,

Further to the breakdown of GFA provided for the hotel being a total of 10,689m^2 comprising:

- 215m^2 meeting rooms GFA;
- 190m^2 restaurant GFA;
- 821m^2 bar GFA; and
- 233m^2 conference rooms GFA.

Can you please clarify the remaining GFA distribution and uses? Can I assume the remaining 9,230m^2 is hotel GFA?

Regards

Simon Truong|Senior Planning Officer|Industry, Key Sites and Social Projects|NSW Department of Planning and Environment www.planning.nsw.gov.au
Room 303, 23 - 33 Bridge Street, NSW SYDNEY 2000|GPO Box 39 SYDNEY NSW 2001|☎: 02 9228 6457| ✉:simon.truong@planning.nsw.gov.au

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From: Mark Flanagan [mailto:mflanagan@australianturfclub.com.au]
Sent: Monday, 28 July 2014 10:36 AM
To: Simon Truong
Cc: Amy Watson
Subject: RE: SSD 5002-2011 - Hotel Development at Randwick Racecourse

Simon

As requested please refer to the marked up table attached. Please do not hesitate to call if you need anything else.

Regards

Mark

Mark Flanagan
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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]
Sent: Monday, 28 July 2014 09:33
To: Mark Flanagan
Cc: Amy Watson
Subject: RE: SSD 5002-2011 - Hotel Development at Randwick Racecourse

Hi Mark,

Thanks for sending the additional information. However, I need further clarification with regards to Point 1 being:

- revised breakdown of GFA for the final proposal as per Table 1 of the EIS; - The revised total GFA is 10,686sqm.
  Can you please provide a breakdown of GFA as per the table.

TABLE 1 – OVERVIEW OF PROPOSED DEVELOPMENT

SPECIFICATION	DETAILS
Height	8 storeys
Gross Floor Area	11,109sqm
Rooms/Suites	170 (consisting of studios, 1 and 2 bedroom suites)
Meeting Rooms	204.08sqm
Restaurant	188.66sqm
Bar	83.79sqm
Conference Rooms	209.98sqm
Car Parking	50 parking spaces, loading dock and 5 bike parking spaces

Thanks and regards

Simon Truong|Senior Planning Officer|Industry, Key Sites and Social Projects|NSW Department of Planning and Environment www.planning.nsw.gov.au
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From: Mark Flanagan [mailto:mflanagan@australianturfclub.com.au]
Sent: Friday, 25 July 2014 2:19 PM
To: Simon Truong
Cc: Amy Watson
Subject: RE: SSD 5002-2011 - Hotel Development at Randwick Racecourse

Simon

Apologies for the delayed response. Please refer to answers below highlighted in red. Don't hesitate to call if you have any further queries.

Kind regards

Mark

Mark Flanagan
Executive General Manager, Property and Infrastructure

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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]
Sent: Friday, 18 July 2014 15:01
To: Mark Flanagan
Cc: Amy Watson
Subject: SSD 5002-2011 - Hotel Development at Randwick Racecourse

Dear Mark,

As discussed, the following additional information is requested for the department to finalise its assessment:

- revised breakdown of GFA for the final proposal as per Table 1 of the EIS; - The revised total GFA is 10,686sqm.
- complete dimensions of all signage proposed in particular:
  - the building identification signage at the southern façade; - updated drawings A-9001 & A-9002 to clarify attached
  - the lightweight structure sign showing various site events; and - updated drawing A-9002 to clarify attached. Details are as follows: '*Temporary static signage (non-illuminated) - interchangeable printed signage fabric on demountable aluminium framed structure.*'
  - the site identification signage at the front of the site reading 'Australian Turf Club'. – as above
- details of the lightweight structure sign proposed to show site events, including whether the sign will be illuminated and be static in nature etc.; and – as above
- the proposed hours of operation for trackside bar/café/restaurant. – would be as per the Level 4 consent conditions – refer below extract

F13 Operation Hours for Restaurant/Members Facility and Minor Non-Raceday Events
The following operating hours shall apply for the level 4 restaurant/members facility and for non race day events being held pursuant to condition A5:

- **Level 4 Restaurant/members facility:**
  Mondays to Sundays 7:00am to 2:00am
- **Level 4 Outdoor Terrace**
  Mondays to Sundays 7:00am to 12:00am
- **Indoor Amplified Events**
  Monday to Sundays 7:00am to 2:00am
- **Outdoor Unamplified events**
  Monday to Sundays 7:00am to 12:00am
- **Outdoor Amplified events**
  Sundays to Thursday 9:00am to 10:00pm
  Fridays, Saturdays and Public Holidays 9:00am to 11:00pm

In addition to the above, the department notes the noise levels approved for minor non race day events at the Spectator Precinct (MP 10_0097 MOD 2) are significantly lower than those proposed for the hotel in the EIS (being same as Future Music). In this regard, the proposed noise levels should be reduced as per the Spectator Precinct approval to prevent adverse noise impacts on nearby residents. – noted – please condition according to similar requirements.

Please do not hesitate to contact me should you wish to discuss further.

Regards

Simon Truong|Senior Planning Officer|Industry, Key Sites and Social Projects|NSW Department of Planning and Environment www.planning.nsw.gov.au
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