



SSD-8706 – NIGHT RACING AT ROYAL RANDWICK RACECOURSE

APPENDIX C – MANDATORY CONSIDERATIONS TABLE

Statutory Reference	Mandatory Consideration	Relevance	Refer EIS Section
Environmental Planning and Assessment Act 1979			
Section 1.3	<p>(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State’s natural and other resources,</p> <p>(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</p> <p>(c) to promote the orderly and economic use and development of land,</p> <p>(d) to promote the delivery and maintenance of affordable housing,</p> <p>(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</p> <p>(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</p> <p>(g) to promote good design and amenity of the built environment,</p> <p>(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</p> <p>(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,</p> <p>(j) to provide increased opportunity for community participation in environmental planning and assessment.</p>		Refer to Section 4 of the EIS.
Section 4.15	Relevant environmental planning instruments include: State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No.64 – Advertising and signage State Environmental Planning Policy (Temporary Structures) Randwick Local Environmental Plan 2012	State and Local Environmental Planning Instruments have been assessed.	Refer to Section 4 of the EIS.
	There are no relevant draft environmental planning instruments.	Not applicable.	
	Randwick Development Control Plan 2013	The proposed development has been assessed against the Randwick Development Control Plan 2013. Although we note the provision of Clause 11 of the SEPP (State and Regional Development) 2011 which excludes the application of DCPs to SSD.	

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	Section 6 and Section 7 of Part 3 in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .	This EIS has been prepared in accordance with Sections 6 and 7, Part 3 in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .	
	The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	This EIS has been prepared in accordance with Sections 6 and 7, Part 3 in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .	
	The suitability of the site	The site is entirely suitable for the development of the proposal as it continues the use of RRR as a horse racing venue as identified within Schedule 2 of the SRD SEPP.	
	Any submissions made.	Submissions will be considered following exhibition of the application.	
	The public interest.	<p>The development is compliant with the relevant planning instruments and controls applying to this site.</p> <p>The proposal will not create any adverse significant social, economic or amenity impacts which cannot be mitigated via the proposed mitigation measures in this application.</p> <p>This project represents a significant opportunity to promote and enhance Royal Randwick as a world-class destination for thoroughbred racing in Sydney.</p>	
<i>Environmental Planning and Assessment Regulation 2000</i>			
<i>Schedule 2</i>	Schedule 2 of the EP&A Reg provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS.	This EIS has been prepared to address the requirements of Schedule 2 of the EP&A Reg and the SEARs.	Refer to Section 4 of the EIS.
<i>Heritage Act 1977</i>			
		<p>The SEARs has not required the preparation of an ACHA to accompany this EIS. However, an Aboriginal Heritage Due Diligence Assessment was completed in 2017. The assessment concluded that given the complete removal of the original landform and hence any cultural materials contained within it, there is very limited to no potential for cultural materials to be present within the project area.</p> <p>This assessment has been complimented by an ACHA completed for SSD 10285, which included consultation with the Local Aboriginal Land Council (LALC) and archaeological test digs on site. The ACHA did not identify any items of aboriginal cultural heritage significance within the investigation area of the site. As such, it is considered that the proposal is unlikely to have any impact on aboriginal heritage.</p>	<p>Refer to Section 4 of the EIS for assessment against the Heritage Act 1977.</p> <p>Refer to Section 6.5 of the EIS and Appendix L for Heritage Impact Statement.</p> <p>Refer to Section 6.6 of the EIS and Appendix M for Aboriginal Heritage Due Diligence Assessment.</p>
<i>State Environmental Planning Policy (State and Regional Development) 2011</i>			
Schedule 2, Clause 4	Development on land within the Royal Randwick Racecourse Site is SSD if:	The proposed development has a capital investment value of approximately \$23.4 million, and the proposed development site is a State Significant	Refer to Section 4 of the EIS and Appendix D for QS Report.

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	(a) it has a capital investment value of more than \$10 million, or (b) it is for the purposes of an event that is not a race day event.	identified site, the proposal falls within the provisions of the State and Regional Development SEPP and is a development to which Part 4 of the Act applies.	
State Environmental Planning Policy No.55			
Clause 7	Land must not be rezoned or developed unless contamination has been considered and, where relevant, land has been appropriately remediated.	The SEAR's issued for SSD 8706 by the Department of Planning and Environment do not identify any concerns regarding potential contamination on the site. This SSDA does not propose any significant ground disturbance, construction of large structures or change in use which would pose an environmental impact or require remediation on site.	Refer to Section 4 of the EIS.
State Environmental Planning Policy No.64 – Advertising and Signage			
Clause 8	The consent authority is to be satisfied that any proposed signage is (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.	There is no new or additional signage or advertising proposed as part of this development application. As such, this proposal does not require any further assessment against SEPP 64.	Refer to Section 4 of the EIS.
SEPP (Miscellaneous Consent Provisions) 2007 Not applicable.			
Randwick Local Environmental Plan 2012			
Clause 2.3	The site is zoned RE1 – Public Recreation	The site is zoned RE1 – Public Recreation. The proposed development continues the existing racecourse land use on site, and is consistent with the objectives of the zone including: <ul style="list-style-type: none">To enable land to be used for public open space or recreational purposesTo provide a range of recreational settings and activities and compatible land uses As such, the proposed development is permissible with consent.	Refer to Section 4 of the EIS.
Clause 4.3	No maximum building height applies to the site under RLEP 2012.	No maximum building height applies to the site under RLEP 2012.	Refer to Section 4 of the EIS.
Clause 5.10	Clause 5.10 aims to conserve environment heritage, heritage items, conservation areas, archaeological sites and places of significance. Royal Randwick contains a local listed items of heritage significance. The site itself is listed as a Conservation Area C13: under RLEP 2012.	Clause 5.10 aims to conserve environment heritage, heritage items, conservation areas, archaeological sites and places of significance. Royal Randwick contains a local listed items of heritage significance. The site itself is listed as a Conservation Area C13: under RLEP 2012. Detailed heritage assessment of the proposal in relation to its context has been undertaken in a Heritage Impact Statement (HIS).	Refer to Section 4 of the EIS. Refer to Section 6.5 of the EIS and Appendix L for Heritage Impact Statement.
Randwick Comprehensive Development Control Plan 2013			

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<i>Section 3.1 Uses</i>	<ul style="list-style-type: none"> Ensure the long term operational and financial viability of the Racecourse by improving the thoroughbred racing, training and spectator uses of the site. Conserve the heritage significance of the site as a racecourse and associated elements 	<p>The proposal will significantly improve the use of the course and will optimise the existing infrastructure to provide a new entertainment destination and international tourist attraction. The proposal is of strategic importance and will transform the spectator experience of horse racing, securing the long term financial viability of the site and boosting Sydney's night-time economy.</p> <p>The development proposal conserves the heritage significance of the racecourse site, and is complementary to the heritage character of the site and surrounds. Detailed heritage assessment of the proposal (Heritage Impact Statement and Aboriginal Due Diligence Report concludes the proposed structures will have no identified impact on the heritage significance of the site and does not detract from the ability to read Randwick as a significant heritage item and appreciate its historical significance.</p>	<i>Refer to Section 4 of the EIS.</i>
<i>Section 3.2 Heritage Conservation</i>	Ensure that new development respects, enhances and contributes to the heritage significance of the site and its setting.	The proposed development respects and conserves the heritage significance of the site. The proposal has a negligible impact on the built, landscape and view component of the site, and does not impede the appreciation of the heritage elements of the site.	<i>Refer to Section 4 of the EIS.</i> <i>Refer to Section 6.5 of the EIS and Appendix L for Heritage Impact Statement.</i>
<i>Section 3.3 Landscape Design</i>	Conserve and enhance the landscape character of the site.	The landscape character of the site has been respected through the location of lighting structures predominately in areas clear of vegetation. For structures in proximity to existing trees, the structural integrity of the tree is maintained and adverse impacts are minimised.	<i>Refer to Section 6.3 of the EIS and Appendix I for Visual and Landscape Impact Report.</i>
<i>Section 3.4 Built Form</i>	Continue the existing built form pattern which comprises a concentration of large scale spectator facilities set back from Alison Road and fronting the racetrack, the dominance of the open landscape, and concentrations of smaller freestanding buildings around the rest of the site.	The development proposes 79 light columns, with height variation of 18.3m to 40m. The insertion of the lighting columns into the landscape represent a localised impact on the built form of the precinct. The impact of the precinct will be further mitigated through painting columns a dark colour to reduce its visual significance and mature tree planting to blend the structures into the landscape.	<i>Refer to Section 6.1 of the EIS and Appendix E for Lighting Impact Assessment and Appendix I for Visual and Landscape Impact Report.</i>
<i>Section 3.7 Environmental Sustainability</i>	Achieve the principles of environmentally sustainable development (ESD) in the development, upgrading and operation of the Racecourse.	ESD principles have informed the construction and ongoing operation of the project, to ensure sustainable use of materials and resources. Use of recyclable materials, operational measures and use of a supplementary energy source are proposed to ensure the sustainability of the proposal into the future.	<i>Refer to Section 6.1 of the EIS and Appendix E for Lighting Impact Assessment.</i>
<i>Section 3.8 Service Infrastructure</i>	<div> <input type="checkbox"/> Provide serving requirements in a timely manner to accommodate the phasing of development. </div> <div> <input type="checkbox"/> Utilise and augment existing services where necessary. </div> <div>Provide a level of service acceptable to the utility authorities.</div>	<p>Diesel generators are proposed to supplement the existing service infrastructure. The generators will service the lights and will be implemented prior to the commencement of the inaugural night racing event.</p> <p>The existing servicing of the site is adequate to accommodate the proposal. The proposal will be supplemented through the use of diesel generators</p>	<i>Refer to Section 6.1 of the EIS and Appendix E for Lighting Impact Assessment.</i>



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		<p>onsite, which will provide a secondary energy source and reduce the reliance on the energy grid.</p> <p>The existing infrastructure has capacity to accommodate and support the proposed development.</p>	