



NSW GOVERNMENT
Department of Planning

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Mr. Jonathan Seward
Manager – Planning & Projects
Australian Jockey Club
77 Alison Road
RANDWICK NSW 2031

Our ref: MP07_0092
File: S07/01170

Dear Mr. Seward,

Subject: Director General's Requirements for the Environmental Assessment of a Project Application for works to the Royal Randwick Racecourse and its ancillary facilities: MP 07_0092

I refer to your application to the Department of Planning in relation to the above development.

I have attached a copy of the Director-General's requirements (DGRs) for environmental assessment of the Project Application as detailed in the attached document in accordance with Clause 75F(2) of the Act. These requirements have been prepared in consultation with the relevant government agencies including Council.

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

I also inform you that in this particular circumstance, the function of the Director General under Part 3A of the Act has been delegated to Randwick City Council in accordance with Instrument of Delegation dated 30 July 2007 (as attached).

Accordingly, it would be appreciated if you would contact the Council before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply;
- options available in publishing the Environmental Assessment via the Internet.

Prior to exhibiting the Environmental Assessment, the Council will review the document to determine if it adequately addresses the DGR's. If the Council considers that the Environmental Assessment does not adequately address the DGR's, the Council may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

Copies of responses from government agencies to the Department's request for key issues and assessment requirements are also enclosed. Please note that these responses have been provided to you for information only and do not form part of the DGR's for the EA.

If you have any enquiries about these requirements, please contact Michael Woodland, Director, Urban Assessments on 02 9228 6150 or via e-mail at michael.woodland@planning.nsw.gov.au.

Yours sincerely



Jason Perica
Executive Director
Strategic Sites & Urban Renewal

27/9/07

Director-General's Requirements

Section 161 of the Environmental Planning and Assessment Act 1979

Application number	07_0092
Project	Proposed infrastructure works to the Royal Randwick Racecourse (generally described as "Stage 1 works" in the letter by planning matters dated 18/7/2007) to facilitate the staging World Youth Day (WYD) events.
Location	Royal Randwick Racecourse
Proponent	Australian Jockey Club
Date issued	27/09/07
Expiry date	2 years from date of issue
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances); • details of the proposed layout, land uses, size and scale of the main components of the development, height (AHD), number of storeys; • an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; • a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • demonstration as to how the development, when completed, will achieve the objectives and provisions of the relevant EPI's; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; • a signed statement from the author of the EA certifying that the information contained in the report is not false or misleading; • landowners' consent for the development site; and • a Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project in accordance with Environmental Planning and Assessment Regulation 2000.
Key Issues	<p>PART A - Key Issues</p> <p>The EA must address the following key issues:</p> <p>Relevant EPI's and Guidelines to be addressed:</p> <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> ◦ SEPP No.55-Remediation of Land; ◦ Randwick Local Environmental Plan 1998; ◦ Royal Randwick Racecourse, Development Control Plan dated 12 June, 2007; ◦ Royal Randwick Racecourse Conservation Management Plan I & II dated December 2006; ◦ Design Guidelines for Interchanges & Carparks (Ministry of Transport, 2005) ◦ Disability Standards for Accessible Public Transport (Commonwealth Legislation, 2002)

- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

Design, Visual Impacts and Design Quality Principles

With respect to the new structures proposed for the site, the EA is to demonstrate that the design and visual impact of the development is consistent with the desired future character of Royal Randwick Racecourse as described in the relevant planning instruments. The assessment should address the following issues:

1. Siting, height, bulk, scale, form and character of structures & landscape elements including fencing, entry gates, turnstiles and ticketing structures;
2. Visual impacts on views to and from key buildings, structures, spaces, and the site in general;
3. Visual impacts upon the public domain;
4. Best practice urban design in relation to design, security, circulation and public domain;
5. Heritage and conservation significance of the individual heritage items on site, surrounding heritage items, and the site as whole; and
6. Landscape plan, including planting layout and species.

Note: BCA/PoPE upgrades are to be informed by discussion with Randwick City Council prior to incorporation into EA.

Transport, Traffic Impacts & Event Management

A Transport Management and Accessibility Plan shall be submitted with the EA that outlines:

1. Details on the likely impacts of the Stage 1 works, especially the proposed new entry plaza and bus way, the new roadway Oaks Drive, and the extension of the existing internal road to High Street, on the local road network, and proposed mitigating measures;
2. Details on the access and egress for buses, taxi's, emergency, service and maintenance vehicles; and
3. Access from surrounding streets, including examination of the different options to cope with routine and increased access requirements.

Note: If the preferred access arrangements involve neighbouring properties, consent of owners is required when making the EA submission.

An Event Management Plan shall also be prepared to consider the impacts of World Youth Day events that outlines:

1. Access and egress for emergency vehicles;
2. Public transport accessibility and facilitation;
3. Car parking for officials involved in WYD;
4. Identification of safe pedestrian links and access to the site;
5. Traffic management procedures to be undertaken by the Police and RTA;
6. Details of how any lane, street or road closures and how these will be implemented;
7. Crowd control measures;
8. Emergency procedures during WYD events on the site including the provision of temporary medical facilities on the site;
9. Management and security principles within and external to the site;
10. Impacts and mitigation principles of the proposed events on neighbouring residential properties and
11. Impacts and mitigation principles of the proposed events on neighbouring Centennial Park, Fox Studios Entertainment Quarter, Sydney Cricket Grounds, Sydney Football Stadium and surrounding services/commercial precincts.

Impacts on Existing Operations of the Racecourse during construction and during WYD events

The EA is to outline how the existing race course activities will be managed as a result of the construction and WYD event occurring on the site. In particular, the EA is to provide details on:

1. Construction related impacts on the operations of the Racecourse;
2. Relocation/Transportation of horses from and on the site;
3. Security and segregation of the WYD activity areas from existing stable and other horse racing associated areas that would be off limits during the event.
4. Impacts and mitigation measures on the safety, health and wellbeing of horses remaining on the site during WYD events, and the future use of the site as a racing/stabling facility.

Waste Management

A Waste Management Plan is to be submitted to include:

1. Disposal of any asbestos materials revealed during demolition and construction works;
2. General waste and recycling procedures (including building materials) and specific procedures that will be implemented during WYD.
3. Details on the management and provision of additional toilet facilities on the site for WYD.

Potential On Site Contamination

The EA must provide an assessment in accordance with SEPP55 and Randwick City Council Contaminated Lands Policy, to determine whether contaminants exist on the site and if the proposed works require a management and/or a remedial action plan to ensure the user safety.

Heritage

The EA should address the following:

- Specific Element Conservation Policies are to be developed for any item of exceptional or high significance within proximity of the works.
- A Heritage Impact Statement should be prepared for the impact of the proposed development on any items, areas or places of natural, Aboriginal, historic, industrial or archaeological significance on the site and in the surrounding area, including any interpretation.

Safety/Public Domain/Pedestrians (notwithstanding World Youth Day events)

The EA is to demonstrate how the design of proposed structures and the treatment of public domain and open spaces will:

1. Maximise safety and security within the public domain;
2. Maximise surveillance and activity within the public domain.
3. Compliance with guidelines for Crime Prevention Through Environmental Design (CPTED) outlined in the Royal Randwick Racecourse Development Control Plan
4. Ensure access for people with disabilities.
5. Minimise potential for vehicle and pedestrian conflicts.

Social and Economic Impacts

The EA is to address the social and economic context of the development in terms of infrastructure requirements, access, community services and facilities; and staging and monitoring of infrastructure works.

	<p>Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases.</p> <p>Drainage and Flooding The EA is to address drainage/flooding issues associated with the development/site.</p> <p>Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas. Identify staging, if any, of infrastructure works.</p>
Consultation	<p>Agencies or other authorities: An appropriate and justified level of consultation shall be undertaken with the following parties (where relevant) during the preparation of the EA:</p> <ul style="list-style-type: none"> • Randwick City Council; • NSW State Transit Authority; • NSW Police; • NSW Ambulance Service; • Department of Liquor, Gaming & Racing; • NSW Ministry of Transport; • NSW Roads and Traffic Authority; • State Transit Authority of NSW; • NSW Heritage Council; • Kensington Public School; • Randwick TAFE; • The Centennial and Moore Park Trust; and • Local Aboriginal community, if the proposed works impact on places, items, or relics of Aboriginal significance <p>Public: Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy. The consultation process and the issues raised are to be described in the EA.</p>
Deemed refusal period	60 days


Attachment 1 Plans and Documents to accompany the Application

Plans and Documents of the development

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:

1. The **existing site survey plan** is to be drawn to 1:500 scale (or other appropriate scale) and show:
 - the location of the land, the measurements of the boundaries of the land, the size of the land and north point;
 - the existing levels of the land in relation to buildings and roads;
 - location and height of existing structures on the site; and
 - location and height of adjacent buildings and private open space.
 - all levels to be to Australian Height Datum.
2. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).
3. A **locality/context plan** drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
 - significant local features such as parks, community facilities and open space and heritage items;
 - the location and uses of existing buildings, shopping and employment areas;
 - traffic and road patterns, pedestrian routes and public transport nodes
 - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.
4. The EA in accordance with the Director-General's EA Requirements as outlined in The Key Issues.
5. The **Architectural drawings** (where relevant) are to be drawn to scale and illustrate the following:
 - the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;
 - demolition plan outlining all structures to be demolished and/or relocated;
 - excavation plan showing extent of excavation including depths;
 - detailed floor plans of proposed buildings and structures, including landscape elements such as fencing, gates, entry structures;
 - sections and elevations including detailed sections of proposed buildings and structures;
 - the location and size of vertical and horizontal circulation of lifts, stairs and corridors;
 - fenestrations, balconies and other features;
 - external colours, materials and finishes;
 - communal facilities and servicing points;
 - accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;
 - the height of the proposed development in relation to the land;
 - any changes that will be made to the level of the land by excavation, filling or

	<p>otherwise;</p> <ul style="list-style-type: none"> the level of the lowest floor, the level of any unbuilt area and the level of the ground; parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site; pedestrian access to and within the site. <p>6. The Other plans and reports including (where relevant):</p> <ul style="list-style-type: none"> Stormwater Management Study & Plan - illustrating stormwater and flooding management strategy on the site and include a detailed site survey. Outline the existing and proposed changes to the on-site detention system including details of the type, location and integration with the proposed landscape design. Site discharge calculations should be provided and these must include details of all major overland flow paths; View Analysis - Visual aids including photomontages must be used to demonstrate visual impacts of the proposed structures in particular having regard to the siting, bulk and scale relationships from the surrounding streets/key areas; Coloured elevations - of the proposed structures drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, materials and finishes, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties; Construction Management Plan – a draft construction management plan is to be submitted detailing matters including but not limited to construction vehicle access and parking, traffic management, hours of operation, waste management and pedestrian safety. Landscape/Public Domain Plan – plan or drawings that shows the details of public domain works including fencing, gates, entry structures, seating, lighting, paving and any planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc).
Documents to be submitted	<ul style="list-style-type: none"> 12 hard copies of the EA; 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and 1 copy of the EA and plans on CD-ROM (PDF format), (see specifications for electronic documents below). If the EA is bulky and lengthy in volume, you will be required to package up each EA ready for distribution by the Department to key agencies.
Electronic Documents	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:</p> <ul style="list-style-type: none"> Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files; All file names will need to follow the following file naming convention: 'projectno_projectname_documentname_documentpart.xxx' (please ensure no capital letter, no spaces, and no special characters such as hyphens, apostrophes or ampisands). Numbers and underscores are fine. This is so that the Department can publish them rapidly on our server. Avoid sending documents that are broken down in more than 10 files;

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- Image files should not be bigger than 2Mb.
 - Graphic images will need to be provided as [.gif] files;
 - Photographic images should be provided as [.jpg] files;
 - Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each;
 - Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each.

Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.