



NSW GOVERNMENT  
**Department of Planning**

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Our ref: MP07\_0092  
File: S07/01170

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

**Subject: Director General's Environmental Assessment Requirements for the 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 seeking to amend the Director-General's requirements (DGRs) issued on 27 September 2007, in relation to specific requirements pertaining to World Youth Day Activities, which will be considered separately under the World Youth Day Act.

I have attached a copy of the amended 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.

As you have been informed previously, 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. Procedures for submission of the environmental assessment should adhere to those outlined in our letter of 27 September 2007.

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

15/10/07

## Director-General's Requirements

Section 75F 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) in part to facilitate the staging of World Youth Day (WYD) events.
Location	Royal Randwick Racecourse
Proponent	Australian Jockey Club
Date issued	15 October 2007
Expiry date	2 years from date of issue
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• description of the site to which the works apply, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances);</li> <li>• details of the proposed layout, land uses, size and scale of the main components of the development, height (AHD), number of storeys;</li> <li>• an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below;</li> <li>• a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project;</li> <li>• demonstration as to how the development, when completed, will achieve the objectives and provisions of the relevant EPI's;</li> <li>• a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures;</li> <li>• 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;</li> <li>• a signed statement from the author of the EA certifying that the information contained in the report is not false or misleading;</li> <li>• landowners' consent for the development site; and</li> <li>• 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.</li> </ul>
Key issues	<p><b>PART A - Key Issues</b></p> <p>The EA must address the following key issues: Relevant EPI's and Guidelines to be addressed:</p> <ul style="list-style-type: none"> <li>• Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> <li>◦ SEPP No.55-Remediation of Land;</li> <li>◦ Randwick Local Environmental Plan 1998;</li> <li>◦ Royal Randwick Racecourse, Development Control Plan dated 12 June, 2007;</li> <li>◦ Royal Randwick Racecourse Conservation Management Plan I &amp; II dated December 2006;</li> <li>◦ Design Guidelines for Interchanges &amp; Car parks (Ministry of Transport, 2005)</li> <li>◦ Disability Standards for Accessible Public Transport (Commonwealth Legislation, 2002)</li> </ul> </li> </ul>

- 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 both during and post-construction, 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;
3. Identification of safe pedestrian links and access to the site; and
4. 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.*

### **Impacts on Existing Operations of the Racecourse during construction**

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

1. Construction related impacts on the operations of the Racecourse; and
2. Relocation/Transportation of horses from and on the site.

### **Waste Management**

A Waste Management Plan is to be submitted to include:

1. Disposal of any asbestos materials revealed during demolition and construction works; and
2. General waste and recycling procedures (including building materials) and specific procedures that will be implemented.

### **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

	<p>on the site and if the proposed works require a management and/or a remedial action plan to ensure the user safety.</p> <p><b>Heritage</b> The EA should address the following:</p> <ul style="list-style-type: none"> <li>• Specific Element Conservation Policies are to be developed for any item of exceptional or high significance within proximity of the works.</li> <li>• 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.</li> </ul> <p><b>Safety/Public Domain/Pedestrians</b> The EA is to demonstrate how the design of proposed structures and the treatment of public domain and open spaces will:</p> <ol style="list-style-type: none"> <li>1. Maximise safety and security within the public domain;</li> <li>2. Maximise surveillance and activity within the public domain.</li> <li>3. Compliance with guidelines for Crime Prevention Through Environmental Design (CPTED) outlined in the Royal Randwick Racecourse Development Control Plan</li> <li>4. Ensure access for people with disabilities.</li> <li>5. Minimise potential for vehicle and pedestrian conflicts.</li> </ol> <p><b>Social and Economic Considerations</b> 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> <p><b>Ecologically Sustainable Development (ESD)</b> The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases.</p> <p><b>Drainage and Flooding</b> The EA is to address drainage/flooding issues associated with the development/site.</p> <p><b>Utilities</b> 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>
<b>Consultation</b>	<p><b>Agencies or other authorities:</b> 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"> <li>• Randwick City Council;</li> <li>• NSW State Transit Authority;</li> <li>• NSW Police;</li> <li>• NSW Ambulance Service;</li> <li>• Department of Liquor, Gaming &amp; Racing;</li> <li>• NSW Ministry of Transport;</li> <li>• NSW Roads and Traffic Authority;</li> <li>• State Transit Authority of NSW;</li> <li>• NSW Heritage Council;</li> <li>• Kensington Public School;</li> <li>• Randwick TAFE;</li> <li>• The Centennial and Moore Park Trust; and</li> </ul>

	<ul style="list-style-type: none"> <li>Local Aboriginal community, if the proposed works impact on places, items, or relics of Aboriginal significance</li> </ul> <p><b>Public:</b> 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

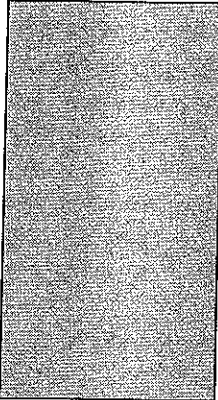
### Plans and Documents of the development

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"> <li>the level of the lowest floor, the level of any unbuilt area and the level of the ground;</li> <li>parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site;</li> <li>pedestrian access to and within the site.</li> </ul> <p>6. The <b>Other plans and reports</b> including (where relevant):</p> <ul style="list-style-type: none"> <li><b>Stormwater Management Study &amp; Plan</b> - 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;</li> <li><b>View Analysis</b> - 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;</li> <li><b>Coloured elevations</b> - 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;</li> <li><b>Construction Management Plan</b> – 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.</li> <li><b>Landscape/Public Domain Plan</b> – 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).</li> </ul>
Documents to be submitted	<ul style="list-style-type: none"> <li>12 hard copies of the EA;</li> <li>12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>1 copy of the EA and plans on CD-ROM (PDF format), (see specifications for electronic documents below).</li> <li>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.</li> </ul>
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"> <li>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;</li> <li>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.</li> <li>Avoid sending documents that are broken down in more than 10 files;</li> </ul>

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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.