

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

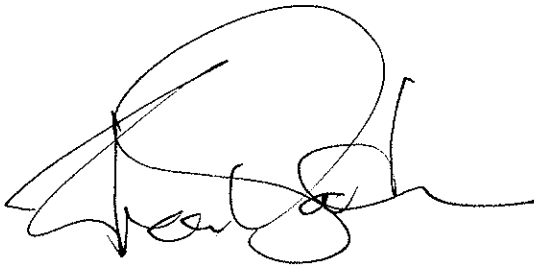
DETERMINATION OF MAJOR PROJECT NO. 07\_0092

(FILE NO.S07/00829)

ROYAL RANDWICK RACECOURSE STAGE 1 WORKS – 2008 UPGRADE INCLUSIVE OF THE PROVISION  
OF ACCESS, PUBLIC DOMAIN AND INFRASTRUCTURE WORKS

I, the Minister for Planning, having considered the following, pursuant to Part 3A of the *Environmental Planning & Assessment Act, 1979*, Section 75J Clause (2) determine the major project proposal referred to in the attached Director-General's Environmental Assessment Report, by **granting approval** to the major project referred to in the attached Schedule 1 subject to the conditions of consent in the attached Schedule 2.

This approval applies to the plans, drawings and documents cited by the Proponent in their Environmental Assessment identified in that attached Schedule 2 and the Proponent's Statement of Commitments in Schedule 3, subject to the conditions of approval in the attached Schedule 2.

A handwritten signature in black ink, appearing to read 'Frank Sartor', with a large, stylized loop at the end.

Frank Sartor MP  
Minister for Planning

Sydney,

28<sup>th</sup> Feb 2008

## SCHEDULE 1

### PART A—TABLE

Application made by:	Australian Jockey Club 77 Alison Road Randwick NSW 2031
Application Made To:	Minister for Planning
Major Project Application:	07_0092
On Land Comprising:	Lot 1 DP 130234. Lot 1642 DP 752011 (Crown Plan 8375.3000), Lot 1588 DP 752011 (Crown Plan 7949.2030), Lot 73 DP 1062906, Lot 72 DP 1062908 (Centennial Park) and Lots 1, 2 & 3 DP 11419 Land bounded by Alison Road, Doncaster Avenue, Anzac Parade, High Street and Wansey Road.
Local Government Area	Randwick City Council
For The Carrying Out Of:	Royal Randwick Racecourse Stage 1 Works – 2008 Upgrade comprising six (6) key elements of public domain and infrastructure works with a number of these works facilitating the staging of the Vigil and Mass for World Youth Day to be held on site on 19 and 20 July 2008.  A detailed description of the development approved to is described in Condition A1, Part A, Schedule 2
Estimated Cost Of Works	\$39,900,000
Type Of Development:	Project approval under Part 3A of the EP&A Act
S.119 Public Inquiry Held:	No
Determination Made On:	<i>28 February 2008</i>
Date approval is liable to lapse:	Approval shall lapse in 5 years after the determination date of this approval unless works have physically commenced on the development. This approval commences on the date of the Minister's approval.

### PART B—NOTES RELATING TO THE DETERMINATION OF MP NO. 06\_0242

#### ***Responsibility for other consents / agreements***

The Proponent is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

#### ***Appeals***

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

#### ***Appeals—Third Party***

A third party right to appeal to this approval in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

#### ***Legal notices***

Any advice or notice to the Certifying Authority and the PCA shall be served on the Council.

### PART B — DEFINITIONS

In this approval the following definitions apply:

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**Act** means the Environmental Planning and Assessment Act, 1979 (as amended).

**BCA** means the Building Code of Australia.

**Council** means Randwick City Council.

**Department** means the Department of Planning or its successors.

**Director General** means the Director General of the Department of Planning

**Major Project No. 07\_0092** means the project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Condition A2, Part A, Schedule 2.

**Minister** means the Minister for Planning.

**Project** means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

**Proponent** means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

**Regulations** means the Environmental Planning and Assessment Regulations, 2000 (as amended).

**RTA** means the Roads and Traffic Authority.

**Subject Site** has the same meaning as the land identified in Part A of this schedule.

## SCHEDULE 2

### RECOMMENDED CONDITIONS OF APPROVAL

#### MAJOR PROJECT NO. 07\_0092

#### PART A—ADMINISTRATIVE CONDITIONS

##### **A1**      *Development Description*

Development approval is granted only to carrying out the development described in detail below:

##### Works relating to World Youth Day

- (1) Demolition of existing wall and gates along Alison Road between the Administration Building and Gate 7 (except for the former Turnstile Buildings, i.e., Gates 4 and 6) and existing Day Stalls to either side of Swab Building, and make good surface.
- (2) Demolition of southern arm of existing day stalls/entrance structure/fence to south of the Administration Building in Oaks Drive.
- (3) Remove extraneous landscaping and fencing, dismantle Oaks Marquee and make good surface in the Spectator Precinct.
- (4) Remove existing maintenance shed and semaphore board from midfield and locate maintenance shed in north-east of subject site adjacent to stripping stalls.

##### Remaining Stage 1 Works

- (5) New landscaped entry plaza, parallel roadway, three crossovers to Alison Road and boundary fencing (in median and kerb) for the Alison Road Entry Plaza/Busway.
- (6) New Oaks Drive roadway linking Alison Road and Ascot Street/Doncaster Avenue for taxis/hire cars on major race days and carparking at other times.
- (7) Widen single lane bridge over access stairs to the retained former Tramway Turnstile Building
- (8) Reconfigure Ascot Street/Doncaster Avenue intersection and upgrade existing internal road system to High Street for horse floats and service vehicles
- (9) Formalise roadway from Oaks Drive to Gates 19 and 20
- (10) Provision of landscaping works and fence along Oaks Drive and western perimeter
- (11) New Day Stalls incorporating new swab facilities and pre-parade ring to south-west of existing Paddock Stand with new marquee stand above
- (12) New roadway from new High Street Connection to loading dock at southern end of Paddock Stand and provision of landscaping and fencing
- (13) Return Oaks Marquee to original position, retain and expand part of former day stalls as concession stands, and provision of new paving, signage, wayfinding, landscaping, new fencing, entry gates, turnstiles and ticketing in the Spectator Precinct
- (14) Infill existing ornamental ponds in Midfield, install services opposite existing grandstands as overlay area for race day corporate use in temporary structures, provide pedestrian access from Midfield to grandstand areas and Infield and relocate semaphore board
- (15) Relocate existing/construct new stormwater detention basins in response to stormwater management strategy for Stage 1 Works.

## **A2 Development in Accordance with Documents**

The development must be undertaken in accordance with the Environmental Assessment dated 7 December 2007 prepared by planningmatters Pty Ltd including all Appendices and the following drawings:

<b>Architectural (or Design) Drawings prepared by Bligh Voller Nield Architecture of the Environmental Assessment</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
AR_DA_A102	04	Site Plan Existing Location Plan	10 Dec 2007
AR_DA_A103	04	Part Site Plan Existing – Spectator Precinct	10 Dec 2007
AR_DA_A104	04	Site Survey	10 Dec 2007
AR_DA_A105	04	Demolition Plan - Spectator Precinct	10 Dec 2007
AR_DA_A200	04	Scope of Works – Key Plan	10 Dec 2007
AR_DA_A201	06	Proposed Site Plan	10 Dec 2007
AR_DA_A202	06	Proposed Part Site Plan - Spectator Precinct	10 Dec 2007
AR_DA_D100	04	Proposed Site Key Plan	10 Dec 2007
AR_DA_D101	04	Proposed Plan Part 01	10 Dec 2007
AR_DA_D102	04	Proposed Plan Part 02	10 Dec 2007
AR_DA_D103	04	Proposed Plan Part 03	10 Dec 2007
AR_DA_D104	04	Proposed Plan Part 04	10 Dec 2007
AR_DA_D105	04	Proposed Plan Part 05	10 Dec 2007
AR_DA_D106	04	Proposed Plan Part 06	10 Dec 2007
AR_DA_D107	04	Proposed Plan Part 07	10 Dec 2007
AR_DA_D108	04	Proposed Plan Part 08	10 Dec 2007
AR_DA_D109	04	Proposed Plan Part 09	10 Dec 2007
AR_DA_D110	04	Proposed Plan Part 10	10 Dec 2007
AR_DA_D111	04	Proposed Plan Part 11	10 Dec 2007
AR_DA_D201	04	Proposed Day Stalls Roof Plan	10 Dec 2007
AR_DA_D202	04	Proposed Day Stalls Floor Plan	10 Dec 2007
AR_DA_E101	04	Proposed Alison Road Entry Plaza Busway Street Elevation	10 Dec 2007
AR_DA_E102	04	Proposed Oaks Drive Elevation/Section	10 Dec 2007
AR_DA_E103	04	Proposed Spectator Precinct Elevations/Sections	10 Dec 2007
AR_DA_E201	04	Proposed Day Stalls Sections/Elevations	10 Dec 2007
AR_DA_E202	04	Proposed Day Stalls Sections/Elevations	10 Dec 2007
AR_DA_U101	04	Proposed Material Palette	10 Dec 2007
AR_DA_Z101	04	Proposed Perspective Site	10 Dec 2007

		Overview	
AR_DA_Z102	04	Proposed Perspective Alison Road Entry Plaza – Street Address	10 Dec 2007
AR_DA_Z103	04	Proposed Perspective Oaks Drive	10 Dec 2007
AR_DA_Z104	04	Proposed Perspective Day Stalls	10 Dec 2007
LD_L01	05	Proposed Part Site Plan - Spectator Precinct	5 Dec 2007
LD_L02	05	Proposed Part Site Plan - Spectator Precinct	5 Dec 2007
LD_L03	05	Proposed Part Site Plan - Spectator Precinct	5 Dec 2007
LD_L04	05	Proposed Part Site Plan - Spectator Precinct	5 Dec 2007
LD_L05	04	Proposed Alison Road Entry Plaza – Busway Street Elevation	10 Dec 2007
LD_L06	04	Proposed Oaks Drive Elevation/Section	10 Dec 2007
LD_L07	04	Proposed Spectator Precinct - Elevations/Sections	10 Dec 2007
LD_L08	04	Proposed New Day Stalls and Alison Road – Elevations/Sections	10 Dec 2007
LD_L09	04	Proposed Alison Road – Detail Section	10 Dec 2007
SKC00	P2	Notes & Legends	28 Nov 2007
SKC01	P4	Overall Existing Services Plan	5 Dec 2007
SKC02	P4	Proposed Services Diversion Plan	5 Dec 2007
SKC03	P4	Overall Existing Stormwater Plan	5 Dec 2007
SKC04	P5	Erosion Sediment Control Plan	5 Dec 2007
SKC11	P3	Siteworks & Stormwater Plan Sheet 1 of 5	5 Dec 2007
SKC12	P3	Siteworks & Stormwater Plan Sheet 2 of 5	5 Dec 2007
SKC13	P3	Siteworks & Stormwater Plan Sheet 3 of 5	5 Dec 2007
SKC14	P3	Siteworks & Stormwater Plan Sheet 4 of 5	5 Dec 2007
SKC15	P3	Siteworks & Stormwater Plan Sheet 5 of 5	5 Dec 2007
SKC18	P1	Typical Details	26 Nov 2007
SKC19	P1	Stormwater Details	26 Nov 2007
SKC20	P2	Turning Paths	28 Nov 2007

except for otherwise provided by the conditions of this approval and the proponent's statement of commitments.

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### **A3      *Development in Accordance with Documents***

The development will be undertaken in accordance with the following documents:

- (1) *Environmental Assessment Report* prepared by planning matters Pty Limited on behalf of Australian Jockey Club, dated 7 December 2007 and all Appendices; and
- (2) the Proponent's Statement of Commitments dated 7 December 2007

### **A4      *Inconsistency between documents***

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions of this approval prevail.

### **A5      *Prescribed Conditions***

The Proponent shall comply with the prescribed conditions of development approval under clause 98 of the Regulation.

## **PART B—PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

The following conditions from B1 to B10 shall be satisfied prior to issue of Construction Certificate for works listed in Condition A1, items (5) to (15)

### **B1      *Additional Heritage Details***

- (1) In order to mitigate potential heritage impacts of the Stage 1 works, additional details in regard to the following matters as generally set out in the Heritage Impact Statement prepared by Godden Mackay Logan Heritage Consultants shall be submitted to and approved by Randwick City Council prior to the issue of a Construction Certificate:

#### **Alison Road Entry Plaza/Busway**

- (a) Implement measures, where applicable/appropriate, that would further minimise/mitigate any identified and additional impacts to the retained former Turnstile Buildings at Gates 4 and 6 and also the brick boundary wall in front of the Administration Building.
- (b) Physically interpret the location of all the demolished Alison Road boundary elements, where applicable/appropriate. This should include the brick boundary wall east of the former Turnstile Building at Gate 4, the western section of the former Turnstile Building at Gate 4 and the existing entrances at Gates 3, 5 and 7.
- (c) Details of design and construction of the proposed new wall between the Administration Building and the brick boundary wall indicating that it does not require physical intervention into either existing building or structure, and is clearly identifiable as a new wall.
- (d) Physically interpret, where applicable/appropriate, the location of the existing significant Norfolk Island Pine, the location of the existing Alison Road boundary, and, where evidence can be found, the location of the original (1863) entrance, specifically in the detail of the retaining wall and footpath.
- (e) Details indicating:
  - the existing structural integrity of the former Turnstile Building is not affected in any way and is not potentially subject to rising damp.
  - the new retaining wall to the east of the former Turnstile Building set back from the building so that it is clearly identifiable as a new element; and
  - interpretation of the former use of the former Turnstile Building including introduction of a step/steps at the rear of the building to allow the structure to continue to be used as a site entrance.
- (f) Provision of a transparent safety rail on Alison Road kerb to ensure public safety with a recessive colour to minimise any impacts on significant views to the retained Alison Road boundary elements and to the racecourse from along Alison Road and from Darley Road. In particular, the

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new safety rail should not visually dominate views of the racecourse or the Alison Road boundary from along Alison Road and/or from Darley Road.

#### **Oaks Drive**

- (a) Physically interpret, where applicable/appropriate, the existing alignment and extent of the western enclosure of the Saddling Paddock area in the detailed design of the proposed Spectator Precinct public domain upgrade
- (b) Retention of the cypress trees and the tazza in their existing locations to minimise impacts on the setting of the former Tramway Turnstile Building. Should retention of the cypress trees and tazza not be possible then the tazza should be salvaged for potential re-use elsewhere in the Spectator Precinct. If this is not possible then it should be stored in a secure location for potential re-instatement elsewhere at the racecourse.
- (c) Transplantation of the Canary Island date palm in the immediate vicinity of the nearby palms so that they continue to be read as a group of three palms. Should transplantation not be viable then a new palm should be planted within the immediate vicinity using either the same species or similar disease-resistant strains of palm species.
- (d) The detailed design resolution of the road bridge should aim to minimise impacts on the southern end of the western enclosure of the Saddling Paddock area, particularly, as well as the turnstile openings, stairway and wider setting of the former Tramway Turnstile Building complex.
- (e) Use of the former Tramway Turnstile Building as a café or community facility, where applicable/appropriate, and/or provision of access to the adjacent former tramway land, which is now in private ownership.
- (f) Any proposed new brushbox trees on the western side of Oaks Drive at the southern end to be relocated or deleted from the proposal if they are found to potentially impact the structural integrity of the existing retaining wall associated with the former tramway/busway.

#### **Ascot Street Entry**

- (a) Method of demolition and the ongoing use of Nos. 68 and 70 Doncaster Avenue must be further developed as part of the detailed design resolution phase of the project in order to avoid, minimise or mitigate adverse heritage impacts.

#### **Gate 19 and 20 Access Upgrade and Carparking**

- (a) Construction of a new Blacksmiths Workshop and Storage Shed within the Maintenance Workshop area.
- (b) A survey of the Maintenance Workshops to determine if there are any items of potential moveable heritage significance. Any potential items no longer required by the ongoing operations of the racecourse should be stored in a secure and weathertight location for potential future interpretative use and/or interpretation into the AJC's extensive collection of archives and memorabilia.
- (c) Design of the proposed loop road to minimise any additional impacts on the ability to interpret former tramway within CPMP Land.

#### **High Street Connection**

- (a) A survey of the Trade Workshop building (Garage/Workshop building) to determine if there are item of potential moveable heritage significance. Any potential items no longer required by the ongoing operations of the racecourse should be stored in a secure and weathertight location for potential future interpretative use and/or interpretation into the AJC's extensive collection of archives and memorabilia.
- (b) Relocation of the Stewards Tower to a place where it would not result in any adverse heritage impacts to any of the site's significant elements or to the site as a whole.
- (c) Relocation of the glasshouse, workshop and materials store elsewhere within the Greenhouse Complex if required by ongoing operations of the racecourse.



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- (d) The detailed design resolution of the proposed High Street connection upgrade should ensure that the Memorial Gateway and associated fence are not physically impacted in any way.

#### **New Race Day Stalls**

- (a) The Stewards Tower should be relocated to a place where it would not result in any adverse heritage impacts to any of the site's significant elements or to the site as a whole.
- (b) Retention of Canary island date palms in their existing locations. This would require considerable adjustments to the locations of pathways, retaining walls and ground level changes in the immediate vicinity. If it is established that retention of the Canary Island date palms in their existing locations is not viable and it is discovered that transplantation is also not viable, then new palms should be planted within the immediate vicinity using the same species.

#### **Spectator Precinct Public Domain Improvements**

- (a) Retain the Moreton Bay Fig within the Saddling Paddock area. Should its retention not be possible, then it should be replaced with a new tree of the same species in the same or similar location.
- (b) In the event that the proposed transplantation of any of the three trees (ie., the Moreton Bay Fig and the two Port Jackson figs) in the Spectator Precinct is not ultimately considered to be a viable option and/or should any of the trees die as a result of transplantation, then new trees of the same species should be planted in their stead.
- (c) The connection between the former Tramway Turnstile Building complex, the Saddling Paddock area and the Teahouse requires further consideration in terms of detailed landscape design and interpretation.
- (d) Careful consideration should be given to any re-grading where it would impact the ongoing use of a significant building or structure, or would affect the viable retention of a significant tree.

#### **Midfield/Infield Infrastructure Works**

- (a) The new Grounds Maintenance Shed should be screened by trees and/or other vegetation to minimise any impacts on appearance of the track area and south eastern slopes particularly when viewed from the grandstands and other areas of the Spectator Precinct.
- (b) A new semaphore board should be reinstated in a similar location within the Midfield area on completion of World Youth Day to ensure continuation of the essential role that semaphore boards have played in the race day experience. Its final location should ensure that as many spectators can view it as possible.

#### **Stormwater Management**

- (a) Relocation of the proposed new stormwater infrastructure to avoid direct impact on the London plane tree or its roots.
- (b) Contractors and subcontractors to be made aware of the location of significant buildings, structures and tree plantings and the need to protect them during the works. This should form part of a site induction.
- (c) Appropriate protective measures to the commencement of any works to ensure that significant buildings, structures and tree plantings are not damaged as a result of the movement of machinery and peoples within the vicinity.

#### **Relocation of existing services**

- (a) Should relocation of any services have a direct impact on or occur in the close vicinity of any significant buildings and structures and/or tree plantings, an assessment of the potential heritage impacts on these elements should be undertaken. The assessment should include careful consideration of how identified heritage impacts could be avoided, minimised and/or mitigated. The assessment should be undertaken by a professional experienced in the preparation of heritage impact assessments. They should also be experienced in the provision of specialist

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conservation advice on how to undertake any mitigative measures including recording, of the works carried out, and/or advice on repair/reinstatement works on completion and/or any statutory approval requirements.

#### **Ground remediation**

- (a) Should ground remediation be likely to have a direct affect or be in the close vicinity of any significant buildings and structures and/or tree plantings then an assessment of the potential heritage impacts on these elements should be undertaken. The assessment should include careful consideration of how identified heritage impacts could be avoided, minimised and/or mitigated. The assessment should be undertaken by a professional experienced in the preparation of heritage impact assessments. They should be experienced in the provision of specialist conservation advice on how to undertake any mitigative measures including recording, of the works carried out, and/or advice on repair/reinstatement works on completion and/or any statutory approval requirements.

#### **Aboriginal Archaeology**

- (a) Suitable clauses should be included in all contractor and subcontractor contracts to ensure that on-site personnel are clearly aware of their obligations and the requirements which may need to be met in relation to the discovery of Aboriginal archaeological material during the works. On-site personnel should also be made aware of the procedure to be followed for notification and stopping works should potential items of Aboriginal heritage significance be discovered during Stage 1 works by way of site induction.
- (b) Should any Aboriginal site/objects be discovered during Stage 1 works, all activities should temporarily cease within the vicinity and advice sought from the Department of Environment and Climate Change (DECC) and the Local Aboriginal Land Council to establish how best to record, salvage and/or manage the discovered Aboriginal archaeological material.

#### **Historical Archaeology**

- (a) Suitable clauses should be included in all contractor and subcontractor contracts to ensure that on-site personnel are clearly aware of their obligations and the requirements which may need to be met in relation to the discovery of historical archaeological material during the works. On-site personnel should also be made aware of the procedure to be followed for notification and stopping works should potential items of historical archaeology be discovered during Stage 1 works by way of site induction.
- (b) Should any unexpected historical archaeological remains be discovered during Stage 1 works, then work should temporarily cease within the immediate vicinity and the NSW Heritage Office notified to establish how best to manage the remains.

### **B2      *Traffic/Transport Details***

- (1) In order to mitigate potential traffic/transport impacts of the Stage 1 works, additional details in regard to the following matters shall be submitted to and approved by Roads and Traffic Authority (RTA) prior to the issue of a Construction Certificate:
  - (a) A traffic management plan for the Stage 1 construction in accordance with the RTA's Manual ("Traffic Control at Work Sites, Version 3, September 2003") prepared by an approved traffic engineer. Details of the traffic management plan should include:
    - Details of truck movements/routes and estimated truck numbers related to the proposed works and impacts on normal traffic flows along Alison Road.
    - Conditions for traffic control along Alison Road, which must be observed, as specified by the Transport Management Centre (TMC) which is responsible for ensuring traffic flow and safety. In this regard please contact TMC, telephone 8396 1512 or fax 8396 1530 ten working days prior to the commencement of work. Note that restricted hours of work or night work requirements apply to many roads.

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- Details of design plan for any temporary access road off Alison Road prepared in accordance with RTA requirements.
  - All traffic associated with the subject development shall comply with the terms of the approved construction traffic management plan.
- (2) In order to mitigate potential operational traffic/transport impacts of the Stage 1 works, a Traffic Management and Accessibility Plan shall be submitted to and approved by Randwick City Council prior to the issue of a Construction Certificate which shall include, but not be limited to, the following issues:
- (a) Design of the proposed new busway consistent with the following guidelines:
    - Service Planning Guidelines (Ministry of Transport, 2005)
    - Design Guidelines for Interchanges and Car Parks (Ministry of Transport, 2005)
    - Disability Standards for Accessible Public Transport (Commonwealth Legislation, 2002)
  - (b) A transport access guide incorporating the proposed access arrangement consistent with the *Producing and Using Transport Access Guides* prepared by the RTA.
  - (c) Detailed signal design plan for the Alison Road bus exit point. The signal design plan must indicate the optimal operation of the proposed signal to stop through traffic on Alison Road at the Bus exit point. The applicant is advised to liaise directly with the RTA Traffic Projects Section Parramatta (Ph 02 8849 2144) regarding this matter.
  - (d) Details of coach/bus parking and requirements to notify residents of parking restrictions on event days.
  - (e) Details of special traffic control for access points to /from the bus landing/holding area on Alison Road during event days including signal setting change at the Alison Road/Darley Road junction depending on the amount of bus and pedestrian movements from Darley Road.
  - (f) A detailed traffic management plan indicating that the taxi turn around area on event days on Oaks Drive is sufficient for taxis to turn from three approaching lanes and free from safety risks between turning vehicles and north bound vehicles looking for parking during event day operation of the proposed Oaks Drive' taxi queuing / taxi manoeuvring / passenger collection area. The management plan must clearly identify methods for minimising potential conflict between taxis and vehicles travelling north to other parking areas. The management plan must demonstrate the adequacy of the vehicle manoeuvring area and must be prepared in consultation with the Taxi Council.
  - (g) An event pedestrian management plan showing the likely pedestrian desire lines and footpath and pedestrian crossing provisions during event days especially in view of potentially large volumes of pedestrian movement between areas north of Alison Road and the Randwick Race Course on event days. Special signal settings may be required to cater for these movements at major junctions such as Darley Road. A special arrangement with RTA's Traffic Management Centre will be required for alterations to traffic signals.
  - (h) Details of the proposed permanent pedestrian fencing to be installed at the kerbside along the southern footpath along the frontage of the Race Course and on the median island with openings at the Darley Road and Doncaster Avenue junctions for controlled pedestrian crossings. It must be ensured that the pedestrian fence is effective and does not have any gaps that may invite unsafe pedestrian movements. The fence should be installed along the kerb wherever possible.
  - (i) Opportunities to mitigate any potential impacts for pedestrians and cyclists through appropriate design consistent with the standards for walking and cycling infrastructure contained in the RTA publication entitled *Planning Guidelines for Walking and Cycling* (NSW Government, 2004). New crossing design should include consideration for bicycle movements. Bicycle facilities such as secured parking/bicycle storage and change room facilities must be provided on site.
  - (j) A detailed signage scheme to direct pedestrians to and from the Race Course facilities from external access points on Alison Road should be provided to guide pedestrian movements.

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- (k) The design and construction of any new gutter crossing or junction access in accordance with RTA requirements. Details of these requirements should be obtained from RTA's Project Services Manager, Traffic Projects Section, Parramatta (Ph 02 8849 2144). A certified copy of the design plan shall be submitted to the RTA for consideration and approval prior to the release of the construction certificate by Council and commencement of road work.
- (l) Council may consider dedication of land to public footpath where existing fence is to be pulled back to overcome liability issues.
- (m) Pedestrian paths and pram ramps to be provided at all appropriate locations.
- (n) Normal bus operation facilities along Alison Road which will be required to be retained including during event days when additional buses will be using the dedicated bus lane. In this regard, the proposed project shall demonstrate that the proposed works will not adversely impact on the operation of buses along Alison Road and adjacent roadside bus infrastructure.
- (o) Details of closing times and location of the proposed gates/bollards at Ascot Street.
- (p) Management of, and measures to address, potential security and safety concerns arising from unauthorised use of, and short cuts along Oaks Drive.
- (q) Details of measures to prevent right hand turn vehicular movement into Oaks Drive from Alison Road on major race days.
- (r) Details of management of buses on the western side of Alison Road between Doncaster Avenue and Cowper Street including "no stopping" signs and enforcement on race days.
- (3) The car parking areas, aisle widths, service / delivery areas and circulation paths must be designed in strict accordance with the relevant sections of AS 2890.1-2004 and AS 2890.2-2002. The Construction Certificate plans must demonstrate compliance with this requirement.
- (4) In order to ensure that major events (including raceday and entertainment events) in the Royal Randwick Racecourse do not give rise to an environmental health or public nuisance or affect public safety and convenience, a Plan of Management shall be prepared by a suitable expert and submitted to and approved by Randwick City Council's Director – City Planning prior to the issue of a Construction Certificate. The Plan of Management shall include, but not be limited to, measures to address the following issues:
- Anti-social behaviour of patrons of events in the RRR including gaining unlawful entry through residents' properties.
  - Security of adjoining and surrounding residential streets
  - Notice to surrounding residents and other nearby premises likely to be affected by the activity/event including the following details:
    - Details of the activity/event
    - time and date when the activity/event will occur,
    - the name and relevant details of the applicant and organiser of the activity/event
    - contact details for the relevant person to whom further enquiries can be obtained,
    - contact details for the making of complaints/enquiries in regard to operation of the event, throughout the event duration
    - any other information that may be required to properly and fully describe the event, including any measures to maintain reasonable levels of amenity and safety.
  - Details of location and closing times of access gates in the racecourse.
  - Legible record of all complaints made in relation to noise, nuisance and safety arising from the activity/event including the following details:
    - the date and time of the complaint;
    - the method by which the complaint was made;
    - any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
    - the nature of the complaint;
    - the action taken by the organiser in relation to the complaint, including any follow-up contact with the complainant; and
  - The authorised number of patrons for the activity/event

- The method of calculating the number of persons permitted at the activity/event so as not to exceed the authorised capacity (eg., issue of numbered tickets).
- The number of patrons in attendance at any one time during the activity/event must be made available to Council officers upon request.

### **B3 Civil Works Details**

- (1) The following damage/civil works security deposit requirement is to be complied with prior to a construction certificate being issued for the development, as security for making good any damage caused to the roadway, footway, verge or any public place; or as security for completing any public work; and for remedying any defect on such public works, in accordance with section 80A(6) of the Environmental Planning and Assessment Act 1979:

\$10000.00 - Damage / Civil Works Security Deposit

The damage/civil works security deposit may be provided by way of a cash or cheque with Randwick City Council and is refundable upon:

- A satisfactory inspection by Council that no damage has occurred to the Council assets such as roadway, kerb, guttering, drainage pits footway, or verge; and
- Completion of the civil works as conditioned in this development consent by Council.

The applicant is to advise Council, in writing, of the completion of all building works and/or obtaining an occupation certificate, if required.

The applicant is to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.

- (2) The Randwick City Council's Development Engineer has inspected the above site and has determined that the design alignment level (concrete/paved/tiled level) at the Alison Road property boundary for driveways, access ramps and pathways or the like, shall be 2.5% above the top of kerb opposite at all points along the Alison Road site frontage.

The design alignment level at the property boundary must be strictly adhered to. The design alignment levels (concrete/paved/tiled level) issued by Council and their relationship to the roadway/kerb/footpath must be indicated on the building plans for the construction certificate. Enquiries regarding the issued alignment levels should be directed to Council's Development Engineer Coordinator (9399 0924).

- (3) The Randwick City Council's Development Engineer has inspected the above site and has determined that the design alignment level (concrete/paved/tiled level) at the Ascot Street property boundary for driveways, access ramps and pathways or the like, shall generally match the existing levels in Ascot Street.

The design alignment level at the property boundary must be strictly adhered to. The design alignment levels (concrete/paved/tiled level) issued by Council and their relationship to the roadway/kerb/footpath must be indicated on the building plans for the construction certificate. Enquiries regarding the issued alignment levels should be directed to Council's Development Engineer Coordinator (9399 0924).

- (4) The above alignment levels and the site inspection by Randwick City Council's Development Engineer has been issued at a prescribed fee of \$13,400 calculated at \$44.00 (inclusive of GST) per metre of site frontage for the new works on Alison Road. This amount is to be paid prior to a construction certificate being issued for the development.

### **B4 Service Authority Requirements**

- (1) A public utility impact assessment must be carried out on all public utility services on the site, roadway, nature strip, footpath, public reserve or any public areas associated with and/or adjacent to the development/building works and include relevant information from public utility authorities and exploratory trenching or pot-holing, if necessary, to determine the position and level of service.
- (2) The applicant must meet the full cost for telecommunication companies, gas providers, Energy Australia and Sydney Water to adjust/repair/relocate their services as required. The applicant must make the necessary arrangements with the service authority.

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- (3) Documentary evidence from the relevant public utility authorities confirming that their requirements have been satisfied, must be submitted to the certifying authority prior to a construction certificate being issued for the development.
  - (4) Any electricity substation required for the site as a consequence of this development shall be located within the site and shall be screened from view. The proposed location and elevation shall be shown on all detailed landscape drawings and specifications. The applicant must liaise with Energy Australia prior to lodging the construction certificate to determine whether or not an electricity substation is required for the development.
  - (5) A Section 73 Compliance Certificate under the Sydney water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at [www.sydneywater.com.au](http://www.sydneywater.com.au) then the "e-developer" icon or telephone 13 20 92.

Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. The Notice must be issued to the Principal Certifying Authority prior to the construction certificate being issued.

## **B5      *Drainage and Stormwater Details***

- (1) Prior to the issuing of a Construction Certificate the applicant must submit to Randwick City Council for approval, and have approved, a detailed stormwater management plan/strategy for the Royal Randwick Racecourse. The stormwater management plan/strategy shall be prepared in general accordance with Appendix F of the Part 3A Development Submission, (Note: the Part 3A submission by Webb McKeown & Associates Pty Ltd has been identified as "Preliminary Work in progress" and obviously this will need to be finalized prior to receiving any form of Council approval). The stormwater management plan/strategy shall include a comprehensive Flood Study covering the Royal Randwick Racecourse site and immediate surrounds, such study must be based on results from the Council's commissioned flood study for the Centennial Park Catchment, (Note: Randwick Council has previously commissioned Webb McKeown & Associates Pty Ltd to undertake a comprehensive study of the Centennial Park Catchment).

The stormwater management plan/strategy must demonstrate full compliance with Appendix F, Section 2 of the Part 3A Development Submission titled "RRR DCP Objectives and Criteria". Note: there shall be no increase in flood levels in Alison Road for storm events up to the 1 in 100 year ARI as a result of the development and all new carpark areas must comply with the freeboard provisions as referenced in Section 2.2, of Appendix F of the Part 3A Development Submission.

- (2) All new structural walls on the ground floor level shall be designed to structurally withstand hydrostatic pressure/stormwater inundation from floodwater during the probable maximum flood (PMF) event as defined in the Floodplain Development Manual (New South Wales Government, April 2005). Structural Engineering certification confirming that this condition has been complied with shall be submitted to the certifying authority prior to the issuing of a construction certificate.

It is noted that this requirement does not necessitate the development being flood proof/water tight up to the PMF event, rather the requirement is to ensure that the development will not be structurally damaged in manner that could endanger lives during the PMF event.

### **External Drainage works**

- (3) All drainage details (for the external drainage works) shall be prepared by a suitably qualified hydraulic consultant who shall, at the completion of the works, certify that the drainage works have been constructed in accordance with the approved drainage plans and relevant standards. The plans and specifications for all works on Randwick City Council property shall be submitted to and approved by Council prior to the issuing of a Construction Certificate.

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## Internal Drainage

- (4) Stormwater drainage plans have not been approved as part of this development consent. Engineering calculations and plans with levels reduced to Australian Height Datum in relation to site drainage shall be submitted to and approved by the certifying authority prior to a construction certificate being issued for the development. The internal stormwater drainage plans must demonstrate compliance with the approved detailed stormwater management plan/strategy for the Royal Randwick Racecourse referenced above. A copy of the engineering calculations and plans are to be forwarded to Randwick City Council, prior to a construction certificate being issued, if the Council is not the certifying authority. The drawings and details shall include the following information:
- a) A detailed drainage design supported by a catchment area plan, at a scale of 1:100 or as considered acceptable to the Council or an accredited certifier, and drainage calculations prepared in accordance with the Institution of Engineers publication, Australian Rainfall and Run-off, 1987 edition.
  - b) A layout of the proposed drainage system including pipe sizes, type, grade, length, invert levels, etc., dimensions and types of all drainage pipes and the connection into Council's stormwater system.
  - c) Generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150mm diameter. The site must be graded to direct any surplus run-off (ie. above the 1 in 20 year storm) to the proposed drainage system.
  - d) The separate catchment areas within the site, draining to each collection point or surface pit are to be classified into the following categories:
    - i. Roof areas
    - ii. Paved areas
    - iii. Grassed areas
    - iv. Garden areas
  - e) Where buildings abut higher buildings and their roofs are "flushed in" to the higher wall, the area contributing must be taken as: the projected roof area of the lower building, plus one half of the area of the vertical wall abutting, for the purpose of determining the discharge from the lower roof.
  - f) Proposed finished surface levels and grades of car parks, internal driveways and access aisles which are to be related to Council's design alignment levels.
  - g) The details of any special features that will affect the drainage design eg. the nature of the soil in the site and/or the presence of rock etc.
- (5) All stormwater run-off naturally draining to the site must be collected and discharged through this property's stormwater system. Such drainage must, if necessary, be constructed prior to the commencement of building work.
- (6) All proposed detention systems/infiltration systems must be designed by a suitably qualified and experienced consultant. Infiltration systems must be designed using infiltration rates determined by the applicant's geotechnical engineer or other appropriately qualified consultant. The location and design of any infiltration system, (detention/infiltration system), must not adversely impact on adjacent footings/foundations/structural elements. The applicant's geotechnical engineer shall certify that the base of any infiltration system is located sufficiently above the ground water table such that the operation of the infiltration system will not be compromised by any potential future fluctuations in the water table. The referenced certification must be provided to the Certifying Authority prior to the issuing of a construction certificate.
- (7) The maximum depth of ponding in above ground detention areas shall be as follows:
- (a) 150mm in uncovered carparking areas (with an isolated maximum depth of 200mm permissible at the low point pit within the detention area).
  - (b) 300mm in landscaped areas (where child proof fencing is not provided around the outside of the

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detention area and sides slopes are steeper than 1 in 10)

- (c) 600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10.
- (d) 1200mm in landscaped areas where a childproof fence is provided around the outside of the detention area.

Notes:

- Above ground storage will not be permitted in any area which may be used for storage of goods.
- Mulch/bark must not be used in onsite detention areas

- (8) Any above ground stormwater detention areas must be suitably signposted where required, warning people of the maximum flood level.
- (9) The floor level of all habitable and storage areas adjacent to the detention areas (and/or infiltration systems with above ground storage) must be a minimum of 300mm above the maximum water level in the detention area for the design storm or alternately a permanent 300mm high water proof barrier is to be constructed. (In this regard, it must be noted that this condition must not result in any increase in the heights or levels of the building. Any variations to the heights or levels of the building will require a new or amended consent prior to a construction certificate being issued for the development).
- (10) All open carspaces / parking areas adjacent to any detention area must be a minimum of 150mm above the maximum water level in the detention area for the design storm.
- (11) A childproof and corrosion resistant fastening system shall be installed on access grates over pits/trenches where water is permitted to be temporarily stored.
- (12) Should a pump system be required to drain any portion of the site the system must be designed with a minimum of two pumps being installed, connected in parallel (with each pump capable of discharging at the permissible discharge rate) and connected to a control board so that each pump will operate alternatively. The pump wet well shall be sized for the 1 in 100 year, 2 hour storm assuming both pumps are not working.

The pump system must also be designed and installed strictly in accordance with "Section 8.4 PUMP SYSTEMS" as stipulated in Randwick City Council's Private Stormwater Code.

- (13) Appropriate stormwater quality improvement devices must be provided prior to stormwater discharging into absorption/infiltration systems or to the stormwater system external to the site. Details must be provided on the Construction Certificate plans and in the above referenced detailed stormwater management plan/strategy.

## **B6 Waste Management**

- (1) Prior to the issuing of a construction certificate for the proposed development the applicant is to submit to Council and have approved by Randwick City Council's Manager of Waste Services, a Waste Management Plan detailing waste and recycling storage and disposal for the development site.

The plan shall detail the type and quantity of waste to be generated by the development; demolition waste; construction waste; materials to be re-used or recycled; facilities/procedures for the storage, collection recycling & disposal of waste and the on-going management of waste.

## **B7 Landscape Works**

- (1) Landscape Plan shall be submitted to and approved by the Randwick City Council's Director City Planning prior to the issue of a construction certificate, which shall include:
  - a. Planting plans which clearly indicate the location of all proposed planting, with all species to be drawn at their mature size. I
  - b. Details of the proposed new street trees along Alison Road which shall be mature specimens of a minimum 200 litre bag size/base.
  - c. A planting schedule which includes the quantity of all species proposed.



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- d. Position of existing and proposed site services including water, gas, electricity, sewer, stormwater, etc.
  - e. Sectional elevations through the site showing the existing and proposed groundlines, building elevations, and mature height of proposed planting.
  - f. All planter boxes and garden beds constructed on slab must have a minimum soil depth of 600mm and all lawn areas must have a minimum soil depth of 300mm.
  - g. In order to reduce the amount of stormwater generated by the site, as well as to recharge groundwater supplies, porous paving shall be used for all hard surfacing not over basement, where possible.
  - h. Location of easements within the site and upon adjacent sites (if any).
  - i. To ensure satisfactory maintenance of the landscaped areas, an automatic drip irrigation system shall be installed throughout all planted areas (excluding turf). The system shall be connected to the sites rainwater tanks, with backup connection to the mains supply to all current Sydney Water requirements.
  - j. Any substation required shall be screened from view. The proposed location, elevation and screening method shall be shown.
  - k. All detention tanks and below ground stormwater infiltration systems located within the landscaped areas shall have a minimum soil cover of 600mm to ensure sufficient soil depth for the establishment of landscaping.

#### **Tree Management and Protection**

- (2) Approval is granted for the removal of those trees identified for removal in the "Arboricultural Report – Royal Randwick Racecourse" prepared by Guy Paroissien, Landscape Matrix Pty Limited submitted with the Part 3A Project Application.
- (3) Approval is granted for the removal of the *Araucaria heterophylla* (Norfolk Island Pine) and row of *Lophostemon confertus* between Gates 3 & 4 and Gate 6 & 7 as indicated in Drawings AR\_DA\_D101 to AR\_DA\_D102 of the Part 3A Project Application.
- (4) In order to ensure the retention of those trees identified for retention in the "Arboricultural Report" prepared by Guy Paroissien, Landscape Matrix Pty Limited Appendix E of the Part 3A Project Application Environmental Assessment, the following measures are to be undertaken:
  - a. All detailed architectural, building, demolition, engineering (structural, stormwater & drainage, services), and landscape documentation submitted for the construction certificate application shall show the retention of these trees, with the position of their trunks and full diameter of their canopies clearly shown on all drawings.
  - b. All detailed documentation submitted for the construction certificate application shall show no alteration in the existing soil levels, cutting or battering of the existing soil profile within a radius of 3.5 metres from the outside edge of their trunks.
  - c. The PCA will be required to ensure that an Arborist who holds a minimum of AQF Level V in Arboriculture, and is a member of a nationally recognized organisation (the site Arborist), has been engaged for the duration of the works to administer compliance with those conditions relating to trees at the site, with all site staff to adhere to the Arborists instructions.
  - d. The trees are to be physically protected by the installation of 1.8 metre high steel mesh/chainwire fencing which shall be located a minimum distance of 4 metres off the outside edge of their trunks.
  - e. This fencing shall be installed prior to the commencement of demolition and construction works, and shall remain in place until all works are completed, with signage containing the following words: "TREE PROTECTION ZONE, DO NOT ENTER", clearly displayed and permanently attached.
  - f. Within this zone there is to be no storage of materials or machinery or site office/sheds, nor is cement to be mixed or chemicals spilt/disposed of and no stockpiling of soil or rubble. Any works required within this zone (only as approved on the construction certificate) shall be under

the direction of, and to the satisfaction of, the site Arborist.

- g. All site services shall be located as far as practically possible from the trunks of all of these trees, with any excavations within 5 metres of either trunk for footings, structures, services, pipes, stormwater infiltration systems etc to be performed by hand, with any roots encountered to be cut cleanly by hand and the affected area backfilled as soon as practically possible.
  - h. Composted organic material (Vitagrow Landcure or similar equivalent) shall be provided to a depth of 100mm within the fenced off protection area, and shall be maintained for the duration of the works.
  - i. Irrigation shall be supplied to the trees, within the fenced off area, for the duration of the works to ensure adequate moisture levels are maintained.
- (5) The applicant will be responsible for covering all costs associated with reconstruction of the Alison Road footpath associated with the proposed bus bay, to Council's satisfaction.
- (6) In consultation with Council's Landscape Design Co-ordinator (9399-0911), the applicant will be responsible for the preparation of a separate, detailed landscape plan for the public area comprising the proposed Alison Road entry plaza/busway, which is to be prepared by a qualified Landscape Architect who is a registered member of the AILA, and is to be submitted to, and be approved by, Council's Director of City Services, prior to the issue of a construction certificate.

This public domain plan will need to include, but not necessary be limited to, the following items:

- Location of all services, signs, street signs, bus/taxi zones, kerb & gutter;
- Spot levels, proposed/finished levels, grades;
- Material selection, paving design and layout;
- Existing street trees to be removed & proposed new, advanced tree planting, tree squares/grates/guards etc ;
- Furniture (seats, benches, bins etc)
- Any other details and additional information required by Council deemed necessary to fully explain the proposed works.

#### **B8 Long Service Levy**

- (1) The required Long Service Levy payment, under the Building and Construction Industry Long Service Payments Act 1986, is to be forwarded to the Long Service Levy Corporation or the Randwick City Council, prior to the issuing of a Construction Certificate, in accordance with Section 109F of the Environmental Planning & Assessment Act 1979.

At the time of this development consent, Long Service Levy payment is applicable on building work having a value of \$25,000 or more, at the rate of 0.35% of the cost of the works.

#### **B9 Compliance Report**

- (1) Prior to the issue of a Construction Certificate, the Proponent, or any party acting upon this approval, shall submit to the Department a report addressing compliance with all relevant conditions of this Part.

#### **B10 Section 94A Contribution**

- (1) In accordance with Council's Section 94A Development Contributions Plan effective from 2 July 2007, the following monetary levy must be paid to Randwick City Council.

Category	Cost	Applicable Levy	S94A Levy
Development cost \$100,001 - \$200,000	-	0.5%	-
Development Cost More than \$200,000	\$33,900,000.00	1.0%	\$339,000.00

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The levy must be paid in cash, bank cheque or by credit card prior to a **construction certificate** being issued for the proposed development. The development is subject to an index to reflect quarterly variations in the Consumer Price Index (CPI) from the date of Council's determination to the date of payment.

Council's Section 94A Development Contribution Plans may be inspected at the Customer Service Centre, Administrative Centre, 30 Frances Street, Randwick or at [www.randwick.nsw.gov.au](http://www.randwick.nsw.gov.au).

## **PART C—PRIOR TO COMMENCEMENT OF WORKS**

The following conditions from C1 to C2 shall be satisfied prior to commencement of works listed in Condition A1, items (1) to (15)

### **C1      *Archival Record***

- 1) The Proponent shall undertake a photographic archival recording of the entire Spectator Precinct as well as the areas in and around the existing internal access road between the Spectator Precinct and the High Street entrance (Gate 13).
- (2) The Proponent shall archivally record all buildings and structures to be demolished or otherwise affected by Stage 1 Works in accordance with Heritage Office guidelines.

### **C2      *Contact Telephone Number***

- (1) Prior to the commencement of the works, the Proponent shall forward to the Department and Randwick City Council a 24 hour telephone number to be operated for the duration of the construction works.

The following conditions from C3 to C10 shall be satisfied prior to commencement of works listed in Condition A1, items (5) to (15)

### **C3      *Notice Prior to Demolition***

- (1) A Demolition Work Plan must be prepared for the development in accordance with Australian Standard AS2601-2001, Demolition of Structures.

The Work Plan must include the following information (as applicable):

- The name, address, contact details and licence number of the Demolisher /Asbestos Removal Contractor.
- Details of hazardous materials (including asbestos).
- Method/s of demolition (including removal of any asbestos).
- Measures and processes to be implemented to ensure the health & safety of workers and community.
- Measures to be implemented to minimise any airborne dust and asbestos.
- Methods and location of disposal of any hazardous materials.
- Other relevant details, measures and requirements to be implemented.
- Date the demolition works will commence.

The Demolition Work Plan must be submitted to Randwick City Council and the Principal Certifying Authority (PCA) if the Council is not the PCA, not less than two (2) working days before commencing any demolition works involving asbestos products or materials. A copy of the Demolition Work Plan must also be maintained on site and be made available to Council officers upon request.

### **C4      *Notice Prior to Construction***

- (1) Prior to the commencement of any building works, a construction certificate must be obtained from the Randwick City Council or an accredited certifier, in accordance with the provisions of the

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Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000.

A copy of the construction certificate, the approved plans and development consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment

- (2) Prior to the commencement of any building works, the person having the benefit of the development consent must:-
- i) appoint a PCA for the building work, and
  - ii) appoint a principal contractor for the building work and notify the PCA and Council accordingly in writing, and
  - iii) notify the principal contractor of the required critical stage inspections and other inspections to be carried out, as specified by the Principal Certifying Authority, and
  - iv) give at least two days notice to the Council, in writing, of the persons intention to commence building works.

**C5      *Notice prior to Excavation***

- (1) The Principal Certifying Authority and Randwick City Council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site.

**C6      *Traffic***

- (1) Should agreement be reached between the Australian Jockey Club and the owners of the former busway land regarding the form and arrangement of vehicular access at the proposed Ascot Street and Oaks Drive connection, details of an alternative access arrangement at this connection shall be submitted to and approved by the Director City Planning prior to commencing any works within the subject sections of the Ascot Street and Oaks Drive road reserves.

**C7      *Civil Works***

- (1) A separate written approval from Randwick City Council is required to be obtained in relation to all works which are located externally from the site within the road reserves/public places, in accordance with the requirements of the Roads Act 1993. Detailed plans and specifications of the proposed works are to be submitted to and approved by the Director of City Services prior to commencing any works within the road reserve/public place.

All works within the road reserves/public places must be carried out to the satisfaction of Council and certification from a certified practicing engineer is to be provided to Council upon completion of the works. Relevant Council assessment and inspection fees, as specified in Council's adopted Pricing Policy, are required to be paid to Council prior to commencement of the works.

**C8      *Compliance Report***

- (1) Prior to the commencement of works, the Proponent, or any party acting upon this approval, shall submit to the Department a report addressing compliance with all relevant conditions of this Part.

**C9      *Remediation***

- (1) The site of the proposed New Day Stalls must be remediated in accordance with the Contaminated Land Management Act 1997 and the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 and details of compliance are to be provided to Council from a) an Accredited Site Auditor b) a suitably qualified Environmental Consultant upon completion of the remediation works.

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## **C10     *Landscape Works***

- (1) Prior to the commencement of any site works, the applicant will be required to clearly number and tag all trees to be affected the proposed works, clearly showing those to be retained/protected or removed, with a plan/tree survey reflecting this requirement to be developed and kept on site at all times.

## **PART D—DURING DEMOLITION/CONSTRUCTION**

The following conditions from D1 to D3 shall be satisfied during demolition/construction for works listed in Condition A1, items (1) to (15)

### **D1     *Demolition***

- (1) All demolition work is to be carried out in accordance with the provisions of AS2601- The Demolition of Structures.
- (2) The demolition of buildings and the removal, storage, handling and disposal of building materials must be carried out in accordance with the relevant requirements of WorkCover NSW, the NSW Department of Environment & Conservation (formerly the Environment Protection Authority) and Randwick City Council policies and conditions, including:
  - (a) Occupational Health and Safety Act 2000]
  - (b) Occupational Health and Safety (Hazardous Substances) Regulation 2001
  - (c) Occupational Health and Safety (Asbestos Removal Work) Regulation 2001
  - (d) WorkCover NSW Code of Practice for the Safe Removal of Asbestos
  - (e) Australian Standard 2601 (2001) – Demolition of Structures
  - (f) The Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Waste) Regulation 1996.
  - (g) Relevant Department of Environment & Conservation (DEC) / Environment Protection Authority (EPA) and WorkCover NSW Guidelines.
  - (h) Randwick City Council Asbestos Policy (adopted 13 September 2005)
- (3) Any building/demolition works involving asbestos products are to be carried out in accordance with WorkCover New South Wales requirements, guidelines and codes of practice.
- (4) All excavations and backfilling associated with the erection or demolition of a building must be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and supported to prevent them from being dangerous to life, property or buildings.
- (5) Retaining walls, shoring or piling must be provided to support land which is excavated in association with the erection or demolition of a building, to prevent the movement of soil and to support the adjacent land and buildings, if the soil conditions require it. Adequate provisions are also to be made for drainage.
- (6) Retaining walls, shoring, or piling must be designed and installed in accordance with appropriate professional standards and the relevant requirements of the Building Code of Australia and Australian Standards. Details of proposed retaining walls, shoring or piling are to be submitted to and approved by the Principal Certifying Authority for the development prior to commencing such excavations or works.

### **D2     *Demolition/Construction Management***

- (1) The requirements and provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000, must be fully complied with at all times. Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service of a notice and order by Council.

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- (2) All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA), in accordance with Clause 98 of the Environmental Planning and Assessment Regulation 2000.
  - (3) The adjoining land and any buildings located upon any adjoining land must be adequately supported at all times.
  - (4) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of any building located on an adjoining allotment of land, the person causing the excavation must:
    - preserve and protect the building /s on the adjoining land from damage; and
    - effectively support the excavation and building; and
    - at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land (including a public road or public place), give notice of the intention and particulars of the works to the owner of the adjoining land.

This consent and condition does not authorise any trespass or encroachment upon any adjoining or supported land or building whether private or public. Where any underpinning, shoring, soil anchoring (temporary or permanent) or the like is proposed to be carried out upon any adjoining or supported land, the principal contractor or owner-builder must obtain:

- a) the consent of the owners of such adjoining or supported land to trespass or encroach, or
- b) an access order under the Access to Neighbouring Land Act 2000, or
- c) an easement under section 88K of the Conveyancing Act 1919, or
- d) an easement under section 40 of the Land & Environment Court Act 1979, as appropriate.

Section 177 of the Conveyancing Act 1919 creates a statutory duty of care in relation to support of land. Accordingly, a person has a duty of care not to do anything on or in relation to land being developed (the supporting land) that removes the support provided by the supporting land to any other adjoining land (the supported land).

- (5) Except with the written approval of Randwick City Council's Manager of Health, Building & Regulatory Services, all building, demolition and associated site works (including site deliveries) must only be carried out between the hours of 7.00am to 5.00pm on Monday to Friday inclusive and between 8.00am to 5.00pm on Saturdays and all building activities are strictly prohibited on Sundays and Public Holidays.

In addition, the use of any rock excavation machinery or any mechanical pile drivers or the like, is restricted to the hours of 8.00am to 5.00pm (maximum) on Monday to Friday only, to minimise the noise levels during construction and loss of amenity to nearby residents.

- (6) Noise and vibration emissions during the construction of the building and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents and the relevant provisions of the Protection of the Environment Operations Act 1997 must be satisfied at all times.
- (7) Temporary toilet facilities are to be provided, at or in the vicinity of the work site throughout the course of demolition and construction, to the satisfaction of WorkCover NSW and the toilet facilities must be connected to a public sewer or other sewage management facility approved by Council.
- (8) Public safety and convenience must be maintained at all times during demolition, excavation and construction works.

The roadway, footpath and nature strip must be maintained in a good, safe condition and free from any obstructions, trip hazards, materials, soils or debris at all times. Any damage caused to the road, footway or nature strip must be repaired immediately, to the satisfaction of Randwick City Council.

- (9) A Road / Asset Opening Permit must be obtained from Randwick City Council prior to carrying out any works within or upon a road, footpath, nature strip or in any public place, in accordance with section 138 of the Roads Act 1993 and all of the conditions and requirements contained in the Road / Asset Opening Permit must be complied with.

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The owner/builder must ensure that all works within or upon the road reserve, footpath, nature strip or other public place are completed to the satisfaction of Randwick City Council, prior to the issuing of a final occupation certificate for the development.

For further information, please contact Randwick City Council's Road / Asset Opening Officer on 9399 0691 or 9399 0999.

- (10) Building materials, sand, soil, waste materials, construction equipment or other materials or articles must not be placed upon the footpath, roadway or nature strip at any time and the footpath, nature strip and road must be maintained in a clean condition and free from any obstructions, soil and debris at all times.
- (11) Bulk bins, waste containers or other articles must not be located upon the footpath, roadway or nature strip at any time without the prior written approval of the Council. Applications to place a waste container or other articles in a public place can be made to Randwick City Council's Building Services section.

Certain waste containers (less than 3m in length) which are located in approved locations upon the road for a limited period may be exempt from approval, subject to compliance with the Roads & Traffic Authority Guidelines and Requirements, Council's Development Control Plan for Exempt & Complying Development and Council's Local Approvals Policy.

- (12) A Construction Site Management Plan is to be developed and implemented prior to the commencement of demolition, excavation or building works. The site management plan must include the following measures, as applicable to the type of development:
  - location and construction of protective fencing / hoardings to the perimeter of the site;
  - location of site storage areas/sheds/equipment;
  - location of building materials for construction;
  - provisions for public safety;
  - dust control measures;
  - site access location and construction
  - details of methods of disposal of construction and demolition materials;
  - protective measures for tree preservation;
  - provisions for temporary sanitary facilities;
  - location and size of waste containers/bulk bins;
  - details of proposed sediment and erosion control measures;
  - construction noise and vibration management;
  - construction traffic management details.

The site management measures are to be implemented prior to the commencement of any site works and be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity to the satisfaction of Council. A copy of the approved Construction Site Management Plan must be maintained on site and be made available to Randwick City Council officers upon request.

- (13) During demolition excavation and construction works, dust emissions must be minimised, so as not to result in a nuisance to nearby residents or result in a potential pollution incident.

Adequate dust control measures must be provided to the site prior to the works commencing and the measures and practices must be maintained throughout the demolition, excavation and construction process, to the satisfaction of Randwick City Council.

Dust control measures and practices may include:-

- Provision of geotextile fabric to all perimeter site fencing (attached on the prevailing wind side of the site fencing).
- Covering of stockpiles of sand, soil and excavated material with adequately secured tarpaulins or plastic sheeting.
- Installation of a water sprinkling system or provision hoses or the like.

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- Regular watering-down of all loose materials and stockpiles of sand, soil and excavated material.
  - Minimisation/relocation of stockpiles of materials, to minimise potential for disturbance by prevailing winds.
  - Landscaping and revegetation of disturbed areas.
- (14) During construction stages, sediment laden stormwater run-off shall be controlled using the sediment control measures outlined in the manual for Managing Urban Stormwater – Soils and Construction, published by the NSW Department of Housing.

Details of the proposed sediment control measures are to be detailed in the site management plan which shall be submitted to and approved by the principal certifying authority prior to the commencement of any site works. The sediment and erosion control measures must be implemented prior to the commencement of any site works and be maintained throughout construction. A copy of the approved details must be forwarded to Randwick City Council and a copy is to be maintained on-site and be made available to Council officers upon request.

Details of proposed sediment and erosion control measures shall include; a site plan; indicating the slope of land, access points & access control measures, location and type of sediment & erosion controls, location of existing vegetation to be retained, location of material stockpiles and storage areas, location of building operations and equipment, methods of sediment control, details of drainage systems and details of existing and proposed vegetation.

- (15) Stockpiles of soil, sand, aggregate or other materials must not be located on any footpath, roadway, nature strip, drainage line or any public place and the stockpiles must be protected with adequate sediment control measures.

Building operations such as brick cutting, washing tools or equipment and mixing mortar are not permitted on public footpaths, roadways, nature strips, in any public place or any location which may lead to the discharge of materials into the stormwater drainage system.

- (16) A warning sign for sediment control, soil and water management must be displayed in a prominent position on the building site, visible to both the public and site workers. The sign must be displayed throughout the construction period. Copies of a suitable warning sign are available at Randwick City Council's Customer Service Centre for a nominal fee.
- (17) The owner/builder is required to hold Public Liability Insurance, with a minimum liability of \$5 million and a copy of the Insurance cover is to be provided to Council.
- (18) Any part of Council's nature strip which is damaged as a result of the work must be back-filled, top-soiled and re-turfed prior to occupation or finalisation of the development, to Randwick City Council's satisfaction.
- (19) Public safety must be maintained at all times and public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary safety fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5 metres). Temporary fences are to have a minimum height of 1.8 metres and be constructed of cyclone wire fencing, with geotextile fabric attached to the inside of the fence to provide dust control, or other material approved by Randwick City Council.

Temporary site fences are to be structurally adequate, safe and be constructed in a professional manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences must be in place prior to the commencement of any demolition, excavation or building works and be maintained throughout construction.

If it is proposed to locate any site fencing, hoardings or amenities upon any part of the footpath, nature strip or any public place, the written consent from Council's Building Services section must be



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obtained beforehand and detailed plans are to be submitted to Council for consideration, together with payment of the weekly charge in accordance with Council's adopted fees and charges.

- (20) Access and facilities for people with disabilities must be provided in accordance with the relevant provisions of the Building Code of Australia.

### **D3 Construction Parking**

- (1) Should Council receive complaints regarding construction workers parking in the residential streets surrounding the Royal Randwick Racecourse, the applicant shall meet the full cost of implementing any temporary parking restrictions considered necessary by the Randwick Traffic Committee to address the complaints.

The following conditions from D4 to D6 shall be satisfied during construction for works listed in Condition A1, items (5) to (15)

### **D4 Building Works**

- (1) The building works must be inspected by the *Principal Certifying Authority* (or another *certifying authority* if the *Principal Certifying Authority* agrees), in accordance with sections 109 E (3) of the Environmental Planning & Assessment Act 1979 and clause 162A of the Environmental Planning & Assessment Regulation 2000, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.

The Principal Certifying Authority must specify the relevant stages of construction to be inspected in accordance with section 81A (2) (b1) (ii) of the Environmental Planning & Assessment Regulation 2000 and a satisfactory inspection must be carried out, to the satisfaction of the Principal Certifying Authority, prior to proceeding to the subsequent stages of construction or finalisation of the works (as applicable).

Documentary evidence of the building inspections carried out and details of compliance with the development consent is to be maintained by the Principal Certifying Authority. Details of critical stage inspections carried out and copies of certification relied upon must also be forwarded to Council with the occupation certificate.

The principal contractor or owner-builder (as applicable) must ensure that the required critical stage and other inspections, as specified in the Principal Certifying Authority's "Notice of Critical Stage Inspections", are carried out to the satisfaction of the Principal Certifying Authority and at least 48 hours notice (excluding weekends and public holidays) is to be given to the Principal Certifying Authority, to carry out the required inspection, before carrying out any further works.

- (2) Signs must be erected and maintained in prominent positions on the site, which contain the following details:
- name, address, contractor licence number and telephone number of the *principal contractor*, including a telephone number at which the person may be contacted outside working hours, or *owner-builder* permit details (as applicable)
  - name, address and telephone number of the Principal Certifying Authority,
  - a statement stating that "unauthorised entry to the work site is prohibited".

### **D5 RTA Requirements during Construction**

- (1) Any traffic control required, either during construction/or on event days must be carried out by RTA accredited traffic controllers.
- (2) Any works associated with this development will be at no cost to the RTA.
- (3) A pedestrian fence must be in place around the site at all times during the construction, particularly along Alison Road frontage.

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## **D6      *Landscape Works***

- (1) Any changes in level proposed within the Primary Root Zones of the trees being retained shall be restricted to no more than 200mm, with any of the proposed works to be designed so as to be located outside these areas also.
- (2) Should excavations be required within any of the Primary Root Zones for footings, structures, services, pipes, stormwater infiltration systems etc, they shall be initially performed by hand, by the site Arborist, with any roots having a diameter of 70mm or less to be cut cleanly by hand and the affected area backfilled with clean site soil as soon as practically possible. Conversely, the proposed works shall be suitably redesigned or relocated around any roots which have a diameter of greater than 70mm to ensure their preservation.

## **PART F—PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

The following conditions under F1 shall be satisfied prior to occupation or commencement of use for works listed in Condition A1, items (5) to (15)

### **F1      Prior to Occupation**

- (1) An Occupation Certificate must be obtained from the Principal Certifying Authority prior to any occupation of the building work encompassed in this development consent (including alterations and additions to existing buildings), in accordance with the relevant provisions of the Environmental Planning & Assessment Act 1979.

An Occupation Certificate must not be issued for the development if the development is inconsistent with the development consent. The requirements of the Environmental Planning & Assessment Act 1979 and conditions of development consent must be satisfied prior to the issuing of an occupation certificate.

- (2) Prior to the issuing of an interim or final occupation certificate, a statement is required to be obtained from the Principal Certifying Authority, which confirms that the development is not inconsistent with the development consent and the relevant conditions of development consent have been satisfied.

Details of *critical stage* inspections carried out by the principal certifying authority together with any other certification relied upon and must also be provided to Council with the occupation certificate.

- (3) A Certificate of Adequacy prepared by a professional engineer, shall be submitted to the Council prior to the issue of an occupation certificate certifying the structural integrity of all works, including handrails and balustrades to walkways, decks, verandahs, stands and similar structures.
- (4) The applicant must meet the full cost for Randwick City Council or a Council approved contractor to repair/replace any damaged sections of Council's footpath, kerb & gutter, nature strip etc which are due to building works being carried out at the above site. This includes the removal of cement slurry from Council's footpath and roadway.
- (5) The applicant shall meet the full cost of any overhead power lines and telecommunication cables located in the vicinity of the development site to be relocated underground and all redundant power poles to be removed. The applicant shall liaise directly with the relevant service utility authorities to organise for the wires/cables to be relocated. All wires cables must be relocated underground to the satisfaction of the relevant service utility authority prior to the issuing of an occupation certificate for the development.
- (6) A Section 73 Compliance Certificate under the Sydney water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at [www.sydneywater.com.au](http://www.sydneywater.com.au) then the "e-developer" icon or telephone 13 20 92. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development.
- (7) Documentary evidence is to be obtained from a qualified Landscape Architect, and submitted to the Principal Certifying Authority (PCA), with a copy forwarded to Council if Council is not the PCA, prior to the issue of a final occupation certificate, which confirms that the landscaping has been completed in accordance with the approved plans and relevant conditions of consent.

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- (8) All protection of trees to be retained shall be carried out in accordance with the recommendations contained in the "Arboricultural Report – Royal Randwick Racecourse" prepared by Guy Paroissien, Landscape Matrix Pty Limited of the Part 3A Project Application Environmental Assessment. A written statement by the site Arborist confirming that all protection works have been performed in accordance with these recommendations/guidelines shall be provided to the satisfaction of the PCA, prior to the issue of an occupation certificate.
- (9) Prior to the issuing of an Occupation Certificate the applicant must meet the full cost for Randwick City Council or a Council approved contractor to:
- Construct three (3) heavy duty concrete vehicular crossings in Alison Road opposite the proposed vehicular entry and/or exit points, (crossings are located between Administration Building and gate 4, at Darley Road intersection and east of Gate 6). Note: all works associated with construction of the vehicular crossings must be to the satisfaction of the RTA.
  - Remove any redundant vehicular crossings and laybacks and to reinstate the area with concrete footpath, turf and integral kerb and gutter to Council's specification.
  - Remove the existing asphalt footpath and to construct a new full width footpath extending between the eastern most of the new vehicular crossings and the existing Gate 1 entry/exit point. All works associated with reconstruction of the footpath shall be to Council's specification and satisfaction. Note: there must be a clear delineation between Council's footpath/road reserve and Racecourse' land
  - Undertake drainage works in Alison Road as required to reconstruct kerb inlet pits affected by the new vehicular crossings and to construct new pits where required.
  - Undertake civil works in Ascot Street as required to align the existing road pavement/road geometry with the amended vehicular entry/exit conditions at the junction of Ascot Street and the development site.
  - Install suitable fencing within the Alison Road' central median and immediately behind the Alison Road' kerb.
- (10) Prior to the issuing of a final occupation certificate for the development, a "restriction on the use of land" and "positive covenant" (under section 88E of the Conveyancing Act 1919) shall be placed on the title of the subject property to ensure that any onsite detention/infiltration systems are maintained and that no works which could affect the design function of the detention/infiltration systems are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant shall not be released, varied or modified without the consent of the Council.

Notes:

- The "restriction on the use of land" and "positive covenant" are to be to the satisfaction of Council. A copy of Council's standard wording/layout for the restriction and positive covenant may be obtained from Council's Development Engineer.
  - The works as executed drainage plan and hydraulic certification must be submitted to Council prior to the "restriction on the use of land" and "positive covenant" being executed by Council.
- (11) Prior to the issuing of an occupation certificate, the applicant shall submit to Council, a works-as-executed drainage plan prepared by a registered surveyor and approved by a suitably qualified and experienced Hydraulic Engineer. The works-as-executed drainage plan shall be to the satisfaction of the Principal Certifying Authority (PCA) and shall include the following details:
- The location, diameter, gradient and material (i.e PVC, RC etc) of all stormwater pipes;
  - The orifice size(s) (if applicable);
  - Details of any detention/infiltration/absorption systems; and
  - Details of any pumping systems installed (including wet well volumes).
- (12) Prior to the issuing of an occupation certificate, the applicant shall submit to the Principal Certifying Authority (PCA) and Randwick City Council, certification from a suitably qualified and experienced Hydraulic Engineer confirming that the design and construction of the stormwater drainage system

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complies with the conditions of development consent. The certification must be provided following inspection/s of the site stormwater drainage system by the certifying engineers and shall be provided to the satisfaction of the PCA.

- (13) A work-as-executed plan prepared and signed by the hydraulic engineer or a registered surveyor, must be submitted to Randwick City Council prior to the issuing of a Final Occupation Certificate, detailing the as constructed details for all works within Council's road reserve (including detailed levels).
- (14) Upon completion of all landscape works, and prior to the issue of a final occupation certificate, documentary evidence is to be obtained from a qualified Landscape Architect (who is a registered member of the AILA), and is to be submitted to the satisfaction of the PCA (with a copy forwarded to Council if Council is not the PCA), confirming that all landscaping has been completed and installed in accordance with the approved plans and relevant conditions of consent.

## **PART G—POST OCCUPATION**

The following conditions under G1 shall be satisfied post occupation for works listed in Condition A1, items (5) to (15)

### **G1      *RTA Requirements during Operation***

- (1) Any traffic control required, either on event days must be carried out by RTA accredited traffic controllers.
- (2) Right turn movements from Alison Road into Oaks Drive shall not be permitted during event days with Oaks Drive to be closed off by a temporary fence to prevent all vehicle entering and exiting Oaks Drive except for controlled emergency vehicles.
- (3) On-going consultation with the Taxi Council shall be conducted by the proponent to address any taxi operation issues during event days and a concierge shall be appointed on site at all times during any
- (4) Any issues relating to traffic control and management for large events should be referred to the local traffic committee.
- (5) All detention areas/infiltration systems must be regularly cleaned and maintained to ensure they function as required by the design.

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## SCHEDULE 3

### STATEMENT OF COMMITMENTS

The following is the Statement of Commitments by AJC on how the project will be managed to minimise its impacts both during construction and once the works are completed and a new operational regime can be put in place.

#### (1) General

1. The development will be undertaken in accordance with this Environmental Assessment (EA) dated December 2007 prepared by *planningmatters pty ltd* (including accompanying appendices) and drawings prepared by Bligh Voller Nield Architecture, Knox and Partners, landscape architects and TTW engineers, as set out in Volume 2.
2. The applicant will obtain all necessary approvals required by State and Commonwealth legislation and relevant Randwick City Council policies.

#### (2) Transport

3. Access improvement will be provided in accordance with the traffic report by Masson Wilson Twiney (December 2007), including the construction of a new entry plaza/busway off Alison Road, a new internal road connecting Alison Road and Doncaster Avenue to be known as Oaks Drive and upgrading the existing connection between the Oaks Drive and High Street.
4. All horse floats, deliveries and service vehicles to the site will enter via High Street and use either the new horse loading facility to be built at the southern end of the new Day Stalls as part of this application or access the remainder of the site internally.
5. Access, servicing and layout arrangements will be provided in accordance with AS 2890.1:2004 and AS 2890.2:2002.

#### (3) Heritage

6. The AJC will ensure that any project applications or other applications will:
  - (i) have regard to the draft Conservation Management Plan 2006 and Specific Elements Conservation Policies (Spectator Precinct 2007, Alison Road Boundary Wall 2007) prepared by Godden Mackay Logan and Heritage Impact Statement, 2007
  - (ii) provide further consideration of certain aspects of the proposal to avoid, minimise and/or mitigate impacts as identified in the HIS
  - (iii) record, prior to demolition the existing buildings and landscape in accordance with NSW Heritage Council Guidelines
  - (iv) ensure that any impacts on items or places of archaeological significance will be managed under the relevant legislation.
7. If any archaeological relics are discovered during construction, the proponent will cease work on that part of the site and the Heritage Council will be notified in accordance with section 146 of the Heritage Act. If required by the Heritage Council, the remains will be recorded by a suitable qualified archaeologist prior to the recommencement of works.
8. If indigenous relics are discovered during construction the proponent will cease work on that part of the site and the Department of Environment and Climate Change will be notified in accordance with the National parks and Wildlife Act.
9. Manage the heritage values of the Racecourse through implementation of the following mitigative measures:

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- (i) implementation of the Interpretation Plan for the site in accordance with the RRR Interpretation Plan–Phase 1: Strategic Overview 2007, prior to the opening of development.
  - (ii) subsequently implement the next stages of the development of the Interpretation Plan (Phase 2–Content Development of Plan) and Interpretation Plan (Phase 3–Implementation).
  - (iii) appoint a heritage advisor to oversee the construction and implementation phases of the project and for the interpretation plan, to provide ongoing advice on an as needs basis and to ensure compliance with heritage requirements.
  - (iv) implement the Landscape Master Plan for the site

**(4) Tree Management**

- 10. Prior to commencing any work on the site, the trees that are to be retained will be protected as set out in the Tree Protection Plan in the Arboricultural Report (undated).
- 11. Any removal of trees from within the site will be in accordance with Randwick City Council's Tree Preservation Order.

**(5) Landscape and Public Domain**

- 12. Landscaping and public domain improvements will be provided in accordance with the drawings prepared by Bligh Voller Nield Architecture and Knox and Partners, as set out in Volume 2.
- 13. Any public domain infrastructure damaged due to building works will be repaired or replaced to the standard in which that infrastructure was found immediately prior to the commencement of the works. The repair or replacement will be done to the satisfaction of Randwick City Council prior to issue of the Occupation Certificate.
- 14. Randwick City Council will be provided with larger examples of the exterior materials within 120 days of issue of main Construction Certificate.

**(6) ESD**

- 15. The construction and operation of the upgraded Spectator Precinct and associated works will be undertaken in accordance with the ESD guidelines prepared by Bligh Voller Nield Architecture. The design of the project will be subject to continuing refinement during the detailed design phase in consultation with AJC.

**(7) Potential Contamination**

- 16. Any potentially contaminated soil identified during the excavation process will be dealt with in accordance with the procedures noted in the Report on Preliminary Waste Classification prepared by Douglas Partners (November 2007).

**(8) Infrastructure and Services**

- 17. All services that will be disrupted as a result of undertaking the works will be appropriately relocated. This relocation will be undertaken in consultation and after agreement with the relevant service provider and AJC. Relocation of all services off-site will be completed prior to commencement of construction works.
- 18. Stormwater runoff from the site will be managed in accordance with the final Stormwater Management Plan prepared for AJC by Webb McKeown and Associates [final date to be advised].
- 19. Aquifer recharge and bore water reuse, licensed by the Department of Natural Resources, will be implemented where permissible. The project will extend AJC's substitution of town water use by harvested stormwater via the Botany Sands Aquifer (subject to approval from the Department of Water and Energy).

**(9) Waste Management**

- 20. A detailed waste management plan will be prepared to ensure that suitable waste management processes and waste storage areas that support the principles of waste avoidance, reuse and recycling are incorporated into the management of the site. The waste management plan will include projected waste

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generation rates for the operation of the site. The plans will include facilities to support this waste generation, ie appropriately sized and accessible waste storage areas, integrated with waste collection systems.

21. Prior to commencement of work on site a waste management plan that maximises reuse and recycling of waste generated in the demolition and construction phase will be prepared.
22. All waste storage areas will be graded and drained to the sewer to the requirements of Sydney Water.

#### **(10) Construction**

23. Site management during construction will be consistent with the a Construction Management Plan (CMP) prepared by the contractor based on the framework appended to this report. This plan will include:

- noise controls
- air quality/dust controls
- indoor air quality management plan
- sediment, erosion and water control
- waste management
- site transport management plan
- hazardous waste management
- contaminated soil/groundwater
- protection of site biodiversity
- heritage management
- materials selection
- renewable energy, and
- complaint handling and reporting.

24. General constructions hours will be as follows:

- Monday to Friday 7:00 am to 6:00 pm, and
- Saturday 7:00 am to 3:00 pm.

25. Where construction work is undertaken which generates significant noise or vibration impacts, construction hours will be as follows:

- Monday to Friday 9:00 am to 12:00 pm and 2:00 pm to 5:00 pm, and
- Saturday 9:00 am to 12:00 pm.

26. A construction traffic management plan detailing the temporary barriers, line marking and signage that will be set up to control traffic during the construction stage will be prepared and approved by AJC prior to commencement of works.

27. All areas used for construction site activities will be reinstated prior to occupation of the premises. Services such as irrigation will be reinstated along with the replacement of any damaged paving.

#### **(11) Building Code Of Australia**

28. The architectural and engineering plans will be subject to review to ensure compliance with the deemed-to-satisfy provisions of the BCA, or compliance with the relevant provision through an alternate solution.
29. All works will comply with the provisions of the BCA, either in terms of the deemed-to-satisfy provisions or by way of an alternate solution.

#### **(12) Access for People with a Disability**

30. The development will comply with the requirements of Australian Standard AS 1428.1 General requirements for Access as set out the report prepared by WHP Architects (November 2007).

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**(13) Plan of Management**

31. The AJC will prepare a Plan of Management within 12 months of the approval of this application to deal with:

- anti-social behaviour on the site and within the surrounding neighbourhood
- site management and operational practices to address conservation principles
- transport management and accessibility for major events
- transport management generally, and
- waste management.

The plan, which is to be prepared in liaison with the NSW Police, licensing authorities, Randwick City Council and the STA, is to deal with, at least, the responsible service of alcohol, after-race entertainment, crowd management, safety and behaviour. The plan is to be in place prior to the occupation of new facilities within the Spectator Precinct. The Plan shall nominate a key contact to liaise with stakeholders and to respond to complaints relating to disturbance from the public during major events.