



Home of The Australian Jockey Club

23 November 2009

Sam Haddad
Director-General
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Via: Mail

**RE: Royal Randwick Racecourse Stage 1 Works - 2008 Upgrade (MP 07_0092)
Section 75W Modification to Minister's Approval**

Proposed Removal of Remnant Former Boundary Wall

Following our discussion and in accordance with the provisions of Section 75W (s 75W) of the Environmental Planning and Assessment Act 1979) we hereby submit this s 75W Application to vary the Minister's approval for the Stage 1 Works - 2008 Upgrade at Royal Randwick Racecourse (RRR) 77 Alison Road, Randwick.

This Application is submitted directly the Director-General for consideration under Section 75W. It is noted that Randwick City Council has delegation to receive and process such Applications. However in this instance the Australian Jockey Club considers that the Department should process this matter.

Included with this letter is:

- Section 75W Application form
- A drawing indicating location of former walls
- a cheque for \$750.00 being the prescribed modification fee

Background

Part of the approved Major Project involved the demolition of the existing wall and gates along Alison Road between the Administration building and Gate 7, the retention of the former Turnstile buildings at Gates 4 and 6, and the retention of some of the elements of the brick boundary wall along Alison Road.

Proposed Modification to Project Approval

AJC now considers it inappropriate to retain isolated parts of the brick boundary wall along Alison Road. Approval is sought to demolish the remnants, as indicated in the attached plan.

Justification for Amendment

The retained elements of boundary wall proposed for removal now sit uncomfortably within the new Entry Plaza / Bus way recently completed. We consider that the design and aesthetics of the entry would be improved if the remnant walls were removed.



Their location and role in the Racecourse's history can be interpreted with other design measures, as was required within the consent for other sections of the wall. The trees planted aligning the new boundary can be extended or a specific 'Royal Randwick garden' can be created to the location of the remnant wall sections proposed to be removed. This would provide a more uniform street edge and entry.

Likely Environmental Impacts from the Proposed Modification

The remnant brick wall elements proposed to be removed are identified in the site's Development Control Plan and Conservation Management Plan as having high heritage significance. Therefore the proposal will result in a loss of heritage fabric. However, in this instance we consider that the proposed approach will optimise the aesthetics of the entry and the final outcome will outweigh the heritage issues.

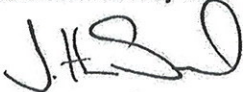
The proposal will change the design of the Alison Road boundary. However in the context of the total upgrade of the Racecourse entry plaza, this change is considered minor.

Conclusion

The proposed modification will result in a change to the development previously approved by the Minister. However it is generally consistent with the total redevelopment of the Racecourse. No adverse major impacts will result from the proposed modification.

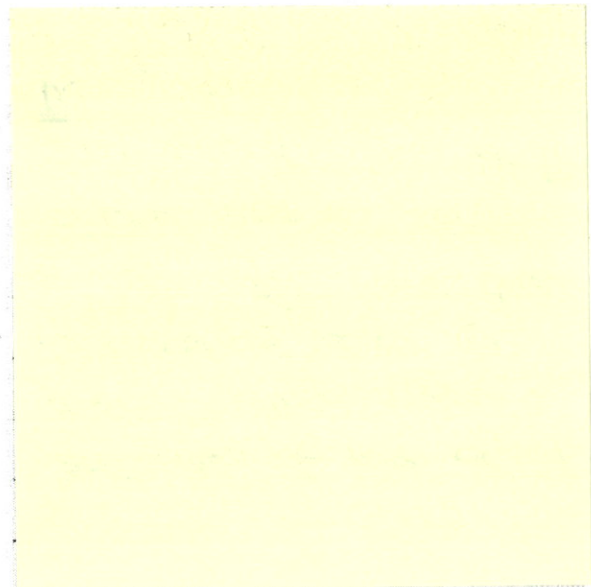
We trust that the above information will enable a prompt decision in this matter. However, should further information be required please do not hesitate to contact the undersigned by telephone on TEL: 9663 8400.

Yours faithfully
Australian Jockey Club



Jonathan Seward
Head of Properties

C.c. John Cornish (Vice Chairman)



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Case

AUSTRALIAN SOCIETY CLUB LTD
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Keywords: social support; coping strategies; depression

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