



Planning

**ROYAL RANDWICK RACECOURSE –
STAGE 1 WORKS**

***Proposed by The Australian Jockey
Club Ltd***

Modification MP 07_0092 MOD 1

Modification of Minister's Approval
Section 75W of the
*Environmental Planning and Assessment Act
1979*

April 2010

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1. INTRODUCTION

On 23 November 2009, The Australian Jockey Club (the Applicant) lodged an application to modify MP07_0092 pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* (the Act). The Proponent is seeking that the Turnstile building at Gate 4 and remaining brick wall which were retained in the original approval be demolished.

2. ORIGINAL APPLICATION

On 28 February 2008, the Minister for Planning approved the Major Project for the Stage 1 Works – 2008 upgrade inclusive of the provision of access, public domain and infrastructure works at Royal Randwick Racecourse (RRR), 77 Alison Road, Randwick in the Randwick City Council Local Government Area.

3. DESCRIPTION OF PROPOSED MODIFICATION

The modification seeks permission to demolish the structure known as the Turnstile Building at Gate 4 and adjoining walls which has been surrounded by roadway and parking areas since 2008 and remaining brickwork (Figures 1, 2 and 3).



Figure 1: The Royal Randwick Racecourse Site and Location of Gate 4

NOTE: This aerial photo may not reflect the current layout of the site, or show the completed Stage 1 works.



Figure 2: Turnstile Building, Gate 4, located in front of recently completed Bus-way.



Figure 3: View of Turnstile Building, Gate 4, from eastern side of Alison Road.

4. STATUTORY CONTEXT

Modification of a Minister's approval

The modification application has been lodged with the Director-General pursuant to section 75W of the Act. Section 75W provides for the modification of a Minister's approval including variations to dwelling mix, building layouts.

The proposed modification is consistent with the existing approval granted under Part 3A as it concerns only minor changes with the demolition of the Turnstile Building at Gates 4 and remaining brick wall and will not result in any changes to the approved use, bulk and scale of the development or the public domain.

Environmental Assessment requirements

In this instance, it was not considered necessary to notify the Proponent of environmental assessment requirements pursuant to s.75W(3) as sufficient information was provided to assess the application.

5. CONSULTATION AND EXHIBITION

Under section 75W of the Act, a request for a modification of an approval does not require public exhibition. The proposal involves a minor modification which does not result in any significant adverse impacts on the existing streetscape, the adjoining property owners or the public domain and therefore the application was not publicly exhibited.

In addition, under s.75X(2)(f) of the Act, the Director-General is to make publicly available requests for modifications of approvals given by the Minister. In accordance with clause 8G of the Environmental Planning and Assessment Regulation 2000, the request for the modification was placed on the Department's website.

6. CONSIDERATION OF PROPOSED MODIFICATIONS

The proposed modification seeks to demolish the existing Turnstile Building at Gate 4 and some remaining elements of the brick boundary wall adjoining Alison Road in order to improve the overall design and aesthetics of the entry as a result of recent works to the Entry Plaza / Bus way (Refer to Figures 1, 2 and 3).

It is noted that the original application (MP07_0082) approved the removal of sections of the boundary fencing which were identified as being of greater significance in the heritage assessment than the existing Turnstile Building at Gate 4. Gate 4 has become isolated and de-contextualised by the demolition of the surrounding fencing.

Section 4.3 of Randwick Council Royal Randwick Racecourse DCP (RRR DCP) states:

"To achieve the new infrastructure, crowd management, landscaping and building works, the following components of heritage significance to the Racecourse may need to be adapted (in whole or in part), reconstructed or removed and interpreted (in whole or in part):

- *The Alison Road boundary wall, turnstiles and gateways;"*

It is therefore acknowledged that Council had anticipated that it may be necessary to remove the Turnstile Building at Gate 4 and the adjoining walls, while providing an interpretation of the structure.

The AJC's heritage consultants, Godden Mackay Logan made the following conclusion regarding the Stage 1 works for 2008.

Throughout the Twentieth Century, the functionality of the racecourse site has evolved to meet diverse challenges. ... Functions have come and gone, the form and fabric of many buildings and structures has been adapted and replaced as new uses have demanded change. Such ad hoc changes have gradually impacted the operational needs of the site, with public transport, pedestrian and horse traffic movement increasingly in conflict along Alison Road. Compounded by the recent loss of the original tramway/busway access, this has finally resulted in the need for comprehensive masterplanning of the site and a re-assessment of its heritage values.

Whilst significant adverse impacts would be incurred to create the new entry plaza/busway on Alison Road ... much would also be achieved for the longevity of the Royal Randwick Racecourse through improvements to site access, public safety and site infrastructure and servicing.

The Department believes that the removal of Gate 4 is generally consistent with the approved Stage 1 works for RRR, and so the above heritage conclusion supports the background and programmatic need for the works in this modification. The works to the Alison Road boundary are in the interests of the long-term use and viability of the site, using built and landscape items that are of much greater significance than the significance of Gate 4. In the interests of providing good sight lines for pedestrian and vehicular safety in the area, it is advisable to remove Gate 4 from its existing location. The steel veranda on Gate 4 is noted as not being original and therefore may be removed without any adverse heritage impact.

For these reasons, it is acceptable to remove the former Turnstile Building at Gate 4 and the adjoining walls. It is also required that the Proponent investigate the potential reuse of materials from this structure within the site.

7. CONCLUSION

The Department has assessed the application on its merits and the proposed modification is considered to be reasonable and is supported with amendments to the following conditions, and the addition of a new condition:

(a) The following Condition is amended as follows:

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 (except for the former turnstile building, i.e., ~~Gate 4 and Gate 6~~) and existing Day Stalls to either side of Swab Building, and make good surface.*

(b) The following Condition is amended as follows:

B1 Additional Heritage Details

- (a) Implement measures, where applicable/appropriate, that would further minimise/mitigate any identified and additional impacts to the ~~retained former~~ Turnstile Building at ~~Gate 4 and Gate 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 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.~~

- (c) **The following Condition is amended as follows:**

B7 Landscape Works

- (1): ***Following the demolition of the Turnstile Building at Gates 4 the area is to be reinstated with landscaping that is consistent with the approved landscaping works along the Alison Road frontage and public domain.***

- (d) **The following additional Condition is included as follows:**

B11 Reuse of Existing Materials from Gate 4

The Proponent is to investigate opportunities to relocate and or reuse materials from the structures of the Turnstile Building at Gate 4 within the Royal Randwick Racecourse. In the instance this is not deemed possible, a photographic archival recording of the former Turnstile Building is to be prepared and submitted to the Department in accordance with Heritage Branch guidelines.

Given the above reasons the proposed modification is satisfactory.

8. DELEGATION

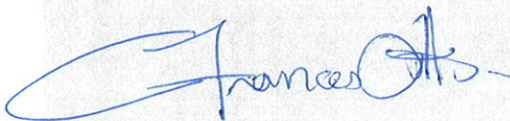
Under the instrument of delegation dated 25 January 2010, the Minister has delegated his functions under section 75W of the Act relating to modifying Part 3A approvals to the Director, Metropolitan Projects.

8. RECOMMENDATION

It is recommended that the Director, Metropolitan Projects in accordance with the Instrument of Delegation issued by the Minister for Planning, on 25 January 2010, pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979*:

- a) approve** the modification, subject to conditions, under section 75W of the *Environmental Planning and Assessment Act 1979*;
- b) sign** the attached Instrument of Modification (**Tag A**); and
- c) sign** the attached letter to inform the applicant accordingly (**Tag B**).

Prepared by:



Catherine Otto
Senior Planning Officer
Metropolitan Projects

Approved by:



Michael Woodland
Director
Metropolitan Projects

7/4/2010