

Secretary's Environmental Assessment Requirements

Section 78A (8A) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	MP10_0098 MOD 2
Proposal Name	Modification to the project approval to revise the stables layout and construct a new equine veterinary centre
Location	Royal Randwick Racecourse, Wansey Road, Randwick
Applicant	Urbis on behalf of the Australian Turf Club (previously Australian Jockey Club)
Date of Issue	4 July 2017
General Requirements	<p>Notwithstanding the key issues specified below, the EA must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> adequate baseline data; consideration of potential cumulative impacts due to other development in the vicinity; and measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EA must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the EP&A Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EA must address the following specific matters:</p> <p>1. Statutory and strategic context</p> <p>The EA shall address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including:</p> <ul style="list-style-type: none"> <i>Environmental Planning and Assessment Act 1979</i>; <i>Protection of the Environment Operations Act 1997</i>; <i>State Environmental Planning Policy (Infrastructure) 2007</i>; <i>State Environmental Planning Policy (State Significant Precincts) 2005</i>; <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>; and <i>Randwick LEP 2012</i>. <p>The EA shall address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> A Plan for Growing Sydney; Draft Central District Plan; RTA Guide to Traffic Generating Developments; <i>NSW Long Term Transport Master Plan 2012</i>; EPA Noise Control Manual; EPA Industrial Noise Policy; NSW Department of Primary Industries Planning for Emergencies – A Guide for Animal Holding Establishments 2007 and NSW Animal Welfare Code of Practice No. 3 – Horses in Riding Centres and Boarding Stables; and NSW Government Floodplain Development Manual 2005. <p>2. Relationship to existing project approval (MP10_0098)</p>

The EA shall:

- demonstrate how the proposed modification can be assessed and determined within the scope of Section 75W of the Environmental Planning and Assessment Act 1979, and in particular demonstrate and address any environmental impacts beyond those already assessed for the concept approval;
- provide a comparative assessment of the proposed modification against the approved scheme (qualitative and quantitative), including comparison plans clearly identifying the proposed amendments in plan and elevation, and provide a rationale for the amendments and an analysis of benefits / impacts, including measures to mitigate any potential impacts; and
- outline and justify any proposed changes to the existing terms of approval, future assessment requirements and commitments.

3. Pre-submission consultation statement

The EA shall describe the pre-submission consultation and community engagement process, issues raised through the consultation process, and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.

4. Built form and urban design impacts

The EA shall demonstrate that the design and visual impact of the development is consistent with the desired future character of Royal Randwick Racecourse and the general locality as described in the relevant planning instruments. The EA should address the following issues:

- siting, height, bulk, scale, form and character of structures and landscape elements including fencing and entry gates;
- visual impacts on views to and from key buildings, structures, spaces, and the site in general;
- visual impacts upon the public domain including views from Alison Road and nearby residential development;
- best practice urban design in relation to design, security, circulation and relationship with the public domain;
- heritage and conservation significance of the individual heritage items on site and potential Aboriginal archaeological elements, surrounding heritage items, and the Conservation Area as a whole; and
- landscape and open space concepts that assist in reducing visual impact, including planting layout and species and water sensitive management / design practices.

5. Noise (construction and operation)

The EA shall:

- identify the main noise generating sources and activities at all stages of construction;
- identify any noise sources during operation, and potential impacts on the surrounding occupiers of land; and
- outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land during construction and operational activities.

6. Transport and accessibility (construction and operation)

The EA shall:

- provide a Traffic and Accessibility Impact Study, considering cumulative traffic generation associated with the range of events and functions available at the Racecourse, including trip generation, any required road / intersection upgrades, access from surrounding streets, including examination of the different options to cope with routine and increased access requirements and distributing access for the proposed stables via other access points on Wansey Road and High Street, access and egress for service and maintenance vehicles, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages;
- an estimate of the travel demand generated by the proposal and an assessment of accessibility by public transport, walking and cycling and the implications of

the proposed development for non-car travel modes (including public transport, walking and cycling) including identification of safe pedestrian links and access to the site. Travel demand management including proposed measures to increase use of non-car transport modes and travel behaviour change initiatives such as travel awareness campaigns and workplace travel planning shall be included;

- detail the traffic and transport impacts (including potential impacts for pedestrians and cyclists) during the construction stage of the project and how these will be mitigated, including the preparation of a Construction Traffic Management Plan;
- identify any potential changes to traffic and access to the site, responding to the final alignment of the CBD and South East Light Rail project, the changing layout of the stables development and any additional traffic the proposal may generate; and
- demonstrate the provision of sufficient on-site car parking and loading for the proposal having regard to local planning controls and RTA guidelines and Australian Standards.

7. Impacts on existing operations during construction

The EA is to outline how the existing race course activities will be managed as a result of construction occurring on site and provide information relating to staging of the proposal. In particular, the EA shall provide details on any proposed temporary structures such as parking or road works.

8. Heritage

A Heritage Impact Statement shall be prepared identifying:

- the potential impacts of the proposed development on any items, areas or places of natural, Aboriginal, historic, industrial or archaeological significance on the site and in the surrounding area in accordance with the requirements of the NSW Heritage Council guidelines and manual;
- any alternative designs and locations that would avoid any negative impacts to the significance of Randwick Racecourse; and
- any areas of potential archaeological significance, and provide a comprehensive historical archaeological assessment in accordance with the requirements of the NSW Heritage Council guidelines and manual.

9. Environmental and residential amenity

The EA shall:

- address any likely solar access, acoustic privacy, visual privacy, view loss, odour and dust issues, and identify mitigation measures necessary to achieve a high level of environmental and nearby residential amenity;
- address the siting of the development in relation to existing significant landscaping on site; and
- address the degree of intensification of the existing use and its impact on surrounding residential uses including any changes to hours of movement / transport of horses and increased capacity.

10. Ecologically Sustainable Development (ESD)

The EA shall:

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *EP&A Regulation 2000*) will be incorporated in the design, construction and ongoing operation of the development; and
- address how the proposal will reflect best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology, and use of renewable energy.

11. Flooding, drainage and surface water management

The EA shall address drainage / flooding issues associated with the development / site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures. The EA shall:

- provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005);

	<ul style="list-style-type: none"> • provide an assessment of any potential contamination of surface waters and drainage infrastructure from waste products proposed to be stored or potentially present on the premises; • provide a detailed analysis of overland flowpaths within the development site, including proposed monitoring activities and methodologies, and measures proposed to minimise any potential adverse impact of the development on properties / infrastructure upstream and downstream of the development site and adjacent to the development site; • provide an assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts; and • identify any proposed water management structures including any swales or detention basins and provide information regarding the size, location, capacity and purpose of any water management structures. <p>12. Groundwater management The EA shall:</p> <ul style="list-style-type: none"> • identify groundwater issues and potential degradation to ground water sources and identify proposed monitoring activities and methodologies, and mitigation measures required to remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users; and • provide details of the presence and distribution of Groundwater Dependent Ecosystems in the vicinity of the site and identify any potential impacts as a result of the proposal, including any potential cumulative impacts, and any mitigation measures required to address identified impacts. <p>13. Environmental health and animal welfare The EA shall:</p> <ul style="list-style-type: none"> • address any likely impacts from noise, vermin, flies, management of waste (solids and waste water) and emergency / biosecurity issues relating to animal evacuation or disposal of animal biosecurity risk; • address the likely impact from animal excreta which may be a nuisance or prejudicial to health; • address the likely impact from hygienic and safe disposal of clinical waste and any other contaminated matter arising from the operation of the premises; and • demonstrate the proposal is consistent with the NSW Animal Welfare Code of Practice No. 3 – Horses in Riding Centres and Boarding Stables. <p>14. Contamination and geotechnical issues Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP 55 and other relevant legislation and guidance. This assessment should also identify any risks / hazards associated with urban salinity and acid sulphate soils.</p> <p>15. Utilities and infrastructure The EA shall:</p> <ul style="list-style-type: none"> • in consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works; and • demonstrate the relationship of the proposals with the Stage 1 infrastructure works for Royal Randwick Racecourse, approved under Major Project Application MP07_0092 and any variations / inconsistencies are to be fully identified.
Plans and Documents	<p>The EA must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>EP&A Regulation 2000</i>. Provide these as part of the EA rather than as separate documents.</p> <p>In addition, the EA must include the following:</p> <ul style="list-style-type: none"> • an existing site survey plan; • a site analysis plan; • a locality / context plan; • architectural drawings;

	<ul style="list-style-type: none"> • a schedule of materials and finishes; • visual impact assessment and view analysis; • shadow diagrams and solar access report; • heritage impact statement; • landscape concept plan; • stormwater concept plan; • integrated water management plan; • waste management / garbage and recycling management plan; • groundwater assessment; • acoustic report; • Plan of Management; • odour assessment and odour management plan; • evacuation and equine-related disease management plan; • lighting assessment; and • construction traffic management plan.
Consultation	<p>During the preparation of the EA, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, and the local community. In particular, you must consult with Randwick City Council.</p> <p>The EA must describe the consultation process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</p>
Further consultation after 2 years	<p>If you do not lodge a development application and EA for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EA.</p>