

# Notice of Modification

## Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

David Gainsford  
**Acting Executive Director**  
**Key Sites and Industry Assessments**

Sydney

2016

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### SCHEDULE 1

**Development Approval:** **MP 10\_0098** granted by the Planning Assessment Commission on 7 February 2011

**For the following:**

Redevelopment of the Stables Precinct including:

- six two-storey stable buildings, each housing 100 horses, sand rolls, wash-bays and accommodation for 10 strappers / stable-hands;
- 12 two-storey mechanical horse walkers (24 machines in total);
- tie-up stalls for 50 visiting horses for Barrier Trials;
- pony enclosure for 20 to 25 ponies;
- exercising facilities including a 'bull ring', parade rings and equine pool;
- parking for some 110 vehicles, comprising 80 permanent and 30 over-flow parking spaces; and
- modifications to the existing vehicle access from Wansey Road, relocating it further north of the existing Wansey Road access.

**Applicant:** Australian Jockey Club Limited

**Consent Authority:** Minister for Planning

**The Land:** Lot 1642 DP 752011, Lot 1588 DP 752011 & Lot 1 DP 130234

**Modification:** **MP 10\_0098 MOD 1:** modification to introduce a construction staging program.

## DEFINITIONS

In this approval the following definitions apply:

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Randwick City Council
DECCW	Department of Environment, Climate Change and Water or its successors
Department	Department of Planning or its successors
Director General	Director General of the Department of Planning, or nominee
DITRD LG	Department of Infrastructure, Transport, Regional Development & Local Government or its successors
EA	Environmental Assessment titled <i>Royal Randwick Racecourse Stables Precinct Redevelopment dated October 2010</i>
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 6pm to 10pm
GFA	Means gross floor area
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval
Minister	Minister for Planning, or nominee
NOW	NSW Office of Water
Project	The project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Schedule 2, Part A, Condition A2
Proponent	Australian Jockey Club Limited, or anyone else entitled to act on this Approval
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build
RRR	Royal Randwick Racecourse
RTA	Roads and Traffic Authority
SACL	Sydney Airport Corporation Limited
SRDAC	Sydney Regional Development Advisory Committee
Statement of Commitments	The proponent's Statement of Commitment in Schedule 3
STA	State Transit Authority
Subject Site	As shown in Figure 2 of Director General's Report for the redevelopment of Stables Precinct
TNSW	Transport NSW

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## SCHEDULE 2

The above approval is modified as follows:

- 1) Condition A1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

**A1. Development Description**

Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 1, and development must be carried out consistently with the Statement of Commitments (attached as Schedule 3).

These conditions of approval do not relieve the proponent of its obligations under the EP&A Act or any other Act.

- 2) Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

**A2. Development in accordance with plans and documents**

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

<b><i>Environmental Assessment Stables Precinct Redevelopment Royal Randwick Racecourse and Appendices prepared by URBIS, October 2010</i></b>			
<b>Architectural (or Design) Drawings prepared by Robertson &amp; Marks Architects</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
PA-01	A	Context/Locality Plan	24 September 2010
PA002	A	Site Analysis Plan	24 September 2010
PA-03	A	Site Plan	24 September 2010
PA-05	A	Site Sections A & B	24 September 2010
PA-06	A	Site Section C	24 September 2010
PA-010	A	Ground Floor Plan – Stable Block	24 September 2010
PA-011	A	First Floor Plan – Stable Block	24 September 2010
PA-012	A	Mezzanine Floor Plan – Stable Block	24 September 2010
PA-013	A	Roof Plan – Stable Block	24 September 2010
PA-014	A	Sections A-A & B-B Stables	24 September 2010
PA-015	A	North & East Elevation – Stable Block	24 September 2010
PA-016	A	South & West Elevation – Stable Block	24 September 2010
PA-018	A	Finishes	24 September 2010
PA-030	A	Farriers, Saddler & Kiosk	24 September 2010
PA-040	A	Tie Up Stalls	24 September 2010
PA-041	A	Pony Enclosure	24 September 2010
PA-050	A	Horse Walkers & Shaving Stall	24 September 2010
<b><u>SK003</u></b>	<b><u>05</u></b>	<b><u>Construction staging program</u></b>	<b><u>06 November 2015</u></b>

3) Condition A2.A is included by the insertion of the **bold and underlined** words/numbers as follows:

**A2.A Development in accordance with the staging plan**

**Construction of the development is to be undertaken generally in accordance with the stages as shown on the Construction Staging Plan and details submitted with the modification request (MP 10 0098 MOD 1), and any reference in this approval to any stage is a reference to the relevant stage as shown on this plan.**

**PART B – PRIOR TO THE CERTIFICATION OF BUILDING WORK**

4) Condition B2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

**B2 Long Service Levy**

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 Council, prior to the issuing of a Construction Certificate **for each stage of the project**, 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 **for that relevant stage**.

5) Condition B3 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

**B3 Acoustic Report**

A report prepared by a suitably qualified and experienced consultant in acoustics shall be submitted to Council prior to a construction certificate being issued for **Stage 3 of** the development (or prior to any acoustic mitigating measures being installed/undertaken, whichever is the earlier), which demonstrates that noise and vibration emissions from the development satisfy the relevant approved acoustics recommendations in report prepared by Arup dated September 2010 number 220880-00 Titled "Australian Jockey Club Stables and Training Facilities Environmental and Residential Amenity, Acoustics" and recommendations and relevant conditions of consent. The report shall also address any break out noise from the venue. The assessment and report must include all relevant fixed and operational noise sources and include assessments from the nearest affected residential properties (namely the nearest sensitive residential receivers any additional proposed acoustic mitigation measures are to be detailed and included in this report.

6) Condition B4 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

**B4 Water and Cooling Systems**

Any Warm water systems and/or Cooling Towers must be designed, installed and maintained in accordance with the requirement of the Public Health Act 1991 (Part 4 Microbial Control) and Regulations. The air handling system cooling tower must be designed, installed and operated in accordance with the relevant requirements of AS/NZS 3666.1 (2002), AS/NZS 3666.2 (2002) and AS/NZS 3666.3 (2000). Details of compliance must be provided with the construction certificate application **for Stage 3 of the development**. Waste water from cooling tower warm water systems are to be discharged to the sewer under a Trade Waste Agreement from Sydney Water.

7) Condition B5 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

**B5 Developer Contributions**

In accordance with Council's Section 94A Development Contributions Plan effective from 2 July 2007, the Applicant must pay to Council the applicable monetary levy, being 1% of the Capital Investment Value of the project. Prior to the issuing of a construction certificate a revised report, prepared at the applicant's cost shall be submitted to Council setting out an estimate of the proposed cost of carrying

out the **relevant stage of the** development for the purposes of clause 25J of the Environmental Planning & Assessment Regulation in order to determine the amount of the monetary levy payable.

Fifty (50) **Ten (10)** percent of the total levy must be paid prior to a construction certificate being issued for **Stage 1 of** the proposed development. **Forty (40) percent of the total levy must be paid prior to construction certificate being issued for Stage 2 of the development.** A bank guarantee for the remaining fifty (50) percent of the levy must also be provided to Council prior to a **any** construction certificate being issued **for Stage 3**. The remaining fifty (50) percent of the levy must then be paid in full to Council within two years of the date of issuing of the **first Stage 3** construction certificate or prior to the issuing of an occupation certificate **for Stage 3** (whichever occurs first).

8) Condition B6 is removed from Part B and relocated to Part E by the deletion of struck out words/numbers as follows:

#### **B6 — Roads and Traffic Authority Requirements**

~~The Alison Road and Wansey Road intersection shall be reconfigured to incorporate a right turn bay on Alison Road northwest approach for vehicles turning right into Wansey Road. Reconfiguration works are likely to involve provision of the right turn bay within the existing carriageway (ie, existing pavement) or require removal of existing on-street parking. The length of the right turn bay shall be based on geometric requirements specified in the RTA's Road Design guide and traffic modelling of the intersection during AM and PM peak periods. The traffic modelling shall consider future traffic generated at the intersection.~~

~~Certified copies of civil design plans for the works on the intersection of Alison Road/Wansey Road/Prince Street shall be submitted to the RTA for consideration and approval prior to the issue release of any Construction Certificate for the proposed development.~~

~~The civil design plans shall be designed in accordance with RTA's Road Design Guide, the RTA's and other Australian Codes of Practice and endorsed by a suitably qualified chartered Engineer (ie., who is registered with the Institute of Engineers, Australia).~~

~~The proponent shall enter into a minor Work Authorisation Deed (WAD) for the civil works to reconfigure the Alison Road and Wansey Road intersection. The WAD shall be executed prior to the RTA's assessment of the detailed civil design plans for the reconfiguration works.~~

~~Community consultation for the required reconfiguration works for the intersection of Alison Road/Wansey Road/Prince Street shall be undertaken by the developer to the satisfaction of Randwick City Council.~~

~~A demolition and Construction Traffic Plan detailing construction vehicle routes, numbers of trucks, hours of operation, access arrangements and traffic control shall be submitted to Randwick City Council prior to issue of a construction certificate.~~

~~All works associated with the proposed development shall be at no cost to the RTA.~~

9) Condition B7 is removed from Part B and relocated to Part E by the deletion of struck out words/numbers as follows:

#### **B7 — Wansey Road Accessway**

~~The Wansey Road driveway access point to the development must be restricted to "LEFT TURN ONLY – VEHICLES UNDER 6M EXCEPTED". Traffic islands and RTA approved regulatory signage, preventing larger type vehicles from turning right out of the site and turning left into the site, must be provided centrally on Wansey Road, opposite the vehicular entrance.~~

~~The Wansey Road access driveway is to be designed as a driveway and not a road. To maximise protection for pedestrians and cyclist, the access point is to include "STOP" control treatment (pavement marking and regulatory signs) within the property boundary for vehicles exiting the development.~~

~~Certified detailed civil design plan of the entry/exit point of proposed new Stables, including proposed traffic control devices and regulatory signage on Wansey Road, must be provided to Randwick City~~

Council for referral to, and approval by, the Randwick Traffic Committee, to the satisfaction of Council's Director City Services prior to issue of a the relevant construction certificate for Stage 3 of the proposed development. The detailed design must also include an autoTURN simulation of the largest possible vehicle likely to access the development entering and leaving the development in a forward direction.

All works associated with the restrictions should be fully funded by the applicant at no cost to Council or the RTA.

- 10) Condition B8 is removed from Part B and relocated to Part E by the deletion of struck-out words/numbers as follows:

**~~B8 — Wansley Road and Alison Road Pedestrian Safety~~**

~~In view of the expected increase of traffic at the intersection of Alison Road and Wansley Road, the Wansley Road approach at this intersection must be redesigned and reconstructed in the interest of improving traffic and pedestrian safety. Redesign and reconstruction works are likely to include alterations to the approach alignment (throttling the mouth of the intersection and adjusting the junction so it meets Alison Road at right angles) and the provision of a pedestrian refuge traffic island at the intersection. Additionally, the lane assignment of the Wansley Road approach to Alison Road should be two lanes for the vehicles to egress Wansley Road into Alison Road (left lane to be pavement marked left turn arrow and right lane to be pavement marked with right/ through arrow) and one lane for vehicles to access Wansley Road from Alison Road.~~

~~The applicant shall liaise with Randwick City Council's Manager Integrated Transport to obtain Council's design Certified detailed civil design plans, prepared in accordance with the RTA's Road Design Guide, RTA's technical direction 2002/10 Pedestrian Refuges and Council specifications, shall be submitted to Randwick City Council for consideration and approval by the Randwick Traffic Committee, and to the satisfaction of Council's Director City Services, prior to issue of a the relevant construction certificate. The detailed design should include autoTURN simulations of the largest possible vehicle likely to access/ egress Wansley Road from/to Alison Road.~~

All works associated with the redesign and reconstruction must be fully funded by the applicant at no cost to Randwick City Council or the RTA.

- 11) Condition B9 is removed from Part B and relocated to Part E by the deletion of struck-out words/numbers as follows:

**~~B9 — Wansley Road Pedestrian Refuge~~**

~~As staff of the new Stables Precinct will primarily access the Royal Randwick Shopping Centre and the Belmore Road Shopping Precinct via Arthur Street, and to improve pedestrian safety along this pedestrian desire line, a pedestrian refuge island must be constructed in Wansley Road, just north of Arthur Street. The pedestrian refuge islands must also be designed to perform the function of a traffic calming device (featuring kerb build outs and 3.0m wide traffic lanes), aimed at further discouraging larger vehicles from travelling on Wansley Road, south of the development's driveway access.~~

~~The pedestrian refuge is to be designed in accordance with the RTA's technical direction 2002/10 Pedestrian Refuges. Certified copies of the civil design plans shall be submitted to Randwick City Council, for referral to, and approval by, the Randwick Traffic Committee, to the satisfaction of Council's Director City Services, prior to issue of a the relevant construction certificate for Stage 3 of the proposed development.~~

All works associated with the design and construction of a pedestrian refuge at this location must be fully funded by the applicant at no cost to Randwick City Council or the RTA.

- 12) Condition B10 is amended by the insertion of the **bold and underlined** words/numbers and deletion of struck-out words/numbers as follows:

**B10 Bicycle Parking**

Twenty (20) bicycle parking spaces must be provided within the proposed development. The bicycle parking facilities must be secured with the inclusion of end of trip facilities (showers, lockers and changing facilities). The bicycle facilities are to be designed and installed in accordance with AS 2890.3 – Bicycle Parking Facilities (1993) and current best practice guides/ standards. Design details shall be submitted to Randwick City Council for approval prior to issue of a **any** construction certificate **for Stage 3 of the development**.

All works associated with the design and construction of a pedestrian refuge at this location must be fully funded by the applicant at no cost to Randwick City Council or the RTA.

13) Condition B13 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **B13 Disabled Access**

Access and facilities for people with disabilities must be provided to new buildings and new building work, in accordance with the relevant provisions of the Building Code of Australia, to the satisfaction of the Certifying Authority and details are to be provided with the **relevant** Construction Certificate application **for Stage 3 of the development**.

14) Condition B14 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **B14 Sydney Water – Notice of Requirements**

An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, Section 73 of the *Sydney Water Act 1994* (Compliance Certificate) prior to certification of any building works **for Stage 2 and prior to certification of any building works for Stage 3 at the development**.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the “Your Business” section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then follow the “e-Developer” icon or telephone 13 20 92 for assistance.

Following application a “Notice of Requirements” will advise of water and sewer extensions to be built and charges to be 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.

15) Condition B17 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **B17 Service Authority Issues**

Documentary evidence from the relevant public utility authorities confirming that their requirements **for the entire development** have been satisfied, must be submitted to the certifying authority prior to a **any** construction certificate being issued for **Stage 2 of** the development.

Any electricity substation required for the site as a consequence of this development shall be located within a residential site, (i.e. not in any road reserve or recreational area), 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 a~~ Construction Certificate **for Stage 2** to determine whether or not an electricity substation is required for the **entire** development.

16) Condition B18 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **B18 Drainage and associated infrastructure**

The floor level of all habitable and storage areas shall be a minimum of 500 millimetres above the calculated 1 in 100 year flood level or suitable waterproofed up to this same level. Similarly any basement level must be protected from stormwater inundation to a minimum height of 500mm above the calculated 1 in 100 year flood level. The plans submitted for any Construction Certificate **for Stage 2** shall demonstrate compliance with this requirement and must be certified by the applicant’s drainage consultant.

All windows, vents and other openings into the basement areas must be located at least 500 mm above the determined 1 in 100 year flood level. The plans submitted for the Construction Certificate shall demonstrate compliance with this requirement.

The level of any open carspace shall be a minimum of 150mm above the calculated 1 in 100 year flood level. The Construction Certificate Application shall demonstrate compliance with this requirement.

The proposed internal roadways, drainage easements and overland flow routes through/around the development site shall be designed to drain the 1 in 100 year storm event and to consider personal and structure safety and the hazard factor, (product of velocity and depth of flow). This safety factor shall not exceed a value of 0.4 at any location (i.e.  $VD < 0.4$ ). The Construction Certificate must document how these requirements are to be met.

All 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 certificate confirmation 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.

17) Condition B19 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **B19 Waste management**

Prior to the issuing of a construction certificate **for each stage of construction** the applicant is to submit to Council and have approved by 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~~ **that stage of 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 doting

18) Condition B20 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **B20 Landscape and tree management**

Landscaping works at the site shall be installed generally in accordance with the Landscape Concept Plan by AECOM, drawing no. L-101, project no. 10503376, issue B, dated 30/09/10, as well as all other additional details contained in Appendix H of the Environmental Assessment in relation to Major Development Application MP 10-0098, for the Royal Randwick Racecourse Stables Precinct Development, dated October 2010.

Prior to the issue of a Construction Certificate **for Stage 3 of the development**, the Concept Plan must be developed further into more detailed landscape plans and specifications, which must be submitted to, and be approved by, the Certifying Authority, and will need to comply with the following:

- a. All trees on Council land external to the site, being those on either the Wansey or Alison Road frontages, must be retained and remain unaffected by the proposed works, other than those identified in clause C18, with all plans needing to show their location and the extent of their canopies/driplines, with suitable protection measures to be implemented by the site Arborist as part of the overall Tree Management Plan at this site.
- b. A planting plan at a scale of 1:100 or 1:200 indicating the location of all proposed planting and existing trees to be retained, with all plants to shown at their mature size.
- c. A planting schedule which lists all plants by botanic & common names, as well as quantities, spacings, pot/bag size at the time of planting, size at maturity (height & spread), proposed staking methods or maintenance practices such as shaping/hedging where applicable.

- d. Consideration should be given to the incorporation of either prominently flowering native trees or exotic species as accent/features, which will offer seasonal colour variations either through foliage and/or flower displays, as currently provided by the Jacaranda's.
- e. All new trees must be a minimum of 45 litres (pot/bag size at the time of planting), and shall be located with consideration for maximising their screening potential, both for surrounding residents to the east, as well as within the Racecourse, when viewed from the western side of the site, with a suitable mixture of semi-advanced and super-advanced trees, being 100-400 litre bag size at the time of planting to be used.
- f. The association between all proposed trees and their future surrounds must be considered, such as drainage patterns, roadways, pathways, buildings and aspect, and must be planted a minimum distance of 2.5 metres from any physical part of any building.
- g. In order to maintain visual screening of the new Stable Buildings from both the roadway and for those residents in either Wansey or Alison Road, additional trees using those species which already exist in these areas, being *Ficus microcarpa 'Hillii'* (Hills Weeping Fig) or *Ficus macrophylla* (Moreton Bay Fig) shall be used along both frontages to provide a continuous canopy cover.
- h. Additional notation showing soil and mulch details, irrigation details, edging, paving, fencing details, surface finishes, retaining wall details, and any other landscape elements in sufficient detail to fully describe the proposed landscape works.
- i. Sectional elevations through the site showing the existing and proposed groundlines, building elevations, and mature height of proposed planting.
- j. 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. Planter box details shall be submitted with the detailed landscape plans.
- k. In order to reduce the amount of storm-water generated by the site, as well as to recharge groundwater supplies, porous/permeable paving shall be used in all hard surfacing not over slab.
- l. Separate planting plans, plant schedules and details/sections shall be submitted for the proposed Wetland/Detention Ponds and road verge plantings.
- m. 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.
- n. Any substation required shall be screened from view. The proposed location, elevation and screening method shall be shown, and must also comply with the relevant authority's requirements for access/clearance.

Upon completion of landscape works, and prior to the issue of a Final Occupation Certificate, documentary evidence is to be obtained from a suitably qualified professional in the Landscape/Horticultural industry (must be a registered member of either AILDM or AILA), which shall be submitted to, and be approved by, the PCA, which certifies that the landscaping has been completed in accordance with the approved plans and relevant conditions of development consent. The property owner is responsible for implementing suitable strategies to ensure that this landscaping is maintained in accordance with the approval and in a healthy and vigorous state until maturity.

19) Condition B21 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck out~~ words/numbers as follows:

## B21 Drainage Works

Prior to lodging a Construction Certificate **for Stage 2 of the development**, the applicant must undertake a detailed investigation and survey of all Council owned/controlled stormwater infrastructure within the Stables Precinct. The proposed development must either be suitably designed so as to allow free and unimpeded access to Council's existing drainage infrastructure or alternatively the pipelines must be relocated /reconstructed clear of any structures.

All relocated / reconstructed drainage pipelines/culverts must be designed to discharge stormwater flows generated by the critical 1 in 20 year ARI storm event. Full design details must be submitted to Council for approval, and be approved, prior to lodgement of ~~the~~ a Construction Certificate **for Stage 2**.

Engineering calculations and plans with levels reduced to Australian Height Datum in relation to site drainage for the proposed residential developments, (i.e. excluding roads and reserves to be dedicated to Council), shall be submitted to and approved by the certifying authority prior to a construction certificate being issued. A copy of the engineering calculations and plans are to be forwarded to Council, prior to a construction certificate **for Stage 2** 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 (i.e. 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.

All stormwater run-off naturally draining to the site must be collected and discharged through this property's stormwater system.

The internal stormwater drainage system must be suitably designed such that stormwater discharge from the development site for all storms up to the 1 in 20 year storm event does not exceed that which would occur for the 1 in 10 year storm 1 hour duration for the existing site conditions. The **Stage 2 and 3** Construction Certificate applications must demonstrate compliance with this requirement. Compliance with this condition is likely to require the applicant to either construct a new onsite stormwater detention system or to modify the existing onsite stormwater detention systems. Full details of the proposed onsite

stormwater detention system must be forwarded to Council, (should Council not be the Certifying Authority) prior to the issuing of a Construction Certificate **for Stage 2 of the proposed development**.

20) Condition B22 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **B22 Heritage**

Prior to a construction certificate being issued **for Stage 2 of the development**:

- (a). A Heritage Management Plan shall be prepared as a supplement to the existing Construction Management Plan which clearly identifies the measures to be undertaken to manage heritage impacts.
- (b). Statements of Heritage Impact (SoHI) shall be prepared for all heritage items directly impacted by the proposed development. These documents shall be prepared according to the NSW Heritage Council guidelines. These documents shall inform the preparation of a Heritage Management Plan (HMP) for the project such that each SoHI shall be prepared before the completion of a HMP. The SoHI shall demonstrate a clear understanding of the impact of the proposed development upon all heritage items within the Stables Precinct before the management measures are developed.
- (c). A Revised Interpretation Strategy which builds on the existing strategy prepared by GML 2007. The strategy should provide appropriate interpretation of the site and its use over time.
- (d). A baseline European (Non-Indigenous) Archaeological Assessment should be prepared prior to any excavation works to identify any areas of potential European archaeological relics.

### **PART C – PRIOR TO CONSTRUCTION**

21) Condition C7 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **C7 Heritage Item Management**

The Proponent shall prepare a Non-Indigenous Heritage Management Plan for the approval of the consent authority as a supplement to the Construction Environmental Management Plan **prior to the commencement of Stage 2 works**. That document shall include details of all procedures to be implemented during the **Stage 2 and 3** works to manage impacts to non-Indigenous heritage items and non-indigenous archaeology.

A specialist heritage manager or heritage consultant shall be nominated for the **Stage 2 and 3** works. The consultant shall have appropriate qualifications and experience commensurate with the scope of the Major Project works. The name and experience of this consultant shall be submitted to the consent authority for approval prior to commencement of **Stage 2** works. The heritage consultant shall advise on the detail design resolution of new works, undertake on site heritage inductions, and shall inspect new works, design and installation of services (to minimise impacts on significant fabric and views) and manage the implementation of the conditions of approval for the Project.

All construction contractors, subcontractors and personnel are to be inducted and informed by the nominated heritage consultant prior to commencing work on site (**other than Stage 1 work**) as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW.

All buildings, structures, landscape elements area areas identified as having moderate, high or exceptional significance to be retained are to be adequately protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed.

Statements of Heritage Impact will be prepared for all heritage items directly impacted by the proposed development (i.e. Swab Building; Official Stand). They will be prepared according to the NSW Heritage Council guidelines. These documents will inform the preparation of a Heritage Management Plan (HMP) for the project. It is imperative that the SoHIs are prepared before the completion of a HMP. The nature of the impact must be clearly understood before the management measures can be developed.

Photographic and archival recording of all buildings, structures, landscape elements area areas identified as having moderate, high or exceptional significance, as identified in the specialist reports prepared as part of the Environmental Assessments for the project, is to be undertaken prior to the commencement of any construction activity. Recording is to be completed in accordance with the Guidelines issued by the Heritage Council of NSW. Copies of these photographic recordings should be made available to the Heritage Office, Department of Planning, and also to the Local Studies Library and to Randwick City Council.

A report by the nominated heritage consultant/s (illustrated by works' photographs) shall be submitted to the consent authority for approval within 6 months of the completion of the works which describes the work, any impacts/damage and corrective works carried out.

22) Condition C8 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

### **C8 European Archaeological Heritage Management**

The Proponent shall submit a baseline European (Non-Indigenous) Archaeological Assessment and Archaeological Management Plan for the approval of the consent authority as a supplement to the Construction Environmental Management Plan **prior to the commencement of Stage 2 works**. That document shall include details of all procedures to be implemented during the works to manage impacts to non-indigenous heritage items and non-indigenous archaeology, including recommendations for the appointment of a specialist heritage manager or heritage consultant should that the Archaeological Assessment conclude that to be necessary.

All affected historical archaeological sites of Local and State significance identified in the baseline European (Non-Indigenous) Archaeological Assessment are to be subject to professional archaeological excavation and/or recording before construction works commence. A Research Design including an Archaeological Excavation Methodology must be prepared in accordance with Heritage Council guidelines prior to excavation. Those documents should be prepared for the approval of the consent authority.

All construction contractors, subcontractors and personnel are to be inducted and informed by the nominated Archaeologist prior to commencing work on site (**other than Stage 1 work**) as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW.

After archaeological works are undertaken, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, the Local Studies Library and Randwick City Council. The proponent shall also be required to nominate a repository for the relics salvaged from any historical archaeological excavations. The information within the final excavation report shall be required to include the following:

- An executive summary of the archaeological programme;
- Due credit to the client paying for the excavation, on the title page;
- An accurate site location and site plan (with scale and north arrow);
- Historical research, references, and bibliography;
- Detailed information on the excavation including the aim, the context for the excavation, procedures, treatment of artefacts (cleaning, conserving, sorting, cataloguing, labelling, scale photographs and/or drawings, location of repository) and analysis of the information retrieved;
- Nominated repository for the items;
- Detailed response to research questions (at minimum those stated in the Department of Planning approved Research Design);
- Conclusions from the archaeological programme. This information must include a reassessment of the site's heritage significance, statement(s) on how archaeological investigations at this site have contributed to the community's understanding of the Site and other Comparative Site Types and recommendations for the future management of the site;
- Details of how this information about the excavations have been publicly disseminated (for example, include copies of press releases, public brochures and information signs

produced to explain the archaeological significance of the sites).

23) Condition C10 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **C10 Heritage Interpretation Strategy**

An Interpretation Strategy will be prepared in accordance with Heritage Council guidelines prior to the commencement of **Stage 2** works for approval by the consent authority. In particular this will outline how heritage significance to be lost will be interpreted within the site.

24) Condition C12 is removed from Part C and relocated to Part E by the deletion of ~~struck-out~~ words/numbers as follows:

#### ~~**C12 RTA requirement – Alison and Wansey Road Intersection reconfiguration**~~

~~The RTA fees for administration, plan checking, civil works inspection and project management for required reconfiguration of the Alison Road and Wansey Road intersection shall be paid by the proponent prior to the commencement of the relevant works.~~

25) Condition C14 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **C14 Contamination**

Prior to ~~above-ground~~ **Stage 2** works commencing for the development, a detailed site contamination investigation must be undertaken by an independent appropriately qualified environmental consultant in order to provide information on land and ground water contamination and migration in relation to past and current activities and uses that may have occurred on the site.

The report is to be prepared in accordance with Council's Contaminated Land Policy 1999 and relevant Guidelines made or approved by the NSW Department of Environment and Conservation (formerly EPA), including the Guidelines for Consultants Reporting on Contaminated Sites and the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999. Also, as detailed in the Planning Guidelines to SEPP 55 – Remediation of Land, the report is to assess the nature, extent and degree of contamination upon the land. The detailed site contamination report must be sufficiently detailed and be submitted to and accepted by Council's Manager of Health, Building & Regulatory Services prior to issuing a construction certificate for the development.

Should the Detailed Site Investigation Report demonstrate that the land and groundwater is not contaminated, the conclusion to the report must clearly state that 'the land is suitable for its intended land use, posing no immediate or long term risk to public health or the environment and is fit for occupation by persons, together with clear justification for the statement. The report must demonstrate that any site contamination satisfies the relevant criteria in the National Environment Protection (Assessment of Site Contamination) Measure 1999.

Should the Detailed Site Investigation Report identify that the land is contaminated and the land requires remedial works to meet the relevant criteria in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999, the following matters must be complied with:-

- a) A Remediation Action Plan (RAP) is required to be prepared and be submitted to Council prior to commencing remediation works.
- b) The RAP is to be prepared in accordance with the relevant Guidelines made or approved by NSW Department of Environment and Conservation (DEC), including the Guidelines for Consultants Reporting on Contaminated Sites.
- c) This RAP is to include procedures for the following:
- d) Excavation of Hydrocarbon-contaminated soil,
- e) Validation sampling and analysis,
- f) Prevention of cross contamination and migration or release of contaminants,

- g) Site management planning,
- h) Ground water remediation, dewatering, drainage, monitoring and validation,
- i) Unexpected finds.
- j) Remediation works shall be carried out in accordance with the requirements of the Contaminated Land Management Act 1997, environmental planning instruments applying to the site, guidelines made by the NSW Department of Environment and Conservation and Department of Infrastructure Planning & Natural Resources, Randwick City Council's Contaminated Land Policy 1999 and the Protection of the Environment Operations Act 1997.
- k) The site remediation including ground water must fully comply with all relevant Commonwealth and State Legislation, Regulations and Standards.
- l) Any fill importation to the site is to be monitored and classified by an independent appropriately qualified environmental consultant. Only 'Virgin Excavated Natural Material' (VENM) is to be imported to the site, as defined within the NSW EPA 'Environmental Guidelines; Assessment, Classification and management of Liquid and Non-Liquid Wastes. 1999'.
- m) A Site Remediation Management Plan must be prepared prior to the commencement of remediation works by a suitably qualified environmental consultant and be implemented throughout remediation works. A copy is to be forwarded to Council. The Site Remediation Management Plan shall include measures to address the following matters:
  - general site management, site security, barriers, traffic management and signage hazard identification and control
  - worker health & safety, work zones and decontamination procedures
  - cross contamination site drainage and dewatering
  - air and water quality monitoring disposal of hazardous wastes
  - contingency plans and incident reporting, and details of provisions for monitoring implementation of remediation works including details of the person/consultant responsible.
- n) The works shall not give rise to environmental pollution or public nuisance or, result in an offence under the Protection of the Environment Operations Act 1997 or NSW Occupational Health & Safety Act (2000) & Regulations (2001).

The site 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) a suitably qualified Environmental Consultant upon completion of the remediation works.

In relation to any asbestos contamination, a comprehensive remediation strategy and remedial action plan must be developed, to the satisfaction of NSW Department of Health or other suitably qualified and experienced specialist to the satisfaction.

The remediation strategy and remedial action plan must demonstrate that the land will be remediated in accordance with relevant guidelines (if any) and to a level or standard where no unacceptable health risk remains from asbestos exposure, which shall be verified upon completion of the remediation works to the satisfaction of the suitably qualified and experienced specialist .

The applicant is to engage the services of a suitably qualified environmental consultant to respond to enquiries and complaints made by the community or Council in relation to contamination, remediation and construction site management matters.

A specific contact number is to be made available for such enquiries and complaints (including an after-hours emergency contact number) and a complaints register is to be maintained to record all such enquiries, complaints and actions taken in response to same, which is to be made available to Council officers upon request.

Hazardous or intractable wastes arising from the demolition process being removed and disposed of in accordance with the requirements of WorkCover NSW and the Environment Protection Authority, and with the provisions of:

- *New South Wales Occupational Health and Safety Act, 2000;*
- *The Occupational Health and Safety (Hazardous Substances) Regulation 2001;*
- *The Occupational Health and Safety (Asbestos Removal Work) Regulation 2001;*
- *Protection Of the Environment Operations Act 1997 (NSW) and*
- *Environment Protection Authority's Environmental Guidelines; Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999).*

The works shall not give rise to environmental pollution or public nuisance or, result in an offence under the Protection of the Environment Operations Act 1997 or NSW Occupational Health & Safety Act (2000) & Regulations (2001).

## **PART E –PRIOR TO OPERATIONS**

26) Condition E2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

### **E2 Alison Road and Wansey Road Intersection Reconfiguration**

The required reconfiguration works for the Alison Road and Wansey Road intersection shall be fully constructed and operational (**or otherwise delivered to the satisfaction of the RMS**) prior to the release of the Occupation Certificate.

**Certified copies of civil design plans for the works on the intersection of Alison Road/Wansey Road/Prince Street shall be submitted to the RTA for consideration and approval prior to the issue release of a relevant Occupation Certificate for Stage 3 of the proposed development.**

**The civil design plans shall be designed in accordance with RTA's Road Design Guide, the RTA's and other Australian Codes of Practice and endorsed by a suitably qualified chartered Engineer (ie., who is registered with the Institute of Engineers, Australia).**

**The plans are to be designed in consultation with TfNSW to ensure that the works are compatible with the CSELR approval.**

**The RTA fees for administration, plan checking, civil works inspection and project management for required reconfiguration of the Alison Road and Wansey Road intersection shall be paid by the proponent prior to the commencement of the relevant works.**

**The proponent shall enter into a minor Work Authorisation Deed (WAD) for the civil works to reconfigure the Alison Road and Wansey Road intersection. The WAD shall be executed prior to the RTA's assessment of the detailed civil design plans for the reconfiguration works.**

**Community consultation for the required reconfiguration works for the intersection of Alison Road/Wansey Road/Prince Street shall be undertaken by the developer to the satisfaction of Randwick City Council.**

**A demolition and Construction Traffic Plan detailing construction vehicle routes, numbers of trucks, hours of operation, access arrangements and traffic control shall be submitted to Randwick City Council prior to issue of the relevant Occupation Certificate for Stage 3 of the proposed development.**

**All works associated with the proposed development shall be at no cost to the RTA.**

27) Condition E9 is added by the insertion of **bold and underlined** words / numbers as follows:

**E9      Wansey Road Accessway**

**The Wansey Road access driveway must be constructed prior to the occupation certificate being issued for the site. The Wansey Road driveway access point to the development must be restricted to "LEFT TURN ONLY - VEHICLES UNDER 6M EXCEPTED". Traffic islands and RTA approved regulatory signage, preventing larger type vehicles from turning right out of the site and turning left into the site, must be provided centrally on Wansey Road, opposite the vehicular entrance.**

**The Wansey Road access driveway is to be designed as a driveway and not a road. To maximise protection for pedestrians and cyclist, the access point is to include "STOP" control treatment (pavement marking and regulatory signs) within the property boundary for vehicles exiting the development.**

**The plans are to be designed in consultation with TfNSW to ensure that the works are compatible with the CSELR approval.**

**Certified detailed civil design plan of the entry/exit point of proposed new Stables, including proposed traffic control devices and regulatory signage on Wansey Road, must be provided to Randwick City Council for referral to, and approval by, the Randwick Traffic Committee, to the satisfaction of Council's Director City Services prior to issue of the relevant construction certificate for the driveway. The detailed design must also include an autoTURN simulation of the largest possible vehicle likely to access the development entering and leaving the development in a forward direction.**

**All works associated with the restrictions should be fully funded by the applicant at no cost to Council or the RTA.**

28) Condition E10 is added by the insertion of **bold and underlined** words / numbers as follows:

**E10      Wansey Road and Alison Road Pedestrian Safety**

**In view of the expected increase of traffic at the intersection of Alison Road and Wansey Road, the Wansey Road approach at this intersection must be redesigned and reconstructed in the interest of improving traffic and pedestrian safety prior to an occupation certificate being issued for the site. Redesign and reconstruction works are likely to include alterations to the approach alignment (throttling the mouth of the intersection and adjusting the junction so it meets Alison Road at right angles) and the provision of a pedestrian refuge traffic island at the intersection. Additionally, the lane assignment of the Wansey Road approach to Alison Road should be two lanes for the vehicles to egress Wansey Road into Alison Road (left lane to be pavement marked left turn arrow and right lane to be pavement marked with right/ through arrow) and one lane for vehicles to access Wansey Road from Alison Road.**

**The applicant shall liaise with Randwick City Council's Manager Integrated Transport to obtain Council's design Certified detailed civil design plans, prepared in accordance with the RTA's Road Design Guide, RTA's technical direction 2002/10 Pedestrian Refuges and Council specifications, shall be submitted to Randwick City Council for consideration and approval by the Randwick Traffic Committee, and to the satisfaction of Council's Director City Services, prior to issue of a construction certificate for the roadworks. The detailed design should include autoTURN simulations of the largest possible vehicle likely to access/ egress Wansey Road from/to Alison Road.**

**The plans are to be designed in consultation with TfNSW to ensure that the works are compatible with the CSELR approval.**

**All works associated with the redesign and reconstruction must be fully funded by the applicant at no cost to Randwick City Council or the RTA.**

29) Condition E11 is added by the insertion of **bold and underlined** words / numbers as follows:

**E11 Wansey Road Pedestrian Refuge**

**As staff of the new Stables Precinct will primarily access the Royal Randwick Shopping Centre and the Belmore Road Shopping Precinct via Arthur Street, and to improve pedestrian safety along this pedestrian desire line, a pedestrian refuge island must be constructed in Wansey Road, just north of Arthur Street prior to an occupation certificate being issued for the site. The pedestrian refuge islands must also be designed to perform the function of a traffic calming device (featuring kerb build-outs and 3.0m wide traffic lanes), aimed at further discouraging larger vehicles from travelling on Wansey Road, south of the development's driveway access.**

**The pedestrian refuge is to be designed in accordance with the RTA's technical direction 2002/10 Pedestrian Refuges. Certified copies of the civil design plans shall be submitted to Randwick City Council, for referral to, and approval by, the Randwick Traffic Committee, to the satisfaction of Council's Director City Services, prior to issue of a construction certificate for the pedestrian refuge.**

**The plans are to be designed in consultation with TfNSW to ensure that the works are compatible with the CSELR approval.**

**All works associated with the design and construction of a pedestrian refuge at this location must be fully funded by the applicant at no cost to Randwick City Council or the RTA.**

**SCHEDULE 3**

**STATEMENT OF COMMITMENTS**

<b>Subject</b>	<b>Commitments</b>	<b>Timing</b>																
<b>Section 94 Contributions</b>	<p>Section 94 Contributions are to be made in accordance with the following formula, derived from the Randwick Section 94 Developer Contribution Plan 2007:</p> <p><b>1% x Total cost of carrying out development</b></p>	<p><del>Prior to issue of Construction Certificate</del></p> <p>As per condition B5</p>																
<b>Residential Amenity – Light Spill</b>	<p>The proponent agrees to the following measures and actions recommended in the from Arup Environmental and Residential Amenity, Light Spill Report (September 2010), with regards to minimising light spill:</p> <table border="1"> <thead> <tr> <th><b>Technical Parameter</b></th> <th><b>Maximum Permissible Value</b></th> <th><b>Calculated Value</b></th> <th><b>Compliant</b></th> </tr> </thead> <tbody> <tr> <td>Light Trespass</td> <td>10 lux</td> <td>0.54 lux</td> <td></td> </tr> <tr> <td>Luminous Intensity</td> <td>1000 cd</td> <td>0 cd</td> <td></td> </tr> <tr> <td>Threshold Increment</td> <td colspan="2">Luminaires have minimum viewing angels from Wansey Road</td> <td></td> </tr> </tbody> </table> <p>Lighting Parameters for the Stables Precinct, extracted from Arup <i>Environmental and Residential Amenity, Light Spill</i> Report, Sept 2010.</p> <p>Design detail of lighting shall meet the above specifications.</p>	<b>Technical Parameter</b>	<b>Maximum Permissible Value</b>	<b>Calculated Value</b>	<b>Compliant</b>	Light Trespass	10 lux	0.54 lux		Luminous Intensity	1000 cd	0 cd		Threshold Increment	Luminaires have minimum viewing angels from Wansey Road			<p>Prior to issue of <b><u>the relevant</u></b> Construction Certificate</p>
<b>Technical Parameter</b>	<b>Maximum Permissible Value</b>	<b>Calculated Value</b>	<b>Compliant</b>															
Light Trespass	10 lux	0.54 lux																
Luminous Intensity	1000 cd	0 cd																
Threshold Increment	Luminaires have minimum viewing angels from Wansey Road																	
<b>Residential Amenity – Odour and Dust</b>	<p>The proponent agrees to implement the following odour and dust management measures during the operating of the stable and training facilities:</p>	<p>Prior to issue of the Construction Certificate.</p>																

<b>Management</b>	<ul style="list-style-type: none"> <li>▪ Establishing an odour complaints line.</li> <li>▪ Maintaining and enhancing existing vegetation buffers along precinct boundaries.</li> <li>▪ A dedicated enclosed waste area is proposed for manure and stable bedding waste prior to removal.</li> <li>▪ Waste is to be removed in accordance with the Waste Management Plan</li> <li>▪ Seal or vegetate surfaces wherever possible.</li> <li>▪ Hose down unsealed areas during windy and dry conditions.</li> <li>▪ Keep dust suppressing equipment on site at all times.</li> <li>▪ Clean tracks that have dust transfer as soon as possible.</li> </ul> <p>An Operational Management Plan which will adopt these mitigation measures shall be prepared.</p>	
<b>Landscape Design and Tree Preservation</b>	<p>The Proponent agrees to the following measures and actions recommended in the Arborist Report prepared by Earthscape Horticultural Services dated September 2010:</p> <ol style="list-style-type: none"> <li>1. <i>The following Tree Management Plan (Appendix 2) should be implemented to ensure the long term survival of all trees within the site to be retained as part of the development</i></li> <li>2. <i>In order to minimise adverse impact on Trees 7, 8, 9, 10, 11, 12 &amp; 13, consideration should be given to placement of the road pavement and kerb above grade to avoid excavations within the TPZ (refer Figure 1). Consideration should also be given to a permeable type pavement surface to maximise water infiltration to the underlying root zone. Drainage works, including pits and pipelines, should be placed outside the recommended Minimum Setback Distance (refer Appendix 5) where possible</i></li> <li>3. <i>Demolition of the existing asphalt pavement and stables buildings within the TPZ's of T20, T21, T22, T23 &amp; T24 (all Hill's Figs) should be carried out in accordance with Section 14.18</i></li> <li>4. <i>Any required pruning of T11, T12 or T13 to accommodate the proposed new building should be undertaken in accordance with Section 14.17.</i></li> </ol>	<p>Prior to and during construction</p>
<b>Ecologically Sustainable Development</b>	<p>The Proponent agrees to design the stable and training facilities in accordance with the key operational ESD principles outlined in the Ecological Sustainable Design Report prepared by Arup dated September 2010 (Issue 2), including:</p> <ol style="list-style-type: none"> <li>1. <i>Rainwater harvesting from the stable roofs will be captured in six 30,000L tanks to be used on-site for WC flushing, horse wash, wash down and pool top up.</i></li> <li>2. <i>On site detention will be provided to offset discharge to municipal stormwater during peak rain periods.</i></li> <li>3. <i>Infiltration and aquifer recharge from the stabling precinct will be adopted.</i></li> </ol>	<p>Prior to issue of <b><u>the relevant</u></b> Construction Certificate</p>

	<ol style="list-style-type: none"> <li>4. <i>Manure is collected and re-used as a combination of offsite and some onsite practices.</i></li> <li>5. <i>The naturally ventilated stables and accommodation will reduce overall power consumption.</i></li> <li>6. <i>The sensor lighting of the stables and accommodation will reduce power consumption.</i></li> <li>7. <i>Resilient surfaces will limit dust and noise from horse movement.</i></li> <li>8. <i>Contractors will implement a robust commissioning process for lighting and water systems to ensure design intent is met through operation.</i></li> <li>9. <i>A tenant guide is proposed to aid the building users to maintain and upgrade the buildings in line with the design intent.</i></li> <li>10. <i>Odour minimisation strategies will be adopted to minimise the effect on adjoining residents' amenity.</i></li> <li>11. <i>Operational waste, including but not limited to, horse-associated organic waste, paper, plastics, glass and other organics will be separated individually on-site for re-use or recycling either on-site or by external parties.</i></li> <li>12. <i>It is anticipated that a proportion of the site's energy will come from less carbon intensive sources than coal-fired electricity. In this event, the stables would be proportionately supplied by these alternatives that may include solar photovoltaics.</i></li> <li>13. <i>The site is easily accessible to public transportation systems with bus stops within 400m of either direction north along Alison Road or South towards High Street. Refer to the map on the next page.</i></li> <li>14. <i>The site is directly connected with bicycle systems, pedestrian paths, and walking routes, all of which will further reduce reliance on private vehicle use to access the site. Refer to the map on the next page and the map provided by the RTA also on the next page.</i></li> </ol> <p>Design detail provided to demonstrate the above.</p>	
<p><b>Stormwater Management</b></p>	<p>The Proponent agrees to implement the following measures and actions recommended in the Water Management Report prepared by Robert Bird Group dated September 2010:</p> <ul style="list-style-type: none"> <li>▪ <i>Initial surface infiltration rates on flat grassy areas of the Randwick Racecourse are likely to be about 36 mm/hour (1.0 x10<sup>-5</sup> m/s). However a range of infiltration rates that are at least an order of magnitude lower and higher than this value are recommended for stormwater modelling. Long term continuous infiltration rates are likely to be an order of magnitude lower than initial rates.</i></li> <li>▪ <i>Limited field measurements have indicated a 50% decline in surface infiltration rates within 5-10 minutes.</i></li> <li>▪ <i>Site specific measurements using an appropriate methodology and testing duration are recommended to verify and refine these estimates.</i></li> </ul> <p>Design of the stormwater management system shall meet the above</p>	<p>Prior to issue of Construction Certificate <b><u>for Stage 2 works.</u></b></p>

	specifications.	
<b>Groundwater Management</b>	<p>The Proponent agrees to implement the following measures and actions recommended in the Groundwater Management, Groundwater Dependent Ecosystems report prepared by Arup dated September 2010:</p> <ul style="list-style-type: none"> <li>▪ During Construction <ul style="list-style-type: none"> <li>• <i>The newly formed stormwater system will remain offline until the system is complete and the site is sufficiently stabilised. Swale sand/metal pillows in geotextile fabric will cover any existing stormwater inlets and gully inlets to prevent runoff entering the system prematurely.</i></li> <li>• <i>All fuel or chemicals stored on site during construction shall be kept within bunded areas in double skinned containers.</i></li> </ul> </li> <li>▪ Post Construction <ul style="list-style-type: none"> <li>• <i>The proposed stormwater system and infiltration ponds shall include an interceptor drain. The interceptor drain will intercept possible contaminants prior to reaching the infiltration ponds.</i></li> <li>• <i>Horse manure in the stables will be adequately managed and disposed of. All hard standings will be regularly cleaned to prevent the build up of any manure.</i></li> </ul> </li> </ul> <p>Design of the stormwater management system shall meet the above specifications.</p>	Prior to issue of <b><u>the relevant</u></b> Construction Certificate
<b>Environmental Health and Animal Welfare</b>	The Proponent agrees to implement the practices and procedures outlined in the Animal Welfare Statement prepared by the Australian Jockey Club Limited dated 6 September 2010.	During operation
<b>Integrated Water Management</b>	<p>The Proponent agrees to implement the recommended water saving methods into the Stables Precinct as recommended in the Integrated Water Management Plan prepared by Arup dated September 2010:</p> <ul style="list-style-type: none"> <li>▪ Rainwater Harvesting</li> <li>▪ Low Water Use Fittings</li> <li>▪ On-site Detention / Infiltration</li> <li>▪ Management of overland flow</li> <li>▪ Sedimentation and Erosion Controls.</li> </ul> <p>Design of the stable and training facilities will incorporate the above water management measures.</p>	Prior to issue of <b><u>the relevant</u></b> Construction Certificate
<b>Contamination</b>	The Proponent agrees to implement the removal of fill in accordance with the waste removal classification recommended by the Preliminary Contamination, Salinity and Acid Sulphate Soils Assessment prepared by Douglas Partners dated September 2010, and for the fill identified as containing asbestos to be remediated to be suitable for the intended use of the Stables Precinct.	Prior to and during construction
<b>Aboriginal Archaeological Heritage</b>	<p>The Proponent agrees to implement the following recommendations of the Aboriginal Archaeological Assessment prepared by AHMS for managing the impacts of the proposed works on the archaeological and cultural heritage value of the Stables Precinct:</p> <ol style="list-style-type: none"> <li>1. <i>Consultation with the Aboriginal community should continue and they should be given the opportunity for continued involvement in the project;</i></li> <li>2. <i>No further archaeological assessment or action is required in the portion of the Stable Precinct study area designated low archaeological sensitivity in <b>Figures 8 and 9</b>;</i></li> </ol>	During construction

	<p>3. Prior to any direct or indirect disturbance in the area of high Aboriginal archaeological sensitivity (<b>Figure 9</b>), archaeological testing should take place to determine the nature and extent of the archaeological resource within the area. The subsequent approvals and requirements to undertake testing and/or salvage of the archaeological resource will be dependent upon the approval process proposed for the project. These are discussed in <b>Section 7</b>. However, in all cases, testing/salvage of the archaeological resource should ensure that a suitably qualified archaeologist is engaged to prepare a methodology, research design and undertake the archaeological excavations, in consultation with the Aboriginal communities, DoP and/or DECCW;</p> <p>4. Depending on the findings of (3) and the identification of archaeological materials within areas of high Aboriginal archaeological sensitivity. Areas not subject to impact by the proposed development should be preserved. If these areas prove not to retain Aboriginal objects/sites, this recommendation should be reviewed and/or removed; and</p> <p>5. In the event that previously undiscovered Aboriginal objects, sites or places (or potential Aboriginal objects, sites or places) are discovered during construction regardless of location, all works in the vicinity of the find should cease and AJC/Urbis should determine the subsequent course of action in consultation with a heritage professional, relevant registered Aboriginal stakeholders and/or the relevant State government agency as appropriate;</p> <p>6. Should suspected Aboriginal skeletal material be identified, all works should cease and the NSW Police and the NSW Coroner's office contacted. Should the burial prove to be archaeological, consultation with a heritage professional, relevant registered Aboriginal stakeholders and/or the relevant State government agency should be undertaken; and</p> <p>7. Consideration should be given to developing interpretive and educational material relating to the Aboriginal associations with the area for public display. This should be developed in conjunction with the Aboriginal community.</p>	
<b>European Heritage</b>	The Proponent commits to preparing an archival photographic recording of the Stables Precinct prior to any works commencing, in accordance with the recommendations of the Heritage Impact Statement prepared by Graham Brooks and Associates dated September 2010.	Prior to construction
<b>Waste Management</b>	The Proponent agreed to ensure operations of waste management within the stables precinct will be in accordance with the Waste Management Plan prepared by Arup dated September 2010.	During construction and operation
<b>Construction Management</b>	The Proponent agrees to undertaken construction of the Stables Precinct in accordance with the Construction Management Plan prepared by the Australian Jockey Club Limited dated 24 August 2010.	During construction

**End of Modifications to MP 10\_0098 MOD 1**

