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**URBIS**

# **SECTION 4.55(1A) MODIFICATION STATEMENT**

SSD 10285 - Leger Lawn,  
Royal Randwick Racecourse

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Project Code	P%5973
Report Number	FINAL

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**We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.**

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# 1. INTRODUCTION

This application has been prepared by Urbis Pty Ltd on behalf of Australian Turf Club (**ATC**) (**the proponent**) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**). This modification application seeks to amend State Significant Development (**SSD**) Consent 10285 MOD1 relating to the construction of a two-storey multi-purpose building known as the 'Winx Stand' at the Royal Randwick Racecourse (**the site**).

The proposal involves refinements to the approved design of the Winx Stand. These amendments principally include the addition of an external roof structure above the existing QE II loading dock, ramp access to the Winx Stand loading dock, minor internal floor plan refinements and provision of an external terrace bar on upper level (trackside), revision to the materiality of the western façade, and a minor increase to the lift overrun. The proposal also seeks to make a refinement to the location of the QE II link bridge; however, this refinement will be imperceptible to the surrounding public domain.

The proposed amendments are minor and will not result in any change to the overall built form, character or scale of the approved development. The application is therefore submitted as a section 4.55(1A) modification as it is substantially the same as the approved development and will not have any significant or unreasonable environmental impact.

The application identifies the consent, describes the proposed modifications and provides a planning assessment against section 4.55(1A) of the EP&A Act. This statement is accompanied by:

- Amended Architectural Plans prepared by Cox Architecture (**Appendix A**).
- Disability Access Report prepared by Cheung Access (**Appendix B**).
- Fire Engineering Statement prepared by Warrington Fire (**Appendix C**).
- Waste Management Plan prepared by GHD (**Appendix D**).

This statement should be read in conjunction with the Environmental Impact Statement (**EIS**) prepared by Urbis dated October 2019.

## 2. THE SITE AND CONTEXT

### 2.1. SITE OVERVIEW

The site is located within the Spectator Precinct at Royal Randwick Racecourse, legally described as Lot 2009, in DP1169042. The Spectator Precinct is on the north west side of the site and is an established and well-groomed area containing civic structures for racing events, including the Queen Elizabeth (**QEII**) Grandstand, Members Grandstand, Owner's Pavilion, Swab Building, Theatre of the Horse and the Multi-deck car park.

The site is located within the Randwick Local Government Area (**LGA**). The site is located to the west of Anzac Parade, south of Centennial Park and Alison Road, and to the north of the University of New South Wales. The site is Crown-owned and leased to the ATC under the Randwick Racecourse Trust under the *Australian Jockey and Sydney Turf Clubs Merger Act 2010*.

### 2.2. SITE CONTEXT

Royal Randwick Racecourse is one of the largest recreation areas in the highly urbanised Eastern Suburbs of Sydney. It is located within a major open space, recreation and entertainment precinct that includes a range of passive and active recreation areas and sporting facilities, comprising Moore Park Golf Course, the Moore Park Sport Precinct (including Sydney Cricket Ground and Allianz Stadium), the Entertainment Quarter and Centennial Park.

The site is strategically significant due to its proximity to a number of key Sydney features including:

- Coogee Beach – 3km
- Bondi Beach – 5km
- Sydney Airport – 6km
- Sydney CBD – 6km
- UNSW and Prince of Wales Hospital – immediately adjacent

The racecourse has an interface with several different localities each with a distinct character, including:

- North – Centennial Park directly opposite the site, on the opposite side of Alison Road.
- East – predominantly residential area, with frontage to Wansey Road. This area is elevated above the level of the racecourse but views across the racecourse are well screened by a row of mature fig trees.
- Further east – Randwick shopping village is approximately 1.5km away.
- South – the University of NSW is located along the entire southern boundary of the site fronting High Street.
- South east – the Prince of Wales Hospital is located less than 1km away.
- West – residential area consisting of a mix of one and two storey single dwellings and three storey residential flat buildings.
- Further west – Kensington village shopping strip located along Anzac Parade.

## 3. CONSENT HISTORY

### 3.1. SSD 10285

Development consent SSD 10285 was granted by the Executive Director under delegation from the Minister for Planning and Public Spaces (**Minister of Planning**) on 13 July 2020 for:

- *Construction of a two-storey multi-purpose facility comprising:*
  - *An approximate 3,546sqm footprint and maximum building height of 19.8m.*
  - *An approximate total 5,043sqm GFA (Ground level – 3,255sqm GFA, Upper level – 1,788sqm GFA).*
  - *Level 1 outdoor terrace and balcony space.*
  - *Maximum internal capacity for up to 7,500 patrons in Race Day mode (the proposed will cater for existing patronage and does not increase the overall approved maximum capacity of the racecourse).*
  - *Food and beverage facilities.*
  - *Entry foyer and Back-of-house facilities.*
  - *Embellishment of the existing service access road between Leger Lawn and the Multi-deck car park to create 'The Laneway'.*
  - *New Link bridge connecting to the QEII Grandstand.*
- *Demolition of the existing Temporary Day Stalls, minor earthworks and site preparation works.*
- *Associated landscaping and planting.*
- *Use of the facility on race days and minor non-race day events (consistent with conditions approved under MP10\_0097\_MOD 2).*

Construction of the approved development is currently underway.

### 3.2. SSD 10285 MOD 1

Development consent SSD 10285 MOD 1 was granted by the Executive Director under delegation from the Minister of Planning on 10 December 2020 for internal fit-out, modification of conditions and internal and external changes. Specifically, the modification amended the following conditions:

- Condition A2 to reflect the internal fit-out and fixtures and fittings on the ground level, mezzanine level and level 1 of the Winx Stand, and minor amendments to the approved deck roof and façade blades.
- Condition A6 to include reference to the proposed internal fit-out works.
- Condition F10 (Green Star Certification) to target equivalency with a 4-Star rating without formal certification.
- Condition E32 (Operational Plan of Management) and E33 (Operational Noise and Vibration Management Plan) to change the timing of the approval of these plans from 'within three months of the date of this consent'.

The approval resulted in a reduction in GFA by 9sqm from 4,882sqm to 4,873sqm due to the provision of a new void space on the ground level, adjacent to an operable wall panel storage.

## 4. PROPOSED MODIFICATION

### 4.1. OVERVIEW OF MODIFICATION

The modification application seeks approval for refinements to the approved design of the Winx Stand as follows:

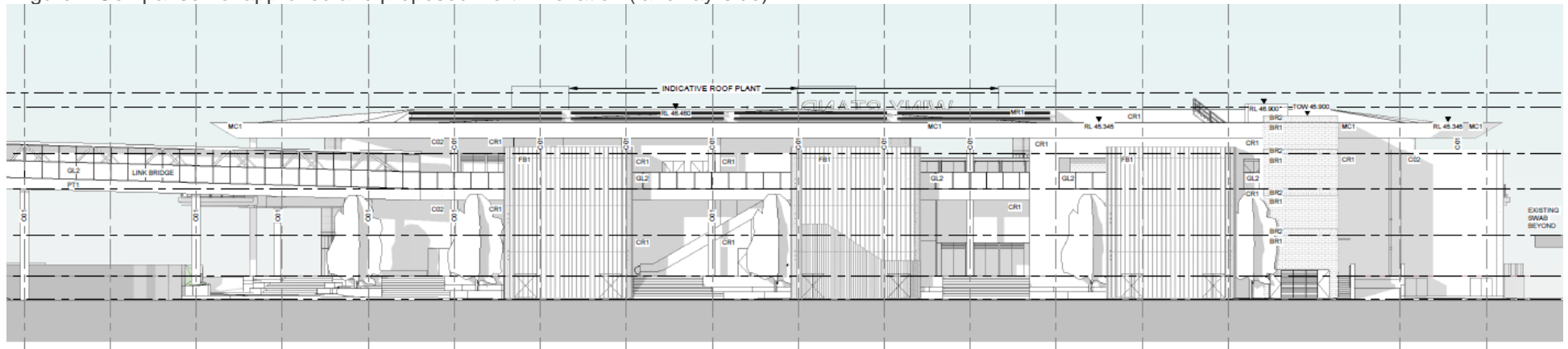
- Provision of a new external roof structure above the existing QE II loading dock on the eastern elevation of the Winx Stand.
- Provision of a concrete access ramp adjacent to the ground floor loading zone on the western elevation,
- Minor internal floor plan amendments to improve functionality.
- Provision of an external bar on the Level 1 terrace (track-side).
- Minor revision to the location of the QE II Stand link bridge to enhance connectivity.
- Revision to the materiality of the western façade from 'light grey' cement render to 'urban grey' fibre cement sheeting.
- Minor increase to the lift overrun.

Overall, the proposed amendments will result in a minor reduction in gross floor area (**GFA**) from 4873sqm to 4813sqm, and an increase to the maximum building height from RL46.9 to RL48.2.

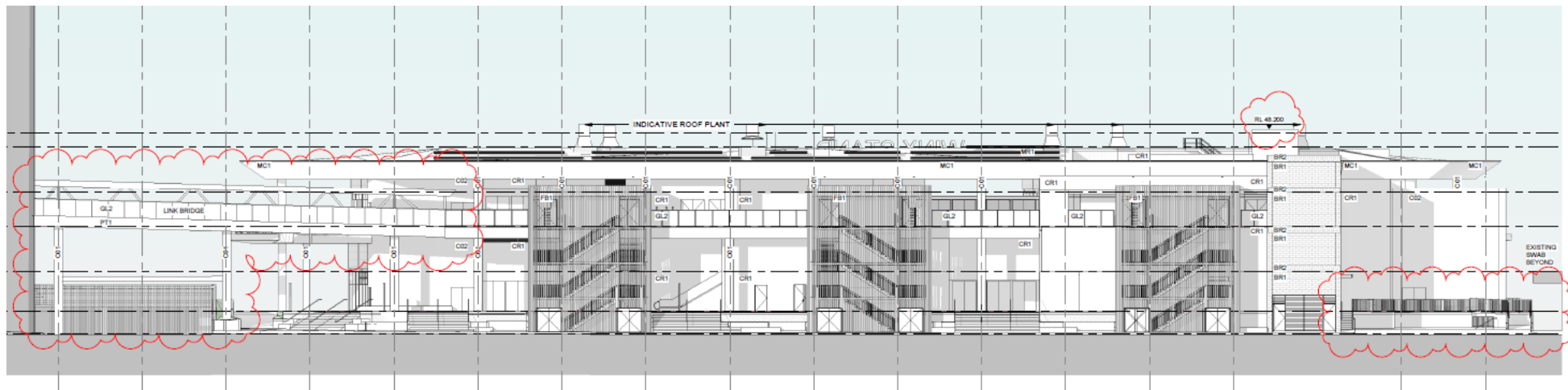
These amendments are detailed (and clouded for ease of reference) in the Architectural Plans prepared by Cox provided at **Appendix A**. A comparison of the approved and modified elevations illustrating the proposed refinements are also provided below.



Figure 1 Comparison of approved and proposed North Elevation (laneway-side)



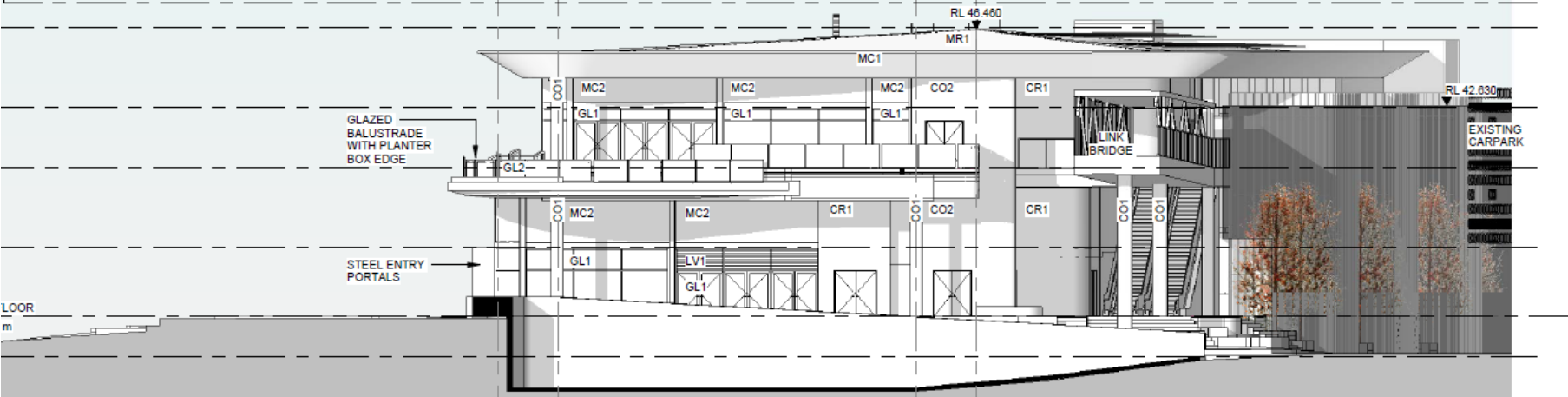
Picture 1 Approved North Elevation



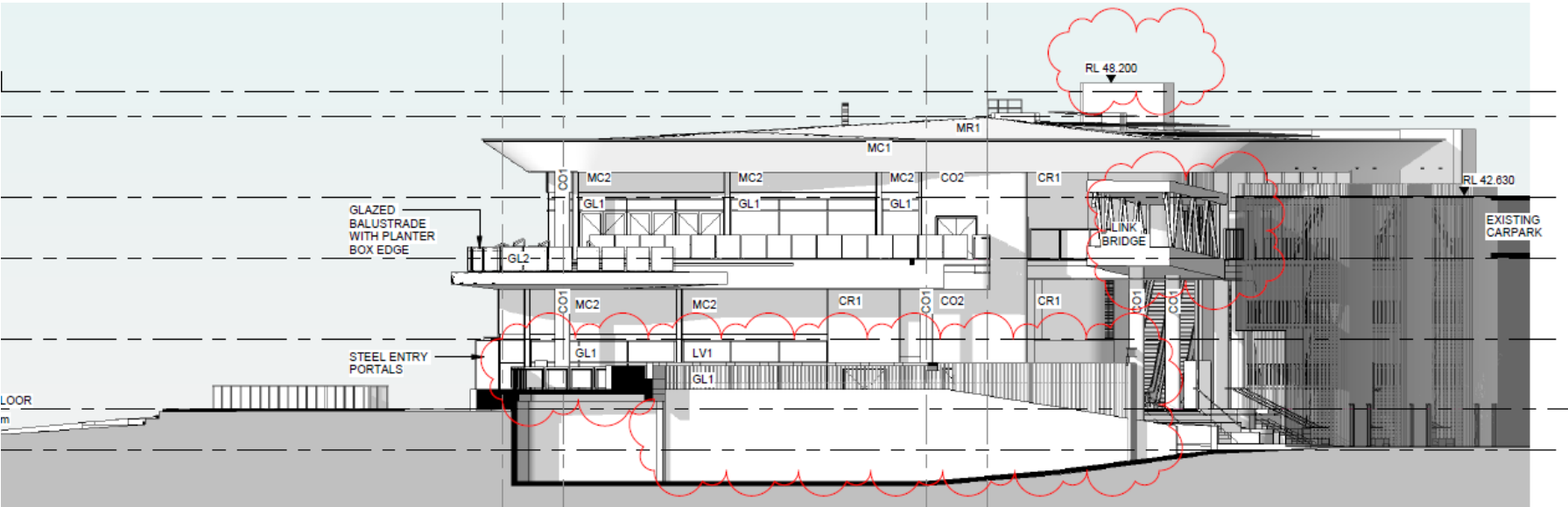
Picture 2 Proposed North Elevation

Source: Cox Architecture

Figure 2 Comparison of approved and proposed East Elevation



Picture 3 Approved East Elevation



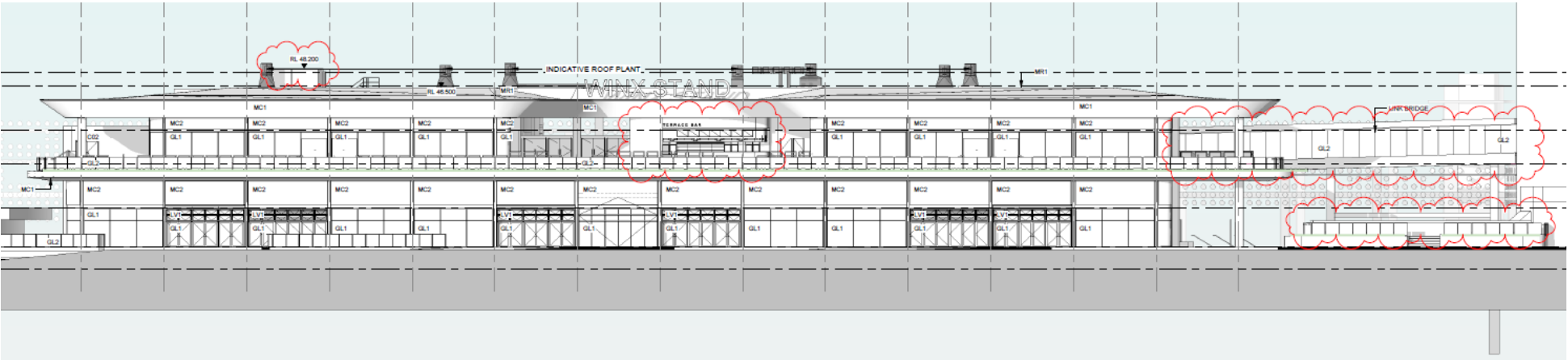
Picture 4 Proposed East Elevation

Source: Cox Architecture

Figure 3 Comparison of approved and proposed South Elevation (track side)



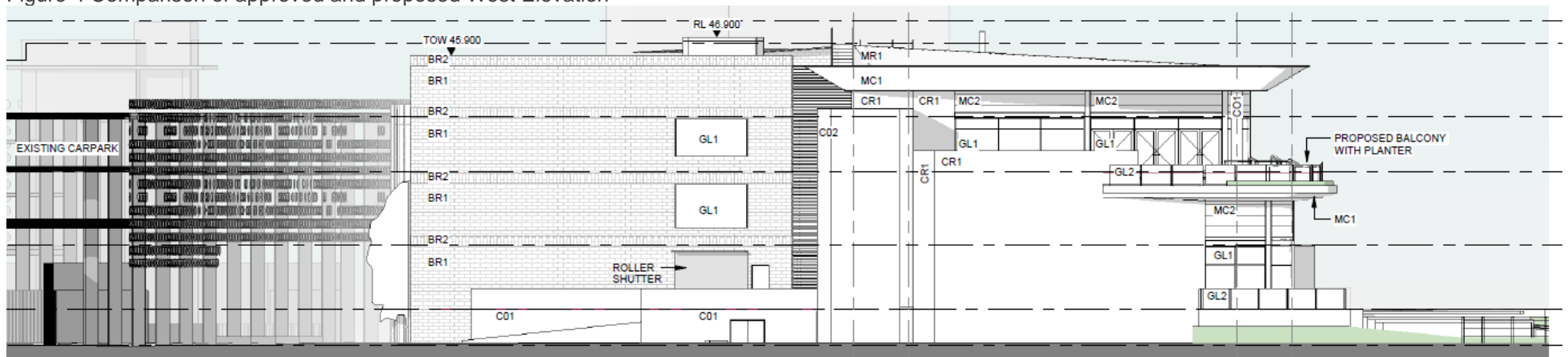
Picture 5 Approved South Elevation



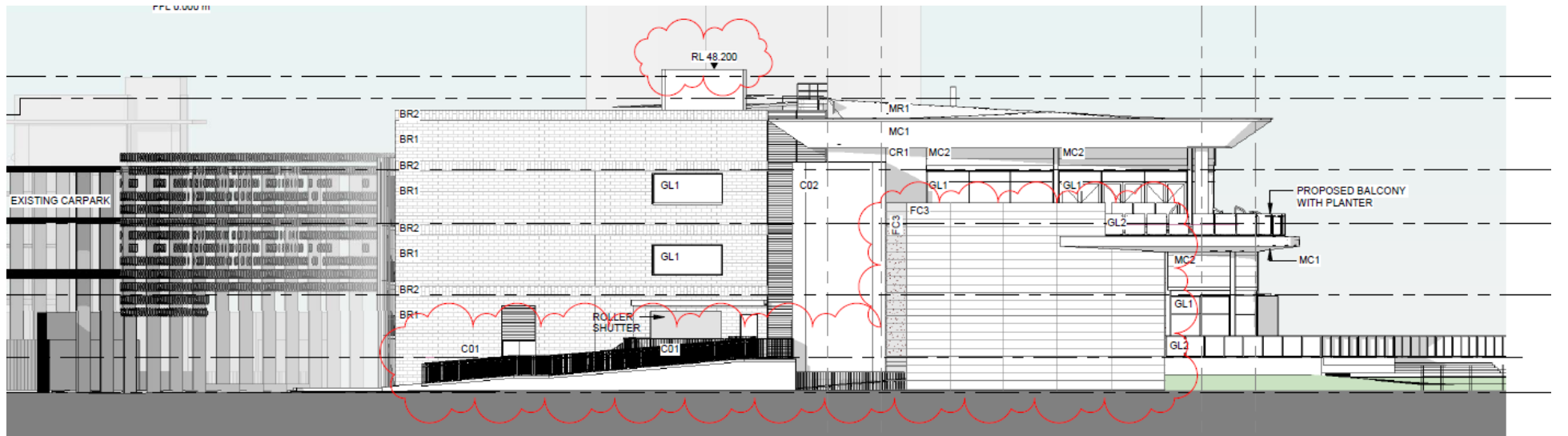
Picture 6 Proposed South Elevation

Source: Cox Architecture

Figure 4 Comparison of approved and proposed West Elevation



Picture 7 Approved West Elevation



Picture 8 Proposed West Elevation

Source: Cox Architecture ]

## 4.2. REASON FOR MODIFICATION

The proposed amendments to the approved development as part of this modification are required for the following reasons:

- The proposal will improve the servicing of the Winx Stand through the additions to the Winx Stand loading dock and existing QE II loading dock. The proposed roof structure will provide all-weather shelter and protection for employees of the site, consistent in materiality to the approved Winx Stand. The roof structure will also improve the aesthetics of the existing loading dock that will be overlooked by the Winx Stand and QEII Grandstand and enable back-of-house operations to be hidden from view of patrons.
- The proposed ramp access will improve OH&S operations and functionality for employees loading and unloading goods to the Winx Stand.
- The conversion of an approved food serving bar on the external Level 1 terrace (track-side) to an external drinks bar will further activate the terrace area and improve functionality and service for patrons viewing events from the terrace. This proposal will not result in increased GFA and will comply with the Operational Noise and Vibration Management Plan approved under SSDA 10285.
- The revision to the materiality of the western façade will improve the durability of the façade, noting that this façade is located adjacent to the existing swab building and will not be visible from the public domain.
- The minor revision to the QE II stand link bridge and internal floor plan layout has arisen following design development and will ensure the building functions in accordance with the approved use and purpose.
- The minor increase to the lift overrun reflects design development in relation to the goods lift and is required in response to mechanical services.

## 4.3. MODIFICATION TO CONSENT CONDITIONS

This section outlines the proposed amendments to the conditions of consent imposed by the Executive Director to reflect the modifications to the development outlined in **Section 4.1**. Words proposed to be deleted are shown in strike through and words to be inserted are shown in 'red' in **bold**.

### CONDITION A2

A2. The development may only be carried out:

(a) in compliance with the conditions of this consent

(b) in accordance with all written directions of the Planning Secretary

(c) in accordance with the EIS, RtS and RRFI

(d) in accordance with the management and mitigation measures

(e) in accordance with the approved plans in the table below (except where modified by the conditions of this consent)

Architectural drawings prepared by Cox Architecture			
Drawing No.	Rev	Name of drawing	Date
SSDA-001	<del>D</del> <b>F</b>	Cover page	<del>16/06/20</del> <b>1/03/21</b>
SSDA-100	A	Location plan	31/10/19
SSDA-101	A	Boundaries & scope of works	31/10/19
SSDA-102	<del>D</del> <b>E</b>	Site plan	<del>16/06/20</del> <b>1/03/21</b>
SSDA-103	A	Site analysis	31/10/19
SSDA-140	A	Demolition Plan	31/10/19
SSDA-201	<del>E</del> <b>G</b>	Ground floor plan	<del>16/06/20</del> <b>1/03/21</b>
SSDA-202	<del>D</del> <b>F</b>	Mezzanine floor plan	<del>16/06/20</del> <b>1/03/21</b>

SSDA-203	<del>D</del> E	Level 1 floor plan	<del>16/06/20</del> 1/03/21
SSDA-204	<del>D</del> E	Plant level floor plan	<del>16/06/20</del> 1/03/21
SSDA-205	<del>E</del> F	Roof plan	<del>16/06/20</del> 1/03/21
SSDA-301	<del>D</del> F	Elevations	<del>16/06/20</del> 1/03/21
SSDA-302	<del>D</del> F	Elevations	<del>16/06/20</del> 1/03/21
SSDA-401	<del>D</del> E	Sections	<del>16/06/20</del> 1/03/21
SSDA-801	<del>D</del> E	Schedule of finishes	<del>14/08/20</del> 1/03/21
SSDA-811	<del>E</del> F	GFA	<del>14/08/20</del> 1/03/21
SSDA-850	B	Signage	06/04/20
SSDA-902	B	Photomontage	06/04/20
A-26-10	<del>B</del> C	Reflected Ceiling Plan – Ground Floor Overall	<del>10/07/20</del> 1/03/21
A-26-20	<del>B</del> C	Reflected Ceiling Plan – Mezzanine Overall	<del>10/07/20</del> 1/03/21
A-26-30	A B	Reflected Ceiling Plan – Level 1 Overall	<del>10/07/20</del> 1/03/21
A-27-10	<del>B</del> C	Finishes Plan – Ground Floor Overall	<del>10/07/20</del> 1/03/21
A-27-20	<del>B</del> C	Finishes Plan – Mezzanine Overall	<del>10/07/20</del> 1/03/21
A-27-30	<del>B</del> C	Finishes Plan – Level 1 Overall	<del>04/06/20</del> 1/03/21
A-50-10	<del>B</del> E	Detail Elevations – Hall 1 Sheet 1	<del>10/07/20</del> 1/03/21
A-50-11	A C	Detail Elevations – Hall 1 Sheet 2	<del>10/07/20</del> 1/03/21
A-50-12	C	Detail Elevations – Hall 1 Sheet 3	1/03/21
A-50-20	A D	Detail Elevations – Hall 2	<del>05/28/20</del> 1/03/21
A-50-30	A D	Detail Elevations – Hall 3	<del>10/07/20</del> 1/03/21
A-51-01	<del>B</del> E	Wet Area Details – Sheet 1	<del>10/07/20</del> 1/03/21
A-51-02	A E	Wet Area Details – Sheet 2	<del>02/07/20</del> 1/03/21
A-51-03	A D	Wet Area Details – Sheet 3	<del>10/07/20</del> 1/03/21
A-51-04	A D	Wet Area Details – Sheet 4	<del>10/07/20</del> 1/03/21
A-92-01	B	Internal Finishes Schedule	10/08/20
A-68-20	B	Joinery Details Bars – Sheet 11	1/03/21
<b>Landscape drawings prepared by Sturt Noble Associates</b>			
<b>Drawing No.</b>	<b>Rev</b>	<b>Name of drawing</b>	<b>Date</b>
DA-1918-01	D	Location & context	30/10/19
DA-1918-02	E	Ground floor masterplan	22/01/20

<i>DA-1918-03</i>	<i>D</i>	<i>Ground floor corner entry</i>	<i>30/10/19</i>
<i>DA-1918-04</i>	<i>D</i>	<i>Ground floor – middle area and western entry</i>	<i>30/10/19</i>
<i>DA-1918-05</i>	<i>E</i>	<i>Level 1 masterplan</i>	<i>22/01/20</i>
<i>DA-1918-06</i>	<i>D</i>	<i>Sketch perspective</i>	<i>30/10/19</i>
<i>DA-1918-07</i>	<i>D</i>	<i>Design elevation</i>	<i>30/10/19</i>
<i>DA-1918-08</i>	<i>E</i>	<i>Indicative planting schedule</i>	<i>22/01/20</i>

## 5. SECTION 4.55 (1A) ASSESSMENT

This application will be determined in accordance with section 4.55(1A) of the EP&A Act, which states that the consent authority may modify the consent if it is satisfied that the modification is of minimal environmental impact and is substantially the same development as outlined below.

### 5.1. MINIMAL ENVIRONMENTAL IMPACT

The proposed modification will have minimal environmental impact for the reasons listed below:

- The proposed modifications do not alter the intensity or impact of the approved development on the surrounding area.
- The proposal results in a minor reduction in gross floor area from 4873sqm to 4813sqm, and an increase to the maximum building height from RL46.9 to RL48.2. The increase in building height relates only to an increase in height of the lift overrun for the service lift, as a result of detailed design of the loading dock. This minor change remains consistent with the merit-based assessment of the approval as appropriate for the site and will have no impact, noting that there is no applicable FSR or height control for the site under the Randwick LEP.
- The proposed modifications will not result in any changes to the building footprint, built form or scale and will not be perceived as an amendment when viewed from the racecourse or surrounding public domain.
- The proposed external roof above the existing loading dock is a simple linear structure that will sit beneath the mezzanine level of the approved building. The structure will be constructed in a consistent materiality with the approved building, to ensure the proposal has a minimal visual impact on the design of the approved building and appreciation of the heritage significance of the site.
- The provision of an external terrace bar on level 1 is consistent with the approved use and purpose of the building. The bar will only operate for scheduled events in accordance with the approved Winx Stand function space and will not be a food and drinks premises open to the public.
- The proposed minor external changes to the materiality of the western elevation from 'light grey' cement render to fibre cement sheeting will not have any additional visual impact as the proposed materials are consistent and a like-for-like alternative to the approved façade design materiality.
- The proposed modifications have been assessed by Warrington Fire (**Appendix C**) and Cheung Access (**Appendix B**). Based on recommendations within the report, the proposed modification will achieve compliance with the performance requirements of the NCC and the DDA.
- As outlined in the Waste Management Plan at **Appendix D**, any waste generated as a result of the modification can be suitably managed and recycled.

Based on the above, the proposed modification can be assessed in accordance with section 4.55(1A) of the EP&A Act.

### 5.2. SUBSTANTIALLY THE SAME

The modified development will remain substantially the same as the approved development as:

- There is no change to the use of the site as a 'recreation facility (major)'. The proposed modification will facilitate the accommodation of general admission on race-days, and banquets, exhibitions and educational uses on non-race days, consistent with the intent of the approval.
- The building footprint, built form, scale and materiality remains consistent with the approval.
- There are no changes to the approved demolition.
- The quantum or species of landscaping proposed remains unchanged.
- There is no change to construction or operating hours and other management processes proposed.
- The modification does not result in any additional environmental impacts considered and determined to be acceptable as part of the original scope of works.



### 5.3. CONSIDERATION OF REASONS FOR GRANTING OF ORIGINAL DEVELOPMENT CONSENT

Section 4.55(3) of the EP&A Act requires a consent authority to take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

Table 1 outlines how the proposed modification is consistent with the Statement of Reasons (where relevant) given by the Executive Director in granting Development Consent for SSD 10825.

Table 1 Consistency with Statement of Reasons for SSD 10285

Reason for Granting Consent	Consistency of Proposed Modification
<p><i>The development would provide a range of benefits for the region and the State as a whole, including a capital investment value of \$41,926,000, creation over 150 full time jobs during construction and approximately five full time jobs and 50 casual jobs during operation.</i></p> <p><i>The development would improve the ongoing use of the Racecourse and promote it as a world-class racing venue by significantly enhancing the amenity for patrons during race-day events.</i></p>	<p>The development as modified continues to provide significant economic, employment, social and cultural benefits to the State. The proposed modifications represent a refinement of the approved development through minor internal and external refinements and addition of a compatible terrace bar, which will further improve the ongoing use and amenity of the Racecourse.</p>
<p><i>The development is permissible with development consent, and is consistent with NSW Government policies including the Greater Sydney Region Plan</i></p>	<p>The development as modified is permitted with development consent pursuant to the Randwick LEP, and the modification does not alter the consistency of the development with NSW Government policies or environmental planning instruments. Refer to further discussion in <b>Section 5.2.1</b>.</p>
<p><i>The impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards</i></p>	<p>The development as modified will not result in any changes to the previously assessed impacts and proposed mitigation measures. As discussed in <b>Section 5.1.1</b>, the proposed modifications do not result in any additional environmental or community impacts.</p>
<p><i>The issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the development and the recommended conditions of consent</i></p>	<p>The proposed modifications are minor and will not result in significant issues. Any community submissions received will be considered following exhibition of the application.</p>
<p><i>Weighing all relevant considerations, the development is in the public interest.</i></p>	<p>The development as modified remains in the public interest.</p>

## 6. SECTION 4.15 ASSESSMENT

### 6.1. ENVIRONMENTAL PLANNING INSTRUMENT

The EIS submitted with the original State Significant Development Application (**SSDA**) included a detailed assessment of the developments against the relevant EPIs including State Environmental Planning Policies (**SEPPs**) and the Randwick LEP. **Table 2** outlines the consistency of the proposed modification with the relevant EPIs.

Table 2 Consistency with Environmental Planning Instruments

Environmental Planning Instrument	Consistency of Proposed Modification
<i>Biodiversity Conservation Act 2016</i>	The modification does not give rise to any further environmental impacts beyond those already addressed in the EIS and the BDAR Waiver granted by the DPIE. Importantly, no additional tree removal is proposed.
<i>State Environmental Planning Policy (State &amp; Regional Development) 2011 (SRD SEPP)</i>	<p>SRD SEPP identifies development types that are of state significance, or infrastructure types that are of state or critical significance.</p> <p>The Secretary's Environmental Assessment Requirements (SEARs) for the application were issued on 26 April 2019. There are no material or substantial changes sought which would warrant SEARS being re-issued for this modification application as proposed changes are minor in nature. This was confirmed with the DPIE at the Scoping Meeting on 26 April 2021.</p>
<i>State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)</i>	<p>The modification does not change the previous assessment of the development against the relevant sections of the ISEPP as outlined in the EIS. Specifically, this modification:</p> <ul style="list-style-type: none"> <li>- Does not change vehicular access points provided across the site or seek to increase the patronage capacity of the site, and thus will not impact the operation of the adjacent classified road (Alison Road).</li> <li>- Does not change the quantum of car parking provided across the site, and as such referral to TfNSW under Schedule 3 of the SEPP is not required.</li> </ul>
<i>State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)</i>	The modification does not involve any changes to the approved signage.

Environmental Planning Instrument	Consistency of Proposed Modification
<i>Randwick Local Environmental Plan 2012</i> <b>(Randwick LEP 2012)</b>	The modification does not change the previous assessment of the development against the relevant sections of the Randwick LEP as outlined in the EIS. Specifically, this modification:
- Zone RE2 Private Recreation	- There is no change to the use of the site as a 'recreation facility (major)'. The modification involves internal amendments and minor external amendments to support this approved use.
- Heritage Significance	- The proposed modifications will have no impact on the heritage significance of the Members Stand (Item 249) or the Royal Randwick Conservation Area (Item C13), listed in Schedule 5 of the Randwick LEP. The proposed works will complement the racetrack character of the site, which is where the greatest significance of the heritage items lies. Further, the proposed modifications are minor and will not detract or dominate existing view corridors towards the Members Stand to the north of the approved development.
- Earthworks	- There is no change to approved earthworks.
- Flood Planning	- There is no change to approved finished floor levels or stormwater management systems.
- Stormwater Management	- As above.
- Design excellence	- The development as modified will continue to exhibit design excellence in accordance with clause 6.16(3) of the Randwick LEP. The proposed modifications are minor and will not impact the architectural design, form or external appearance of the approved development. The amendment to the materiality of the western façade will remain of a high-standard and will improve the durability of this façade, in a consistent materiality to the approved building. The amendments to the servicing, functionality and connectivity of the building and the adjacent QEII building will also improve the relationship with adjacent buildings on the site, achieving a consistent standard of architectural design within the Racecourse site.

## 6.2. DEVELOPMENT CONTROL PLAN

In accordance with Clause 11 of SRD SEPP, the application of Development Control Plans (DCP) is excluded when assessing SSD projects. Notwithstanding this, the development as modified remains consistent with the relevant provisions of the Randwick DCP 2012, particularly Section 3 relating to specific controls for the site as discussed below:

- The proposed modification will enable the use of the Winx Stand for its approved purpose, thereby facilitating the long-term use of the site for spectator and associated purposes.
- The proposed modification conserves the heritage significance of the racecourse site and is complementary to the heritage character of the site and surrounds.
- The proposed modifications are minor and will not result in a change to the scale or built form of the approved building, deemed to be consistent with the built form of the site. The proposed reduction in GFA from 4873sqm to 4813sqm and increase to the maximum building height from RL46.9 to RL48.2 are negligible and will have no impact on the consistency with the built form provisions of Section 3 of the Randwick DCP 2012.

## 6.3. MATTERS PRESCRIBED BY THE REGULATIONS

There are none relevant to the proposed modification.

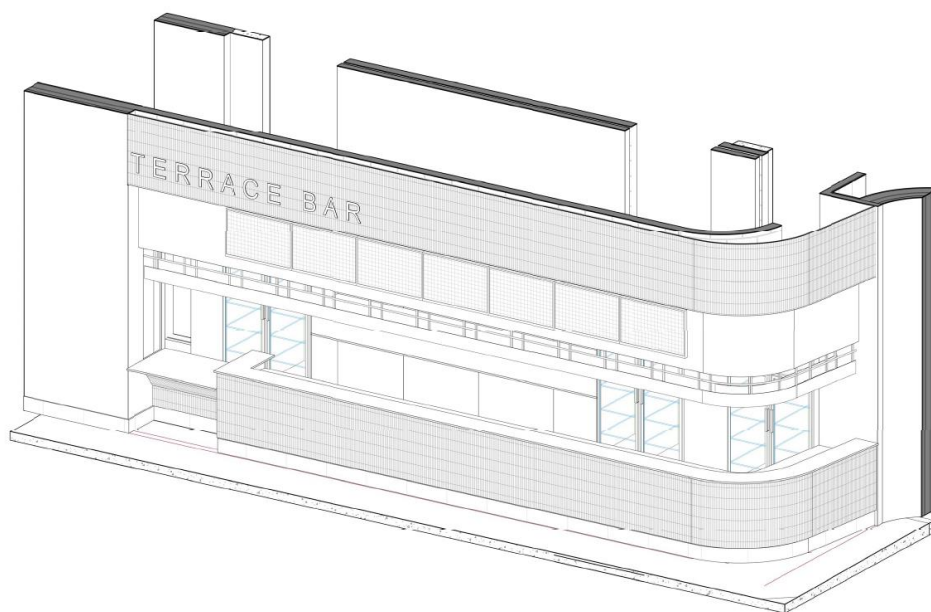
## 6.4. LIKELY IMPACTS

The proposed modification does not introduce any significant changes to the built form, scale or design of the Winx Stand, and only seeks minor amendments to the development to improve the servicing, connectivity and functionality of the building. An overview of the likely impacts anticipated by the proposed modifications are addressed in the following subsections.

### 6.4.1. Terrace Bar Use and Design

The introduction of a rooftop terrace bar on level 1 is consistent with the approved use and purpose of this space and demonstrates synergies with the adjacent front of house multi-purpose halls, interlinking open terrace and back of house servicing areas. As illustrated in Architectural Plan A-68-20, and identified in the extract below, the materiality and design concept of the terrace bar is consistent with the approved design of the building and comprises a refined palette comprising a stone bar top and tiled bar façade, terrazzo skirting and LED strip lighting.

Figure 5 Terrace Bar Design



Source: Cox Architecture

The bar is located adjacent to the level 1 kitchen and storage room to provide improved efficiencies in servicing and operation and will provide improved convenience and servicing for patrons located on the adjacent external terrace area. The bar will only be utilised to service functions and patrons associated with the race day and non-race day events and will not be available for broader public functions or as a public food and drinks premises.

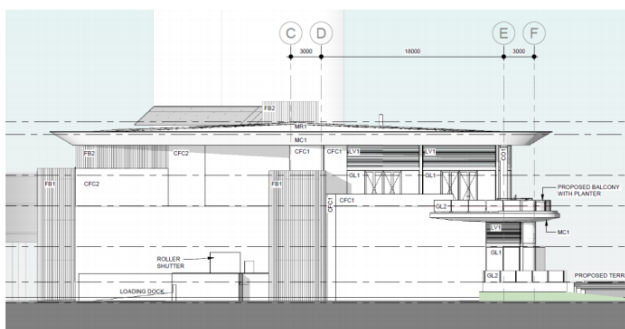
The proposed bar will operate in accordance with the management practices approved under SSD 10825 (as modified). This includes compliance with the Operational Plan of Management (Condition E32), and the Operational Noise and Vibration Management Plan (Condition E33). The approved Management Plans will require compliance with approved hours of operation, patron capacity, and retention of a detailed complaints procedure detailing minimisation and mitigation strategies in response to community complaints. Accordingly, it is unlikely there will be any additional impacts associated with the operation of the bar than the impacts previously assessed and considered suitable under SSD 10825.

## 6.4.2. External Design Amendments

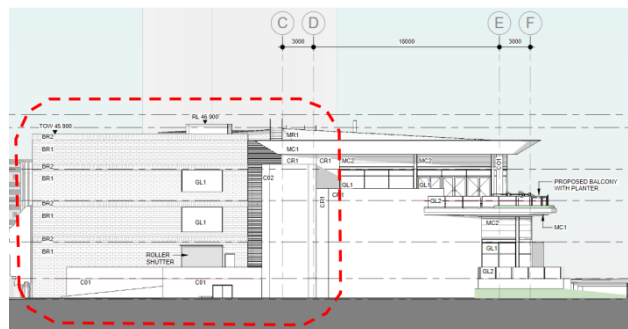
The modification includes a number of amendments to the external design of the Winx Stand. During the assessment of SSD 10825, feedback received from the GANSW was incorporated into the design of the facility. This included specific feedback in response to the design of the western façade.

The revision to the materiality of the western façade from 'light grey' cement render to 'urban grey' fibre cement sheeting does not change design feedback provided by the GANSW on the western elevation articulation. As illustrated in **Figure 6**, upon recommendation from the GANSW the materiality of the northern-most portion of the western façade was amended to the (now approved) face brickwork. No changes are proposed to this portion of the elevation. As the southern-most portion of the western elevation is largely concealed by the existing Swab building, this modification will have a negligible visual impact and will not undermine the commentary received from GANSW.

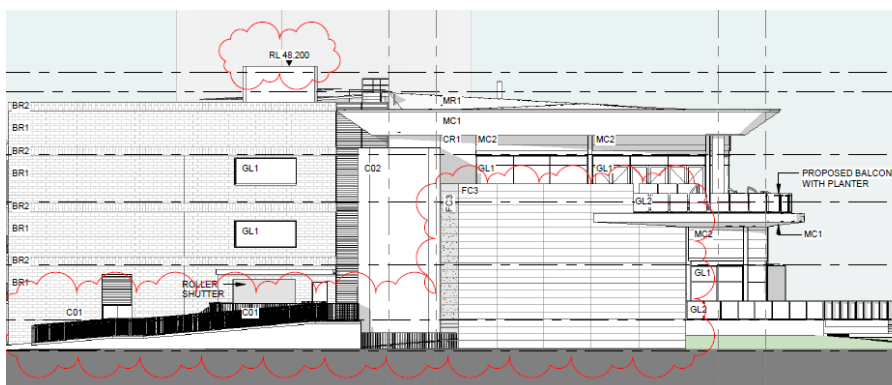
Figure 6 Design development of the western façade



Picture 9 Original design of western elevation



Picture 10 Approved western elevation



Picture 11 Proposed western elevation

Source: Cox Architecture

Further, the provision of the rooftop bar does not impact the roof design or location of back of house services. It is noted that the remaining modifications are minor and will not undermine or amend feedback received and incorporated from the GANSW.

### **6.4.3. Access and Fire Engineering**

A Disability Access Report has been prepared by Cheung Access and is provided at **Appendix B**. The report provides a review of the proposed development against the following:

- National Construction Code – Volume 1 of the BCA
- Access to Premises – Building Standards 2010

The report confirms the proposal is capable of meeting compliance with these standards through the deemed-to-satisfy provisions.

Subsequent to this, Warrington Fire reviewed and assessed the proposal to determine whether the design impacts on the current fire safety strategy in the performance solution report achieves compliance with the performance requirements of the NCC. As identified in the Fire Engineering Statement at **Appendix C**, the proposed amendments do not impact the existing fire safety strategy or outcomes of the performance solutions.

## **6.5. SUITABILITY OF THE SITE**

The site is entirely suitable for the development as modified as it continues the use of the site for recreational uses associated with the racecourse, consistent with the historic use of the site.

## **6.6. ANY SUBMISSIONS**

Submissions will be considered following exhibition of the application as required.

## **6.7. PUBLIC INTEREST**

The development as modified continues to be in the public interest for the following reasons:

- The development complies with the relevant environmental planning instruments and controls applying to the site.
- No adverse environmental, social or economic impacts will result from the development.
- The amendments to the loading docks, internal functionality and connectivity of the QE II link bridge will ensure the site functions in accordance with the approved purpose.
- The provision of an external terrace bar is consistent with the approved use of the space and will provide visitors with an improved experience during race-days, non-race days and functions.

## 7. CONCLUSION

The proposed section 4.55(1A) modification involves minor changes to the Development Consent SSD 10285. The proposed amendment involves alterations and additions to the approved design of the new multi-purpose facility known as the 'Winx Stand', principally involving the provision of an external roof structure above the loading dock, improvements to access, functionality, materiality and connectivity of the building (both internally and externally), and provision of an external terrace bar.

In accordance with section 4.55(1A) of the EP&A Act, the consent authority may modify the consent as:

- The modification will result in a development that is substantially the same as the approved development;
- The modification will result in minimal environmental impacts;
- The modification is compliant with the relevant planning instruments and controls applying to this site and remains consistent with the Statement of Reasons issued by the Executive Director under delegation from the Minister of Planning and Public Spaces in approving SSD 10285; and
- The development as modified remains in the public interest.

In light of the above, we consider the proposed modification is acceptable for approval.





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## **APPENDIX A**

## **ARCHITECTURAL PLANS**

## **APPENDIX B**

## **DISABILITY ACCESS REPORT**

## **APPENDIX C**

## **FIRE ENGINEERING STATEMENT**

## **APPENDIX D**

## **WASTE MANAGEMENT PLAN**

