



# Royal Randwick Racecourse – Leger Lawn Development (Winx Stand) Modification 2

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Design amendments to the Winx Stand and the link bridge  
State Significant Development Modification Assessment  
(SSD 10285 MOD 2)

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Cover image: *Photomontage of Winx Stand (Source: Applicant's Response to Submissions for SSD 10285)*

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# Glossary

Abbreviation	Definition
<b>ATC</b>	Australian Turf Club
<b>BCA</b>	Building Code of Australia
<b>CBD</b>	Central Business District
<b>Council</b>	Randwick City Council
<b>Department</b>	Department of Planning, Industry and Environment
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000
<b>EPI</b>	Environmental Planning Instrument
<b>ESD</b>	Ecologically Sustainable Development
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>Minister</b>	Minister for Planning and Public Spaces
<b>ONVMP</b>	Operational Noise and Vibration Management Plan
<b>OPM</b>	Operational Plan of Management
<b>Planning Secretary</b>	Secretary of the Department of Planning, Industry and Environment
<b>Racecourse</b>	Royal Randwick Racecourse
<b>SEPP</b>	State Environmental Planning Policy
<b>SRD SEPP</b>	State Environmental Planning Policy (State and Regional Development) 2011
<b>SSD</b>	State Significant Development

# Contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Background .....	1
1.2	Approval history.....	3
<b>2</b>	<b>Proposed modification .....</b>	<b>4</b>
<b>3</b>	<b>Statutory context .....</b>	<b>6</b>
3.1	Scope of modifications .....	6
3.2	Consent authority .....	6
3.3	Mandatory matters for consideration .....	6
<b>4</b>	<b>Engagement.....</b>	<b>7</b>
4.1	Department's engagement.....	7
4.2	Summary of submissions .....	7
<b>5</b>	<b>Assessment .....</b>	<b>8</b>
5.1	Built Form .....	8
5.2	Link Bridge .....	9
5.3	Other issues .....	10
<b>6</b>	<b>Evaluation.....</b>	<b>13</b>
<b>7</b>	<b>Recommendation.....</b>	<b>14</b>
<b>8</b>	<b>Determination.....</b>	<b>15</b>
	<b>Appendices .....</b>	<b>16</b>
	Appendix A – List of referenced documents.....	16
	Appendix B – Statutory considerations.....	17
	Appendix C – Modification Instrument.....	19



# 1 Introduction

This report provides an assessment of an application seeking to modify the State significant development consent (SSD 10285) for a two-storey multi-purpose building known as the 'Winx Stand' located at the Royal Randwick Racecourse, Randwick.

The application has been lodged by Urbis on behalf of the Australian Turf Club (ATC) (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The modification application seeks approval for design amendments to the Winx Stand and the link bridge.

## 1.1 Background

The site is located approximately 6km south-east of the Sydney Central Business District (CBD) within the Royal Randwick Racecourse (Racecourse), which is located between Anzac Parade and Alison Road in Randwick (**Figure 1**). The site is situated in the Randwick local government area (LGA).



**Figure 1 | Site context – Royal Randwick Racecourse shown in brown (Source: Modification 1 Assessment Report; Applicant)**

The site is currently known as the Leger Lawn and is located within the Spectator Precinct in the Racecourse (**Figure 2**). Currently, the site is a grassed rectangular area with a total area of approximately 4,000 m<sup>2</sup>. The site contains a temporary day stalls building in the western corner of the site and small planted magnolia trees along the north-eastern side of the temporary day stalls building.



**Figure 2 | Existing site** (Source: Modification 1 Assessment Report; Applicant)

The Racecourse is bound by Alison Road to the north, Wansey Road to the east, High Street to the south and Anzac Parade to the west. The Racecourse is located within an established inner-city suburban area, which is generally characterised by low to medium scale residential development and recreational land uses to the north.

To the west and east of the Racecourse are one and two-storey dwelling houses and three to four storey residential apartment buildings. To the south of the site is the University of New South Wales which comprises of medium density university buildings and campus accommodation. To the north-west of the Racecourse are light rail holding yards and to the north, opposite Alison Road, is Centennial Park.

## 1.2 Approval history

On 13 July 2020, the Executive Director, Regions, Industry and Key Sites approved the SSD application (SSD 10285) for the construction and operation of a two storey multi-purpose facility known as the 'Winx Stand'.

The purpose of the facility is primarily for general admission patrons on race-day events held at the Racecourse and non-race day events (ancillary). The main components of the Winx Stand approval include:

- construction of a two-storey building with:
  - an approximate 3,546 m<sup>2</sup> footprint and maximum building height of 17.75 m.
  - an approximate total 5,043 m<sup>2</sup> 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.

The development consent for SSD 10285 been modified once before (see **Table 1**).

**Table 1 | Summary of Modifications**

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
<b>MOD 1</b>	Internal fit-out, modification of conditions and internal and external changes	Department	4.55(1A)	10 December 2020



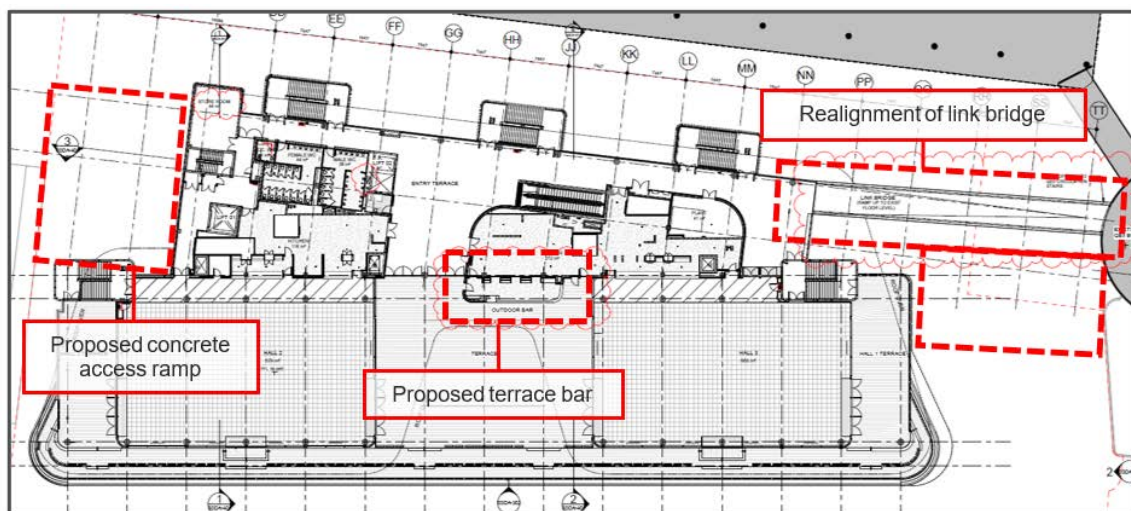
## 2 Proposed modification

On 24 May 2021, the Applicant lodged a modification application (SSD 10285 MOD 2) seeking approval under section 4.55(1A) of the EP&A Act for design amendments to the Winx Stand and the link bridge.

The modification application is summarised below:

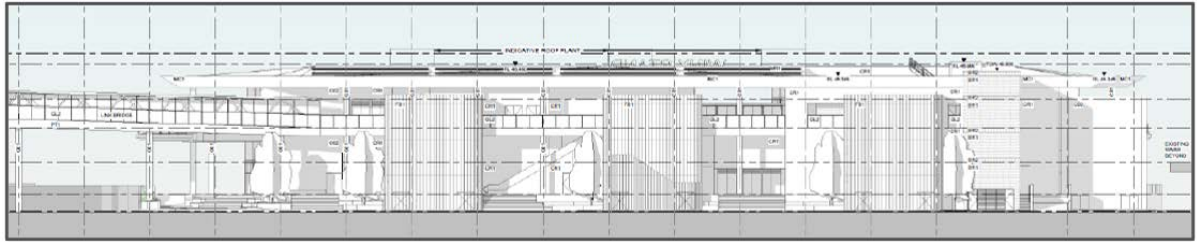
- new external roof structure above the existing QE II loading dock on the eastern elevation of the Winx Stand
- concrete access ramp adjacent to the ground floor loading zone on the western elevation
- internal floor plan amendments following design development to improve functionality
- conversion of the approved food serving bar on the external Level 1 terrace (trackside) to an external drinks bar
- realignment of the QE II Stand link bridge
- revision to the materiality of the western façade from 'light grey' cement render to 'urban grey' fibre cement sheeting
- increase in height of the lift overrun from RL 46.9 to RL 48.2. This increase in height will increase the overall building height by 0.45m from 17.75 m (RL 47.75) to 18.2 m (RL 48.2)
- reduction in GFA by 60 m<sup>2</sup> from 4,873 m<sup>2</sup> to 4,813 m<sup>2</sup> due to internal floor plan amendment.

The proposed changes are shown in **Figure 3** to **Figure 6**.

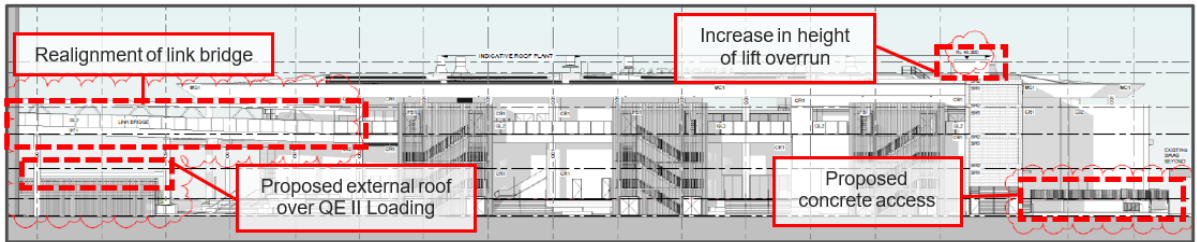


**Figure 3** | Level 1 floor plan (source: Applicant)

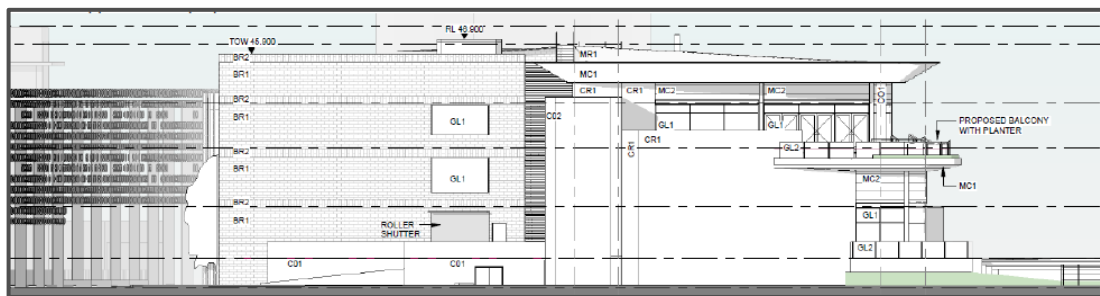
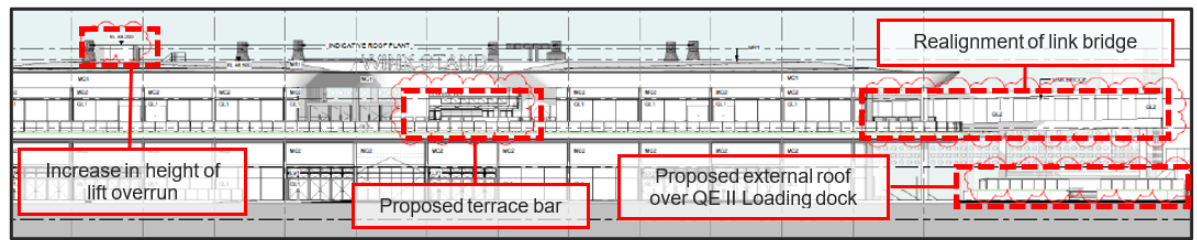




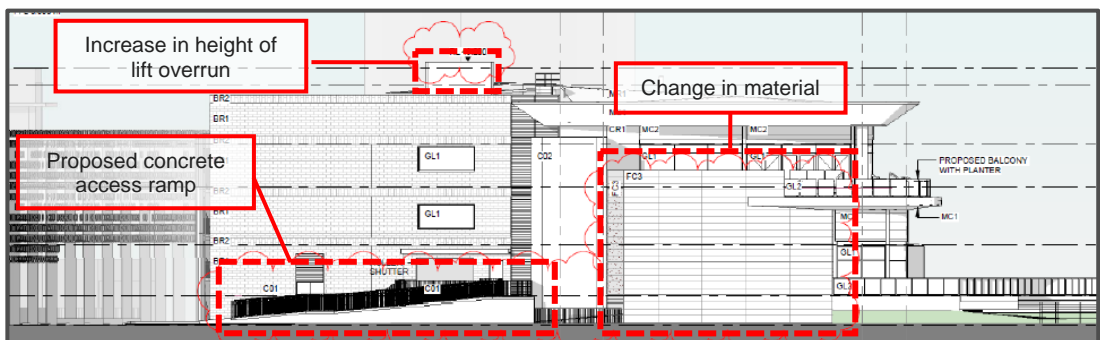
**Figure 4 | Comparison of north elevation: approved plan (above) and proposed modification (below) (source: Applicant)**



**Figure 5 | Comparison of south elevation: approved plan (above) and proposed modification (below) (source: Applicant)**



**Figure 6 | Comparison of west elevation: approved plan (above) and proposed modification (below) (source: Applicant)**



## 3 Statutory context

### 3.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not increase the environmental impacts of the project as approved; and,
- is substantially the same development as originally approved.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. An assessment of the proposed modification application against the requirements of section 4.55(1A) of the EP&A Act is provided in **Appendix B**.

Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

### 3.2 Consent authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, the Team Leader, Key Sites Assessments, may determine this application under delegation as:

- a political disclosure statement has not been made
- there are no public submissions (other than a Council) in the nature of objections
- Council has not made a submission by way of objection.

### 3.3 Mandatory matters for consideration

The following are relevant mandatory matters for consideration:

- section 4.55(1A) of the EP&A Act, including environmental planning instruments or proposed instruments;
- EP&A regulation;
- likely impacts of the modification application, including environmental impacts on both the natural and built environments, and social and economic impacts;
- suitability of the site;
- any submissions;
- the public interest; and
- the reasons for granting approval for the original application.

The Department has considered all of these matters in its assessment of the proposal. The Department has also given consideration to the relevant matters in **Section 5** and **Appendix B**.

## 4 Engagement

### 4.1 Department's engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to section 4.55(1A) modifications with minimal environmental impact applications.

Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 28 May 2021 and was referred to the Council for comment.

### 4.2 Summary of submissions

Council reviewed the application and advised they had no comment on the application.

## 5 Assessment

In assessing the merits of the proposal, the Department has considered:

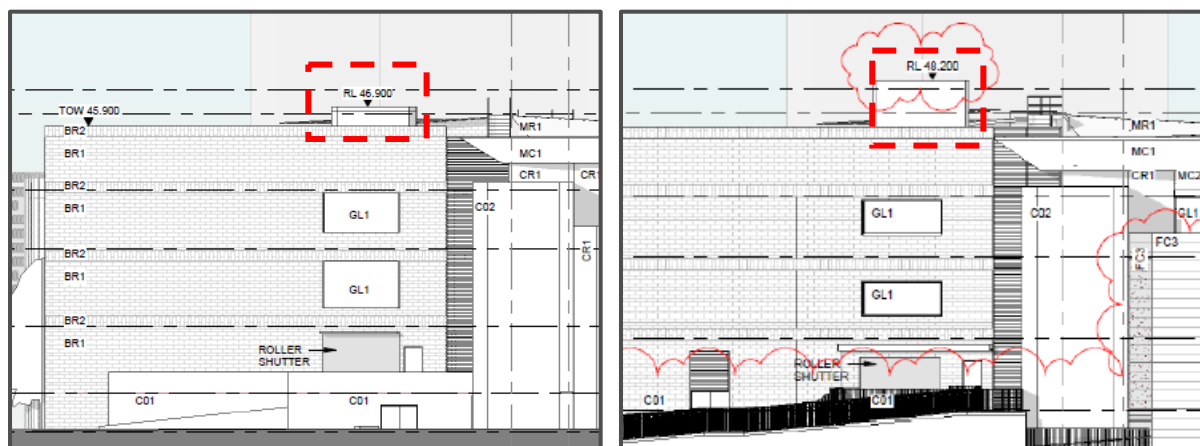
- the modification application and associated documents
- the Environmental Assessment and conditions of approval for the original application
- relevant environmental planning instruments, policies and guidelines
- the requirements of the EP&A Act and Regulation.

### 5.1 Built Form

#### Height

The approved development comprised a two-storey building with an overall maximum building height of 17.75 m (RL 47.75 m). The proposed modification seeks to increase the height of the lift overrun by 1.3 m from RL 46.9 to RL 48.2, which would increase maximum building height by 0.45 m from 17.75 m to 18.2 m (RL 48.2).

The Applicant advised this change was required in response to mechanical services following the detailed design of the loading dock. A comparison of the height difference is shown in **Figure 7** below.



**Figure 7 |** Lift overrun height (western elevation): approved plan (left) and proposed modification (right) (source: Applicant)

The Department considers the increase in building height to be acceptable as:

- there are no height or floor space controls for the site
- the 0.45 m increase in height is minor as it represents only an increase of 2.5% of the approved building height and would be indiscernible from the surrounding area
- it will not result in any additional overshadowing, privacy or view loss impacts
- the QEII Grandstand, multi-deck car park and existing vegetation will continue to screen the development from surrounding residences.

The Department therefore concludes the proposed increase in height is acceptable.



## Addition of Loading Dock Roof

The proposed modification seeks to add an external roof structure above the existing QE II loading dock on the eastern elevation of the Winx Stand. The roof will be positioned between the mezzanine level of the approved building with a maximum height of 4.5 m/ RL 34.5 (**Figure 3**).

The Applicant advised the reason for the additional roof is to provide all-weather shelter and protection for employees of the site using the loading dock and obstruct the view of back-of-house operations from patrons.

The Department considers the proposed roof structure to be acceptable as it is light weight structure, maintains the openness of the loading dock area and would not result in any additional visual impacts or significantly change the bulk or scale of the approved development.

## 5.2 Link Bridge

The proposed modification seeks to amend the alignment of the link bridge. The revised design proposes to adjust the angle of the bridge to connect further west past the column of the QE II Stand. The revised alignment is shown in **Figure 8** below. The Applicant advised that a site survey identified the approved angle of the link bridge would intercept with the existing stairs, balustrades & structural column, as shown in **Figure 8 and 9**.



**Figure 8 |** Link bridge alignment (western elevation): approved plan (left) and proposed modification (right) (source: Applicant)



**Figure 9 |** Approved link bridge connection to the QE II Stand (source: Applicant RtS)

The Department considers the proposed realignment of the link bridge to be acceptable as it is minor, would not increase the length or height of the link bridge, would continue to provide pedestrian access and would not significantly change the appearance of the approved development.

### 5.3 Other issues

The Department's consideration of other issues is provided within **Table 2** below.

**Table 2 |** Department's assessment of issues

Issue	Findings	Recommendations
<b>Terrace Bar</b>	<ul style="list-style-type: none"> <li>The modification seeks to convert the approved food serving bar on the external Level 1 terrace (trackside) to an external drinks bar.</li> <li>The Applicant advised the purpose of the bar is to service functions and patrons associated with the race day and non-race day events. It was also noted this would further activate the terrace area and improve functionality.</li> <li>The bar would not be available for broader public functions.</li> <li>The intended use of the terrace bar is consistent with the original assessment, which supported the shared use of the building, subject to the principal purpose of the building remaining a recreation facility (major) for race-day events.</li> </ul>	The Department recommends Condition A2 is updated to reflect the revised design drawings.

- The Department notes the proposed modification would not alter the operational conditions approved under SSD 10825. These include hours of operation, patron capacity, noise limits and retention of a detailed complaints procedure detailing minimisation and mitigation strategies in response to community complaints.
- The Department considers the proposed terrace bar would not result in an intensification of the use of the premises and existing conditions would ensure the principal purpose of the building would be maintained and potential amenity impacts appropriately managed.
- The Department therefore concludes the conversion of a food serving to an external drinks bar is acceptable.

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#### Western façade materials

#### **External changes**

- The modification seeks to change the materiality of the southern portion of the western façade from a 'light grey' cement render to 'urban grey' fibre cement sheeting (as shown in **Figure 6**).
- The Applicant advised the reason for this change is to improve the durability of the façade.
- In the initial application, brickwork was incorporated into the northernmost portion of the western façade following the advice from GANSW. No changes are proposed to the northern portion of the western façade.
- The proposed 'urban grey' fibre cement sheeting is consistent with the colour pallet of the approved design and the materiality of surrounding structures.
- The Department considers the proposed change to the materiality of the western façade to be acceptable as it maintains the integrity and quality of the design of the building.
- The Department therefore concludes the proposed materiality changes to the western façade is acceptable.

The Department recommends Condition A2 is updated to reflect the revised design drawings.

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#### Access

- The modification proposes a 20 m (approx.) long concrete access ramp adjacent to the ground floor
-

loading zone on the western elevation (as shown in **Figure 6**).

- The purpose of this amendment is to improve OH&S operations and functionality for employees loading and unloading goods into the building.
- The ramp will be predominantly obscured by the existing Swab building, with 9 m (approx.) visible from beyond Swab building.
- The Department considers the addition of a concrete access ramp on the western elevation to be acceptable as it improves the functionality of the development and would not significantly change the appearance of the approved development.
- The Department therefore concludes the proposed access ramp is acceptable.

#### Internal changes

- The modification seeks to amend the internal floor plan. The changes to the floor plan would reduce the GFA by 60 m<sup>2</sup> from 4,876 m<sup>2</sup> (as amended by Mod 1) to 4,813 m<sup>2</sup>.
- The Applicant advised the purpose of the floor plan changes are to improve functionality, following ongoing design development.
- The Applicant provided a BCA Statement and a Disability Access Report which concluded the revised design would comply with the requirements of the BCA, subject to the further detail at the design development stage.
- The Department notes the proposed amendments to the internal layout will not result in a noticeable change to the building when viewed from the Racecourse or surrounding public domain.
- The Department considers the proposed internal layout changes are acceptable as existing conditions in the development consent would maintain the development's compliance with the BCA.
- The Department therefore concludes the proposed internal layout changes are acceptable.

The Department recommends Condition A2 is updated to reflect the revised design drawings.



## 6 Evaluation

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that the:

- the increase in building height is minor and would not result in any additional amenity impacts
- the internal and external changes are minor in nature and would not alter the overall appearance of the building or its design quality
- existing conditions would ensure compliance with BCA, hours of operation, patron capacity and operational management requirements.

The Department considers the modification is in the public interest and should be approved, subject to the recommended modified conditions of consent.

## 7 Recommendation

It is recommended that the Team Leader, Key Sites Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report;
- **determines** that the application SSD 10285 MOD 2 falls within the scope of section 4.55(1A) of the EP&A Act;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification;
- **modify** the consent SSD 10285 MOD 2;
- **signs** the attached approval of the modification (**Appendix C**).

**Recommended by:**



**Lucinda Craig**

Planning Officer

Key Sites Assessments

## 8 Determination

The recommendation is **Adopted / Not adopted** by:

A handwritten signature in blue ink, appearing to read 'CS', is written over a horizontal line.

**Cameron Sargent**

Team Leader

Key Sites Assessments

as delegate of the Minister for Planning and Public Spaces

22 July 2021

# Appendices

## Appendix A – List of referenced documents

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning, Industry and Environment's website as follows:

### **Modification Application and Response to Submissions**

<https://www.planningportal.nsw.gov.au/major-projects/project/41946>



## Appendix B – Statutory considerations

A consent authority may modify the consent if it is satisfied the proposed modification application meets the requirements of section 4.55(1A) of the EP&A Act. An assessment of the proposed modification application against the requirements of section 4.55(1A) of the EP&A Act is included in **Table 1**.

**Table 1** | Consideration of section 4.55(1A) of the EP&A Act

Section 4.55(1A)	Department's consideration
(a) The proposed modification is of minimal environmental impact	<b>Section 5</b> of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
(b) The development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified.	The development, as proposed to be modified, is substantially the same development as that originally approved in that: <ul style="list-style-type: none"><li>• the proposed use of the site remains the same</li><li>• the proposed modification to the approval would not significantly alter the built form or scale of the building</li><li>• it would not result in any additional environmental impacts.</li></ul>
(c) The application has been notified in accordance with the regulations.	The modification application has been notified in accordance with the regulations. Details of the notification are provided in <b>Section 4</b> of this report.
(d) Any submission made concerning the proposed modification has been considered.	The Department has considered submissions made, as addressed in <b>Section 4</b> and <b>Section 5</b> of this report.

Under section 4.55(3) of the EP&A Act, the consent authority must consider the matters referred to in section 4.15(1) of relevance to the development. **Table 2** identifies the matters for consideration under section 4.15(1) of the EP&A Act that apply to the proposed modification.

**Table 2** | Consideration of the matters listed under Section 4.15(1) of the EP&A Act

Section 4.15(1) Matters for consideration	Department's consideration
(a) the provisions of— (i) any environmental planning instrument	The modified proposal remains consistent with relevant environmental planning instruments.
(ii) any proposed instrument	The modified proposal remains consistent.
(iii) any development control plan	Under clause 11 of the SRD SEPP, Development Control Plans (DCPs) do not apply to SSD.
(iiia) any planning agreement	Not applicable.
(iv) the regulations	The application satisfactorily meets the relevant requirements of the Environmental Planning and

Assessment Regulation 2000, including the procedures relating to applications (Part 6), the requirements for notification (Part 6, Division 6) and fees (Part 15, Division 1AA) (refer to **Section 4**).

(b) the likely impacts of that development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	The Department considers the proposed changes to be minor and would not result in any adverse environmental impacts as addressed in <b>Section 5</b> .
(c) the suitability of the site for the development	The site remains suitable for the development.
(d) any submissions	The Department did not receive any submissions for this modification application (refer to <b>Section 4</b> of this report).
(e) the public interest	The Department considers the modified proposal to be in the public interest as it would result in improved operational and functionality outcomes.

## **Appendix C – Modification Instrument**

The Modification Instrument can be found on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/41946>