

Director General's Environmental Assessment Requirements

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 5002-2011
Proposal Name	Royal Randwick Racecourse Hotel
Location	Royal Randwick Racecourse, Randwick
Applicant	The Australian Turf Club
Date of Issue	23/4/12
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically:</p> <ul style="list-style-type: none"> • form specifications in clause 6; and • content specifications in clause 7.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments (EPIs) Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> • Objectives of the EP&A Act 1979; • SEPP (State & Regional Development) 2011; • SEPP 55- Remediation of Land; • SEPP (Infrastructure) 2007; • Randwick Local Environmental Plan 1998 (Consolidation); and • Randwick Draft Local Environmental Plan 2012. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> <p>2. Policies, Guidelines and Planning Agreements Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • Metropolitan Plan for Sydney 2036; • Royal Randwick Racecourse DCP 2007; • Randwick Development Control Plan- Parking, 1998; • Draft Inner East Subregional Strategy 2007; • Development Near Rail Corridors and Busy Roads- Interim Guideline; • Department of Planning Guidelines for Walking & Cycling 2004;

- NSW Government Floodplain Development Manual 2005; and
- Final draft Royal Randwick Racecourse Conservation Management Plan, Godden Mackay Logan, December 2006.

Detail how the development promotes or is consistent with these provisions and strategic objectives.

3. Built Form and Urban Design

The EIS shall address the following:

- the height, bulk and scale of the proposed development within the context of the locality;
- visual impacts on views and vistas to and from key buildings, structures, spaces and across the site from the public domain;
- design quality, with specific consideration of the overall site layout, axis, connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours; and
- landscape and open space concepts that assist in reducing visual impacts, including planting layout and species.

4. Land use

The EIS shall address the following:

- the compatibility of and relationship of the proposed hotel use with existing and potential future uses on the racecourse site;
- the impact of the proposal on other existing commercial centres; and
- an economic analysis, justifying the provision of a hotel on the racecourse site.

5. Ecologically Sustainable Development (ESD)

Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development.

The EIS must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice and demonstrate excellence in sustainability consistent with a rating of 5 Green Stars or higher.

6. Environmental and Residential Amenity

The EIS shall address:

- the degree of intensification and impacts on surrounding residential uses including (but not limited to) solar access, acoustic impacts, visual privacy, security and safety;
- servicing requirements (including but not limited to, waste management, loading zones, mechanical plant); and
- the siting of the development in relation to existing significant landscaping on site.

7. Noise

Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*

- *Interim Construction Noise Guideline (DECC)*

8. Transport and Accessibility (Construction and Operation)

Provide a Traffic Impact Study considering cumulative traffic generation associated with the range of events and functions at the Racecourse including:

- detail access arrangements at all stages of construction;
- provide accurate details of daily vehicle movements and an assessment of accessibility by public transport, walking and cycling;
- an estimate of the travel demand generated by the proposal and an assessment of the impacts of this traffic on the local road network, including intersection capacity, having regard to local planning controls;
- any road/intersection upgrades, access from surrounding streets, including examination of different options to cope with routine and increased access requirements;
- measures to promote the use of public transport usage and pedestrian and bicycle linkages;
- demonstrate how the vehicular and pedestrian access to the hotel will be managed, in particular, its relationship with the operation of the bus facility (including during special events). Any event management measures must not impact on the ability of Transport for NSW to manage event transport operations on the road network or the bus facility; and
- demonstrate the provision of appropriate levels of on-site car parking.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RTA).*

9. Heritage

A Heritage Impact Statement shall be prepared identifying the potential impacts on any heritage items, areas or places of natural, Aboriginal, historic, industrial or archaeological significance on the site and in the surrounding area in accordance with NSW Heritage Office publication 'Statements of Heritage Impact'.

The Heritage Impact Statement should address the guidelines in the draft Royal Randwick Racecourse Conservation Management Plan (Godden Mackay Logan, Dec 2006).

10. Flooding, Drainage and Surface Water Management

- The EIS shall address drainage/flooding issues associated with the development/ site, including stormwater, drainage infrastructure and the incorporation of water sensitive urban design measures.
- The EIS shall identify any necessary water management measures.

11. Ground Water Management

The EIS shall identify ground water issues and identify any mitigation measures required to remediate, reduce or manage potential impacts to existing ground water resource and any dependent ground water environment.

12. Sediment, Erosion and Dust controls (Construction and Excavation)

Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

→ *Relevant Policies and Guidelines:*

	<ul style="list-style-type: none"> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> <p>13. Contributions The EIS shall address the provision of the public benefit, services and infrastructure having regard to Council's s94 & s94A Development Contributions Plan.</p> <p>14. Consultation The EIS shall demonstrate an appropriate level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines</i> October 2007.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Shadow Diagrams; • Traffic Impact Study; • Tree Management Strategy and Arboricultural Assessment; • Landscape Plan; • Acoustic Report; • Heritage Impact Statement; • Visual and View Analysis, including the use of photomontages; • Stormwater Management Plan; • Waste Management and Recycling Plan; • A Functions and Events Management Plan; and • A Construction Traffic Management Plan.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Randwick City Council; • Roads & Maritime Services; • NSW Police; • Environment Protection Authority; • The NSW Heritage Council; • Transport NSW; and • Sydney Airports Corporation. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided</p>
Further consultation after 2 years	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not</p>

	exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.
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