

Mr. James Chen
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Dear Sir / Madam,

I'm the current owner of property 26 Doncaster Avenue in Kensington. Currently it is leased but I intend to move back into the property in 2 years. My backyard currently adjoins Randwick Racecourse's staff car park. I strongly object to the intention to build a 24 hour stabling yard right behind my backyard, where a 6 meter noise wall is also intended to be erected right behind my backyard fence. My access to an open space [the current area is zoned as Open Space under the new 2012 Randwick LEP] would disappear as a result of a 24 hour stabling yard been built there. Individually listed below are my concerns and I present a few points as to why it is best to put the stabling yard in the South-eastern corner of Randwick Racecourse as proposed by Randwick City Council. My numbered concerns are:

1. Noise from stabling yard – currently I enjoy my peace and quiet in my backyard. Given this will be a 24 hour operational stabling yard, with trains pulling in and out all day long - how will this noise affect my current living standards? This is especially important during night-time when I need to go to bed early – will I still be able to have my peace and quiet time at nighttime?
2. Height of noise wall – the noise wall is proposed to be built 6 meters high. Given this wall will be right behind my backyard, would you consider building something lower [for example a 5 meter high noise wall] that will still keep out the noise from the stabling yard? What are the pros of building a 6 meter wall right behind my backyard?
3. Appearance of noise wall – how will the noise wall look like from my backyard? Will it be a mono-tone looking structure? Can you please provide cross-sectional view of the proposed noise wall standing from my own backyard? The current view of my backyard is magnificent mature Moreton Bag fig trees set in the background of a blue sky.
4. Over-shadowing and loss of sunlight in the morning – my backyard is an East facing backyard and receives a great amount of sunshine each and every morning. With the proposed noise wall, I will lose this sunshine in the morning. How much sunlight hours will I lose each morning due to noise wall being erected? Can you provide shadow diagrams of amount of sun loss during all 4 seasons of the year? [Summer, autumn, winter and spring].
5. Width of 'sterile' space between proposed noise wall and my backyard fence. Currently I enjoy the sight of mature Moreton Bay Fig trees and blue sky when I walk out into my backyard. This will disappear when the noise wall is erected. Thus I request there be at least a 6 – 8 meter spacing of 'sterile' space left between my backyard fence and proposed noise wall. This will only somewhat compensate my loss of open and free space if you build the stabling yard there.
6. Loss of up to 5 significant mature Moreton Bay Fig trees. As described above, I love the sight of Moreton Bay Fig trees from my backyard and I believe

Randwick City Council has described them as of “significant heritage value” and I strongly oppose to them being just cut down for the sake of development. I do not know how old these Moreton Bay fig trees are but believe they are irreplaceable if they are cut down and destroyed forever.

7. Evergreen trees to be planted in the sterile space – I request that if you were to build a noise wall, then it would only be fair to put in some mature ever-green trees in the sterile space between the noise wall and my backyard fence. This will only somewhat compensate for my loss of open space and looking into a monotonous noise wall from my house.
8. Cleanliness of the stabling yard – I fear there will be a significant increase in dust, oil runoff and general rubbish due to the construction of a stabling yard. Currently the area is un-used and therefore little to no dust is seen from my backyard. Will the new stables adhere to Standard EPA protocols and Standards? How will this affect my general health and well-being?
9. Possible graffiti and general security around stabling yard. The proposed noise wall will be a magnet for graffiti artists to start on a ‘blank canvass’. What sort of security measures are proposed so that it’s a deterrent to graffiti artists gaining access to noise wall. In addition, if there is a sterile space – will this be fenced off to the general public as I would not want potential robbers to be able to look into my backyard and house from the sterile space simply by climbing over.
10. Property Value – it is my strongest personal belief that the construction of a 24 hour stabling yard right behind my backyard and house will negatively affect the value of my property. Can you provide an independent property valuation of my property on a Before and After Basis? Are there any avenues to compensation if my property value is negatively affected?

Thus, for the 10 reasons listed above, I’m strongly against the construction of the stabling yard being built between Doncaster Avenue and Alison Road. I’m aware in the last week, Randwick City council has put forward a revised stabling yard proposal that would see it built in the South-Eastern corner of Randwick Racecourse:

<http://www.smh.com.au/nsw/council-suggests-giving-up-part-of-royal-randwick-racecourse-for-tram-line-20131127-2yae7.html>

This alternative site/proposal is a far superior proposal that the current one because surrounding residential houses are all elevated over the proposed stabling area [currently horse stables]. Thus, residential housing along Wansey Road and student apartment blocks along High Street will not see the stabling yard in its line of sight – rather they will still see the city’s skyline. The alternative proposed area is also further away from residential housing as well, thus affecting less people living around the south-eastern corner of the racetrack.

I look forward to your response.

Yours Sincerely

James Chen