

Royal Randwick Racecourse Redevelopment Stage 1 VIEW ANALYSIS & VISUAL IMPACT STATEMENT

Summary of Views

The view analysis drawings (DA-50 to DA-58) illustrate the visual impact of the proposed development on neighbouring buildings, surrounding public domain, future development at 66A Doncaster Ave and the site in general. The views used for this analysis have been chosen to show the height, bulk, scale, form and character of the development relative to both its immediate and distant surroundings.

The following views have been selected:

- V1 Close up view of the south facing (track-side) facade of the proposed development.
Photo taken from the existing race-track looking west.
- V2 View from the intersection of Wansey Road & Alison Road
The development is not visible from this intersection due to the existing fence and line of mature trees. For clarity this photo has been taken on site near the existing racecourse stables.
- V3 View from Wansey Road residences.
The development is not visible from Wansey Road due to the line of mature trees on the boundary. For clarity, this photo has been taken on site near to the boundary fence.
- V4 View from High Street and UNSW.
The development is not visible from High Street due to the line of mature trees on the boundary. For clarity, this photo has been taken on site near to the boundary fence.
- V5 Close up view of the south facing (track-side) facade of the proposed development.
Photo taken from the existing race-track looking north-east.
- V6 View from Doncaster Ave residences
Photo taken from rear of Doncaster Ave residences looking east.
- V7 View from 66A Doncaster Ave site (future development site)
Photo taken from 66A Doncaster Ave site looking south-east.
- V8 View from Darley Road
Photo taken from Darley road looking south-west.

Public Domain

The proposed development will have minimal impact on the views of the surrounding public domain due to the extent of existing fences and mature vegetation. In particular, High Street and Wansey Road have little to no view of the site at all. Views from Alison Road are partially obstructed by the existing line of trees to the south of the grandstands, and partially obstructed by the AJC office building and more trees to the north.

UNSW

The existing multi-storey buildings within the UNSW grounds will have high-level views of the proposed development (see view V4 for approximation). Any potential loss of amenity to these buildings will be negligible due to a) the new Paddock Stand being similar in height to the QEII stand adjacent which itself is not increasing in bulk, and b)

the distance these buildings are away from the actual development (approx 700-800 metres). The development of the Paddock Stand will have a minor impact on skyline views.

Doncaster Ave Residences

The proposed development will have some potential visual impact on the existing residences on Doncaster Ave and the proposed future development of 66A Doncaster Ave due to their proximity to the site. In our opinion this impact is relatively minor, due to the QEII structure not significantly increasing in bulk and assisted by the demolition of the existing structures which are un-sightly. The development of the Paddock Stand will have a minor impact on high level views looking south-east across the Randwick Racecourse site. View V6 shows the height, scale and bulk of the Paddock Stand development which is similar to the QEII Stand adjacent. It is important to note that any impact from over-shadowing on the Doncaster Ave residences and future development site will be negligible due to the proposed development's location to the south (see DA-40 to DA-42 for shadow analysis).

Building Appearance

The proposed development has been designed to reduce its visual bulk by breaking the north-west elevation into separate elements through the use of form and materiality. The rear of the two main grandstand elements (Paddock and QEII Stands) have vertical timber screens to soften their appearance and are separated by a glazed 'link' building. The two circulation towers on either ends of the grandstand are expressed as separate elements with horizontal aluminium screens. The cantilevered seating platform facing the Parade Ring further helps to reduce the overall visual bulk of the development.