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Submission from Kingsford South Precinct to Randwick City Council
Re: MP10_0097

The Kingsford South Precinct strongly objects to the application for the redevelopment of the "Spectator Precinct".

The publicly available documents about this application appear to inadvertently mislead the general public as to the nature and intent of the project.

At a presentation by representatives of the Applicant to our Precinct on October 19 upon close questioning there were two admissions made that were greeted with disbelief by those attending.

The person who was identified as an AJC executive (by the property consultants) but had chosen not to reveal his identity to the Precinct executive nor the meeting as a whole revealed that:

- The large development known as the "parade ring" would have seating for four thousand five hundred people. That this "parade ring" is intended to be used as a commercial venue throughout the year for concert and other performances.
- The development described as "holding a racing museum" would in fact be a conference centre venue with "some racing memorabilia in moveable cabinets or display cases around" part of the perimeter of multi-purpose rooms with moveable walls to enable conferences of different size to be housed concurrently.

The Precinct could not find any reference to any of these uses in the materials provided by the property consultant, nor the advertised notices in various newspapers nor in any of the correspondence.

When the AJC executive was questioned about these undeclared intended uses for these large components of the application he responded that they needed to make a return on the development.

The Precinct committee believes a reasonable man could be forgiven for viewing the application as severely tainted and that the public consultation for the application could have resulted in people being misled about the application's potential and apparently planned use.

The Precinct requests the Council to advise the NSW State Government of these issues and to require the AJC to resubmit the application for public consultation with a full and all-encompassing disclosure of the intended uses of these components.

The Precinct believes that failure to do so would result in the public interest potentially not being served.

In subsequent consultation with other key stakeholders, such as the Centennial Park and Moore Park Trust, it became clear that they had not heard any information about the use as a 4,500 seat concert venue or as a conference centre. In fact some of the stakeholders contacted did not believe this could be the case as it was not disclosed anywhere in the documents they had received for analysis.

The Precinct believes we were not given adequate information to enable a fully informed decision to be made about this application as there was no information about noise impacts arising from the night time use of the concert venue nor of the use of the conference centre.

The Precinct believes that this apparent creation of a mini-Darling Harbour like entertainment and conference venue should require detailed studies to be

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completed covering traffic assessments, noise and other environmental impacts arising from the change of use for the site.

The Precinct would further seek to have the Council's position on this matter clarified.

Did Randwick City Council or any of its staff know in advance that the AJC intended to use the "Parade Ring" as a commercial concert and performance venue? Did Randwick City Council or any of its staff know in advance that the AJC intended to establish a new conference centre venue as part of the application?

Conclusion:

Kingsford South Precinct strongly objects to the application as it currently stands. The apparent use of large components of this application appear to have nothing to do with racing and as such we were unable to analyse the likely impact of this development from the information provided by the applicant nor from the presentation on their behalf.