

DM/10065/10-09-23
23 September 2010

**AJC Randwick
PROPOSED NEW STABLES
DESIGN STATEMENT FOR PLANNING APPLICATION**

Director General Environmental Requirements.

**KEY ISSUE No. 2
Built Form and Urban Design Impacts**

1.0 Introduction

The proposed new stables will replace all existing (approximately 520) on course stables which are spread over several sites extending along the southern portion of the site near High Street up to Wansey Road at the eastern end.

The new stables will be located within a single compound located in the south east corner of the racecourse accessed from Wansey Road.

The existing Randwick on course stables will remain in operation during the construction period and will be vacated at the completion of the new stables.

2.0 Project Description

The project will include the construction of 6 stable blocks housing a total of 600 stables in 2 storey configuration and include all ancillary equine training facilities and infrastructure including an equine exercise pool.

Additional facilities housed in separate buildings include:-

- Staff kiosk and saddler's workshop
- Tie up stalls for 50 horses for use by visiting horses for fortnightly Barrier Trials
- Covered pony enclosure for 20 horses
- A veterinary building with facilities for equine isolation and treatment.
- A central storage shed for wood shavings and stable bedding
- A concrete platform for storage, recycling and transfer of bedding & manure.
- Carparking for 110 visitor and staff cars
- Horse loading and unloading area with parking for 5 large and 5 small horse floats

Stables shall be permanent, durable and of low maintenance construction and offer the highest standard accommodation for thoroughbred horses and training facilities.

Buildings will be designed to have minimum impact on the environment and address sustainability issues of topography, soil removal, water and waste (manure, bedding etc) recycling and management.

All stables are naturally lit during daylight with supplementary artificial lighting at night and ventilated by taking advantage of the orientation and positioning of buildings and the existing natural topography and large shade trees, both evergreen and deciduous, existing on the site.

Access and road infrastructure has been designed to minimise impact on any surrounding development and to maximise the security, safety and general efficiency of the training facilities by separating traffic circulation routes and access and egress points for horses, trainers, staff and service vehicles. An underground access tunnel has also been included to provide safe access to the infield training tracks without disturbing the surface of the course proper or other training tracks.

3.0 Project Objectives

The objectives of the Australian Jockey Club are:-

- To construct the best thoroughbred stable accommodation in Australia to meet their immediate and foreseeable future requirements for training thoroughbred racehorses.
- To meet the needs of thoroughbred trainers and achieve the best possible long term outcome for racing in NSW.
- Have minimal impact on the spectator views of the track and enhance the general appearance of the racecourse.
- Provide stables which have minimal local environmental impact and lowest possible ongoing running and maintenance cost.

4.0 Built Form

Siting, height, bulk, scale and form

The stable blocks that form the major part of the built form of the development are compact 2 storey buildings each containing 100 stables in a 2 storey concrete block and steel structure with externally painted walls and coloured steel insulated roof. They are set out in an orderly formal straight line, spaced evenly with clearly defined access roads. The first floor levels are accessed via a series of concrete and steel ramps or elevated roadways.

Ancillary training facilities such as mechanical horsewalkers, sand rolls, wash bays and trainers offices are all located within or adjacent to the stable blocks to minimise travel distances for the movement of horses.

The height of each stable block is approximately 6m to the gutter line and 12m to the highest point of the central curved ridge.

The site has a natural fall of about 7m from east to west over its length and a varying fall of 10m to 16m over its depth between the course proper and the elevated Wansey Road which forms the southern boundary of the racecourse. The six main buildings follow this fall stepping at one metre intervals between each block.

Visual Impact

The visual impact of this development on the adjacent Wansey Road residential precinct is minimal as the highest point of the roof of the highest building is still one metre below the window sill level of the closest house facing the racecourse opposite. Views to the racecourse are currently restricted by very large fig trees which screen the street along Wansey Road.

The upper level of stable block A at the eastern end will be visible from the park opposite at the corner of Alison and Wansey Roads. (Refer to photomontage view and diagrams attached).

Externally the stables will have painted walls in soft earth tones with multiple projecting fins articulating and defining each stable and providing additional shading and wind protection for the resident horses. These fins add some colour and interest to the long facades, contrasting with the multiple shades of evergreen and deciduous trees and cultivated turf in the racecourse landscape.

Buildings and associated landscaping will be visible from the spectator grandstand opposite to the north and will clearly express their identity, function and context within the site.
(Refer photomontage).