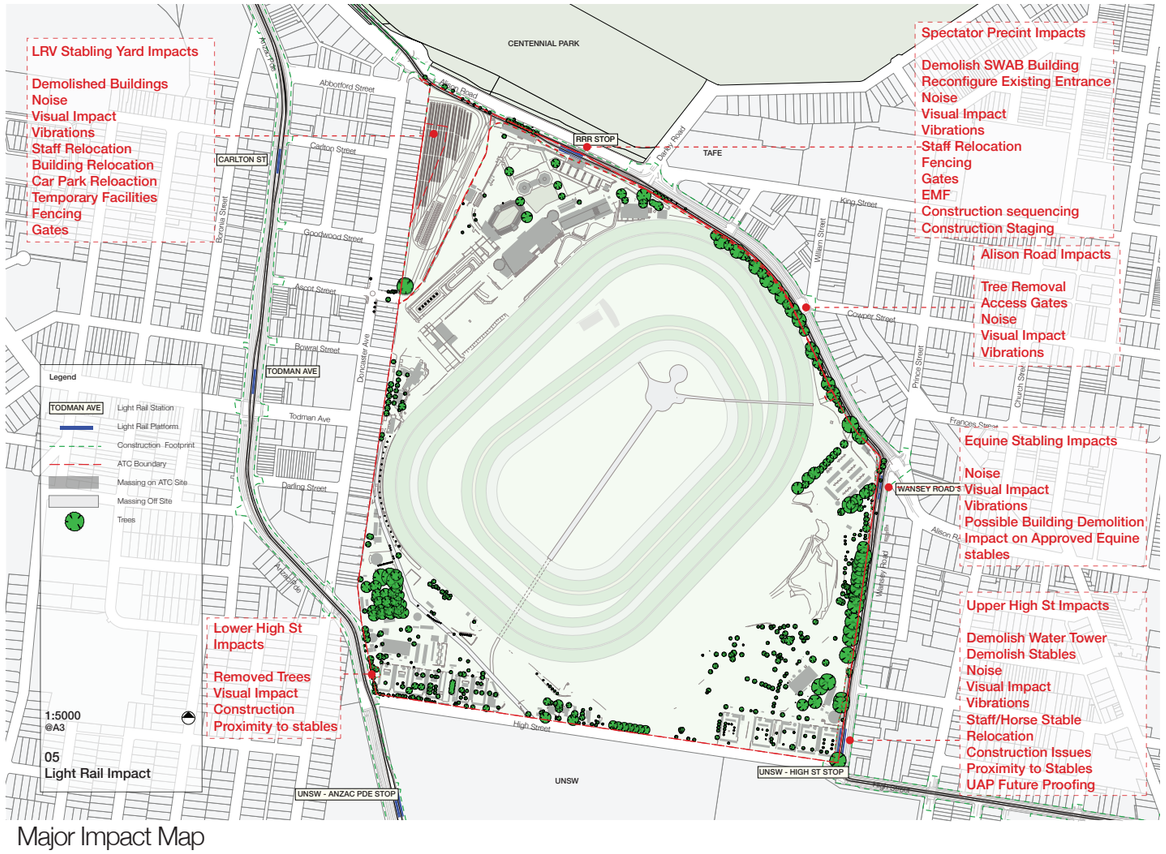
Australian Turf Club and Sydney's Light Rail project:
Urban Impact Summary document- 18.12.2013

Precinct Map



Major Impact Map

Sydney's Lightrail: Impacts Summary Sheet

Australian Turf Club (ATC) has asked Woods Bagot to provide professional services in regards to the Sydney Light Rail Impact on the Randwick Racecourse. The review process exercise undertaken is the following:

1. **'Analysis of the Exhibited Documents'** - Environmental Impact Statement (EIS) for the Light Rail project and the Urban Activation Precinct Master plan to assist ATC in their response the these documents during the exhibition period
2. **A 'Risk and Opportunity Matrix'** reviewing the Rail intervention into the proposed ATC 'Randwick Master plan'.

We have defined the following objective for this study.
To analyse the impact of these two documents on the ATC Master plan, aiming to limit any risks to ATC due to the impact of these two documents, and maximising any opportunities arising for ATC due to these two documents. One of these opportunities may be the development opportunity above the Stabling Yard and the study will work to aid ATC in securing this opportunity.

All EIS documents have been review and aggregated into a series of maps reflecting the impact in a comprehensive way. The 'Risk and Opportunity Matrix' will cover the following aspects:

Impact analysis
Impact on Master plan
Alternate development opportunities
Operational Impacts
Noise and Vibration Issues
Alternate route Options Analysis
Staging Studies

We have established a precinct map to facilitate the review of the the impact by precinct as shown .

1- Lightrail Stabling Review

General elements review

- Facilities – Train storage, maintenance, staff facilities and parking, operations, materials store, wash down/cleaning.
- Operating hours – start up and close down operations.

Implications to ATC:

- Compromise existing ATC operations -Initial demolition of existing facilities – alternatives must be organised prior to removal.
- Reduced access
- Potential noise – start up whistle.
- Visual impact
- Possible security risk increase – critical public infrastructure

2- Stop (station) Review

General elements review:

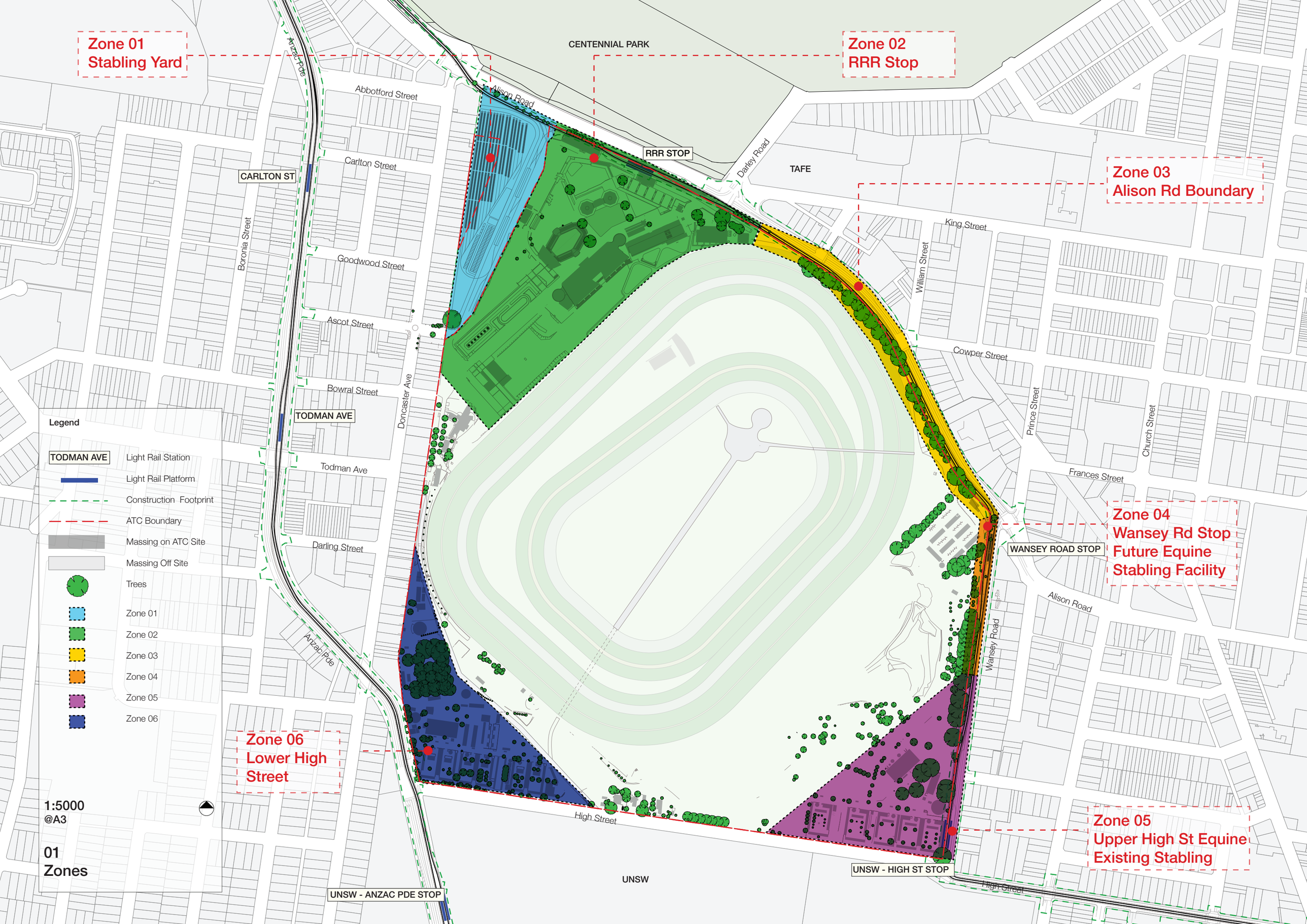
- Location and layout review – ATC land take impacts
- Gateway public entrance – master plan review/image review
- Other transport mode interactions – buses, taxis, VIP access
- Major event operations – limitations and capacity review
- Suggested improvements to ATC operation
- Suggested branding image improvements

3- Route Review

General elements review:

- Location and layout review – preferred route
- Equine impacts – particularly around horse DA approved stables area (noise and movement)


CENTENNIAL PARK
Anzac Pde
Abbotford Street
Alison Road
Security Building
Administration / Membership Building
RRR STOP
Facilities Management and Heritage Society Buildings
Family Lawn
SWAB building
Darley Road
TAFE
CARLTON ST
Carlton Street
Boronia Street
Octagonal Bar
Centennial Lawn
Rose Garden Lawn
Theatre of the Horse
Officials Stand
Oaks Lawn Marquee
King Street
Spectator Precinct
Goodwood Street
Fig Tree Lawn
Royal Randwick Grandstand
William Street
Raceday stall
Ascot Street
Midfield Precinct
Cowper Street
Equine Centre
Infield Pedestrian Tunnel
Bowral Street
Doncaster Ave
Prince Street
Church Street
TODMAN AVE
Todman Ave
Frances Street
Infield Precinct
Darling Street
WANSEY ROAD STOP
Alison Road
Wansey Road
Anzac Pde
Infield Vehicular Tunnel
Lower High Street Precinct
Upper High Street Precinct
High Street
UNSW
UNSW - HIGH ST STOP
High Street
UNSW - ANZAC PDE STOP
Legend
TODMAN AVE Light Rail Station
Light Rail Platform
Construction Footprint
ATC Boundary
Massing on ATC Site
Massing Off Site
Trees
1:5000
@A3
00
Existing with LR Overlay


Zone 01
Stabling Yard
CENTENNIAL PARK
Zone 02
RRR Stop
Zone 03
Alison Rd Boundary
Zone 04
Wansey Rd Stop
Future Equine
Stabling Facility
Zone 05
Upper High St Equine
Existing Stabling
Zone 06
Lower High
Street
Anzac Pde
Abbotford Street
Alison Road
Carlton Street
CARLTON ST
Boronia Street
Goodwood Street
Ascot Street
Bowral Street
TODMAN AVE
Doncaster Ave
Todman Ave
Darling Street
RRR STOP
Darley Road
TAFE
King Street
William Street
Cowper Street
Prince Street
Church Street
Frances Street
WANSEY ROAD STOP
Wansey Road
High Street
UNSW
UNSW - HIGH ST STOP
UNSW - ANZAC PDE STOP
Legend
TODMAN AVE Light Rail Station
Light Rail Platform
Construction Footprint
ATC Boundary
Massing on ATC Site
Massing Off Site
Trees
Zone 01
Zone 02
Zone 03
Zone 04
Zone 05
Zone 06
1:5000
@A3
01
Zones


CENTENNIAL PARK
Carpentry Workshop
Plumbing Workshop
Electrical Workshop
Metal workshop
Paint Store
Cleaners store and Amenities
Amenities
Store yard and parking area
Parking
Signage
Security Building
and gates
SWAB building
Fencing gates
Fencing and Gates
Fencing and Gates
Existing Stables
Fencing and Gates
Existing Stables
Existing Water Tower
Anzac Pde
Abbotford Street
Alison Road
Carlton Street
CARLTON ST
Boronia Street
Goodwood Street
Ascot Street
Bowral Street
TODMAN AVE
Doncaster Ave
Todman Ave
Darling Street
RRR STOP
Darley Road
King Street
William Street
Cowper Street
Prince Street
Church Street
Frances Street
WANSEY ROAD STOP
Wansey Road
High Street
UNSW - HIGH ST STOP
UNSW
UNSW - ANZAC PDE STOP
Legend
TODMAN AVE Light Rail Station
Light Rail Platform
Construction Footprint
ATC Boundary
Massing on ATC Site
Massing Off Site
Trees
Demolished Building
Additional buildings ATC believes will be impacted
1:5000
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02
Buildings to be Demolished


CENTENNIAL PARK
Anzac Pde
Abbotford Street
Alison Road
RRR STOP
Darley Road
TAFE
CARLTON ST
Carlton Street
Boronia Street
Goodwood Street
King Street
William Street
Ascot Street
Cowper Street
Bowral Street
Doncaster Ave
TODMAN AVE
Prince Street
Church Street
Todman Ave
Frances Street
Darling Street
WANSEY ROAD STOP
Alison Road
Wansey Road
Anzac Pde
High Street
UNSW
UNSW - HIGH ST STOP
High Street
UNSW - ANZAC PDE STOP
Legend
TODMAN AVE Light Rail Station
Light Rail Platform
Construction Footprint
ATC Boundary
Massing on ATC Site
Massing Off Site
Trees
Existing Trees
Demolished
Trimmed
1:5000
@A3
03
Tree Removal

04
Approved and Proposed
Opportunities


LRV Stabling Yard Impacts
Demolished Buildings
Noise
Visual Impact
Vibrations
Staff Relocation
Building Relocation
Car Park Reloaction
Temporary Facilities
Fencing
Gates
Spectator Precint Impacts
Demolish SWAB Building
Reconfigure Existing Entrance
Noise
Visual Impact
Vibrations
Staff Relocation
Fencing
Gates
EMF
Construction sequencing
Construction Staging
Alison Road Impacts
Tree Removal
Access Gates
Noise
Visual Impact
Vibrations
Equine Stabling Impacts
Noise
Visual Impact
Vibrations
Possible Building Demolition
Impact on Approved Equine stables
Upper High St Impacts
Demolish Water Tower
Demolish Stables
Noise
Visual Impact
Vibrations
Staff/Horse Stable Relocation
Construction Issues
Proximity to Stables
UAP Future Proofing
Lower High St Impacts
Removed Trees
Visual Impact
Construction
Proximity to stables
CENTENNIAL PARK
TAFE
RRR STOP
CARLTON ST
TODMAN AVE
WANSEY ROAD STOP
UNSW - HIGH ST STOP
UNSW - ANZAC PDE STOP
UNSW
Anzac Pde
Abbotford Street
Alison Road
Carlton Street
Darley Road
King Street
William Street
Boronia Street
Goodwood Street
Ascot Street
Cowper Street
Bowral Street
Doncaster Ave
Prince Street
Church Street
Todman Ave
Frances Street
Darling Street
Wansey Road
High Street
Legend
Light Rail Station
Light Rail Platform
Construction Footprint
ATC Boundary
Massing on ATC Site
Massing Off Site
Trees
1:5000
@A3
05
Light Rail Impact


CENTENNIAL PARK
Anzac Pde
Abbotford Street
Alison Road
RRR STOP
Darley Road
TAFE
CARLTON ST
Carlton Street
Boronia Street
Goodwood Street
Ascot Street
Bowral Street
Doncaster Ave
TODMAN AVE
Todman Ave
Darling Street
King Street
William Street
Cowper Street
Prince Street
Church Street
Frances Street
WANSEY ROAD STOP
Alison Road
Wansey Road
High Street
UNSW
UNSW - HIGH ST STOP
UNSW - ANZAC PDE STOP
Legend
TODMAN AVE Light Rail Station
Light Rail Platform
Construction Footprint
ATC Boundary
Massing on ATC Site
Massing Off Site
Trees
Building footprint , UAP
1:5000
@A3
URBAN ACTIVATION PLAN

Alison Road

Impact:

Removal of trees reduces the visual screening to the administration building and Alison rd frontage.
Destroys parkland environment unless replaced.
No security building replacement Identified
No revised entry gate layout design provided

Impact:

Proximity of track alignment to existing administration building severely reduces amenity inside the building and concern about elements of the building will need to be removed (sun shades, air-conditioning)
EMF, Noise, Visual Amenity

Impact:

Buses required to stop in the traffic/bus lane – a lay-by for stopping buses required
Minimum pedestrian layover path on footpath
Combining bycicle path is dangerous

Impact:

East bound trains can only unload on the north side (single side loading), whereas the north-bound train can load/unload both side.

Impact:

No detailed traffic and transport management plan provided

RRR STOP

Alison Road

Impact:

Heavy vehicle access to the in-field (currently through Gate 1 and Busway) would be severed by the current station layout/design.
No heavy vehicle access to spectator precinct considered.

Impact:

Pedestrians are required to cross the tracks to connect with the footpath on the south of the station to a footpath on the north located between the tracks and the road. It is potentially a safety risk and forces passers-by to carry out conflicting pedestrian movements with event patrons. Safety with pedestrians being pushed onto Alison and back onto rail lines

Impact:

Level change issue between the platform level and the existing RRR entry concourse not resolved.
Necessitates demolition of SWAB building, replacement of which is not considered.
No Assessment provided on impact to ticket and transitive buildings.
No defined assessment on pedestrian safety during major events.
No landscape plan provided.

Impact:

Island platform arrangement requires all passengers (east and west) to cross the lines. Side platforms would require only one direction to cross the lines.

Impact:

Hotel application and intersection configuration has not been considered.

Legend

- TODMAN AVE — Light Rail Station
- Light Rail Platform
- Construction Footprint
- ATC Boundary
- Massing on ATC Site
- Massing Off Site
- Trees
- Future Development

1:5000
@A3

Impact Plan 01
Spectactor Precinct

Impact:

Existing access point on Alison Road is removed.
All access points to be maintained unless agreed.

Impact:

Possible Building Demolition.

Impact:

No recognition of the approved stable facilities on the stop location.

Impact:

The retaining wall design will have a significant visual impact within the RRR precinct.

WANSEY ROAD STOP

Impact:

Access to the RRR must be controlled at this location.

Impact:

Loss of trees will impact visual amenity and acoustic control from RRR.

Impact:

Existing access point on Wansey road (south of stop) is potentially compromised and limits access to the approved stable facilities.
Heavy vehicle access must be mainained .
Proposed equine stabling intersection should be controlled.

Impact:

Loss of Fencing and gate replacement.
Detailed design provided to ensure safety, security and aesthetics.

Alison Road

Prince Street

Frances Street

Wansey Road

Legend

TODMAN AVE	Light Rail Station
	Light Rail Platform
	Construction Footprint
	ATC Boundary
	Massing on ATC Site
	Massing Off Site
	Trees
	Future Development

1:5000
@A3

Impact Plan 02
Wansey Rd Stop

Impact:

Existing stables building north of the stop will be removed.

Impact:

Potential loss of established trees.

Impact:

Track grade is potentially excessive and could cause additional noise impacts.
Stable access lost
No equine management plan provided for construction phase.
Detailed noise mitigation measures not addressed.

Impact:

Existing water tank north of the stop will be demolished, no replacement considered

Wansey Road

Impact:

Access to the RRR must be controlled at this location.
No design provided for access to existing stables, no future access to UAP discussed or contemplated.
No heavy vehicle access contemplated.

UNSW - HIGH ST STOP

High Street

Impact:

Existing stables facilities adjacent to the stop will be partially demolished.
No temporary or permantent replacement identified.
No details on engineering solutions for structure or services to cater for future development.

Impact:

No discussion on future traffic capacities for UAP

Legend

- TODMAN AVE — Light Rail Station
- Light Rail Platform
- Construction Footprint
- ATC Boundary
- Massing on ATC Site
- Massing Off Site
- Trees
- Future Development

1:5000
@A3

Impact Plan 03
Upper High St Precinct

Impact:

Loss of Fencing and gate replacement.
Detailed design provided to ensure safety, security and aesthetics

William Street

Impact:

Tree Removal
Access Gates
Noise
Visual Impact
Vibrations
Proximity to Stables/Horses

Cowper Street

Impact:

Loss of trees will impact visual amenity and acoustic control from RRR

Legend

TODMAN AVE	Light Rail Station
	Light Rail Platform
	Construction Footprint
	ATC Boundary
	Massing on ATC Site
	Massing Off Site
	Trees
	Future Development

1:5000
@A3

Impact Plan 04
Alison Road

rd Street

eet

Alison Road

Impact:

Demolition of Existing Buildings

Impact:

E.M.F
Construction and Sequencing
Construction Staging
Noise
Visual Impact

RRR STOP

Impact:

Proximity of track alignment to existing administration building severely reduces amenity inside the building and concern about elements of the building will need to be removed (sun shades, air-conditioning)
EMF, Noise, Visual Amenity

Impact:

Pedestrians are required to cross the tracks to connect with the foot-path on the south of the station to a footpath on the north located be-tween the tracks and the road. It is potentially a safety risk and forces passers-by to carry out conflicting pedestrian movements with event patrons. Safety with pedestrians being pushed onto Alison and back onto rail lines

Impact:

Island platform arrangement requires all passengers (east and west) to cross the lines. Side platforms would require only one direction to cross the lines.

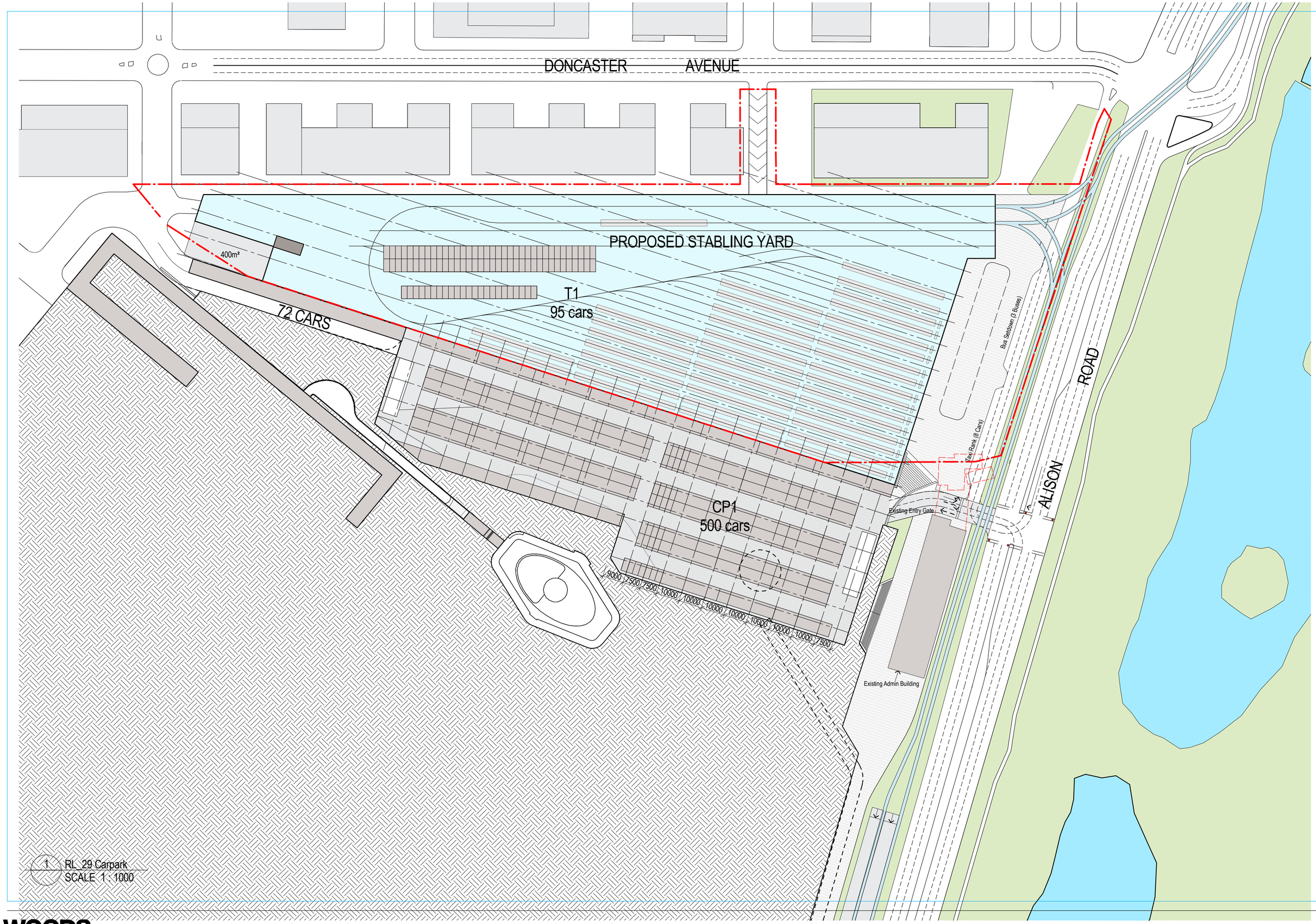
Legend

TODMAN AVE	Light Rail Station
	Light Rail Platform
	Construction Footprint
	ATC Boundary
	Massing on ATC Site
	Massing Off Site
	Trees
	Future Development

1:5000
@A3

Impact Plan 05
Stabling Yard

treet



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Australian Turf Club

Project Name
Randwick Racecourse Stable Yard Development

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Project number
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Drawing number
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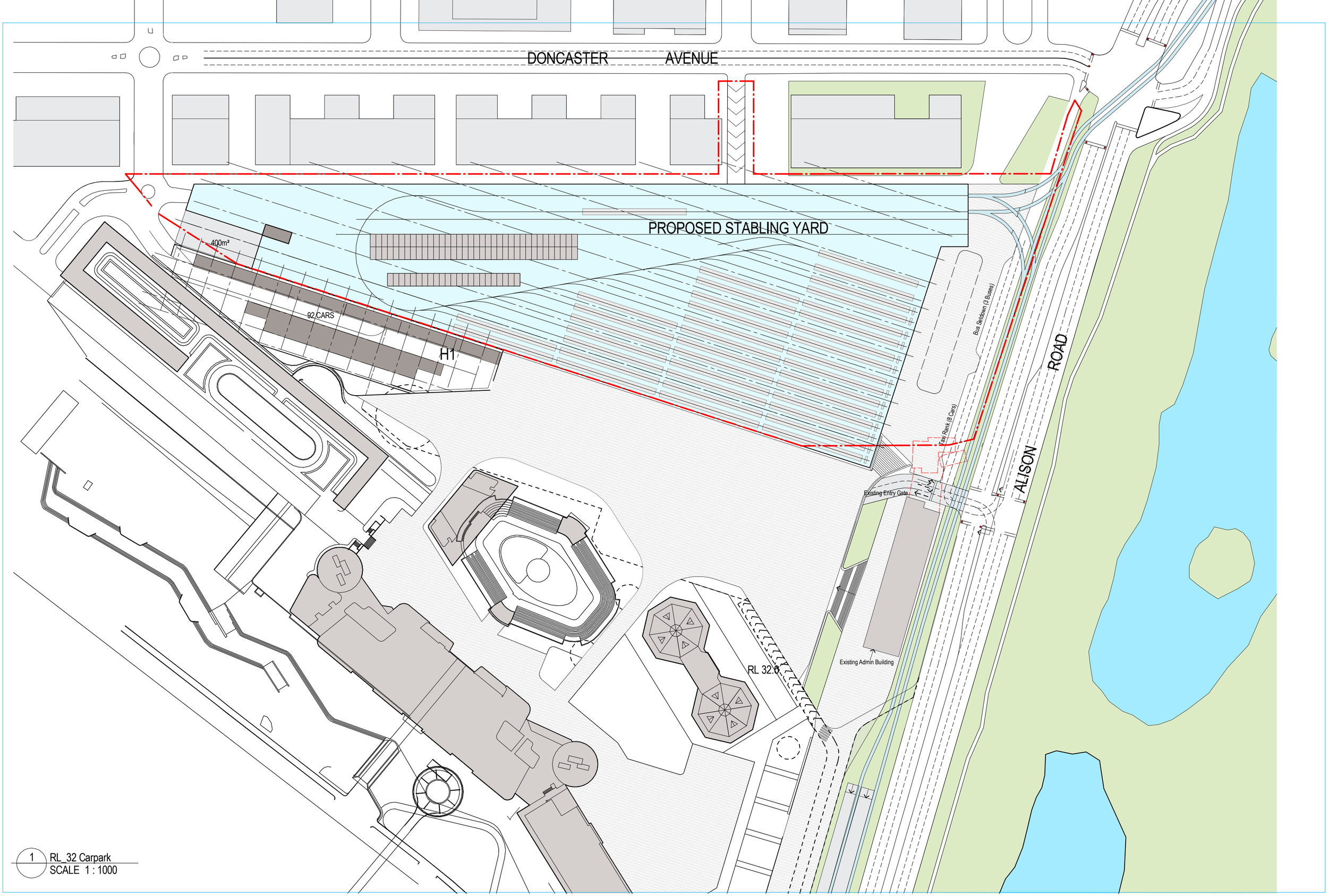

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SCALE 1 : 1000

WOODS BAGOT

Client Name
Australian Turf Club

Project Name
Randwick Racecourse Stable Yard Development

Sheet Name
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Project number
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Drawing number
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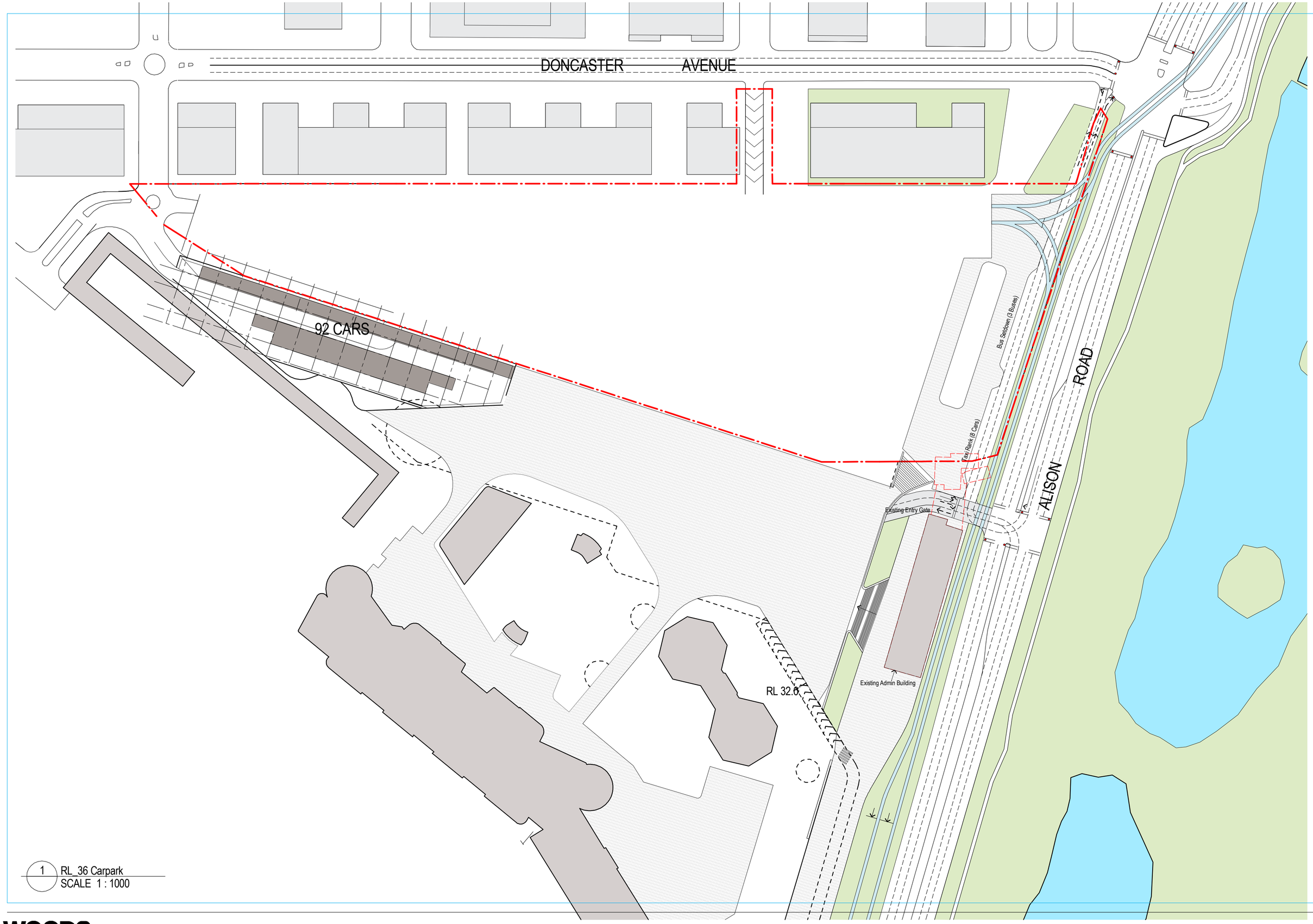

1 RL_36 Carpark
SCALE 1 : 1000

WOODS BAGOT

Client Name
Australian Turf Club

Project Name
Randwick Racecourse Stable Yard Development

Sheet Name
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Project number
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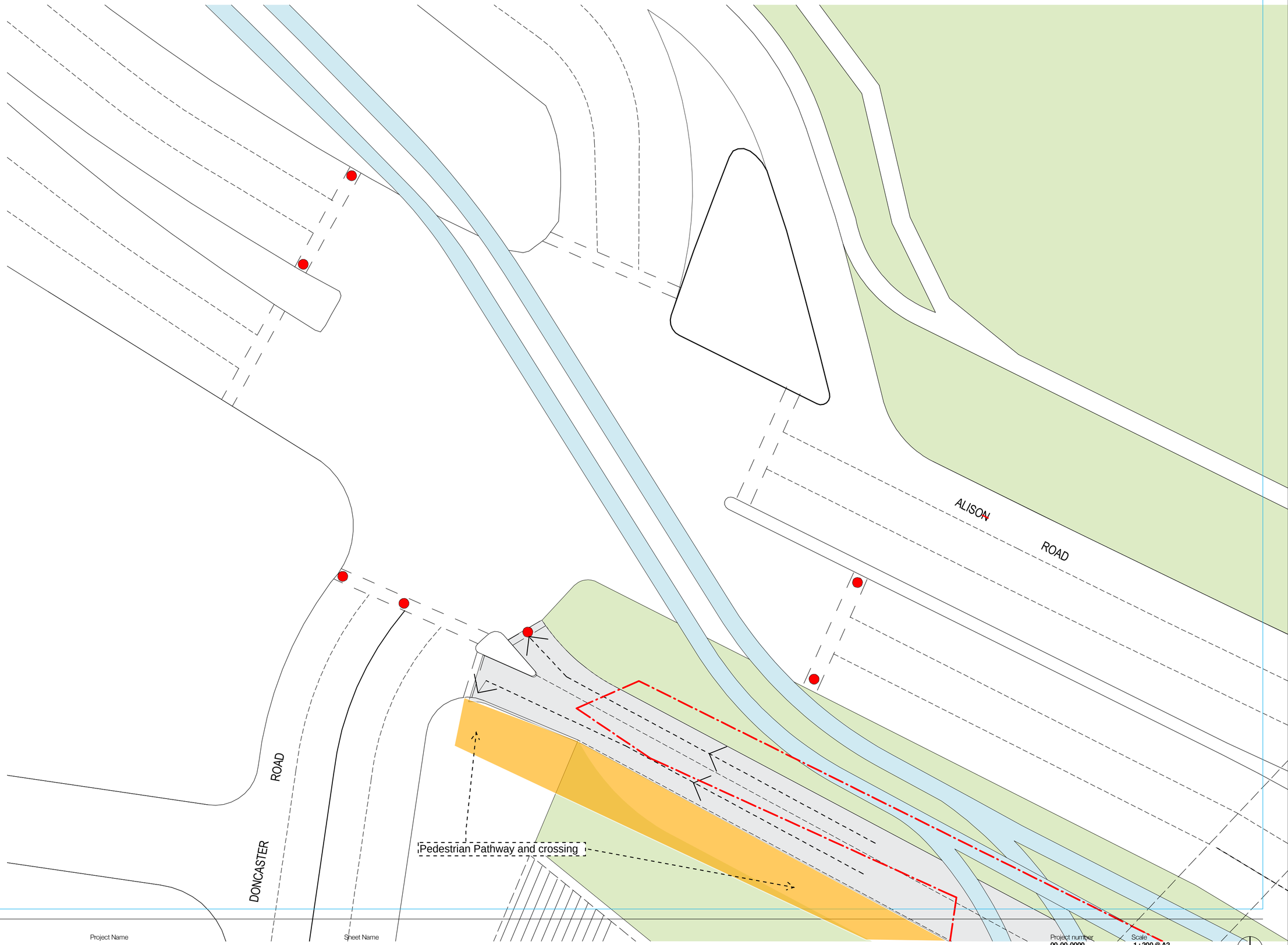

WOODS BAGOT

Client Name
Australian Turf Club

Project Name
Randwick Racecourse Stable Yard Development

Sheet Name
Intersection Alison Rd and Doncaster Rd

Project number
00-00-0000

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Drawing number
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Client Name
Australian Turf Club

Project Name
Randwick Racecourse Stable Yard Development

Sheet Name
Intersection Alison Rd Bus Taxi Setdown

Project number
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Drawing number
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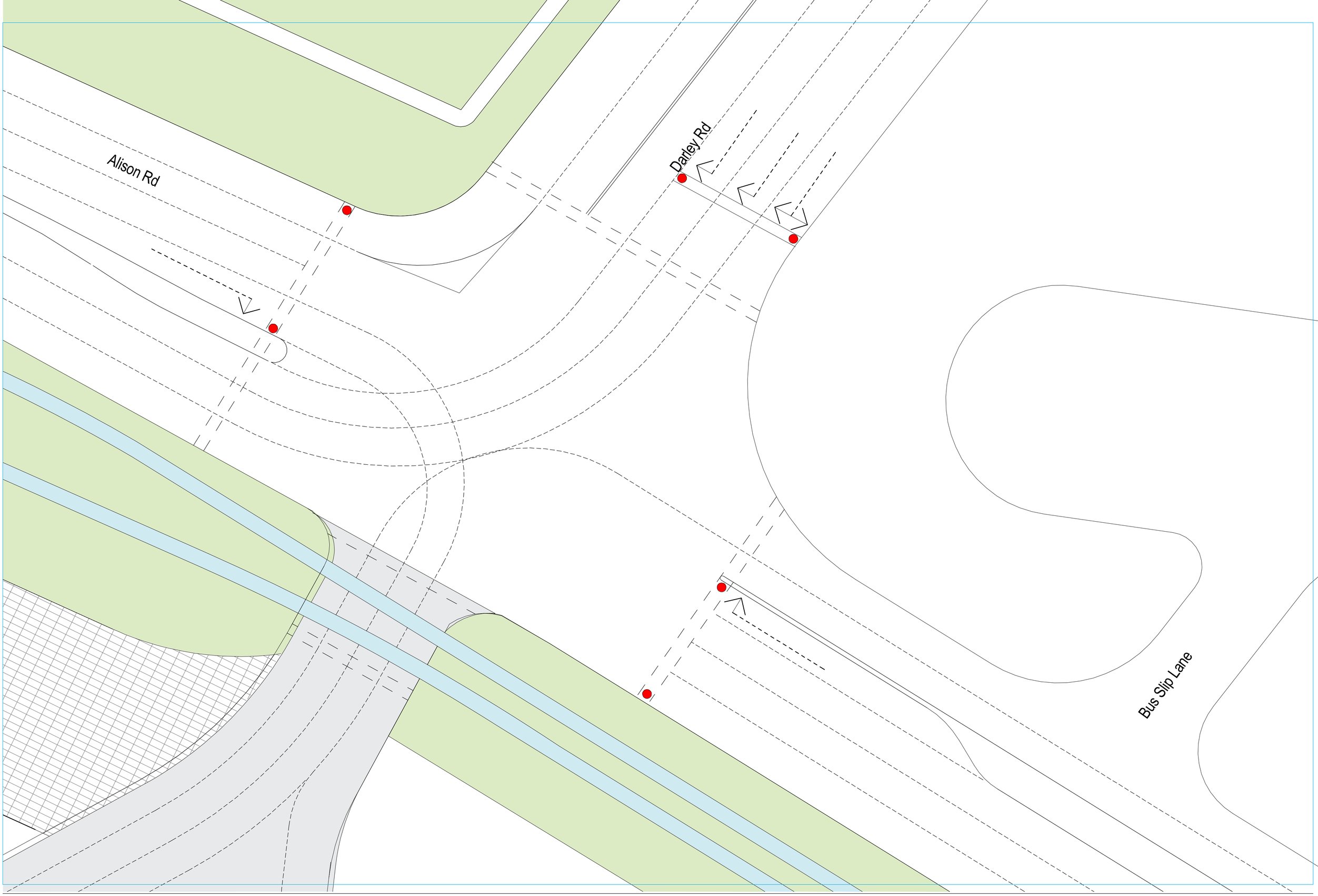

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Client Name
Australian Turf Club

Project Name
Randwick Racecourse Stable Yard Development

Sheet Name
Intersection Alison Rd and Darley Rd

Project number
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Drawing number
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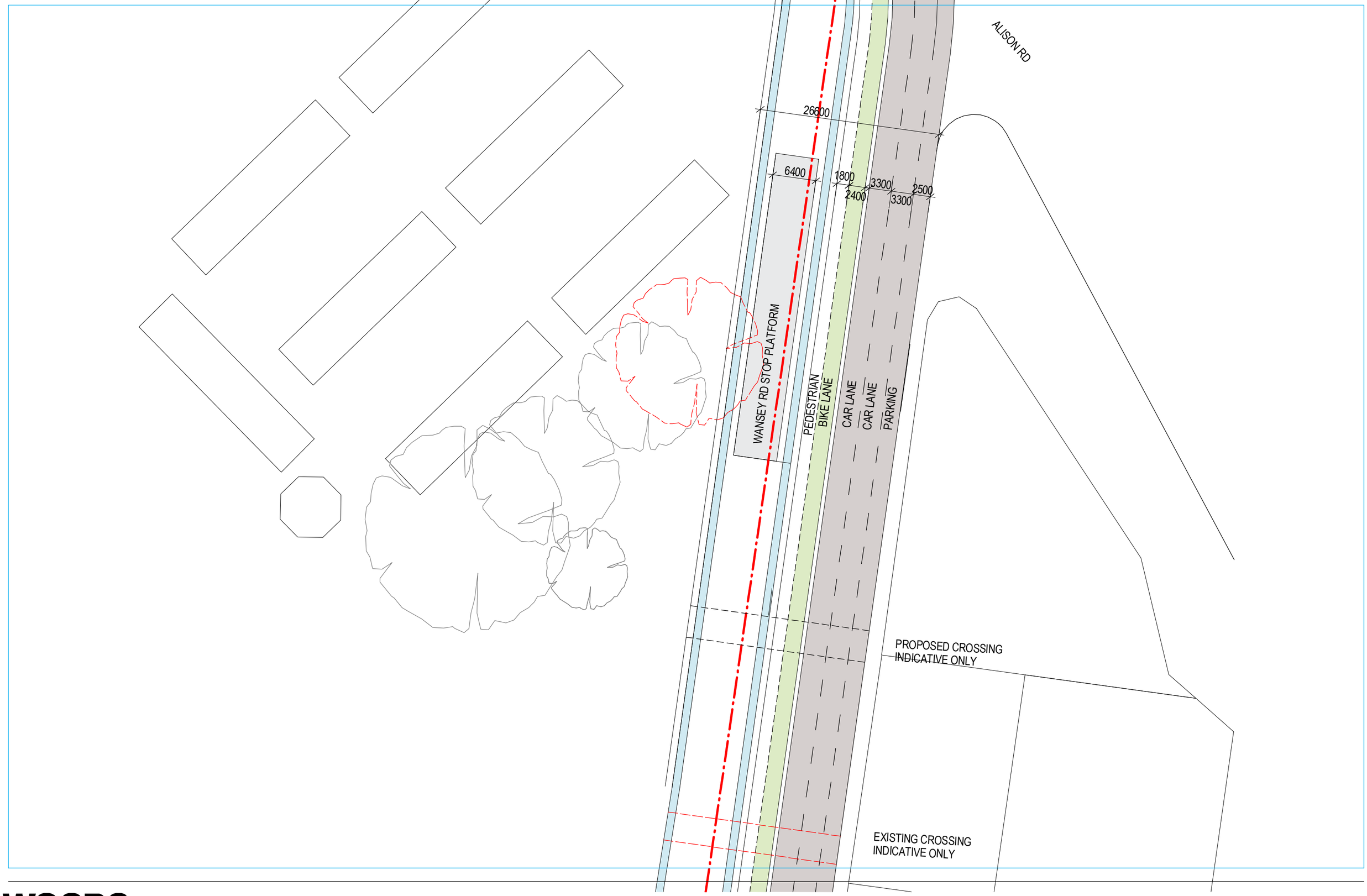

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Client Name
Australian Turf Club

Project Name
Randwick Racecourse Stable Yard Development

Sheet Name
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Project number
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Drawing number
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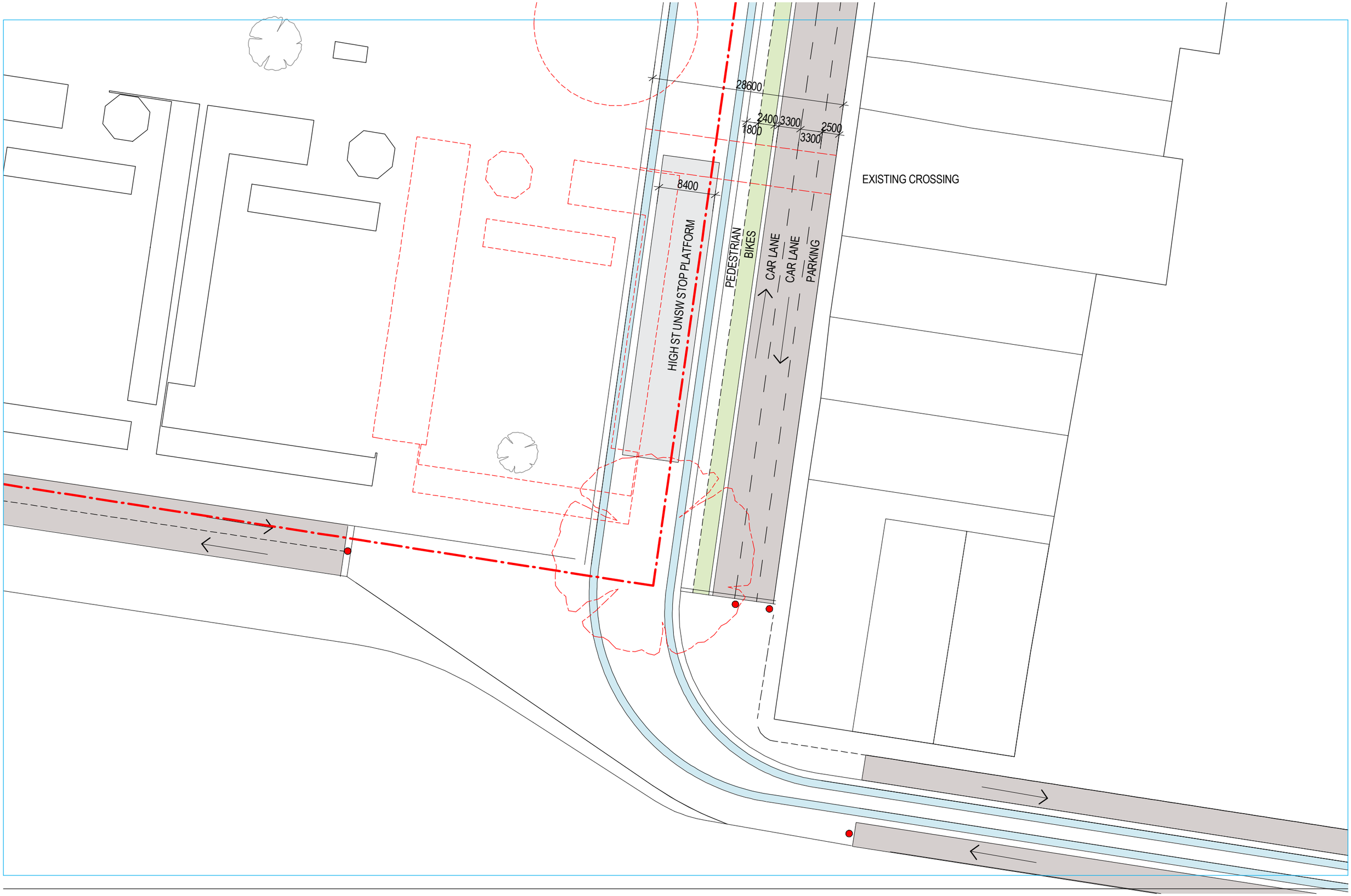
Revision



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Client Name
Australian Turf Club

Project Name
Randwick Racecourse Stable Yard Development

Sheet Name
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Drawing number
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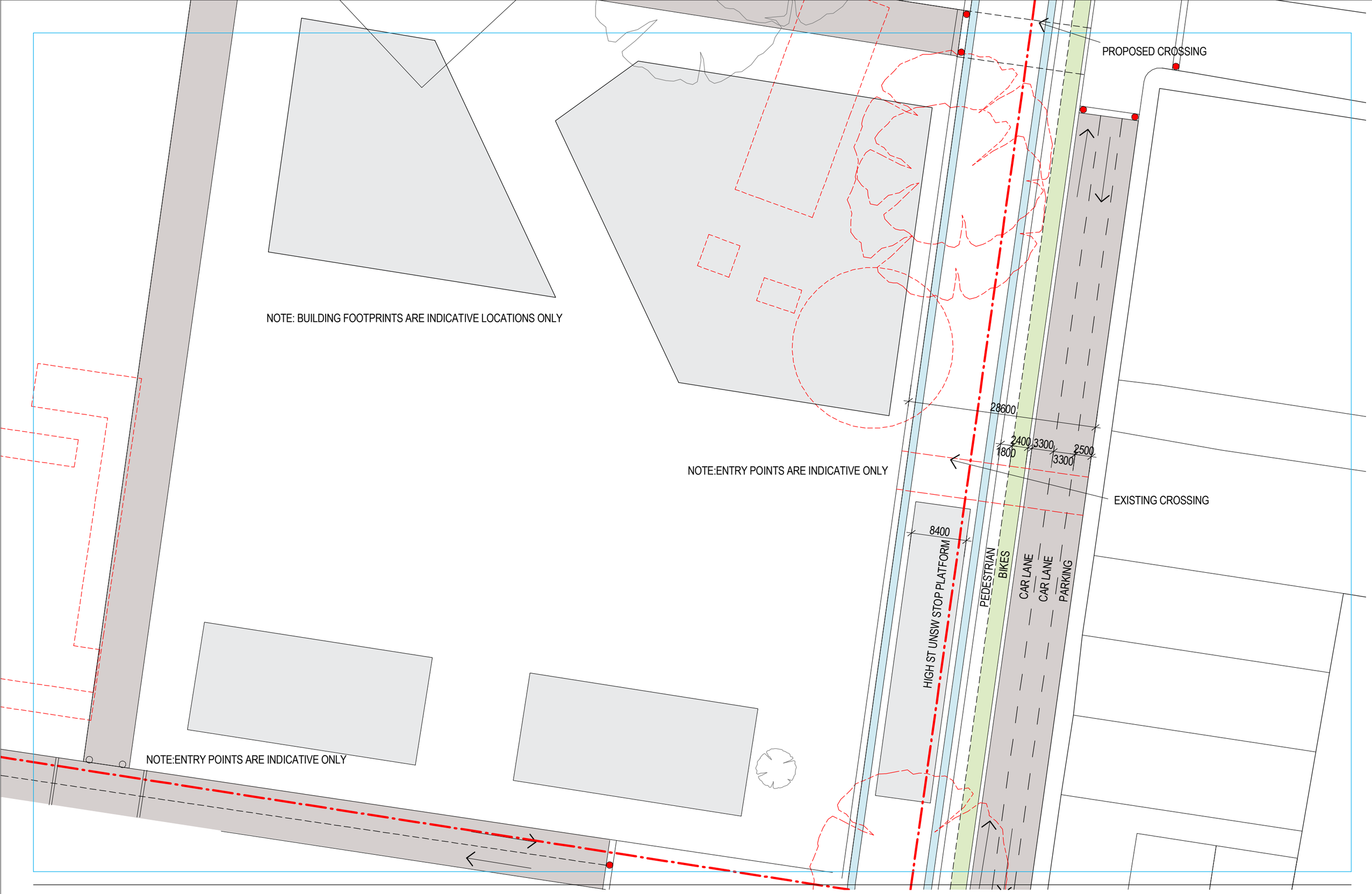

WOODS BAGOT

Client Name
Australian Turf Club

Project Name
Randwick Racecourse Stable Yard Development

Sheet Name
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