

3 Wansey Rd
Randwick NSW 2031
1st November 2010

The General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

Randwick City Council

08 NOV 2010

Records Received

Re: Objections to Proposal to Redevelop Stabling DA 871/2010

Dear Sir/ Madam,

We have strong objections to the proposed stable precinct development at Randwick Racecourse. Our chief concerns are;

Traffic / Access

Wansey Rd is already a very congested road that will not cope with the extra pressure of the proposed development.

Wansey Road is heavily used for university parking and the use of Gate 8 access to the racecourse. It has become more congested following the dense accommodation development at the university. Double B and other large trucks frequently use the Wansey Rd entrance. When trucks are unable to make the tight turns on Wansey Rd the street gets blocked while they back and fill. Our streetparked cars have been clipped several times by trucks trying to make tight turns. The fortnightly 'barrier trial' days result in even greater truck and traffic issues. The situation has been further exacerbated by periodic events such as the carparking for construction workers on the university accommodation and racecourse events such as Saturday racedays, music festivals and the pope's visit.

The intersection of Wansey Rd and Alison Road is a dangerous one that is prone to side impact collisions.

The proposed development will result in greater traffic flow and increased congestion on a street that is not coping already.

Excessive Height /Loss of aspect

The description of the six barn style buildings as 'two' storey is misleading as they are the height equivalent of almost four residential storeys. Six four storey buildings along with a one hundred place plus carpark and at least a further twelve two storey buildings will result in a massive loss of outlook for nearby residents.

The aspect perspectives submitted are misleading as they show the visual impact from the first floor of no 3 Wansey Rd which is by far the highest set house in the street (the perspectives were taken at a point that is over 10metres above street level). The perspectives need to be re-done showing the visual impact from street height along the main stretch of Wansey Rd and the gardens of other homes.

Noise / Smell

Moving the stable precinct to a condensed space adjacent to a residential area will result in unacceptable levels of early morning noise and activity. The smallest of noises carries and sounds louder at 4am. Additionally the smell of the waste products of 600 horses that will be trucked out of the site on a daily basis is an unreasonable imposition on residents.

A 'residents complaint line' is an imperfect method of managing noise and smell issues once the development is in place. I notice that a community contact number has been put in place in the lead up to the AJC's redevelopment applications. It is hard not to feel cynical about the timing of the AJC's new found community awareness as attempts to contact them in the past regarding Gate 8 and dust issues by myself and other residents have gone unanswered.

Recommendations

The access to the site should not be located on Wansey Rd for any traffic.

The proposed height of the development should be reduced.

On site arrangements should be made and enforced for construction worker parking

Horse waste storage facilities should be sealed to minimise smell

Removal of horse waste should be in sealed trucks (not just 'covered') and should not be via residential Wansey Rd entrance.

Wansey Road is a tidy and well presented street with long standing residents who take pride in their homes. We have borne a lot of inconvenience over recent years with the pope visit, festivals, university residential construction as well as the daily congestion caused by the increased use of gate 8 for truck and car traffic. The proposed development will greatly de-value our homes. We request your genuine consideration of our objections.

Sincerely,



Liza and Ralph Mobbs
Ph 0432 480 036