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11 November 2010

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

Randwick City Council

11 NOV 2010

Records Received

Dear Sir/Madam,

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

We wish to record our strong objection to the proposed new stable complex at the corner of Wansey Road and Alison Road. There are a number of reasons for this.

Traffic, Parking, Access

We have lived in Wansey Road for over eleven years. We were attracted to the street because the houses are large, well-maintained by mostly owner-occupiers, and peaceful. The peace has deteriorated significantly over this time as we have seen a huge increase in traffic and parking issues. Accidents are frequent, particularly at the junctions of Alison and Wansey Roads and Wansey and Arthur Street. Poor visibility, a hill crest, speeding cars and buses, the road being used as a "rat-run" to avoid the lights on Botany Street, and a massive increase in local cars as a result of the huge student accommodation in UNSW have all contributed to the problem. The western side of Wansey Road, where there is "free parking", is full by about 7.15 am on weekdays. All residents have had to put up with the frustration of nowhere to park - residents parking stickers or not! We get booked even parking across our own driveways. Our cars have been clipped on several occasions resulting in broken wing mirrors and scrapes.

Access via Gate 8 in Wansey Road is currently unsatisfactory. It is simply unacceptable to allow heavy traffic to enter the racecourse via Wansey Road. How are B-doubles, and eventually horse floats, expected to negotiate the junction of Alison Road which is already such a dangerous turning. Traffic lights? Wansey Road is not an RTA designated road I believe.

A significant amount of money was spent on the new access via High Street and I believe that this entrance should be used for all traffic into the AJC and internal roads should be built to bring trucks and other traffic around the site.

There are a few AJC owned residential properties on the site but apart from that just student accommodation.

Pedestrian Safety

Naturally there is a very high pedestrian presence in the area. Already pedestrians and cyclists have to share a path on the western side of Wansey Road. Increase in traffic of all sorts will increase the danger to pedestrians and cyclists alike and should be avoided.

Excessive Height

We feel that the proposed height of the stable complex is too high and would adversely affect the aspect across Wansey Road and Alison Road. A far more sensible plan would be to make the stable blocks single storey (bearing in mind that in this case "single storey" is closer to two residential storeys in height) and have more blocks that move further up Wansey Road, hugging the hillside. This would be much more discreet. We were surprised to see in some presentations that the supposedly showed the minimal visibility from adjacent houses where in fact the photos were taken from the first floor of an already high house which sits on top of the equivalent of at least one storey of sandstone. This may not have been intended to be misleading but it definitely did not show the perspective as it would be seen by local residents. I do concede that the further north you go up Wansey Road the lesser the visibility impact but we have to consider the merits of the development as a whole, I believe.

Horse Waste and Odour

We understand that one condition imposed will be the daily removal of horse waste in covered trucks. This is not satisfactory. We live directly opposite existing stables and the smell, particularly on rainy days, is absolutely unimaginable. We refer to it as "the Elephant House" because that is what it smells like. We applaud the fact that this will be dealt with on a daily basis but "covered trucks" simply will not do. They need to be sealed. In addition the Wansey Road side of the racecourse has been used as a green waste dumping ground for some time and as well as looking a disgrace it smells terrible, a giant compost heap.

Dust and Toxic Waste

We have always suffered from a major problem of dust being blown across the road from the race track. There are now enormous piles of dirt which are being gradually moved. We have discovered that the piles have been referred to as "contaminated waste". We would like to know as a matter of urgency exactly what the contaminated component is. We had heard that benzene was involved, which can become an airborne carcinogen. If this is indeed the case what is going to be the impact on ourselves and our families when this poisonous dust starts flying around in even greater quantities than currently?

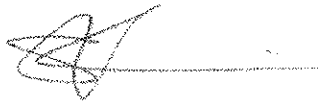
We urgently need to know about this and what measures will be put in place to safely remove this soil.

Conclusion

We wish to record that we are in favour of the racecourse redevelopment as a whole. We are members of the AJC and we revel in being able to use such great facilities. The plans for the Grandstand are very exciting and we completely embrace the concept of having world class stabling facilities at Randwick but this should not be at such a high cost to local residents. I think it fair to say that we have tolerated huge inconvenience and major disruptions over the years with the Pope's visit, Future Music concerts, the construction of the Lowy Institute and student accommodation blocks. It is true that we are a fairly small number of residents but that is no reason not to treat us, and our concerns, with respect. With the opportunities within the size of the AJC land alone I feel sure that it would be possible to come up with a plan that would be more acceptable to the people who will have to live with it on a daily basis.

It is clear that the AJC redevelopment is only a small part of the Master Plan for the area and I feel it is really important that our voice is heard now. As it is I am sure we will be in for years and years of this and we urge you to carefully consider our comments.

Yours sincerely



Jane and Gavin Cummins



A copy of this letter is being forwarded to

Cr Murray Matson, Mayor of Randwick
Mr Paul Pearce MP
Mr Tim Blythe, Urbis