

GK Strata Management

Level 27, 66-68 Goulburn Street, Sydney NSW 2000

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18 June 2021

Department of Planning, Industry & Environment

Locked Bag 5022

PARRAMATTA NSW 2150

Dear Department of Planning, Industry & Environment,

**RE: STRATA PLAN 55999 – 274-300 ANZAC PARADE, KENSINGTON NSW 2032
NOTICE OF EXHIBITION – NIGHT RACING AT ROYAL RANDWICK RACECOURSE**

We write as the Strata Managing Agents of the above-mentioned Strata Scheme, under instruction from the Owner Corporation. The Owners Corporation (SP 55999) write to you in response to your letter dated 24 May 2021 (attached) 'Notice of Exhibition Night Racing at Royal Randwick Racecourse' in relation to the following concerns of the Owners.

Except for the racecourse, this is a residential area and night-time noise restrictions need to apply – this Strata Scheme has thirty-seven (37) units and accommodates a lot of people. There are residential buildings all around the racecourse - including residential colleges at UNSW.

Clearly these plans are for commercial activities so the aim will be to attract as many people as possible - up to 15,000 are estimated, creating more traffic, parking problems and noise in the area at night as people arrive and disperse. Trackside lighting will be intrusive as will loudspeakers/amplifiers and generators. If there are 16 events in the summer months, this means at least two weekends out of every four will have disturbances for residents.

The Owners are **very concerned** to see the creation of a barbeque/refreshment area beside the fence to our private property and immediately below several balconies on our property. Inevitably there will be noise/music and barbeque smoke/smells.

These events are planned for summer months when residents want to enjoy their balconies and have windows open. The Owners have by-laws in place, which are enforced, regarding smoke and noise drift interfering with residents' enjoyment of their property. How will barbeque smoke/smell drift and noise be managed so as not to disturb or discomfort our residents or negate our Strata Schemes by-laws?

The Owners can also predict rubbish being thrown over the fence into the Common Property garden area and do not wish this to occur. The Owners **strongly oppose this facility being situated in such close proximity to our property** and would like the Department to **reconsider the location of this area or implement strategies** in order to compensate for the peaceful enjoyment of the Owners which will be impacted. Perhaps one strategy would be planting trees and/or installing noise buffering solutions to the proposed area.

The Owners consider this project to be likely to have a detrimental impact on the value of the property and make it a less comfortable, attractive place to live. The Owners of Strata Plan 55999 look forward to the Department's response to their concerns outlined in this correspondence.

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Should you require further information regarding this matter, please contact our offices via 02 8218 9999 or via email at info@gkstrata.com.au.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Akkary'.

JOSEPH AKKARY
STRATA MANAGER