

**To:**

The Director – Regional Assessments, Planning and Assessments  
Department of Planning, Industry and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

**Submission by:**

Eadmund Izzard and Kelly Russell  
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BROADMEADOW NSW 2092

**Relating to:**

Newcastle Jockey Club – New Stables Complex  
Application No: SSD 12982045  
Location: 125 Chatham Street BROADMEADOW (Lots 13 and 14 DP 227704 and Lot 82 DP 1138209)

**Statement of Objection**

We object to the proposal. Specific reasons for our objection are set out below. We object particularly to the scale of the proposed development given the proximity of the site to schools, residences and other community facilities, and in context of increasing levels of urban densification in the local area. We also note that if the proposal is implemented, the current stables site would be earmarked for further development.

The proposal must therefore be considered in the context of existing and anticipated development plans for the local area more broadly, as well as the concept plans for the racecourse as a whole. There is otherwise a significant risk of over-development of the racecourse which is incompatible with the residential nature of the local area.

**Reasons for Objection**Traffic and road safety

The proposal will result in significant additional traffic on local streets. This includes works traffic during the construction period and heavy vehicles such as semi-trailers when the new stables are operational. The local road network (especially Chatham Street) was not intended to carry heavy vehicles such as semi-trailers. Such large vehicles are not appropriate on residential streets and create significant road safety concerns. This is especially so in light of the close proximity of schools, childcare centres, and other community facilities.

The road safety risks involved with heavy vehicles will be exacerbated by the increasing levels of densification and associated traffic flows along Brunker Road and Glebe Road. These vehicles are likely to enter or leave these roads at intersections on their way to or from the racecourse and these intersections are not equipped with traffic lights.

Pollution and environmental matters

The proposal would more than double the horse stocking levels at the racecourse and consequently also the volumes of solid and liquid waste produced. This will generate significant additional odour above current levels. There is already significant escape of dust

from the racecourse and the proposal will only make matters worse. The very considerable construction activities involved with the proposal will also impact air quality. These matters will have adverse and material impacts on the local environment and are not appropriate given the residential nature of the area and the close proximity of schools and childcare centres.

Whilst the mitigations in the Environmental Impact Statement are noted, these are based upon assumptions (which are likely favourable to the proposal) and will depend upon proper implementation by the proponents and active residents raising concerns. Given the nature of construction projects, controls that impact the rate of work if used cannot be considered effective measures, unless they are independently monitored and applied.

The removal of significant areas of soft surface and replacement with hard surface will reduce the capacity of the ground to absorb rainfall, increasing the risks of flooding in the area.

#### Visual impact

At 13 metres high and with a frontage of almost 27 metres wide, the proposed new stables blocks will have a significant visual impact from the street. Given the bulk of the structures, the proposed set-backs from Chatham Street are inadequate. At nearly 11 metres high and with three advertising panels of 8 square metres each, the signage tower proposed for the corner of Chatham Street and Darling Street is entirely out of character with the residential nature of the area.

#### Lack of community benefit

The proposal involves significant detriments to the local area (including increased road safety risks), whilst providing little or no benefit to the local community. Increased activity levels at the racecourse can generally be expected to increase the impacts on the local community on race days, including higher levels of anti-social behaviour by race-goers and parking problems. Whilst there may be some limited additional employment opportunities, these are unlikely to benefit of the local community. Generally, we do not believe that the horse racing industry should be supported to grow. The industry encourages and profits from excess alcohol consumption and gambling and therefore inherently results in social harm and animal welfare concerns.

#### **Declaration of Reportable Political Donations**

None.