

10 July 2018

Acting Director City Planning  
Randwick City Council  
30 Frances Street  
Randwick NSW 2031

Att: Kerry Kyriacou

**RE: DA/88/2016 Newmarket Randwick – Street and Park Naming Strategy**

**Head Office:**

Level 7, 550 Bourke Street  
Melbourne, Victoria  
Australia 3000

**P** +61 3 9639 0131

Suite 5/Level 5,  
5 Martin Place, Sydney  
New South Wales  
Australia 2000

**P** +61 2 9290 6200

Level 1, 307 Queen Street  
Brisbane, Queensland  
Australia 4000

**P** +61 7 3031 7800

[www.cbustproperty.com.au](http://www.cbustproperty.com.au)

The purpose of this proposal is to outline the strategy for naming of the new roads and Public Park within the Newmarket development.

Background

The masterplan consent (DA/88/2016) is for the redevelopment of the former Inglis Stables site for a mixed-use retail and residential development known as Newmarket Randwick.

The masterplan includes the following;

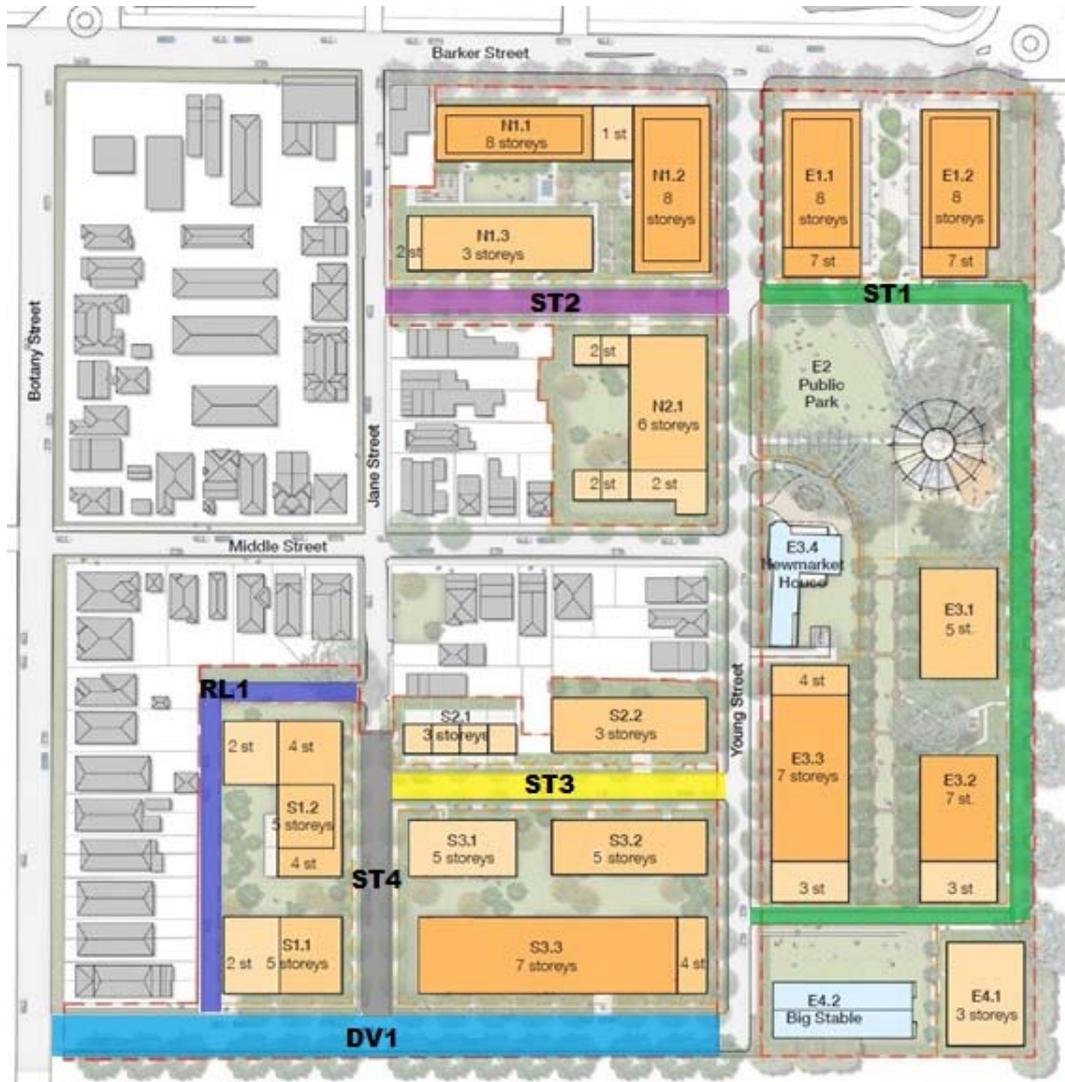
- Subdivision of the site into nine (9) development lots;
- 5,000sqm public open space lot (public park);
- 5 public road lots;
- Building envelopes to accommodate a maximum gross floor area of 65,824m<sup>2</sup>;
- The adaptive re-use of Newmarket House and the Big Stable Building; and
- Services infrastructure.

The 9 development lots provide a range of residential buildings typologies that vary in height from 2-8 storeys. The development will be delivered in the following 3 stages;

- Stage 1 – Eastern precinct including park (currently under construction)
- Stage 2 – Southern precinct (Consent obtained in march 2018 and roads/infrastructure currently under construction)
- Stage 3 – Northern precinct (DA to be lodged in June 2018)

## Masterplan

The plan under **Figure 1** shows the proposed new roads and public park within the Newmarket development.



**Figure 1.** Masterplan building envelopes for the Newmarket development.

Proposed new 5,000sqm public park is denoted as E2 located in the north/east portion of the site.

The proposed new roads within the Newmarket development include;

- ST1 – eastern loop road shared vehicle/pedestrian roadway.
- ST2 – northern road connecting Jane and Young Street.
- ST3 – southern road connecting Jane and Young Street.
- ST4 – extension of Jane Street to the south connecting to DV1.
- DV1 – southern road connecting Young Street to Botany Street.
- RL1 – western laneway connecting DV1 and Jane Street.

### Proposal for Naming Strategy

The proposed strategy for naming the park and new streets is based on acknowledging the former owners and uses of Newmarket site.

The eastern precinct which includes the public park and ST1 Road is the area of the Newmarket site which has the strongest ties to the Inglis family who owned and operated the site for over 112 years. The naming strategy for the park and ST1 Road is based on honouring the Inglis family legacy.

The naming strategy for the proposed new roads in Newmarket to the west of Young Street is based on honouring the people and uses associated with the site prior to the Inglis family operation and ownership of the site.

### **E2 Public Park – Inglis Park**

The proposed 5000sqm public open space is in the eastern portion of the site which will incorporate the several significant trees and the sales ring. The historic sales ring structure will be transformed into an interactive children's playground and is fundamental in the heritage interpretation of the site.

The park will have 3 street frontages with Young Street to the west and ST1 Road to the north and east. The park will have pedestrian access via the retail plaza to the north and a pedestrian link will continue to the south down to the Big Stable.

The Newmarket site is of high local significance for its association with the development of Randwick and the horse racing industry. It has significant associations with prominent figures of the local community, Australian racing and thoroughbred auction businesses, the most significant being the Inglis family.

*William Inglis & Sons, who held their first annual sale of brood mares, stallions and untrained horse in 1906 at Newmarket. Inglis & Sons had been selling horses and livestock since 1867 and in 1879 established the Inglis Horse Bazaar in Pitt Street, Sydney, an auction house where horses, drays, carriages, wagons, sulkies and other horse drawn vehicles were sold. [OCP Architects Conservation Management Plan dated September 2016]*

Inglis & Sons leased the Newmarket Stables from 1906 when they carried out their first sale, and subsequently purchased the Newmarket complex from Thomas Payten following his retirement in 1917.

Newmarket has remained the company's headquarters and primary auction house for 112 years, before moving to Riverside Stables in Warwick Farm, Sydney, in January 2018.

William Inglis & Sons continues to operate as a family owned business for some 150 years with Arthur Inglis (Deputy Chairman) and Jamie Inglis (Director). The Inglis website states;

*Inglis have played a vital role in Australian racing history, with many of the nation's finest thoroughbreds passing through the Newmarket sale ring. Our reputation as a thoroughbred auction house is intertwined with that of the horses we sell, a century of turf legends has ensured that William Inglis & Son Ltd is the first name in Australian bloodstock.*

Inglis and Sons undertook the planning proposal for the re-zoning of the Newmarket site for residential use. The LEP amendment and Newmarket DCP was gazetted in March 2015 and the property was sold to Cbus Property in September 2015.

Cbus Property recognises the heritage significance of the site and its association with the Inglis family. For 112 years, William Inglis & Son have run their renowned bloodstock operation at Newmarket Randwick. The family owned business has played a vital role in Australian racing history, and preserving the heritage of the site is important not only to the Inglis family, but to the local community.

In consultation with Arthur Inglis who acts as the family's representative, Cbus Property proposes that the public open space to be named Inglis Park.

### ***ST1 Road – Shaftesbury Avenue***

ST1 Road is a shared pedestrian/roadway that is connected to Young Street providing street frontage to the proposed park, new residential apartments and Newmarket Big Stable.

ST1 is in a similar location to a private road on the Newmarket site (see **Photo 1 & 2** below).



**Photo 1. Existing roadway looking north.**



**Photo 2. Existing roadway looking south.**

The Inglis Complex Manager Jeff Matthews who has been working and living at Newmarket for over 25 years said that all the staff on site refer to this roadway as Shaftesbury Avenue which is the name of a horse owned by the late John Inglis.

John Inglis, the doyen of Australia's thoroughbred auctioneers, whose family's thoroughbred and cattle operation dates to 1867. John was regarded by peers as a gentleman and a scholar who loved racing and had been honoured with life memberships by the Australian Jockey Club and Sydney Turf Club.

John Inglis's father Reg, a third generation of the family to sell at the Newmarket complex from 1915, was for more than thirty years the outstanding personality of Australian thoroughbred marketing. For the next thirty years his son John was head of William Inglis and Son and chief auctioneer.

When John retired from selling in 1998, the company had sold Australia's first million-dollar yearling and Australian breeding was on the threshold of shuttle sire revolution which has lifted the quality and international appeal. It has seen the company, now guided by John's son Arthur Inglis, as the premier thoroughbred auction houses in Australia.

John Inglis passed away at the Prince of Wales Hospital on 19 July 2006 at the age of 88. The Sydney Morning Herald article on 21 June 2006 wrote;

*Apart from selling horses, John Inglis also raced successful gallopers, with the Bart Cummings-trained chestnut Shaftesbury Avenue the best by far. He also had a successful association with Ron Croghan, a friend of more than 50 years, selecting yearlings for the pair to race, buying them at modest sums.*

*"The Boss", as he was affectionately called, was always close by when the floats arrived at the Newmarket stables at Randwick with the yearlings to sell at the respective auctions. He would watch the yearlings come off the floats and his eye for a horse was so outstanding that he could remember which ones he liked and invariably bought one or two at each sale.*

*A great number were trained by his close friend Bernie Byrnes, who lived on the Inglis Newmarket complex for a number of years.*

*Inglis saw many ups and downs during his thoroughbred selling career and possibly the most disturbing event concerned two of Australia's greatest trainers, Tommy Smith and Cummings. Both trainers experienced financial problems in paying for their yearling purchases some 20 years ago and, as a result, Inglis's arranged a sale, called the Night of the Stars, where the yearlings were re-sold to try to recoup some of their outstanding debts.*

*Inglis stuck by both trainers and remained great friends with the pair through the ordeal.*

*Woodlands Stud general manager Trevor Lobb, who began his working career with Inglis's in 1965, recalls many a sale when Inglis would auction every yearling from the catalogue.*

*"He was an amazing person," Lobb said. "He'd start the sale off in the morning and sell through to lunchtime where there was a recess for about an hour, join the vendors in having a hot pie for lunch, and then going through all afternoon and back up again the next day until all lots were sold."*

John Inglis is survived by his son Arthur (Deputy Chairman of William Inglis & Son) and daughter Jan.

Shaftesbury Avenue (foaled 1986) was a versatile Australian racehorse who won Group One races from 1,000 to 2,000 metres, and was placed in the Japan Cup over 2,400 metres. He was a regular rival of Super Impose, and the head-to-head scoreline read four apiece in their eight clashes: Super Impose won the big handicaps, while Shaftesbury Avenue normally prevailed at weight-for-age.

Owned by John Inglis and trained by Bart Cummings, the big chestnut gelding won Group One races at Randwick (twice), Flemington (three times), and Caulfield, but failed to handle Moonee Valley in his three starts at the track, and was 12th in the Cox Plate in 1991. Shaftesbury Avenue won 13 of his 28 starts and broke down at Royal Randwick, in 1994, while being prepared for a return to racing. [Source is Wikipedia].

#### **Major Wins – Group One**

George Main Stakes (1990)

Honda Stakes (1990)

Lightning Stakes (1991)

Newmarket Handicap (1991)

All-Aged Stakes (1990)

Caulfield Stakes (1991)

#### **Honors**

Group 3 Shaftesbury Avenue Handicap

The proposed ST1 Road being in the eastern precinct of Newmarket, which is the area of the site that has the strongest association with the Inglis family with its proximity to as the Sales Ring, Newmarket House (former Inglis family home) and Big Stable. It is fitting to continue the tradition of calling the roadway after the horse owned by John Inglis – Shaftesbury Avenue.

### **ST2 Road – Dillon Street**

ST2 Road is in the northern precinct of Newmarket development running in east/west direction connecting existing Young Street and Jane Street.

The following section is from the OCP Architects Conservation Management Plan (CMP) dated September 2016;

*In 1863 the property had reverted to its original owner Joseph Watts and was advertised for sale as the Newmarket Hotel near the Randwick racecourse, a house of 13 rooms, with 10 acres of land and stabling facilities for 20 horses. By 1865 the hotel was operated by John (Cutts) Dillon, with the stables leased by John Cutts, a famous Sydney jockey.*

John “Johnny” Cutts was born John Dillon was a famous jockey who at the age of 32 rode Archer, the winner of the first Melbourne Cup in 1861. John came back to ride Archer and win the second Melbourne Cup in 1862. Archer is only one of five horses to win the Melbourne cup twice or more.

*During his long career John 'Cutts' Dillon was one of the best known, best liked and most respected jockeys in New South Wales. Keith W. Paterson in his book *The Masters Touch, Racing with Etienne de Mestre, Winner of 5 Melbourne Cups* tells us that he was "respected for his honesty, no less than for his skill as a horseman... gained the esteem of not only his fellow professionals but also of all owners of horses for whom he rode". [Source Wikipedia]*

Newmarket is synonymous with the horse racing industry as a premiere thoroughbred auction house with “*Champions of all shapes and sizes, not to mention countless Derby, Oaks and Melbourne Cup winners have all been offered through Inglis including the likes of Heroic, Amounis, Flight, Hallmark, Evening Peal and Wenona Girl right through to more modern day stars such as Naturalism, Schillaci, Fairy King Prawn, Takeover Target, She Will Reign, Jameka, Chautauqua and of course, the great Black Caviar*” [Inglis website].

It proposed to name ST2 Dillon Street in honour of John Dillon as he is not only connected with the site running Newmarket Hotel and the stables, but as a famous jockey to as a famous jockey to two the first two Melbourne Cup races

### **ST3 Road – Chiltern Street**

ST3 Road is in the southern precinct of Newmarket development running in east/west direction connecting existing Young Street and Jane Street. The proposed new road is in the vicinity of Chiltern House and Stables at 28 Young Street. See **Photo 3** below [sourced from OCP Architects CMP dated September 2016] showing the location of the Chiltern Stables.



Photo 3. Major buildings on the Newmarket site.



Photo 4. Chilfern house at 28 Young Street.



Photo 5. The Chiltern Stable sign to the south elevation of the stable building.

The Godden Mackay Logan Newmarket Site, Randwick Heritage Assessment Report dated May 2011 states;

*Development in Young Street was slow at first and it was not until the mid-1880s that more people were recorded as living in the area. By 1890 there were only four houses on the western side of Young Street, south of Middle Street. Around this time T Nieriker is listed in the Sands Directory as the owner of 28 Young Street. It is of interest to note that the house was called, 'Chiltern' from 1900 and is listed as a house and stables from 1897. Nieriker later built the house adjacent to the north (also with stables) to 28 Young Street which he called 'Woodbine'. The majority of the land within the Struggletown Heritage Conservation Area at this time, excluding the area bounded by Barker, Botany, Middle and Jane streets, was large fenced paddocks.*

*Activities and facilities associated with the main Newmarket Site also occupy much of the western side of Young Street, including the Young Street Stables and the Chiltern Stables. This reflects the historic growth and development of the locality prior to and during the Inglis period of ownership from 1917.*

Chiltern Stable (see **Photos 4 & 5**) contributes to the historic significance of the main Newmarket site, reflecting the growing importance of horse stabling in the area during the 1890s and has been part of the Inglis family's Newmarket operation and associated the first phase of the family's expansion under William Inglis' grandson, Reg.

It is proposed to name ST3 Road Chiltern Street to reflect the historic significance of the Chiltern stables and house which were in the vicinity of this new road.

#### **ST4 Road – Jane Street (existing)**

ST4 is an extension of the existing Jane Street to the south down to the proposed DV1 Road. It is assumed that Jane Street is named after Jane Watts the wife of Joseph Watts who purchased a portion of the Newmarket site in 1852 . After Joseph Watts died in 1874, he left his estate to his wife, who then sold the property to the United Omnibus Company in 1874.

#### **DV1 Road – Fennelly Street**

The proposed DV1 Road is located along the southern boundary of the Newmarket site. DV1 runs from east to west, connecting Young Street to Botany Street. DV1 Road will provide views to the Big Stable from the west.

The following section is from the OCP Architects Conservation Management Plan dated September 2016;

*After purchasing the Newmarket property Michael Fennelly and James White built new stables, yards and sheds for their enterprise and Fennelly moved into Newmarket House. In 1883 he bought out White's share. Thomas Payten, another horse trainer who had worked with Fennelly since 1873, was employed at Newmarket from the outset.*

*An exact date for the construction of the Big Stable at Newmarket is not known, although it is known it was in place by the time of Fennelly's death in 1887. The building was 160 feet long, 68 feet wide and 43 feet high with eight stable or horse boxes on either side and three at the end. The description in the Town and Country Journal of 1888 also states the roof was of iron with glass skylights (these have since been removed). Water was connected for the horses and to connect a fire hose, and the stables were also connected to gas for lighting. Next to the stables a large circular rolling house was constructed, where horses could roll in sand after training. The house, the former omnibus stables, feed sheds and yards made up the remainder of the six acre site.*

*Fennelly and White achieved considerable success during their partnership, winning a number of important races with their horses. Little is known about the workings of the stable or the employment it offered in the neighbourhood, although the Sands Directory notes Edward McCarthy and Henry Rainor, both trainers as well as Thomas Payten, all living in Jane Street.*

*After Fennelly died the property was put on the market and described in the Sydney Morning Herald as commodious stables occupied by James White and WA Long, including having a hospital for lame horses. The site had a frontage on Barker Street of 265 feet and on Young Street of 930 feet.*

It is proposed to name DV1 Fennelly Street in honour of Michael Fennelly who constructed the Newmarket Big Stable building. It is fitting to name DV1 after Fennelly as this new road

provides a connection to the Big Stable from the west via Botany Street for the first time in the sites history.

### ***RL1 Road – White Lane***

RL1 Road is a rear lane that runs parallel to Jane Street and Botany Street and returns to connect DV1 to Jane Street. The lane will provide rear access to the existing properties at 155-179 Botany Street and proposed 9 terrace houses in the development in Newmarket.

James White and Michael Fennelly purchased Newmarket property in partnership from the United Omnibus Company in 1878.

The Newmarket site was owned briefly by the Sydney United Omnibus Company between 1876-1878. The Company was one of many privately-owned transport companies operating in Sydney at the time. The Company further subdivided the Newmarket site into 41 lots to the east of Young Street before selling the land.

The OCP Architects Conservation Management Plan dated September 2016 states;

*Many buyers were attracted to the subdivision including Michael Fennelly a horse auctioneer who with his partner, James White, a racehorse owner, purchased almost two thirds of the site, properties facing Barker Street and all the properties on the east side of Young Street including Lee Street.*

*White at this time had already established himself as a major racing figure with his champion horse Chester, purchased in 1876 which had won the Victoria Racing Clubs Derby-Melbourne Cup double. He was both a member of the Legislative Assembly and later the Legislative Council. In the mid-1870s he established a horse stud near Camden, on the property Kirkham. Fennelly was the owner of a horse bazaar in the city.*

James White died in 1890 and the property was purchased by Thomas Payten that same year.

In honour of the successful partnership between Michael Fennelly and James White, it is fitting to name RL1 White Lane which is connected to DV1 which is proposed to be named Fennelly Street.

It should be noted that the RL1 will provide access to the rear of the existing adjoining properties and the proposed terraces under the new development. The new terraces will have a Jane Street address and it is not proposed that the new properties will have a street address to White Lane.

## Recommendation

This recommend naming strategy should be read in conjunction with The Big Stable and Newmarket House Conservation Management Plan by OCP Architects dated September 2016.

The proposed names are as follows;

E2 Public Park	Inglis Park
ST1 Road	Shaftesbury Avenue
ST2 Road	Dillon Street
ST3 Road	Chiltern Street
ST4 Road	Jane Street
DV1	Fennelly Street
RL1	White Lane

Refer to **Figure 2** for masterplan denoted with the above proposed park and street names.

The selected names are in accordance with the Geographical Names Board NSW Addressing User Manual dated September 2016 under Section 6.7 "Principles of Road Naming".

It is worth noting, that there is a White Street in Randwick which runs between Wentworth Street and Govett Street. The proposed naming of RL1 White Lane may not be in accordance with item 6.7.4 "Uniqueness, Duplication", however, it is not proposed to have any street addresses to White Lane within the new development. The laneway is solely providing rear access to existing properties on Botany Street and new terraces fronting Jane Street.



Figure 2. Masterplan denoted with park and street names.

Should you require any further information on the matter above, please contact the undersigned on 0455 113 354.

Yours sincerely,

Thomas Ghossein  
Senior Development Manager  
Cbus Property Pty Ltd

Cc: Joe Igegneri– Randwick Council