

Supplementary Questions

QUESTION 1

In recommending a USP for the ATC at Rosehill, what was the “commercial proposition for the Government” that you identified, as per the requirements of the Government's USP Guidelines? Given that a Rosehill Metro station box will cost up to \$2.2 billion and many other billions of dollars are needed for basic community services in a housing estate of 25,000 dwellings, how can the Rosehill USP be anything other than a massive drain on the NSW budget?

ANSWER

The 6 November document *Project Wattle Transaction Options Analysis* referred to was developed to support the provision of advice to The Cabinet Office on potential pathways for a concept of this nature.

The seven criteria upon which a USP is assessed does not include a ‘commercial proposition’.

QUESTION 2

Why does your template document (6 November 2023) for getting development underway not include a 5th option for proponents to use the Environmental Planning and Assessment Act, which is designed precisely for this purpose? Isn't this a breach of the ICAC Guidelines for Direct Negotiations, which require all other avenues to be exhausted before using direct negotiations such as a USP?

ANSWER:

The 6 November 2023 document *Project Wattle Transaction Options Analysis* referred to was developed to support the provision of advice to The Cabinet Office on potential pathways for a concept. That the Australian Turf Club was seeking information about a Metro station alignment along with the drawing supplied indicated any potential proposal would require more than planning approvals.

The Australian Turf Club unsolicited proposal *Rosehill Gardens Racecourse Unsolicited Proposal* is being considered in accordance with the Government's *Unsolicited Proposals Guide for Submission and Assessment (USP Guide)*.

The USP Guide makes clear that:

- the unsolicited proposals process is not designed to replace applicable environmental and planning assessment processes
- if the Government decides to progress an unsolicited proposal, that should not be interpreted as any form of explicit or tacit support for planning approvals
- [t]he unsolicited proposals assessment process is separate to other Government statutory approvals processes – e.g. environmental and planning.