

Ref: A6230964
1 November 2024

The Hon Scott Farlow MLC
Chair, Select Committee on the Proposal to Develop Rosehill Racecourse
By email: rosehill.racecourse@parliament.nsw.gov.au

Re: Inquiry into the proposal to develop Rosehill Racecourse D24/053950

Dear Mr Farlow,

Thank you for your letter of 30 October 2024 requesting a copy of the minutes of the 8 November 2023 meeting between me and Mr Steve McMahon of the Australian Turf Club.

A copy of the minutes is **attached**. Please accept my apologies as I had understood them to have already been made available to the Committee.

Yours sincerely,

William Murphy
Deputy Secretary

Minutes

Record of meeting with Australian Turf Club

Wednesday, 8 November 2023

2:00pm – 3:00pm

Level 21, 52 Martin Place

Attendance and declarations

In attendance

William Murphy, A/Secretary, TCO

Steve McMahon, Head of Membership and Corporate Affairs, Australian Turf Club (ATC)

Rowan Fisher, Executive Director, DEIT Commercial Transactions

Context

- ATC had contacted the A/Secretary TCO for advice about a potential location for a Metro Station to be built on land adjacent to Rosehill Gardens racecourse.
- The meeting was scheduled to provide a response to that question.
- A confidentiality agreement was provided to ATC and signed on the basis that there was the potential for commercially sensitive information to be discussed.

Business items

Item 1: Background

- ATC provided background to ATC proposal for residential development on Camellia site adjacent to Rosehill Gardens racecourse in development since 2016.
- Provided context for previous interest in a Metro Station to be located on site.
- TCO advised that the ATC's proposed Metro Station location was not actually on the current alignment. Adjusting the alignment to meet that location may impose delay and additional cost on the project.

Item 2: Broader proposal

- ATC then presented a broader concept proposal to relocate racing from Rosehill to Warwick Farm, with the entire Rosehill Gardens site to be developed for housing, green space and a school.
- The key aspects of the proposal include:
 - relocate racing from Rosehill to Warwick Farm

- ATC to retain and develop the entire Rosehill Gardens site for housing (in the order of 20-25,000 residences), green space and a school
- redevelop Warwick Farm as a state-of-the-art racing and training facility
- establish a Centre of Excellence horse training facility at Horsley Park to accommodate the relocation of 3-400 horses from Rosehill (and potentially some from Warwick farm).
- Potential asks of the NSW government in progressing this proposal could include:
 - planning and zoning support for the development of Rosehill
 - collaboration on the location of a Metro Station at Rosehill, which could be on the current alignment if racing were to be relocated
 - assistance with addressing potential flooding issues at Warwick Farm
 - potential access to additional land at Horsley Park and a long term lease.

Item 3: Advice on Unsolicited Proposals process

- Mr Fisher advised ATC of the NSW Government direct dealing guidelines and related Unsolicited Proposal process, its key requirements, steps and broad timelines.
- Mr Fisher undertook to email the relevant documents explaining the process to ATC after the meeting.

Item 4: Timelines and next steps

- ATC advised of upcoming ATC AGM at which the proposal may be discussed.
- ATC undertook to provide a proposal consistent with the Unsolicited Proposal process shortly.
- The parties agreed to make an initial high level assessment of the potential of the proposal and to develop a Memorandum of Understanding to provide a high level governance framework to commence the process.

The parties reiterated the importance of maintaining confidentiality of these discussions given the commercially sensitive nature of the proposal.

Meeting closed at 3:00pm.