

**Submission  
No 1**

## **INQUIRY INTO PROPOSAL TO DEVELOP ROSEHILL RACECOURSE**

**Organisation:** Business Western Sydney

**Date Received:** 19 June 2024

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18 June 2024

Select Committee on the Proposal to Develop Rosehill Racecourse  
Parliament House  
Macquarie Street  
Sydney NSW 2000

Via: Email

**Re: Inquiry into the proposal to develop Rosehill Racecourse**

Dear Committee,

Business Western Sydney strongly supports the proposal to transform Rosehill Racecourse into a new urban city with a metro station that connects new communities to key job and amenity hubs in Parramatta, Sydney Olympic Park, and the Sydney CBD. This submission outlines the reasons for our support and highlights the benefits that the proposal will bring to the region.

Business Western Sydney is a not-for-profit organisation representing more than 130 of the region's largest organisations in business, industry, government, and community. Our advocacy priorities are to support private and public sector investment that makes Western Sydney a better place to live, work, play and learn.

The proposed development will result in the creation of 25,000 new homes, providing much-needed housing and revitalising an industrial precinct that has experienced decline since the 1970s. This significant increase in housing supply will help address Sydney's housing crisis and contribute to the overall economic growth of Western Sydney. By converting an underutilised area into a vibrant residential and commercial community, the project will inject new life into Rosehill-Camellia and surrounding suburbs, promoting social cohesion and economic diversity.

Business Western Sydney has long advocated for additional metro stations between Parramatta and Sydney Olympic Park on the Sydney Metro West. It is unusual for metro rail lines to have such a large 7km gap between stations. The Rosehill-Camellia area is an obvious candidate for urban renewal, creating thousands of new homes and jobs, and activating the Parramatta River foreshore for recreation for the first time in over a century. The area is strategically located atop the Sydney Metro West tunnel route, making it an ideal site for development. Improved connectivity will not only ease congestion but also provide residents with direct access to major employment hubs, educational institutions, and recreational facilities.

At our Go West! Metro Conference held in March, we explored the opportunities that a new metro station at Rosehill-Camellia could bring. The conference emphasised the potential to leverage this new station to increase housing and job opportunities in the precinct. Additionally, there is potential for ambitious public amenities such as a possible riverside artificial beach, enhancing the liveability and attractiveness of the area. These discussions highlighted the broader vision for Rosehill-Camellia as a model of sustainable urban development, combining residential, commercial, and recreational spaces in a way that benefits all stakeholders. The introduction of innovative public amenities will create a unique identity for the precinct, drawing visitors and boosting the local economy.

Supporting this proposal is a crucial way to maximise the value of the \$30 billion in taxpayer funds being invested into Sydney Metro West. It is essential to prioritise housing along key transport corridors to ensure

that public investment yields the highest possible return in terms of economic and social benefits. The Rosehill-Camellia development aligns perfectly with this objective. By focusing on transport-oriented development, we can create efficient urban environments that reduce reliance on private vehicles, lower carbon emissions, and promote sustainable growth. This approach not only makes fiscal sense but also aligns with broader policy goals of reducing urban sprawl and enhancing the resilience of our cities.

One of the most exciting opportunities presented by this proposal is the creation of new open green spaces for the local community and visitors. The proposal will not only include residential and commercial areas but also the opportunity to integrate expansive green spaces, parks, and recreational areas. This project will allow for the connection of these green spaces with the Parramatta River foreshore, providing unprecedented access to the waterfront. Without such an ambitious plan to include the Racecourse site, this level of integration and public space enhancement would not be possible. The creation of these green spaces will provide residents and visitors with areas for leisure, exercise, and community activities, fostering a healthier and more vibrant community environment.

The Rosehill-Camellia precinct offers a unique opportunity to place a significant amount of new housing on a state-of-the-art metro line that connects to two of the largest job centres in Greater Sydney. Business Western Sydney strongly supports this proposal and urges the Committee to prioritise this development to maximise the benefits of the Sydney Metro West investment, provide much-needed housing, and revitalising an underutilised area of Sydney. By endorsing this proposal, we can ensure that Western Sydney continues to thrive as a dynamic and inclusive region, capable of meeting the challenges of the future.

I look forward to the opportunity to discuss this submission further and look forward to an opportunity to appear before the Committee.

Yours Sincerely,

**David Borger**  
Executive Director