

**Submission
No 61**

INQUIRY INTO PROPOSAL TO DEVELOP ROSEHILL RACECOURSE

Organisation: Australian Turf Club

Date Received: 18 July 2024



AUSTRALIAN TURF CLUB

NSW Parliament House
Legislative Council
Parliamentary Select Committee – Rosehill Gardens
Macquarie St
Sydney NSW 2000

Monday, 22 July 2024

Dear Parliamentary Select Committee members,

I make this submission today as Chairman of the ATC Board in respect of a significant opportunity for Sydney racing, and with it a major benefit of easing our city's housing crisis.

The ATC Board would have failed in its fiduciary obligations if it did not investigate and continue to assess the proposed sale of Rosehill Gardens for the benefit of its Members and the racing industry.

The ATC, as with surrounding landowners, has sought rezoning of Camellia/Rosehill Gardens coupled with a Metro station since 2015.

After several years of meetings and discussions with various Government and property stakeholders, it was clear that only increased housing density would make a Metro station a feasible option.

Analysis has clearly established that funds generated from a rezoned racecourse with a Metro Station would secure the financial future of the ATC into the next century.

Conversely, if a Metro station was not located at Rosehill Gardens, then the opportunity to realise the site's full value would be lost.

The unsolicited proposal aims to develop Rosehill Gardens Racecourse, creating 25,000 much-needed new homes around a new Sydney Metro West station.

Rosehill Gardens Racecourse is owned by the ATC and in that sense is owned by the Members.

Under the Registered Clubs Act 1976, the racecourse is not permitted to be sold unless a majority of Members vote in favour.

If the Members vote against the proposed sale of Rosehill Gardens that will be the end of the proposal and the Members' decision will be respected.

Members have been and will continue to be informed throughout the USP process.

The proposed sale of Rosehill Gardens offers unprecedented benefits for the entire community, not just thoroughbred racing.



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Racing, training and stabling facilities funded from the proceeds of the development would secure Sydney's place as a leading thoroughbred racing jurisdiction.

The proposal has the potential and scope to see:

1. A new training Centre of Excellence at Horsley Park alongside the Sydney International Equestrian Centre to cater for current Rosehill Gardens stables and additional trainers.
2. **Warwick Farm racecourse** redeveloped as a state-of-the-art racing, training, Member and spectator facility:
 1. New grandstand and a conference precinct will be established.
 2. New café and other lifestyle facilities to complement the adjacent Inglis hotel.
 3. New tracks that will be even safer for horses and riders
 4. New stables on course
3. **Canterbury Park racecourse** will be redeveloped with enhanced racing, Member and grandstand facilities:
4. **Royal Randwick racecourse** to be improved further:
 1. Complete upgrade of the Official Stand and spectator precinct
 2. New and additional stables and training infrastructure
5. Sites across Sydney will be investigated for a new, world-class racecourse.

The potential sale of Rosehill Gardens stands as a major moment in the history of Sydney, and importantly, for the racing industry which employs tens of thousands of people and is a sport enjoyed by millions more.

The ATC Board intends to diligently continue the USP process with the NSW Government before it presents a final proposal to our Members.

Hon Peter McGauran
Chairman ATC