

**Submission
No 64**

INQUIRY INTO PROPOSAL TO DEVELOP ROSEHILL RACECOURSE

Organisation: Liverpool City Council

Date Received: 19 July 2024

The Director
Select Committee on the Proposal to Develop Rosehill Racecourse
Parliament of NSW
Parliament House, Macquarie Street
SYDNEY NSW 2000

Via email: Rosehill.Racecourse@parliament.nsw.gov.au

Dear Director

Re: Submission – Inquiry into the proposal to develop Rosehill Racecourse

On behalf of Liverpool City Council, I am pleased to submit our position on the proposal to develop Rosehill Racecourse into a major housing precinct. This initiative promises to set a new precedent for urban development proposals and unlock significant housing opportunities in Western Sydney, while also supporting the potential of a \$300 million investment in Warwick Farm Racecourse in Liverpool.

This submission will address key areas related to housing benefits, social equity in Western Sydney and the broader impacts of the proposal as per the inquiry's terms of reference.

Unlocking Housing Opportunities

To address the ongoing housing crisis and shortfall of development in Greater Sydney, there is a need to quickly realise new opportunities to ensure appropriate zoning uplift in strategic locations. At Liverpool Council's May Meeting, a new Local Environmental Plan (LEP) was adopted that sought to allow increased development potential throughout the Liverpool LGA. Liverpool is currently hosting a tremendous amount of population growth and encouraging more housing and supports the State Government's ambitions for increased density. Liverpool is one of the first TODs (Transport Oriented Development) with thousands of high-density apartments within walking distance of Liverpool train station and bus terminus. In addition, Liverpool Council has upzones much of the CBD for mixed residential and commercial developments up to 100 metres in height unlocking enormous potential housing when markets and costs of construction align in the future.

The proposed development of Rosehill Racecourse presents a unique opportunity to address the pressing housing needs of Sydney. By transforming underutilised racecourse land into residential zones, the project will provide affordable housing options for NSW's diverse population, catering to various income levels. It will create new residential communities that integrate with existing urban areas. Furthermore, it will support the achievement of government housing targets, helping to alleviate the housing shortage in Sydney, particularly in Western Sydney. Rosehill redevelopment will increase housing withing a large, localised employment catchment including Westmead health precinct and Parramatta CBD.

Enhancing Social Equity in Western Sydney

The Rosehill proposal proposes to allocate a significant portion of new housing to affordable and social housing, addressing the needs of lower-income families that are particularly negatively impacted by the current housing crisis. The proposal emphasises the contemporary importance of community amenities and green spaces, which are critical for fostering a high quality of life. The project will also adopt sustainable development practices that preserve existing parklands and enhance green spaces in Western Sydney, contributing to environmental sustainability. The integration of green spaces and community amenities will create vibrant, liveable neighbourhoods that promote well-being and community spirit.

Supporting the Potential of Liverpool Warwick Farm Racecourse

A Background on Liverpool Warwick Farm Racecourse

The Rosehill development will have positive effects beyond its immediate vicinity, especially in the case of benefiting Warwick Farm Racecourse Liverpool.

Warwick Farm currently contributes over \$350 million in economic benefit to the Liverpool LGA. Aside from traditional Raceday activity it hosts a variety of indoor and outdoor spaces suitable for trade exhibitions, product launches, local festivals, corporate family days, and private parties. Warwick Farm has hosted numerous community events including the Council organised New Years Eve Fireworks.

Warwick Farm is the largest training centre in NSW and currently home to 700-800 horses training per month and hosts 23 mostly mid-week meetings per year.

The tree-lined and historic site is nestled along the banks of the Georges River and is at the heart of a community that prides itself on turning equine potential into elite performance on the world stage. It neighbours William Inglis & Sons Ltd, Australia's leading thoroughbred auctioneer, and has a top-class hotel adjacent to the venue.

Warwick Farm Racecourse Reimagined – The Warwick Farm Centre of Excellent Project

The Rosehill proposal has the potential to stimulate Liverpool's economy with an estimated \$300 million investment from the Rosehill redevelopment into upgrading the Warwick Farm site, generating construction, tourism, and long-term employment opportunities. This investment and economic potential align with Council's strategic vision for Liverpool as a fast growing regional if not future global city. This comes at a time of rapid population growth and economic expansion at Liverpool. The population of Liverpool currently 240,000 is expected to reach close to 400,000 by 2040. With the Western Sydney Airport, Aerotropolis and Bradfield City coming online generating potentially 60,000 jobs over the next two decades and boon in tourism and localised inbound investment.

The substantial investment will fully redevelop Warwick Farm racecourse into a state-of-the-art racing, training, member, and spectator facility. The development will establish a new grandstand, conference, and entertainment lifestyle precinct, generating recurrent funds, jobs, improved liveability, and ongoing investment. It will also develop new cafés, restaurants, and other lifestyle facilities to compliment the Inglis Hotel next door. It will create new world-class tracks that are safer for horses and riders, along with new stables on course, enhancing the overall infrastructure.

The comprehensive redevelopment of Warwick Farm will not only cater to the local community through employment and recreation opportunities but will also transform Liverpool into a major destination for intrastate, interstate, and international visitors. The integration of new lifestyle facilities, world-class racing tracks, and enhanced infrastructure will draw visitors from across the region and beyond. The new modern designed track will be larger, safer, and better suited to major events, enhancing Warwick Farm's appeal for high-profile races. The proximity to the new Western Sydney Airport further enhances Liverpool's accessibility, making it a gateway for international tourists and boosting the local economy. The ongoing development will position Liverpool as a dynamic and attractive destination, contributing to its emergence as the third major city of Sydney.

Securing Racing's Future

The rezoning of Rosehill Gardens and the Australian Turf Club's commitment to reinvest in new infrastructure and amenities located at Warwick Farm Liverpool serves as an exciting prospect for Liverpool.

The development of Rosehill Racecourse represents a significant step forward in addressing Sydney's housing crisis and stimulating Western Sydney economies. By setting a new precedent for unsolicited proposals, this initiative unlocks substantial housing opportunities and supports the potential of Warwick Farm.

Liverpool City is a lifter when it comes to providing housing for Sydney especially affordable and diverse housing options across Liverpool's 300-hectare LGA.

The comprehensive redevelopment of Warwick Farm will enhance Liverpool's visitor economy, leveraging its proximity to the new Western Sydney Airport.

Liverpool City Council offers its strong support for the project and urges the Committee to recognize the multifaceted benefits it brings to the community.

We appreciate the opportunity to contribute to this important inquiry and look forward to the positive outcomes that the development of Rosehill Racecourse will bring to Sydney.

Yours sincerely

Shayne Mallard
Director City Futures