

CABINET IN CONFIDENCE

Rosehill

Key messages:

- The NSW Government is committed to working with landowners who are interested in building more homes to help tackle the housing crisis facing the nation. This includes the Australian Turf Club (ATC).
- The ATC's proposal aims to secure the future of racing in NSW through a new world-class Centre of Excellence horse training facility at Horsley Park and upgraded state-of-the-art racing, training and spectator facility at Warwick Farm. This will relocate racing from Rosehill.
- This proposal would unlock the opportunity to deliver tens of thousands of new homes in the heart of Sydney; next to transport, jobs and greenspace.
- As part of this proposal, Government will explore the feasibility of locating a new Metro Station at Rosehill to ensure the community has sufficient access to transport infrastructure.
- If the ATC submits an unsolicited proposal, the NSW Government will work through the Government's Unsolicited Proposals process, which provides an objective cost benefit assessment to ensure the proposal satisfies all the criteria, including that it is value for money for the people of NSW.

What is the announcement?

The NSW Government and the ATC have signed an MOU on the potentially historic plan, which if submitted, would be subject to the NSW Government's Unsolicited Proposals process.

Government understands that ATC may propose:

- A Centre of Excellence horse training facility at Horsley Park to accommodate the relocation of 300-400 horses from Rosehill Gardens stables
- Warwick Farm redeveloped as a state-of-the-art racing, training, Member and spectator facility
- Premium Racing relocated from Rosehill Gardens to Warwick Farm with a new world class track and facilities
- ATC retains and develops the Rosehill Gardens site for housing (potentially 25,000 homes), entertainment, green space and a new school
- Funds from the development invested in racing, training and Member and spectator facilities at all racing, training and stabling venues
- The NSW Government explores the feasibility of a potential new Metro station at Rosehill to deliver reliable public transport for the new Rosehill Gardens community.

Q&A:

What are the plans for a new Metro Station at Rosehill:

No decision has been taken on a new Metro Station at Rosehill at this stage. If the proposal is submitted, Government will explore the feasibility through a thorough scoping study led by Sydney Metro. The Government's Unsolicited Proposals process will also objectively assess value for money of that option.

How does the USP for Rosehill impact the timing on final decisions for stations on the line west of Sydney Olympic Park?

As above, the Sydney Metro will complete scoping studies for up to two new stations to be constructed west of Sydney Olympic Park, along the existing planned route. The USP process will be complementary work to this.

How will the public derive value for money from the uplift the ATC will gain at Rosehill through a new Metro Station?

As with any sites benefiting from new transport infrastructure investment, a value capture mechanism would be explored to ensure that social infrastructure and community amenities are in place to support the growth of communities.

What consultation will take place as part of this proposal?

All of the normal consultation processes that would apply as part of development approvals and other elements of the ATC's proposal will apply.

As part of the Unsolicited Proposals process, information about the proposal may be made available online at relevant stages of the process. The ATC will conduct consultation with its own members and stakeholders.

What is the expanded proposed facility at Horsley Park?

The Government understands that ATC's proposal would sit alongside the existing equestrian centre activities, managed by the Office of Sport at Horsley Park. This is on land owned by the Western Parkland City Authority.

The Government's Unsolicited Proposals process will objectively work through the merit and cost benefit assessment of the proposed Centre of Excellence at Horsley Park via the usual processes.

When will racing/training be moving out of Rosehill?

If the proposal is completed, ATC and its relevant stakeholders would work through the timing of the transition but given the scale of this proposal, is not expected to occur quickly. Detailed timelines will be clearer and be communicated by ATC at later stages of the process.

How does the USP process work?

The USP process involves three stages which are set out in the Unsolicited Proposals: Guide For Submission and Assessment made available online:

- Stage 1 - Initial Submission and preliminary strategic assessment
- Stage 2 - Detailed Proposal
- Stage 3 – Negotiation of a final binding offer

How long will all this take?

The progression of the proposal through the USP process will be determined by the complexity and nature of the submission, together with the supporting information provided. Each stage requires detailed review and consultation across government, followed by government approval processes.

What is the dollar value of the redevelopment of Rosehill?

If submitted, the NSW Government will work through the ATC's proposal in line with Government's Unsolicited Proposals process. This will include an objective assessment of value for money, return on investment, risk and affordability for government and the people of NSW.

What governance and probity processes are in place to ensure value for taxpayers and transparency?

The Unsolicited Proposals process includes:

- Strong probity, conflict of interest and confidentiality arrangements, including the appointment of a probity adviser to advise, monitor and report at each stage of the assessment process
- prohibitions on the proponent lobbying Ministers or officials on the proposal, with clear communication channels established
- clear assessment criteria, timeframes and a streamlined process for objectively assessing the proposal.