

draft release

From: William Murphy
To: Steve McMahon [REDACTED]
Date: Mon, 20 Nov 2023 02:09:18 +0000
Attachments: 231123_MR_Rosehill.docx (380.15 kB)

Hi Steve - as discussed, draft MR attached. All feedback or updates welcome. Please mark in track so we can focus review.

Thanks
William

OFFICIAL: Sensitive – NSW Cabinet

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Chris Minns
Premier of New South Wales

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Media Release

Once in a generation opportunity for Rosehill and to secure the future NSW Racing Industry

Thursday, 23 November 2023

The Minns Labor Government has announced negotiations have commenced with the Australian Turf Club (ATC) on a proposal to relocate Rosehill Race Course and build tens of thousands of new homes, surrounded by greenspace and a new Sydney Metro West station.

The proposal, which was brought to the NSW Government by the ATC, centres around the potential for a new Metro West station at Rosehill Racecourse, unlocking the opportunity to build more than 25,000 new homes on the site.

The plan will also turbo charge NSW's world class racing industry, securing its long-term future.

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

Under the proposal:

- Racing will be relocated from Rosehill to Warwick Farm
- ATC would retain and develop the entire Rosehill Gardens site for housing (potentially 25,000 homes), green space and a new school
- The NSW Government will explore the feasibility of a new Metro station at Rosehill to deliver reliable public transport for the new Rosehill Gardens community
- Warwick Farm would be redeveloped as a state-of-the-art racing and training facility
- A Centre of Excellence horse training facility at Horsley Park would be established to accommodate the relocation of 300-400 horses from Rosehill

The Rosehill Transformation Proposal MOU is step one in the negotiation which would involve careful due diligence and thorough business case development in line with the NSW Government Unsolicited Proposals process.

We know that housing affordability and availability are at their lowest levels in decades, and we are facing the lowest rates of rental vacancies and a slowdown in building approvals and construction activity.

02 7225 6000

52 Martin Place Sydney NSW 2000

GPO Box 5341 Sydney NSW 2001

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