

Submission  
No 80

**INQUIRY INTO PROPOSAL TO DEVELOP ROSEHILL  
RACECOURSE**

**Name:** Name suppressed

**Date Received:** 18 July 2024

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Partially  
Confidential

18 July 2024

Select Committee on the proposal to develop Rosehill Racecourse  
Legislative Council  
Parliament House,  
Macquarie Street,  
Sydney NSW 2000

**Submission to the Inquiry into the proposal to develop Rosehill Racecourse**

To the Chair,

Thank you for the opportunity to make a submission to the inquiry into the proposal to develop Rosehill Racecourse.

Despite facing a critical housing shortage, we firmly believe that the proposed solution by the government and Racing NSW is not the answer. The lack of effective communication and the perceived arrogance in assuming that this project can proceed without comprehensive stakeholder consultation is both surprising and disappointing. This submission outlines our concerns and suggestions for a more viable approach.

**1. Importance to Racing and Members**

The site in question has been integral to the racing community and its members since 1885. The proposed development threatens to erode this historical and cultural heritage, replacing it with apartments, rather than true homes as envisioned by the government. Redeveloping Rosehill Racecourse will disincentivise grassroots investment in the thoroughbred racing and breeding industry and many members and racing participants could be lost to the industry if this proposal is successful.

**2. Lack of Government Trust**

There is a widespread lack of belief in the government's ability to execute this project as proposed. The community's trust has been undermined by previous experiences where similar projects failed to meet expectations, resulting in urban ghetto wastelands rather than vibrant communities. This unsolicited proposal has, from the start, been marked by a lack of industry consultation. Significantly, there has been insufficient detail on a potential new suitable site for a racetrack to replace Rosehill.

**3. Inadequate Road Access**

The current plans do not adequately address road access to the site. This oversight could lead to significant traffic congestion and safety issues, further diminishing the quality of life for existing and future residents. James Ruse Drive already has significant traffic issues, without the additional construction of 25,000 new apartments.

We suggest the following:

**1. Redevelopment of Alternative Sites**

Instead of developing this historically significant site, we propose the redevelopment of alternative locations that do not carry the same cultural and historical significance. This approach could meet housing needs without sacrificing heritage.

**2. Community-Centric Development**

Any development should focus on creating true homes, fostering community spirit, and enhancing the urban environment. This involves comprehensive planning that includes adequate infrastructure, green spaces, and community facilities, not oceans of apartments.

**3. Engagement with key Stakeholders**

There should be further engagement with Rosehill trainers, owners and industry peak-bodies (e.g., NSW Racehorse Owners' Association, Thoroughbred Breeders NSW) to effectively capture and address their concerns as a priority. Further, the suggestion that such a sale could proceed without the direct involvement and majority

vote of the members of the Australian Turf Club is absurd. The government should insist that this vote is taken, as ATC members should absolutely have the final say via a vote over such a prime asset of the Club.

In conclusion, whilst we recognise the urgent need to address the housing shortage, the proposed solution by the government and Racing NSW is simply not the right path forward. By considering alternative sites and focusing on community-centric development, we can create sustainable urban environments that respect both our heritage and future needs.

Yours sincerely,

18/7/24