

**INQUIRY INTO PROPOSAL TO DEVELOP ROSEHILL
RACECOURSE**

Name: Name suppressed

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Partially
Confidential

Submission Against the Proposal to Develop Rosehill Race Course

Critique of the Government's Housing Proposal

The proposal to develop Rosehill Race Course into a housing development presents several critical flaws and missed opportunities that suggest the Government has not fully explored better housing solutions. This proposal is emblematic of broader systemic issues within the planning and decision-making processes that demand urgent scrutiny.

Severe Impact on the Racing Industry

The development would have a devastating effect on the racing industry, impacting punters, owners, trainers, and staff, as well as those involved in catering, cleaning, and administration. The absence of a racing facility in the Parramatta-West area would further marginalise these stakeholders, leading to a potential collapse of local racing activities and a significant economic downturn for the industry.

Destruction of Green Space

Transforming a 25-acre green recreational area into a dense forest of high-rise buildings would obliterate a vital green space, negatively affecting environmental quality and community well-being. This reckless destruction of green space demonstrates a blatant disregard for the ecological and recreational needs of the community, prioritising short-term gains over long-term sustainability.

Disregard for Historical and Emotional Significance

Rosehill Gardens holds immense historical and emotional value for the Australian race-going public. Ignoring this significance in the pursuit of development is not only culturally insensitive but also reflects poor judgment. The emotional bonds and historical context of Rosehill Gardens should be at the forefront of any considerations regarding its future. There is by many of the public a deep, long-standing attachment to Rosehill Gardens and its place in the history of the Western Suburbs Sydney. It makes no sense to remove something of such heritage value that could and will sustain it in the future.

Unsolicited Proposal Process: A Flawed Approach

The need for an unsolicited proposal (UP) is typically to bring innovative ideas to the government's attention. However, if the Government had already considered this idea, the UP framework becomes redundant and suspiciously convenient. The current process involving the Government and some proponents from Australian Turf Club (ATC) bypasses the traditional competitive and transparent protocols, indicating a possible manipulation of the process to favour specific interests.

Lack of Strategic Vision for Sydney's Development

Discussions about this proposal must be grounded in a strategic vision for Sydney's future development, particularly in the context of the Sydney Metro West Project. The project's shift towards adding more housing along the transit route raises questions about why Rosehill racecourse's land is being targeted. This approach shows a lack of strategic planning and foresight, undermining the need for maintaining essential green spaces in urban settings.

Deficiencies in Probity Measures and Public Consultation

The unsolicited proposal process is marred by severe deficiencies in probity measures and public consultation:

- **Opaque Processes:** The lack of transparency surrounding the proposal details undermines public trust and raises suspicions of underhanded dealings.
- **Inadequate Probity Measures:** There is a glaring absence of rigorous probity measures, which compromises the integrity of the entire process.

- **Neglected Public Consultation:** The failure to engage comprehensively with stakeholders, including ATC members, local residents, and business owners, demonstrates a disdain for public input and local interests.

Government Involvement and Conflicts of Interest

The Government's pre-submission involvement raises serious conflict of interest concerns. The apparent cosy interactions between government officials and proponents suggest preferential treatment and bias. This undermines the integrity of the process and calls into question the legitimacy of any decisions made.

Overlooked Environmental and Community Impact

The environmental and community impacts of the proposed development are grossly underestimated. The loss of green space, increased traffic, noise pollution, and disruption to local residents are significant and far-reaching. The promised economic benefits often fail to materialise, leaving communities to bear the brunt of negative externalities.

Ignored Alternatives and Public Benefit

The proposal neglects to consider alternative solutions that could provide greater public benefits without the associated negative impacts. This oversight reveals a lack of comprehensive analysis and a disregard for community needs and environmental sustainability.

Dangerous Precedent for Future Proposals

Approving this flawed proposal sets a dangerous precedent, signalling to developers that bypassing standard competitive processes is acceptable. This could lead to a proliferation of similar proposals that do not align with public interest, further eroding trust in governmental processes.

Conclusion

The proposal to develop Rosehill Race Course is critically flawed, highlighting significant issues in the unsolicited proposal process, government involvement, and other related matters. The lack of transparency, insufficient probity measures, potential conflicts of interest, and detrimental environmental and community impacts necessitate a thorough rejection of this proposal. It is imperative that the process be fair, transparent, and prioritise the public interest above all else.