

HOUSING NOT HORSE RACING

PUT HOUSING AT THE HEART OF CANBERRA

Canberra's racecourse is slated for redevelopment. The horse racing industry proposes an upgraded racetrack with some housing on the side to pay for it. The Greens think the community deserve more, so we commissioned a precinct plan by [Munns Sly Moore Architects](#).

The Greens plan has 4,200 – 5,000 homes with 10% public housing plus 10% community housing. This suburb would include a range of different housing options, including 6 to 8 storey apartments alongside the Light Rail line, 3 to 4 storey apartments near shared big gardens, and row houses, townhouses and terrace houses.

It would be fully walkable with separated cycleways, a large town square, lots of green space, shared parks, community gardens and a microforest. We'd renaturalise Sullivans Creek as a haven for wildlife, nature-lovers, dog-walkers and riders.

The plans include land for a new primary and high school, a retirement village and a medical facility (maybe one of our [bulk-billed GP clinics](#)?). Subsidised community facilities could include a repair cafe, a recycling hub, a community pantry and art studio space. Residents would enjoy local shops and restaurants. All of this fits comfortably in the site with easy access to the city centre via a short 10-minute Light Rail trip.

HOW DO THEY COMPARE?

ACT GREENS PLAN

- ▲ Up to 5,000 homes
- ▲ 20% public & community housing
- ▲ Schools, environmental hub, community hall, studio space, medical facility, retirement village, microforest, community gardens and public square.
- ▲ Naturalised Sullivan's Creek with habitat and recreational space around it.
- ▲ Walkable streets, easy to get around on foot or by bike

RACING INDUSTRY PLAN

- A racecourse
- Luxury apartments
- A racecourse
- A drain
- Lots of roads

WHY SHOULD WE REDEVELOP?

Canberra is in a housing crisis and climate crisis. Our big decisions should address these problems. The redevelopment of a 65 hectare site near the heart of our city should prioritise our community's biggest needs, not those of the horse racing industry.

WHY NOT LET THE CLUB REDEVELOP?

Canberra is tired of property developers dictating major planning and housing decisions across the city. It's even worse to see the Government step in to help the horse racing industry become a property developer and make our decisions for us.

We need to put the public interest first.

Thoroughbred Park was granted the land in 1959 for the purposes of horse racing. The world has changed, community values are changing, and Canberra's needs have changed. As such, Thoroughbred Park needs to change too. They now want to become property developers because they can no longer make money with horse racing.

But this is not a good enough basis for a Government planning decision worth billions of dollars.



FOUR STOREY APARTMENT BUILDING /
ARTICULATED PODIUM

WHAT'S THE INVESTMENT?

We would negotiate the purchase of the land from Thoroughbred Park or look to compulsory acquisition of the land on just terms. Many factors would be considered when negotiating, including the value of the site as currently zoned and a transition plan for workers. A compulsory acquisition would assist the club in planning its future.

Through land sales, rates and land value improvements, the development of the land by the ACT Government will ultimately be revenue positive and return benefits to the community, not the horse racing industry.

The new suburb will increase patronage of light rail and bring a range of new housing, facilities and services to this central location. Ecosystem improvements will make this a haven for wildlife and a beautiful place for Canberrans to live, work and play.

A high-quality suburb like this, along the corridor that welcomes visitors to Canberra, will provide immeasurable value to the region.

It is important to note that, should the ACT Government go ahead with the racing industry's proposal, it will deliver hundreds of millions of windfall gains to the racing industry. We think those profits should go to the Canberra community.



WHAT DOES THIS MEAN FOR ACT HORSE RACING?

The Canberra Racing Club has very low uptake. In the last two years, their membership [dropped from 1182 to 1002 people](#) and they ran [deficits both years](#).

There are also many challenges facing the horse racing industry including difficulty attracting young people, [paying worker's compensation](#) and liability insurance and the [departure of big-name trainers](#).

It is clear that this club and this industry are no longer viable. That's why they keep asking for large public subsidies.

[3 in 4 Canberrans](#) think the horse racing industry has lost its social licence. Despite this, the industry has received a lot of government support. Since 2011, the horse racing industry has been pledged over \$100M in public money outside of any grant or public procurement process. They are nearly half-funded by the taxpayer.

With a racetrack in Queanbeyan around 20 km away, there's clearly not enough demand in our region for two racecourses. If there were, the local industry would be viable without endless government subsidies.

Thoroughbred Park might move to New South Wales or might choose another option. This is a good time to talk about the transition plan to look after the people and animals involved.



WHAT ARE THE NEXT STEPS?

The ACT Government has formed a steering committee with the horse racing industry to look at one option only – the horse racing industry's plan. Without any public consultation, this lacks transparency and we don't think it's likely to put the public interest first.

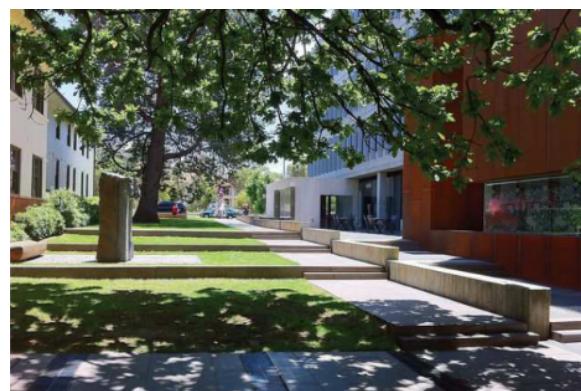
The Greens commissioned this plan to make sure Canberra has a genuine choice.

We will put our plan forward to the ACT Government and request that they consider our proposal as part of the committee process. We will demand that they genuinely consult with the Canberra community about what Canberra needs for this site.

Collectively, we can then decide what is in the public interest – a racetrack and luxury apartments, or an amazing new suburb with public and social housing, community services, nature and green spaces. Let's put this decision to the people of Canberra.



ACTIVATED STREETS WITH GOOD PASSIVE SURVEILLANCE



PEDESTRIAN LANEWAYS / THOROUGHFARES

All images are available on the ACT Greens website.

CONCEPT MASTER PLAN



1. Naturalised Sullivan's Creek corridor and ponds
2. Light rail stops
3. Microforest
4. Medium density housing
5. High density apartments fronting main streets
6. Mixed use precinct ground floor with residential over
7. Public square
8. Retirement village
 - a. supported living
 - b. independent living
9. P-10 school
 - a. High school 7-10
 - b. Primary school P-6
10. Early learning centre
11. Community and health facilities
12. Common Ground Lyneham
13. Community hall
14. Community market gardens
15. Commercial offices fronting Flemington Road
16. Environment community hub and arts centre