



Fast Facts – Commercial Leases

In brief:

- The Western Sydney Parklands Trust aims to derive revenue from 2% of the Parklands from business hub facilities to generate the income necessary to manage and enhance the remaining 98% of the Parklands.
- Business hubs fulfil two of the Parklands community obligations: ensuring the long term and sustainable future for the Parklands and to generate high quality jobs in Western Sydney.
- Self funding has always been part of the long term plan for the Parklands. The Western Sydney Parklands ACT (2006), the Western Sydney Parklands SEPP (2009) and the Parklands Plan of Management (2011) outlined a range of commercial, retail and infrastructure that deliver beneficial social and economic outcomes for Western Sydney.
- Centennial Park, Sydney Harbour Federation Trust and Sydney Olympic Park have also been required to develop ongoing revenue streams to fund their activities.
- These areas will be leased and not sold, so will always remain in public hands, generating an income for the Parklands.
- Any business hub development will be subject to the planning assessment process including community consultation.
- The location of these areas have been identified through consultation with local councils
- This consultation and subsequent research identified these areas as needing commercial infrastructure to meet the needs of the community and business.
- The areas identified for business hubs are in harmony with their surrounding area. The Fairfield site is vacant land and would be a small extension of the Wetherill Park/Smithfield industrial area. The Blacktown site is also vacant land between two major arterials, the Great Western Highway and the M7.

Benefits:

- The \$47Million income generated from business hubs will fund conservation and environmental initiatives, as well as the expansion of additional recreation, open space and educational programs for the people for western Sydney such as 250ha of new picnic and playgrounds, , over 35km of new bike and walking track links thru the Parklands, building 1000ha of new bushland and catering to the needs of around 2 million visitors to the parklands each year.
- The strategically located business hubs, will contribute to jobs and economic growth of Western Sydney – allowing more Western Sydneysiders the opportunity to live and work locally.
- It is estimated that business hubs at Eastern Creek and Horsley Drive at Fairfield will attract private capital investment of more than \$200 million and provide more than 1,100 full time jobs and a further 750 jobs during construction in Western Sydney.
- Business hubs at Eastern Creek and Horsley Drive have the potential to contribute more than \$47million to fund improvements to the Parklands over the next 10 years.

Locations and land uses:

- High value conservation and recreation land will remain untouched.
- The sites are generally vacant land that have minimal environmental or recreation value.
- A 20ha Eco Business Park on Horsley Drive adjacent Wetherill Park in the Fairfield LGA is planned to cater for commercial headquarters and high tech businesses that will provide high quality jobs in an area with high unemployment and ensure that the community can live and work locally. The Business Park will introduce worlds best practice environmental initiatives for the site.
- Large format retail at Eastern Creek - adjacent to the M7 and Great Western Highway in the Blacktown LGA will provide high quality jobs for the Blacktown area, ensure the community can live and work locally and provide more choice of local shopping for residents and encouraging more local business activity so that money flows back into the local economy.

What the Parklands achieved to date:

- The Trust has already begun to deliver on the actions identified in the Plan of Management. Since the Plan was developed the Trust has:
- Invested \$9 million at Lizard Log to triple the number of picnic shelters, BBQ facilities and car parking, create new toilet blocks, an events space for community gatherings and concerts, large landscaped areas and a vast children's play area . Lizard Log picnic grounds which caters for over 2000 every weekend.
- Set aside 520 hectares for sustainable agriculture and is expanding urban farming in the Western Sydney basin.
- Annual funding of a quarter of a million dollars to the 100 Days of Schools Planting which gives 4000 local school children first hand experience of bringing back the bush every year. '
- Established local Bush Care group with Conservation Volunteers Australia - more than 1,750 native trees and shrubs planted in last 6 months
- Contributed \$5million to the revamp of Nurragingy Reserve in Blacktown including new playgrounds, formal gardens and utility upgrades
- \$3M of new bushland restored including 10 kms of creekline cleared of weeds and work on 8 habitat sites for swamp wallabies, echidnas and lace monitors.
- A \$2M expansion to the 27km of bikeways and walking tracks across the Parklands
- In negotiations with Blacktown Council to provide 8.5ha of land for regional soccer facilities at Eastern Road in the Parklands.