

# Light Horse Interchange Business Hub fact sheet



Western Sydney Parklands Trust is preparing an Environmental Impact Statement (EIS) for the development of a business hub in the Light Horse Interchange Precinct of Western Sydney Parklands. The proposed business hub is located immediately south of the M4 Western Motorway and east of the Westlink M7 Motorway.

A concept proposal will outline the staged redevelopment of the site as an industrial business hub. After this, a detailed proposal will be prepared to facilitate delivery of the first stage of development, including demolition, bulk earthworks, infrastructure and subdivision.



Figure 1 – Concept Masterplan by Nettleton Tribe, Sept 2018

The proposed work will include:

- a concept for approximately 157,000m<sup>2</sup> of industrial and light industrial floorspace, with around 8,000m<sup>2</sup> of ancillary offices, to accommodate a range of land use activities including advanced manufacturing, freight and logistics and warehouse and distribution facilities
- Site landscaping to complement the design of the industrial buildings and provide visual screening from the surrounding road network
- stormwater management and flood mitigation works to manage the quality and quantity of water flows across the site and avoid adverse impacts to adjoining properties
- vegetation management to avoid, minimise and manage potential ecological impacts. This will include implementation of bushfire protection recommendations

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- delivery of utility services required to service the proposed development, including any necessary upgrades and siting and design of the proposed industrial subdivision to incorporate the existing easements for high-pressure gas and sewer.

Primary access will be from Ferrers Road with new roads and road improvement works designed to Blacktown City Council requirements, and potential for a secondary access point for lighter vehicles via the existing Wallgrove Road driveway.

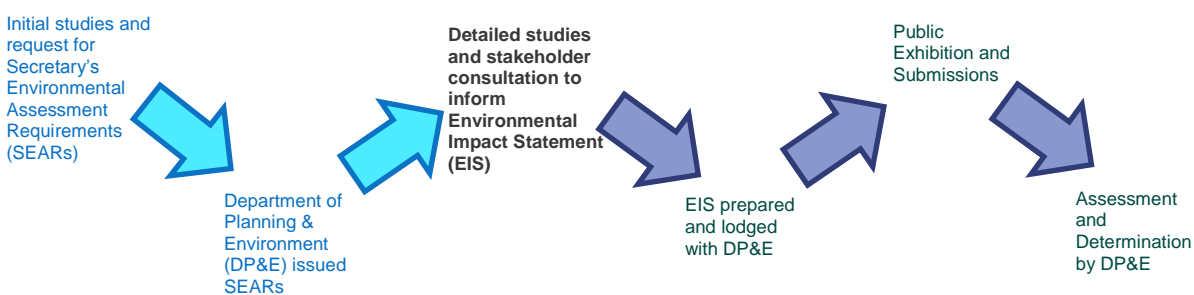
Further detailed approvals will be sought for the construction of individual buildings on each lot.

## Project overview

The site was first identified as a potential business hub in the Parklands Plan of Management 2020 Supplement. Development of the site will deliver economic benefits and create jobs for Western Sydney and the Greater Sydney Region. It will remain in public ownership and be leased to industry. The revenue will assist the Trust to fund the long-term management of our park facilities and the ongoing environmental management of the Parklands.

## What is an Environmental Impact Statement?

An EIS provides information about a project's environmental impacts and mitigation measures and is used to inform development consent decisions. The preparation of an EIS is the first step in the planning process and requires detailed investigation and various studies to address technical issues relating to the proposed works. We are currently consulting with key stakeholders as part of the EIS.



## What happens next?

After this phase there will be further planning of the site, considering the feedback received during the preparation of the EIS. Stakeholders will have a further opportunity to have their say after the EIS is lodged and placed on public exhibition.

## More information

For more information about the project and how to provide your feedback, please visit our website: <https://www.westernsydneyparklands.com.au/about-us/contact-us/>.