



LAND-USE FRAMEWORK

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LAND USE OPPORTUNITIES



The Parklands’ land use framework plan identifies the existing and future activity Hubs, linkages, infrastructure, Bushland Corridor, farming lands and conservation areas. Future land uses are planned for delivery over the long-term.

There are opportunities for a wide range of uses based on the Trust’s vision for the Parklands. Land use allocation is driven by land suitability and how the Parklands can meet the needs of the Western Sydney community and economy.

The Trust encourages people to visit and use the Parklands in many ways:

- Meeting friends and family
- Attending events
- Learning new skills
- Exercising
- Working
- Simply relaxing and enjoying the natural environment

Current strategic opportunities for Parklands land use planning:

Natural and Cultural Heritage Conservation

The Parklands’ areas of Cumberland Plain Woodland and other native bushland communities are an important contributor to protecting biodiversity in Western Sydney and to achieving Sydney’s Green Grid.

The Parklands, at the edge of two major catchments, includes the headwaters of Eastern Creek and Hinchinbrook Creek, as well as floodplains, ephemeral wetlands and old farm dams that provide habitat and opportunities to enhance the positive effects of water in the landscape.

The cultural heritage of the Parklands contributes to our sense of identity, belonging and history. The Non-Aboriginal values of this heritage include the state significant Prospect Reservoir and surrounding area, the Upper Canal System, The Rooty Hill and the Royal Cricketers Arms Inn. The Aboriginal values of this heritage are rich and diverse and demonstrate the long relationship, and traditional ownership of the Parklands’ area by Aboriginal peoples.

Community Facilities

Integration of community facilities, such as childcare, seniors’ care, schools and health facilities, will support the growing needs of the Western Sydney community and is compatible with the Parklands’ principles and role within the community.

Sporting and structured recreation facilities

Structured physical activity and sports contribute to improved physical and mental health, and wider social and education values. The Parklands can provide land to support a wide range of sport and structured recreation activities with the associated health and social benefits.

Unstructured recreation facilities

Unstructured physical activity in a natural environment such as walking, cycling, horse riding, picnicking and play contribute to improved physical and mental health and lifestyle opportunities. Access to the Parklands’ facilities provides open space to support a wide range of these unstructured recreation and leisure activities, with associated health and social benefits.



Urban farming

Historically, Western Sydney was the food bowl for the Sydney basin. Agriculture and horticulture were the dominant land uses. The Parklands' urban farming lands keep the area's heritage alive, and provide opportunities for urban communities to understand where their food comes from.

Tourism

Tourism provides jobs and economic growth for the region. A study by the Tourism and Transport Forum (TTF) Australia in June 2017, 'Unlocking our Great Outdoors', revealed that nature based tourism is one of the fastest growing tourism sectors in Australia. In addition, event tourism is increasingly bringing people from across the city and state, as well as from interstate and overseas.

Services Infrastructure

The Parklands has a long-term role in providing land with low environmental or recreational value, to meet the ongoing and expanding needs of the community for services infrastructure such as electricity, gas, telecommunications, water, and sewer.

Business and employment

A means of achieving financial sustainability for the Parklands is to use land with low environmental or recreational values for long-term business leases. This generates income, additional local jobs and capital investment in the region. The funds generated by business uses support the Parklands' ongoing maintenance and improvements. This ensures the Parklands will be well managed and regularly upgraded, without being a financial drain on the community. Business lands might include retail, light industrial, logistics and commercial uses.

Parklands Hubs and Links

The Trust has identified 'Hubs' where particular uses and facilities which contribute to the Trust's recreational, environmental, social and sustainability goals will be concentrated.

The Hubs identified on the Parklands' Precinct maps include established and planned Hubs, as well as potential Hubs earmarked for further investigation. In the case of planned and potential Hubs, locations are indicative and require further investigation. Further investigations are dependent upon the nature and purpose of the Hubs.

The future character of the Parklands will be guided by the following Hub location principles:

- Assessment of current and future demographics
- Analysis of existing and future community needs
- Consideration of existing facilities and infrastructure
- Assessment of environmental opportunities and constraints
- Review of commercial viability
- Contribution to the identified land-use outcomes for each type of Hub

WSPT Business Hubs

Located on land with low environmental and recreational value, WSPT Business Hubs typically include retail, commercial and/or industrial uses. They generate revenue to support the Parklands' operations, including maintenance and development of new and existing facilities. WSPT Business Hubs make a significant contribution to economic development, employment and training opportunities in Western Sydney.

Tourism Hubs

Tourism Hubs provide a wide range of recreation, leisure, entertainment, education and nature-based opportunities for the enjoyment of both the local community and visitors to the area.

Unstructured Recreation Hubs

These Hubs include unstructured recreation, leisure and entertainment, such as significant picnic and playground areas, walking and cycling tracks, event spaces and venues. Supporting facilities may include parking, cafes and function centres.

Sport and Structured Recreation Hubs

Structured recreation, sports and entertainment destinations are often characterised by built form such as arenas, stadiums and fields. Supporting facilities may include parking areas, sporting clubs, cafes, accommodation, education and related retail.

Community Facility Hubs

Community Facility Hubs are opportunities to provide social services such as medical, seniors' care, education and other community facilities. Appropriate locations may adjoin existing recreation areas, to activate those areas which might be less utilised during the week or in conjunction with compatible land uses.

Links

Investment in Parklands Hubs will be linked by a network of bushland, walking and cycling trails, urban farming and vehicle access.

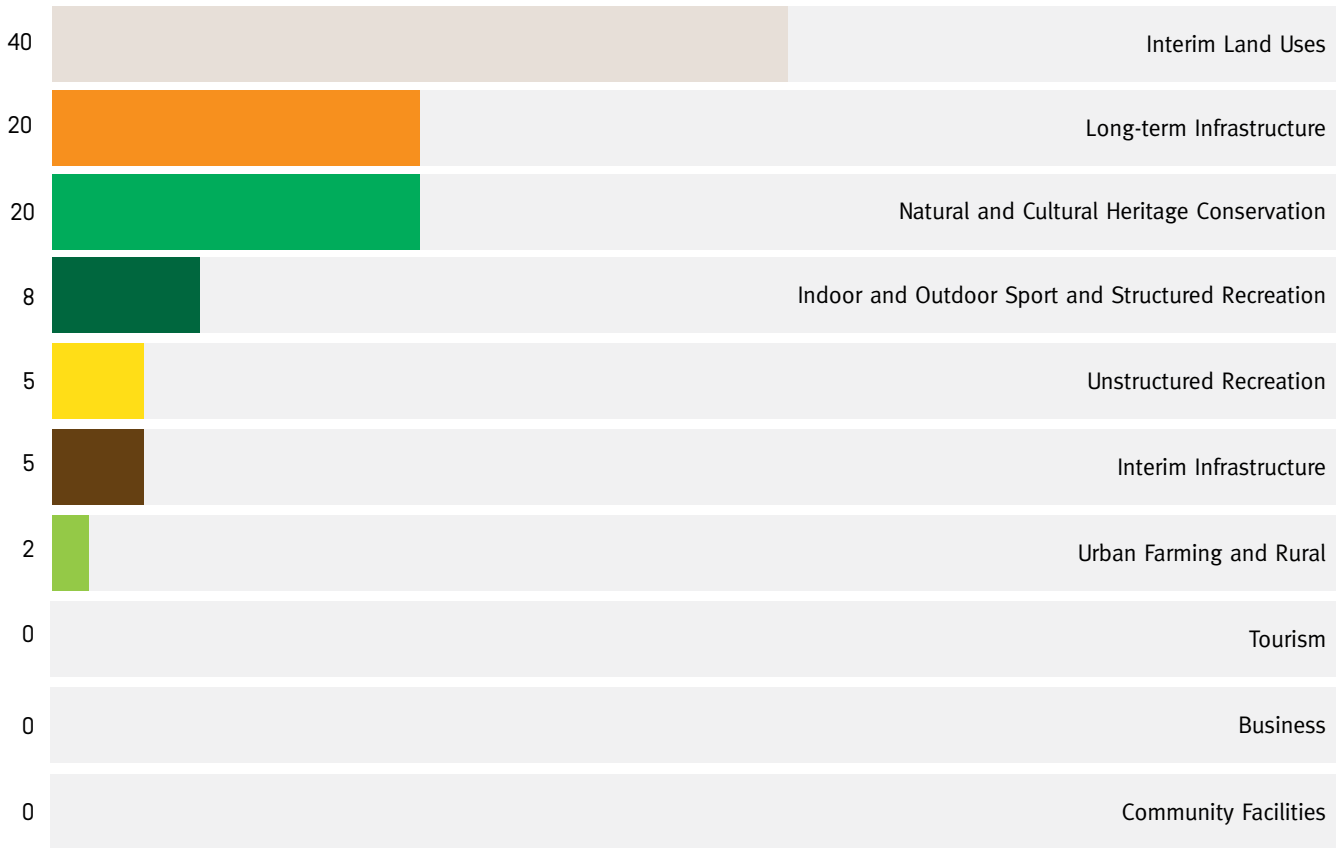
LAND USES

The future land use table indicates targets for the long-term uses beyond 2030 and the life of this Plan, when the Parklands is fully activated. Some Hub sites, such as for community facilities, are yet to be determined.

Table 5 Land Use: past, current and future

LAND USE	2010 CONDITIONS		2018 ACHIEVEMENTS		LONG-TERM OUTCOMES	
	Initial area (ha)	% of Parklands	Existing area (ha)	% of Parklands	Future area (ha)	% of Parklands
Natural and Cultural Heritage Conservation Bushland Corridor (bushland, habitat, riparian corridors and wetlands)	1056	20%	1,356	26%	1954	37%
Community Facilities Educational, medical, seniors, other	0	0%	7	<1%	105	2%
Unstructured Recreation Picnic, play, events grounds, open space, walking, cycling and riding tracks, cafes	264	5%	384	7%	795	15%
Indoor and Outdoor Sport and Structured Recreation Sports fields and courts, sports centres such as equestrian and shooting centres, stadiums, racetracks, motorcycle tracks	422	8%	432	8%	528	10%
Urban Farming and Rural Grazing, cropping, horticulture and viticulture, forestry, agri-processing plants, farmers' markets, animal boarding, children's farm, agistment, community gardens	105	2%	180	3%	264	5%
Tourism Hotels, theme parks, wildlife parks, camping areas, entertainment venues, cinemas, convention/function centres	6	<1%	31	<1%	264	5%
Long-term Infrastructure Water storage and supply, electricity, gas, sewerage, roads, easements	1,050	20%	1,050	20%	1,162	22%
Interim Infrastructure Recycling services, Austral Bricks	240	5%	240	5%	105	2%
Interim Land Uses Short-term residential tenancies, vacant land, private land yet to be acquired	2,130	40%	1,537	29%	0	0%
WSPT Business Hubs	–	–	63	1%	105	2%

2010 Land Use (%)



Long-term land use targets (%)

