



## PARLIAMENTARY BUDGET OFFICE

NSW Parliament • Parliament House, Macquarie Street Sydney 2000

**Referred by:** Australian Labor Party  
**Date Referred:** 09/12/2022  
**Proposal Title:** Complete the Wolli Creek Regional Park  
**Cluster:** Planning and Environment

**Proposal No:** C913  
**Date Published:** 20/03/2023

### General Government Sector Impacts

	2022-23 \$'000	2023-24 \$'000	2024-25 \$'000	2025-26 \$'000	4-year Total \$'000
Expenses (ex. depreciation)	-	600	2,161	998	3,759
Depreciation					-
Less: Offsets					-
Revenue					-
<b>Net Operating Balance:</b>	-	(600)	(2,161)	(998)	(3,759)

Capital Expenditure	-	250	2,250	1,500	4,000
Capital Offsets					
<b>Net Capital Expenditure:</b>	-	250	2,250	1,500	4,000

<b>Net Lending/(Borrowing):</b>	-	(850)	(4,411)	(2,498)	(7,759)
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### Total State Sector Impacts

<b>Net Lending/(Borrowing):</b>	-	(850)	(4,411)	(2,498)	(7,759)
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### Notes and costing assumptions:

The policy proposes to consolidate and conserve remaining bushlands in the area of the Wolli Creek Regional Park.

The Wolli Creek Regional Park is a pocket of remnant bushland which runs below the Earlwood ridge from Bexley North to close to Tempe, providing habitat for an array of bird life and grey headed flying foxes.<sup>1</sup>

The policy is estimated to cost \$7.76 million over the forward estimates. There will be costs beyond the forward estimates including \$1 million of capital in 2026-27 and ongoing maintenance costs of about \$800,000 per year.

<sup>1</sup> See NSW National Parks and Wildlife Service, *Wolli Creek Regional Park*, <https://www.nationalparks.nsw.gov.au/visit-a-park/parks/wolli-creek-regional-park>

## Notes and costing assumptions continued:

### Background

Wolli Creek Regional Park is currently 35.9 hectares. The NSW National Park and Wildlife Service (NPWS) advised that 14.28 hectares have been identified as suitable for inclusion in an expanded Wolli Creek Regional Park (see Table 1). NPWS holds 2.47 hectares of that area. A further 11.81 hectares of land is held by other parties.

**Table 1. Land area identified for transfer to NPWS and for reservation into the expanded Wolli Creek Regional Park**

Owner	Area (ha)
Transport for NSW	1.85
Office of Strategic Lands	2.12
Canterbury-Bankstown City Council	5.32
Bayside City Council	0.15
Sydney Water	1.78
Privately owned land	0.59
<b>To be transferred</b>	<b>11.81</b>
National Parks and Wildlife Service	2.47
<b>Total to be reserved following transfer</b>	<b>14.28</b>

Land transfers from the identified government agencies, land purchases from private landholders and subsequent reservation under the National Parks and Wildlife Act 1974 (NPW Act) would be required to consolidate the park. Once completed, the size of the proposed park will increase from 35.9 hectares to approximately 50.2 hectares.

### Assumptions

The Department of Planning and Environment (DPE) advised that:

- It is assumed that land in State and Local Government ownership will be transferred for nil consideration.
- Capital expenses (2023-24 to 2026-27) are for reserve establishment (signage, visitor facilities, and management infrastructure). The associated depreciation is estimated at \$40,000 per year.
- Labour costs are for salaries (including oncosts) of one field officer in 2023-24, three in 2024-25 and two in 2025-26.
- Operating expenses reflect annual costs associated with management of the reserve (weed management/bush regeneration, facility maintenance, and long-term management of contaminated sites). These exclude maintenance costs for hectares already owned by NPWS, which are already in the current NSW budget.
- Six privately owned sites have been identified in the Canterbury Local Environmental Plan (LEP) 2012 that are zoned RE1 Public Recreation. Zone RE1 is generally intended for public recreational areas and activities, including parks and open space. In practice, acquisition timing is usually at the vendor's discretion and can span multiple years. However, given the small number of sites to acquire, the Office of Strategic Lands within DPE will actively approach the landowners to acquire the relevant portions. No formal valuation has been undertaken yet to determine the likely cost to acquire the privately held sites and as such, land acquisition costs have been excluded.

A summary of estimated costs is provided overleaf.

Notes and costing assumptions continued:

**Table 2. Summary of estimated costs over the forward estimates**

	2022-23	2023-24	2024-25	2025-26	4-year total
	\$'000	\$'000	\$'000	\$'000	\$'000
Employee-related	-	100	309	154	563
Depreciation	-	-	40	40	80
Other operating costs	-	500	1,812	804	3,116
<b>Total operating costs</b>	-	<b>600</b>	<b>2,161</b>	<b>998</b>	<b>3,759</b>
Capital costs	-	250	2,250	1,500	4,000
<b>Total operating + capital costs</b>	-	<b>850</b>	<b>4,411</b>	<b>2,498</b>	<b>7,759</b>