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**COMPLETE**

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**Q1**

## Contact information

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**Q2**

Submissions may be made public (including full name, organisation name and postcode only). You can choose to publish your submission anonymously (using your postcode only). Please select from the options below:

**My submission can be made public (with my full name, organisation name and postcode published)**

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**Q3**

What has been your experience with the retain and manage industrial lands policy?

Within Blacktown City, the 'retain and manage' policy applies to the North West Growth Area (NWGA). The NWGA includes 3 major areas of industrial zoned land, the Marsden Park Industrial Precinct, Riverstone West and the Metro stabling yard at Tallawong owned by Sydney Metro.

As the NWGA is predominantly greenfield development which has been planned at a precinct scale, there has been minimal pressure to consider alternative land uses such as residential uses. There is strong interest in development for the planned and zoned purpose. Marsden Park Industrial Precinct in particular is highly successful, with a significant proportion of the precinct under development by Sydney Business Park. The developer estimates there is capacity for over 20,000 jobs in the precinct, well in excess of the 10,000 jobs estimated in the final Precinct Plan.

Where land zoned for industrial purposes is adjacent to a town centre or Strategic Centre, we see developer interest in seeking to incorporate into the industrial precinct uses which would more traditionally be found in the business zones within the centre, most noticeably pure retail uses (as opposed to retail uses which are ancillary to the primary industrial use). We generally do not support 'out of centre' development as this carries a high risk of reducing the economic viability of the planned centre.

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**Q4**

What has been your experience with the review and manage industrial lands policy?

We do not consider the industrial and employment lands in our established areas in a different light to our greenfields lands. Our Blacktown Local Strategic Planning Statement establishes that the employment areas across all of Blacktown City are considered to be high quality, well-serviced areas which need to be maintained. The predominant feedback we have in relation to industrial and employment areas is the need for greater flexibility in permissible uses, and greater clarity around whether a use is permissible.

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**Q5**

What suggestions would you make for industrial lands policy in the Greater Sydney Region Plan?

The principles for managing industrial and urban services land in the Greater Sydney Region Plan include consideration as to whether certain employment areas within the 'review and manage' area should be transitioned to higher-order activities. However, the 'highest and best use' for land is not always synonymous for the best use for the local community. There is a need to retain diversity in employment areas to enable a true diversity of uses ranging from small start-up businesses, niche suppliers, specialist training through to large national and international companies. Greater flexibility in industrial lands can be achieved through reviewing and updating the current zone objectives and permissible uses, specifying prohibited uses rather than permissible uses and providing greater support at a policy level to merits-based assessment of development. In a high growth area such as Western Sydney where employment growth is critical to the success and well-being of residents, the highest and best use is to retain the industrial zonings. Greater flexibility is required in our understanding of and the legislation defining and controlling use in employment lands, to make sure we encourage emerging industries and technological advancement. If there is a use that is an older employment use in decline, it will naturally make way for another, more contemporary employment use.

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**Q6**

Are there any barriers to industrial lands fulfilling their functions?

Across Sydney, the pool of available land zoned for general industrial uses is limited. This increases pressure on land in the buffer areas between general industrial and more sensitive uses to accommodate the spill-over in development that is unable to locate in a general industrial zone. However, the extent to which this can occur is limited by the permissible uses. Greater flexibility in permissible uses and greater support for merits-based assessment would assist in addressing this barrier. The timely provision of State infrastructure forms another barrier to the functioning of some industrial areas. Access to established industrial areas within Blacktown City are affected by poorly performing regional transport routes (for example, Sunnyholt Road in Blacktown North, Prospect Highway in Seven Hills). While detailed place-based planning has been undertaken in the North West Growth Area, the provision of infrastructure has not kept pace with the rate of development. This impacts on the functioning of newer industrial areas.

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**Q7**

From your perspective, what would be the most productive way to manage industrial lands? What are the opportunities to make industrial areas more productive?

Greater flexibility in permissible land uses, greater support for merits-based assessment, less emphasis on strict planning controls such as building height or FSR, greater certainty around the timing of delivery of state infrastructure projects, better alignment between State planning policy and State agency policy at the implementation officer level.

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**Q8**

Are there particular locations in Greater Sydney that are most appropriate to transition to alternative uses for industrial lands? Why?

We do not support transition of any industrial zoned land in Blacktown City to alternative uses. As the population increases across Sydney, it is important to retain land for employment uses. Pressure on dwelling supply can in part be addressed by vertical housing products. There is a case to be made for encouraging industrial and employment uses to utilise vertical solutions where viable, for example by removing or providing generous building height and FSR controls. However, many industrial uses will not be able to transition to alternative formats. Therefore, it is imperative to safeguard industrial land to provide employment opportunities for Sydney's growing population.

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**Q9**

Are you aware of any new types of industrial or urban services uses occurring in industrial areas?

The use of 'high bay' components is becoming more common in industrial areas as companies leverage technological advances to drive efficiencies. We have recently managed a Planning Proposal to remove building height limits in Marsden Park Industrial Precinct to support business flexibility and investment opportunities.

Applications for data storage are increasing.

There is an increase in interest in non-industrial uses within industrial zoned areas. Most notable of these are recreation uses, gymnasiums, education or training facilities and places of public worship. The choice of industrial zoned land for these uses is driven both by cheaper land/rent in industrial areas and the lower impact on neighbouring land uses in an industrial area compared to a residential area. These non-industrial uses can increase vehicular and pedestrian traffic in the area.

There is also an increase in interest in development of mortuary facilities in industrial areas. The location of these facilities can be problematic for a number of cultures.

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**Q10**

Respondent skipped this question

Please provide any further comments below

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**Q11**

Respondent skipped this question

Would you like to attach a document?

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