

#39

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Q1

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Q2

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Q3

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

Council is supportive of the current retain and manage approach to industrial lands within the Camden LGA. Principle 5 of Council's Draft Camden Centres an Employment Lands Strategy (CELS) identifies that Council intends for Industrial and urban services land to be valued and protected into the future by utilising the current retain and manage approach. The draft CELS also identifies a likely shortfall in employment floorspace from 2036 highlighting the importance of the current retain and manage approach.

Q4

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

N/A – review and manage policy does not apply to the Camden LGA.

Q5

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

The Greater Sydney Region Plan should clearly identify emerging industries along with their role both functionally and spatially in Greater Sydney in the future. In doing this the region plan should consider the infrastructure required to support these industries and the measures needed to ensure that future industrial and employment land are adequately serviced.

The Region Plan should also allow for Industrial and urban services land to be as productive and functional as possible by considering issues such as access and land-use conflict.

Camden's draft CELS identifies a potential shortfall of Industrial and urban services land is likely by 2036. The Region Plan should identify a pipeline of future industrial and urban services land and investigation areas and set out a framework that allows for the timely planning and delivery of these areas.

Q6

Are there any barriers to industrial lands fulfilling their functions?

Some of the barriers identified within Camden's draft CELS include;

- Access issues to industrial areas;
 - Land-use conflicts between industrial and urban services land operations and sensitive land uses such as housing;
 - Inconsistency between the Standard Instrument LEP and the Growth Centres SEPP. There is a current inconsistency between IN1 General Industrial and B5 Business Development zones under the Growth Centres SEPP and SI LEP which has created confusion in the market. A review of applicable controls and development standards is required.
 - Lack of land-supply resulting in capital value and rent escalation;
 - Rising congestion on the surrounding road networks;
 - Poor levels of walkability and amenity for workers;
 - Lack of off-street car parking;
 - Lack of a Structure Plan for the South West Growth Area to provide a framework to facilitate future industrial and urban services land.
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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?

Council is supportive of the current retain and manage approach due to the expected shortfall in industrial and urban services land identified by our draft CELS. Existing industrial lands should continue to be utilised to service existing industries, however issues such as access, connectivity and amenity should be addressed. South West Growth Area land use planning should ensure that an adequate supply of industrial and urban services land is provided to cater for future industrial users while focusing on locating these areas close to key transport corridors and infrastructure. Future industrial land should be appropriately serviced and planned to cater for future emerging industries. An overarching Structure Plan for the South West Growth Area would provide a framework for the delivery of future industrial and urban services land.

Q8

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

Camden's draft CELS identifies Leppington as an opportunity to have a specialist role in supporting the Western Sydney Airport. The zoning and planning controls of light industrial areas, particularly where there is existing land-use conflict with sensitive land uses should be reviewed to potentially transition to support mixed-use development where appropriate.

Q9

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

In the Camden LGA, there are several emerging land uses in our industrial and urban services areas;

- Gregory Hills – mostly population serving industries however B5 zoning has allowed for more flexibility for complementary land uses such as retail and food and drink premises;
 - Potential health and education occupiers at Gregory Hills,
 - Potential for logistics, bulky goods and large format retail at future land in Oran Park,
 - Potential for Leppington to play a role in providing opportunities for diverse industries due to it's proximity to the aerotropolis and key transport infrastructure,
 - Potential for heavy industrial uses such as logistics, transport and manufacturing at Glenlee.
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Q10

Please provide any further comments below

Council appreciates the opportunity to provide feedback and would like to receive updates as the review progresses.

Q11

Respondent skipped this question

Would you like to attach a document?
