

#6

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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?

To date, the Retain and Manage approach in the Eastern City District Plan has worked. This has provided certainty for landowners and decision makers.

However, there is increasing pressure from the development industry to rezone industrial land. This underscores the importance of having a strong strategic position to inform land use change.

Q4

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

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Q5

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

Speculative purchase of industrial land by developers has led to the lodgement of planning proposals for the rezoning of the land.

It is imperative that the planning system has a strong position on the retention of industrial land and that this position is implemented at every step of the process.

Importantly, local government, local planning panels and regional planning panels must be required to enforce the policy. This is not happening at present which undermines the state government position and perpetuates the assumption by developers that they will ultimately obtain rezoning.

Q6

Are there any barriers to industrial lands fulfilling their functions?

The primary barrier to industrial land fulfilling its function in the eastern city relates to the speculative purchase of land that leads to the land being used for purposes that do not meet broader socio-economic needs.

The loss and land banking of industrial land has consequences for the existing population and for growing communities in the Eastern City.

This is particularly relevant to urban services which are in great demand and for which there is insufficient and diminishing land available.

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?

Industrial land must be viewed as critical and a framework should remain in place to ensure that sufficient land is protected to enable its retention in the long term.

The management of industrial land should consider:

- Industrial land needs to be managed holistically, taking into consideration the location of industrial precincts relative to isolated sites and the needs of communities to access urban services.
 - The number of jobs generated in an industrial precinct should not be the primary objective, rather the services and benefit to the economy and society as a whole is what makes industrial land important (i.e. warehouses/logistics)
 - the recent trend of moving industrial land west versus the economic cost of congestion and time lost to access urban services by industry and the community.
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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?

It is not possible to identify particular locations for industrial land until a comprehensive review of all industrial land has been undertaken. This review must address the location of existing land, the even distribution of industrial land to provide for the spatial needs of industrial uses, the urban services needs of communities in established localities.

It is important to note that there is a difference between heavy industry and urban services and their associated land use and spatial requirements and access.

Q9

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

There are new industrial and urban services emerging all of the time. The definition of light industry allows a broad range of potential uses, however it would be beneficial for there to be a definition for urban services so as to reinforce the importance of this outcome to support populations.

Q10

Please provide any further comments below

The City of Canada Bay has two large industrial precincts that are to be rezoned under state government plans/strategies (Parramatta Road Corridor and Rhodes Place Strategy). Despite this, almost all of these precincts are operating at full capacity and provide a range of vital urban services that will be lost when the land is rezoned.

Any review should acknowledge the particular businesses that these precincts support and that these precincts will be lost.

We are not aware of any available industrial land that is able to absorb additional floor space in nearby LGAs. This will result in the loss of urban services and increased congestion.

Q11

Respondent skipped this question

Would you like to attach a document?
