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## Q1

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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:

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## Q3

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

The North Sydney LGA has very little industrial land and is confined to small pockets of IN4 and IN2 zoned land located in the southern-most part of the LGA, close to the Sydney Harbour waterfront.

The former performs an important function and given its location is vulnerable especially to residential re-development. The nature of activities undertaken in North Sydney's IN4 zones, in particular highly skilled and specialised maritime activities, play an important role in local and regional industry and harbour-wide recreation. For these reasons, the "retain and manage" approach has been invaluable.

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## Q4

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

N/A

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**Q5**

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

With broad direction from the GSC about the quantum, function and future role of industrial land more broadly, enable and empower Local Government to determine the policy for its own industrial areas within this GSC framework.

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**Q6**

Are there any barriers to industrial lands fulfilling their functions?

Not in NSC, however, it is acknowledged that the IN2 land in North Sydney is unique and requires some very specific planning attention. This is embellished below.

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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?

As stated, NSC has very little industrial land and apart from the small pockets of IN4 land and a small IN2 precinct. The latter requires specific planning attention given its location and characteristics. This precinct has evolved from accommodating traditional light industrial and urban services into a specialised employment hub, with the emergence of a cluster of businesses in media production and advertising industries.

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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?

At NSC, the IN2 zone is unique as stated above. It may potentially accommodate alternative uses, but further work and consideration is required. This pocket accommodates a range and variety of uses that are well suited to this inner-city environment. It is certainly debatable whether the IN2 zone or any industrial zone is the most appropriate for this precinct, however, given its current role and high-density context, further detailed and careful exploration of this would be ideal.

It is noted that the DPIE's Employment Zones Reform proposes to introduce a new zone (E3 – Productivity Support zone), which is intended to replace B5, B6 and B7 zones and in exceptional circumstances areas of IN2 zones that no longer function as traditional industrial precincts. The objectives and extent of permissible uses proposed under the E3 zone does not align with the current IN2 zone, and has the potential to change the character of the precinct. As such, a further detailed investigation into the future of the precinct is needed.

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**Q9**

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

No. An audit of North Sydney's industrial lands was undertaken in 2019. The IN4 zone comprises of predominantly maritime and manufacturing activities including boat repairs, naval and defence logistics, marine engineering and recreational boating. It also contains a restaurant and performing arts centre. The IN2 precinct is occupied by a range of different businesses providing local services, primarily in the professional, scientific and technical services and media and telecommunications industries. Only one manufacturing business remains within the IN2 zone. Activity within the IN2 zone is somewhat constrained by the level of residential development within the zone.

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**Q10**

Please provide any further comments below

It is conceivable that the North Sydney IN2 zone may be more appropriately zoned as something other than industrial. However, as discussed above, given its location and general occupation/employment characteristics, this will require more in-depth analysis, consultation and consideration. It is hoped that the GSC do not make a broad direction to allow the market to make this change without this further careful work.

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**Q11**

**Respondent skipped this question**

Would you like to attach a document?

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