

# #15

**COMPLETE**

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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?

That industrial lands, especially in the face of Covid are critical. These precincts are critical and require special protections.

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## Q4

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

Where relevant, it is okay to re-consider appropriate land uses, but that should only be if there is market failure inside an industrial precinct. Industrial lands should not carry the burden of housing requirements for Sydney.

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## Q5

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

A detailed audit of industrial lands will reveal the diversity of industrial uses, many of which cannot operate in other zones or be pushed further to the fringe. They often produce or service critical products to enable a city to function. They should be protected unless there is significant market vacancy.

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**Q6**

Are there any barriers to industrial lands fulfilling their functions?

They face consistent threat of encroachment and rezoning. This often places land owners and business owners on opposite trajectories and is unhelpful. Unless there is significant vacancy they should not have to justify their existence.

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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?

Be realistic about what 'mixed use means'. If it means diluting the core function and replaced with non-industrial uses then it is wholly unhelpful.

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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?

No. This is just pressure coming from property industry peak bodies. The areas under most threat such as Rydalmere, Silverwater and others have very low market vacancy. If they are working as industrial areas they do not need to transition.

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**Q9**

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

The main type is a hybrid of commercial and industrial development. An office or design space to support manufacturing or logistics.

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**Q10**

Please provide any further comments below

Industrial lands are critical to the economic health of Sydney. There will be groups that want rezoning but their interest is not the overall productivity of Sydney. Any lands facing 'transition' should be subject to a detailed audit. In the wake of Covid, the security of local production capability should outweigh property interests, especially whee there is no market failure.

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**Q11**

**Respondent skipped this question**

Would you like to attach a document?

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