

# #1

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:

**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 land policy?

UDIA NSW has found the application of the policy overly restrictive, resulting in the effective steralisation of much needed productive employment lands in NSW. It takes an outdated conflict focused view on what industrial land is, the uses which should be permissible and how the land should operate. This has resulted in stagnation of development and the continued underutilisation of this much needed resource. UDIA NSW have continued to advocate for a more contemporary policy which recognises the changing nature of industrial land and business operations and permits better utilisation of employment lands.

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## Q4

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

Review and manage is a better policy approach which enables consideration of the contemporary operation of the land in setting the future strategic objectives. Rather than a blanket approach which disregards the non-productive nature of some sites in favour of retaining their historical status-quo.

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## Q5

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

Allow for a more flexible approach to industrial lands which recognises the changing nature of business operations and supports better strategic utilisation of much needed employment lands. Better support industry and local government to undertake real world analysis of industrial lands to evaluate its strategic potential and to set effective planning controls which supports productivity rather than require the retention of existing controls which result in poor productivity and social outcomes.

Industrial lands policy should also be better aligned with the broader work to support more flexible and productive employment lands. This includes better alignment with the recent proposed employment zone reform work to allow underutilised industrial land to transition to a zone which better reflects the existing or future strategic objectives for the land, such as the Productivity Support zone or a Mixed Use zone. There should also be better alignment with the development of Local Employment Land Strategies to ensure any improved productivity outcomes envisaged by the review can be delivered through the local strategies and not have to wait for the next Greater Sydney Region Plan.

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## Q6

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

UDIA NSW is aware of numerous locations which would be appropriate to transition to alternative uses. Our members include owners and operators of industrial lands and would welcome the opportunity to work with Government to present individual sites for consideration.

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## Q7

What are your views on rezoning industrial and urban services land (IN1; IN2, B7; B5) to permit residential uses or general retail activity?

Industrial land needs to be strategically planned for and considered in the same way that all other employment land is planned. It would not be appropriate to permit residential uses or general activity on all industrial lands, however there may be locations where the community, local government and industry have identified that residential and/or retail would be a complementary use that would support the delivery of the desired strategic objectives and support better productivity outcomes. This highlights the concerns with the existing policy in that it effectively quarantines some industrial land and does not allow for it to be strategically assessed or planned for.

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## Q8

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

It is not just new business typologies but also the existing businesses whose operations have changed significantly over the years. This includes traditional industrial uses which now have significantly reduced environmental impacts due to the implementation of new technologies or mitigation measures. New typologies such as advanced manufacturing, data centres and artisan food and drink are just some examples of uses occurring in urban services and industrial lands which demonstrate the changing nature of the land uses.

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**Q9**

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

Allow for industrial lands to be planned for and managed in line with all other employment land. Enable industry, the community and local government to assess the success of the land in line with their strategic objectives. Support a more flexible approach to industrial lands including the application of the new employment zoning framework, potential transition to more productive employment land use zoning and expand the list of mandated permissible uses. Promote the adoption of more mixed use developments which compliment the employment focus of the land but support development feasibility and generate better outcomes for the community, including greater employment opportunities, increased housing opportunities and greater amenity.

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**Q10**

From your organisation's perspective, what are major barriers to the operation of industrial lands? Are there any opportunities to improve their operational use?

The excessive prohibition on land uses and the restriction on rezoning land to a more productive zone which delivers on the desired strategic intent are the major barriers to the operation of industrial lands in NSW. As stated above industrial lands should be treated the same as all other employment focused lands. Allowing industry, community and government to set the strategic objective of the land, determine the appropriate list of permitted land uses and ensure the much needed resources is productive.

Councils should be encouraged and permitted to rezone unproductive industrial land to a zone which better supports employment opportunities and social and economic outcomes, such as the Productivity Support zone or a Mixed Use zone.

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**Q11**

Respondent skipped this question

Please provide any further comments below

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**Q12**

Respondent skipped this question

Would you like to attach a document?

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