

Table 9.5. Recommendation for Precinct 7

Sub-precinct	Area (ha)	Current	Recommendation	Comments
South of Rookwood	2.6 over 2 sites	IN1 General Industrial FSR 1:1 SP2 Infrastructure	Retain IN1 General Industrial FSR 1:1 SP2 Infrastructure	Important industrial precinct, well located to transport and well-occupied.

Source: AECOM

In summary, planning policy recommendations for Precinct 7 are to:

Retain as IN1 General Industrial and SP2 Infrastructure until such time as is necessary to consider alternate zonings to facilitate amalgamation with adjoining lands.

9.2.6 Regents Park (Precinct 8)

Regents Park was identified in 2008 in the draft Subregional Strategy to be retained for industrial purposes being of strategic importance. It is one of the larger industrial precincts in Auburn and the only one in the south of the LGA. It provides a variety of different types and scales of industrial premises and is generally well-occupied according to analysis undertaken for this Study. Its high proportion (85%) of lots of less than 5,000sqm make it an ideal and more affordable start-up location appealing to businesses in the south of the LGA and beyond, towards Bankstown.

Its scale and varied unit sizes make it a valuable industrial precinct for the future, in a location accessible to public transport.

Table 9.6. Recommendation for Precinct 8

Sub-precinct	Area (ha)	Current	Recommendation	Comments
Regents Park	78.8	IN1 General Industrial FSR 1:1 IN2 Light Industrial FSR 1:1	Retain IN1 General Industrial FSR 1:1 IN2 Light Industrial FSR 1:1	Only large industrial precinct in the south of the LGA. The IN2 Light Industrial zone permits a range of uses, hence its retention is recommended.

Source: AECOM

In summary, planning policy recommendations for Precinct 8 are to:

Retain as large industrial precinct zoned IN1 General Industrial providing a wide range of premises close to transport in the southern part of the LGA.

Retain IN2 Light Industrial along the eastern portion of the precinct.

Caution is recommended when considering planning proposals that envisage component/s of residential uses, particularly so as they do not conflict with long term viability of uses in Precinct 8.

Adopt a flexible approach to considering a range of employment/industrial uses that may have different access and floorspace requirements, e.g. office-type floorspace, loading and circulation requirements.

9.2.7 Clyburn (Precinct 9)

Clyburn was also identified in 2008 in the draft Subregional Strategy to be retained for industrial purposes due to its strategic importance. Still performing a key function for maintenance and railway marshalling yards, Clyburn remains a key part of Auburn's employment lands future. The restricted access through residential to the precinct however is a limiting factor to any consideration of alternative uses for the site.

In the much longer term, closer to the end of the 20 year planning horizon envisaged in this Strategy, intensification of employment uses could be considered through the application of a B5 Business Development zone, which would make the best use of the large lots on the site. This would need to be coupled with improved access either from Parramatta Road and Rawson Street in the north or from Manchester Street in the south.