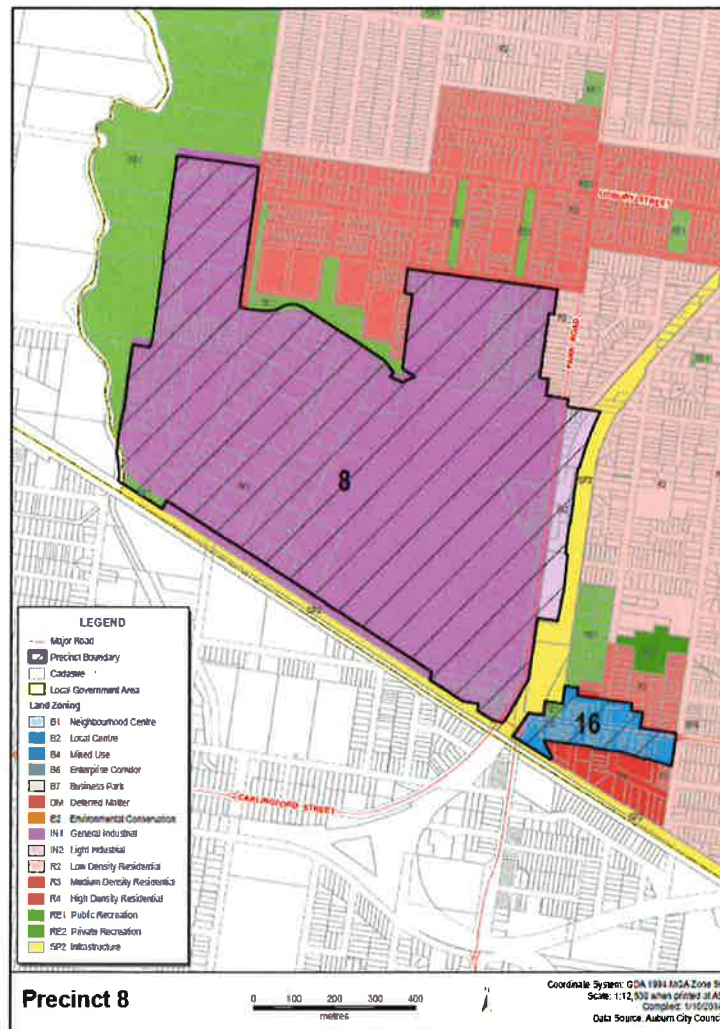


Figure B.13. Map of Regents Park (Precinct 8)



Source: AEC

Description

Subject to an IN1 General Industrial zone and FSR of 1:1, the Regents Park Industrial Precinct comprises a range of uses and built form, the majority of the precinct owned and managed by Dexus. There are a number of new office/ warehouses in the western portion of the precinct.

There is a mix of freestanding warehouses and industrial strata developments. The northern end of the precinct has older industrial stock but is generally well occupied, located at Chisolm and Everly Roads. There are new townhouses to the north of the precinct.

Several vacant blocks of land are visible in the area with a number of small developments recently completed and under construction.

A strip of IN2 Light Industrial zone lands are on the eastern periphery of the precinct, these currently occupied by sporadic workshop type buildings and some strata units.

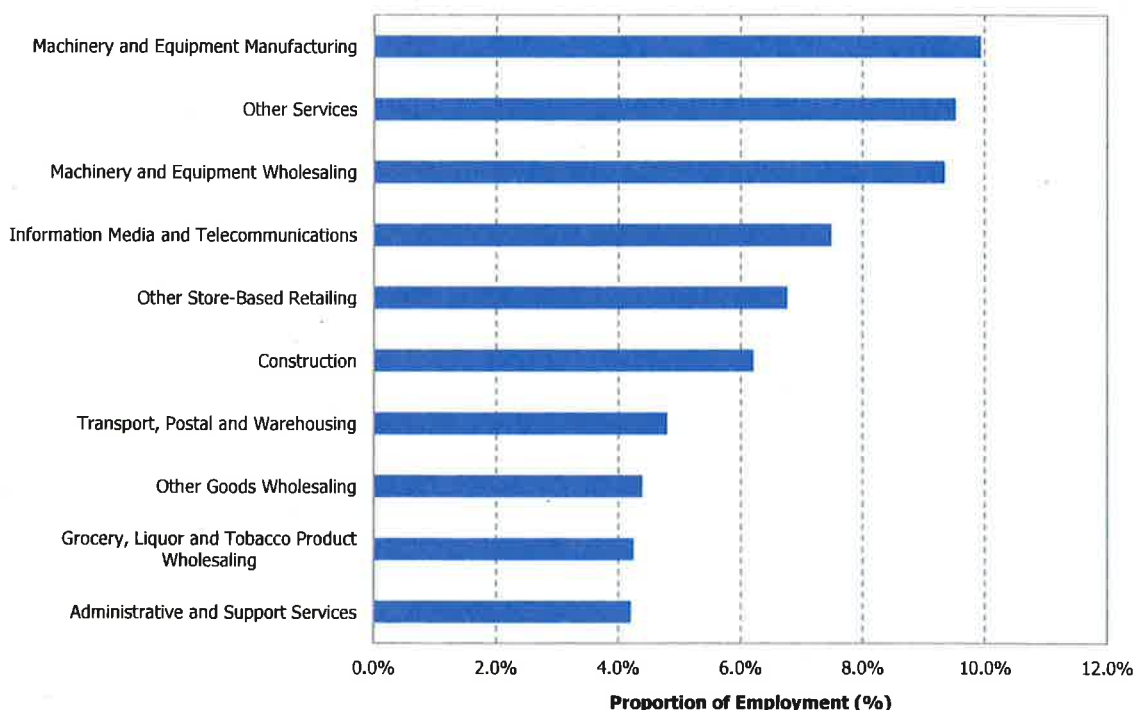
Employment and Business Activity

Businesses in the Regents Park precinct employed approximately 3,000 workers in 2011, resulting in an employment density of 38.1 employees per ha, considerably lower (almost

half) than Silverwater. Together, manufacturing and wholesale trade employed almost 50% of workers in the region. The most prominent manufacturing sector is machinery and equipment manufacturing (over 35% of all manufacturing). There is a fairly even representation of white collar and blue collar workers in the precinct. Together, these groups account for 92.7% of employees.

Top 10 employers by industry include:

Figure B.14. Top 10 Employers by Industry (2-digit level ANZSIC)



Source: ABS (2012a)

Competitive Features

By virtue of its location away being from the 'central core' of the Inner/Central West region, Regents Park is perceived as a marginally less desirable location with access through various residential areas. The attraction of an Inner/ Central West region is its centrality to metropolitan Sydney, in which Regents Park is disadvantaged. This is reflected in rents paid and prices achieved, some 5%-10% lower than Silverwater or Lidcombe.

Notwithstanding its distance from the 'central core' of the Inner/Central West region, Regents Park appeals to users whose key service markets are in the southern portion of the Sydney metropolitan region.

The relatively small average lot size (0.5ha) is a limiting factor on the precinct's ability to redevelop and renew over time, particularly as more than 85% of lots are less than 5,000sqm in size.