

City of Sydney Employment Lands

Proposal Title : **City of Sydney Employment Lands**

Proposal Summary : **This planning proposal is to facilitate the Employment Lands Strategy, which is to enable a more flexible approach to employment generating uses. It is supported by a comprehensive review of current land uses and future demand for land uses in the City of Sydney's employment lands.**

The City of Sydney's employment lands includes:

- Southern Employment Lands (Alexandria);
- 32-62 Parramatta Road, Forest Lodge; and
- South Dowling Street, Moore Park.

PP Number : **PP_2014_SYDNE_005_00**

Dop File No : **14/11562**

Proposal Details

Date Planning
Proposal Received : **18-Jul-2014**

LGA covered : **Sydney**

Region : **Metro(CBD)**

RPA : **Council of the City of Sydney**

State Electorate : **HEFFRON
SYDNEY**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Precinct**

Location Details

Street :

Suburb :

City :

Postcode :

Land Parcel : **All land in City of Sydney LGA zoned IN1 General Industrial**

Street :

Suburb :

City :

Postcode :

Land Parcel : **All land in City of Sydney LGA zoned IN2 Light Industrial**

Street :

Suburb :

City :

Postcode :

Land Parcel : **All land in City of Sydney LGA zoned B5 Business Development**

Street :

Suburb :

City :

Postcode :

Land Parcel : **All land in City of Sydney LGA zoned B6 Enterprise Corridor**

Street :

Suburb :

City :

Postcode :

Land Parcel : **All land in City of Sydney LGA zoned B7 Business Park**

City of Sydney Employment Lands

Street :

Suburb :

City :

Postcode :

Land Parcel : **Some land in City of Sydney LGA zoned SP2 Special Use**

Street :

Suburb :

City :

Postcode :

Land Parcel : **Some land deferred from Sydney LEP 2012 and zoned 10(d) Mixed Use, 10(e) Mixed Use and 5 Special Use in South Sydney LEP 1998**

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub

Consistent with Strategy :

Regional Strategy :

MDP Number :

Date of Release :

Area of Release

Type of Release (eg

(Ha) :

Residential /

Employment land) :

No. of Lots : **0**

No. of Dwellings **0**

(where relevant) :

Gross Floor Area : **0**

No of Jobs Created : **9,000**

The NSW Government **Yes**

Lobbyists Code of

Conduct has been

complied with :

If No, comment : **The Department of Planning and Environment's Code of Conduct has been complied with. Metropolitan Delivery (CBD) has not met with or communicated with any lobbyist in relation to this planning proposal.**

Have there been **No**

meetings or

communications with

registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

Submissions received during Gateway assessment

Deferred lands

That is, lands currently deferred from the Sydney LEP 2012, which is generally bound by McEvoy Street, Bowden Street, O'Riordan Street, the Sydney Water Easement and Perry Park. This land is currently zoned 10(e) Mixed Use under the South Sydney LEP 1998.

A letter from Addisons Lawyers representing the landowners of 9-19 Bowen Street and 132-138 McEvoy Street, Alexandria was received on 7 July 2014. The Acting General Manager, Metropolitan Delivery met with the landowners and their consultants on 10 July 2014. The landowners are asking for "shop top housing" to be added to schedule 1 additional permitted uses for their site. The previous General Manager, Metropolitan Delivery also met with the landowners and their consultants on 14 May 2014. The planning proposal proposes a B6 Enterprise Corridor zone for this land, which prohibits residential accommodation.

Northern Precinct

That is, lands currently zoned IN1 General Industrial bounded by Bowden Street, Bourke Road, McEvoy Street and Wyndham Streets, Alexandria.

The Acting General Manager, Metropolitan Delivery met with Knight Frank Town Planning on 5 August 2014 who represents landowners of 8-22 Bowden Street, 13-21 Mandible Street, 30 Mandible St, 33-39 Mandible Street and 27-41 Hiles Street. The landowners argue that the draft Employment Lands Study recommended these lands be zoned B4 Mixed Use, however, the final Employment Lands Strategy 2014-2019 and planning proposal proposed a B7 Business Park zone.

The Acting General Manager, Metropolitan Delivery met with City of Sydney on 13 August 2014. Council advised the current 10(e) Mixed Use zone (under the South Sydney LEP 1998) allows for many uses including residential and retail, however the assessment of proposals is on a merit basis having regard to the broader strategic framework. Council have consistently not approved residential in the land currently zoned 10(e), including one development application refusal being up-held in the land and environment court.

Council considers that the level of transparency and community engagement to date on the future of the southern employment lands has been appropriate and any changes in the value of the land is negligible given the current use and the proposed industrial retention identified under the employment lands strategy.

External Supporting
Notes :

THIS SECTION SHOULD BE READ WITH REFERENCE TO THE CURRENT ZONING MAP IN THE DOCUMENTS SECTION. This planning proposal applies to 265 hectares of land, which includes lands currently zoned under the Sydney LEP 2012 and lands deferred to the South Sydney LEP 1998.

Section 64 and 65 for Sydney LEP 2012

The City of Sydney and the City of South Sydney were amalgamated in 2004. The Sydney LEP 2005 and South Sydney LEP 1998 continued to apply to lands throughout the new Sydney LGA. The Sydney LEP 2012 sort to combine all Sydney LGA into one comprehensive LEP.

During the preparation of the Sydney LEP 2012 Council proposed that the draft LEP rezone land on the western edge of the Green Square Urban Renewal Area to IN1 General Industrial, which were zoned under the South Sydney LEP 1998 zone 10 (d) and zone 10(e) Mixed Use zones. These zones are focussed on providing and expanding employment opportunities, with:

- the 10(d) Mixed Use zone specifically limiting residential accommodation to no more than 15% of the site, and
- the 10(e) Mixed Use zone being more general in that it seeks to retain land for predominantly employment purposes.

Council flagged its intention to undertake an industrial lands strategy and received funding under Round 7 of the Planning Reform Fund for part funding of this strategy. Given this, it was considered premature to rezone the land until this study has been completed. A section 65 Certificate condition for the Sydney LEP 2012 requested the deferral of this land (deferred lands) pending the outcome from Council's proposed Industrial Lands Strategy was issued.

Council engaged SGS Planning and Economics to undertake the study. The Department made comments on early drafts.

Public exhibition of Employment Lands Study and Strategy

The City of Sydney Employment Lands Study and draft Employment Lands Strategy was endorsed by Council for public exhibition on 13 May 2013 and noted by Central Sydney Planning Committee (CSPC) on 9 May 2013. The study and strategy were exhibited from 4 June to 8 July 2013.

Council has also consulted with Ports NSW, Transport for NSW and Roads and Maritime, including meetings to discuss any issues these agencies had.

Submissions were received from 2 landowners in the deferred lands. Both submissions argued that their land should be zoned B4 Mixed Use, as the B6 Enterprise Corridor zoning is contrary to the s117 Direction 3.1 Residential land as the zone reduces residential potential on their land.

Council's response to these submissions was:

1. The current South Sydney LEP 1998 mixed uses zones does allow some residential uses, but are predominately employment zones.
2. The s117 Direction inconsistency is justified by the Employment Land Study consideration of the s117 Directions.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment :

The objectives of this draft planning proposal are to:

- encourage the timely delivery of infrastructure to support growth in the employment lands;
- implement socially, environmentally and economically feasible land use and planning controls to support the primary role of the employment lands;
- retain sufficient industrial zoned land to service the growing population;
- facilitate more flexible employment zones to accommodate the changing demands of business and industry;
- contribute to employment targets;
- facilitate the provision of affordable housing (essential workers) in and around the employment lands;
- maximise the use of all transport modes by locating development activity close to transport routes and local services; and
- encourage a public domain that is safe, accessible and attractive.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment :

THIS SECTION SHOULD BE READ WITH REFERENCE TO THE CURRENT AND PROPOSED ZONING MAPS IN THE DOCUMENTS SECTION. This planning proposal applies to 265 hectares of land. The following outlines various planning controls which will be applied to various precincts.

The planning proposal provides the following explanation of provisions:

1. Incorporate lands currently deferred from the Sydney LEP 2012, which is generally bound by McEvoy Street, Bowden Street, O'Riordan Street, the Sydney Water Easement and Perry Park.

2. Amend Sydney LEP 2012 land use table as it relates to the following zones:

- B7 Business Park;
- B6 Enterprise Corridor;
- IN1 General Industrial; and
- IN2 Light Industrial (to be deleted).

3. B7 Business Park

Rezone the following land to B7 Business Park:

- Parramatta Road employment lands;
- land in the north of the southern employment lands, which is close to the Green Square Town Centre and train station; and
- land in the south east of the employment lands.

The objectives of this zone is to promote businesses along main roads and to encourage a range of employment uses. Residential accommodation is prohibited in this zone.

4. B6 Enterprise Corridor

Rezone the central portion of the southern employment lands, including deferred lands, which is currently predominantly zoned for industrial uses, to B6 Enterprise Corridor.

The objectives of this zone is to promote a range of office and light industrial uses to encourage employment opportunities. Residential accommodation is prohibited in this zone.

5. Insert new clause "6.22 Required Roads in the B6 Enterprise Corridor" to facilitate the expansion of the public road network.

6. Amend clause "7.13 Contribution for the purpose of affordable housing" to require development activity contributes to providing affordable rental housing.

7. Amend clause "7.20 Development requiring preparation of a development control plan" to exempt stage 1 development applications for sites zoned B6 Enterprise Corridor with land less than 5,000 square metres. This will remove a costly and onerous requirement and allow smaller sites to progress straight to a detailed development application.

8. Insert new clause "7.25 Affordable housing in the B7 Business Park" to permit affordable housing.

9. Insert new clause "7.26 Sustainable transport in the southern employment lands" to ensure development activity promotes sustainable transport modes.

10. Insert Schedule 1 listing for Botany Road, Alexandria (between Gardeners Rd and Morley Ave) to permit shop top housing and seniors housing. This reflects the current extensive residential development on Botany Road and therefore does not threaten existing employment generating lands.

11. Insert Schedule 1 listing for 2A South Dowling Street, Moore Park to permit shops not greater than 1,000 square metres. This is to facilitate the minor expansion of bulky goods retailers in the Moore Park Supa Centre complex.

12. Amend maximum floor space ratio map to translate the FSR currently available in the South Sydney LEP 1998 being 1.5:1 and 2:1.

13. Amend maximum height of buildings map to translate the building height currently available in the South Sydney LEP 1998 being 18 metres.

14. Integration of appropriate controls for the employment lands in the following maps: acid sulphate soils; locality and site identification; land reservation; land use and transport integration; public transport accessibility, and special character areas.

The following controls were considered and will remain unchanged:

- The Moore Park employment lands are to retain the B5 Business Development zone.
- Land zoned IN1 General Industrial located in the south western corner of the southern employment lands will be retained.
- The maximum height of buildings, which currently applies 18 to 25 metres in the majority of the southern employment lands in the Sydney LEP 2012.
- The maximum FSR, which currently applies 1:1 to 2:1 in the majority of the southern employment lands in the Sydney LEP 2012.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

- 1.1 Business and Industrial Zones
- 2.3 Heritage Conservation
- 2.4 Recreation Vehicle Areas
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 3.5 Development Near Licensed Aerodromes
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

- SEPP No 1—Development Standards
- SEPP No 6—Number of Storeys in a Building
- SEPP No 22—Shops and Commercial Premises
- SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)
- SEPP No 33—Hazardous and Offensive Development
- SEPP No 55—Remediation of Land
- SEPP No 60—Exempt and Complying Development
- SEPP No 64—Advertising and Signage
- SEPP No 65—Design Quality of Residential Flat Development
- SEPP No 70—Affordable Housing (Revised Schemes)
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (Major Projects) 2005
- SEPP (Temporary Structures and Places of Public Entertainment) 2007
- SREP (Sydney Harbour Catchment) 2005
- SEPP (Affordable Rental Housing) 2009

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Council identified inconsistencies with the following Section 117 Directions:

1.1 Business and Industrial Zones

The proposal is inconsistent with this direction as it will reduce the amount of land zoned for industrial purposes, however will increase the amount of land zoned for a wider range of employment generating uses, including commercial, retail and light industrial activities.

This is a result of the Employment Lands Study identifying a significant over-provision of industrial zoned land in the southern employment lands and recommending a new approach to land use. It should be noted that the proposed zoning will continue to facilitate industrial uses, while allowing for higher order employment uses, in appropriate locations.

The inconsistencies with s117 Directions 1.1 is considered justifiably inconsistent because it is of a minor nature.

3.1 Residential Zones

The proposal is inconsistent with this direction as it will rezone some land currently deferred from the Sydney LEP 2012 and zoned 10(e) and 10(d) Mixed Use under the South Sydney LEP 1998. These zones, while predominantly identified for employment uses, would permit some residential development on appropriate development sites.

Zone 10(d) Mixed Use

The objectives of the 10(d) Mixed Use zone seek to establish a predominantly employment based zone while allowing not more than 15% residential use of the total floor space proposed for each development site, but only if it supports those employment uses. The objectives of the zone are to provide economic growth and employment opportunities within the Green Square area and encourage active retail and entertainment uses at ground and first floor levels, particularly in areas fronting the Green Square Railway Station.

Zone 10(e) Mixed Use

The objectives of the 10(e) Mixed Use zone seek to establish a predominantly employment-based zone while allowing residential use on appropriate development sites, by promoting business activities which contribute to economic growth and employment opportunities within the Green Square area. Residential development within the zone, should be designed to be compatible with other non-residential uses and not adversely affect the operations of existing lawfully operating industrial uses.

In May 2005, City of Sydney Council resolved to adopt an interim policy position for the Zone 10(e) Mixed Use zone to guide the redevelopment of sites under this zone, that requires a minimum of 50% non-residential uses (as a percentage of the overall floor space proposed). Since 1998, no site(s) zoned 10(e) has been redeveloped or approved with a residential component in a mixed use development.

The Employment Lands Study and the economic study have directly informed the Employment Lands Strategy, which is prepared with reference to the s117 Directions and the Metropolitan Strategy for Sydney 2036, draft Metropolitan Plan for Sydney to 2031 and Sydney City Draft Sub-regional Strategy, all of which identify the importance of these lands for employment uses.

Given the Employment Lands Study and Employment Lands Strategy identify these lands as being strategically important employment lands and the evidence indicates residential uses are likely to displace employment uses, it is justified that the land zoned 10(e) and 10(d) Mixed Use be rezoned for solely employment generating purposes.

The inconsistency with s117 Directions 3.1 is considered justifiably inconsistent because the underlying strategic planning (Employment Lands Study) that informs

these rezonings are justified by a study which gives consideration to the objective of s117 Directions 3.1.

It is recommended that the Secretary approve the inconsistencies with s117 Direction 1.1 and 3.1 on the basis that they are a minor inconsistency or justifiably inconsistent.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Maps are considered adequate for public exhibition.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Community consultation is proposed in accordance with the gateway determination.**

The City of Sydney Employment lands Study and draft Employment Lands Strategy were previously exhibited from 4 June to 8 July 2013.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **December 2012**

Comments in relation to Principal LEP : **The Sydney LEP 2012 was gazetted on 14 December 2012.**

Assessment Criteria

Need for planning proposal : **This planning proposal is the result of the Employment Lands Study (2013) prepared by SGS Economics and Planning, which provides a strategic analysis of the City of Sydney's employment lands.**

The planning proposal is also informed by the Employment Lands Economic Analysis and Opportunities Study (2014) prepared by HillPDA and Employment Lands Transport and Access Study (2014) prepared by Jacobs SKM.

Consistency with strategic planning framework :

The planning proposal is consistent with the Metropolitan Plan for Sydney 2036 as it:

- strengthens Sydney's role in the Australian economy by supporting employment and economic activity in the Global Economic Corridor;
- facilitates employment growth close to the planned centres of Green Square Town Centre and Mascot Station Precinct;
- locates employment growth close to planned centres, which improves opportunities for walking, cycling and using public transport;
- facilitates employment growth and retains opportunities for high value industries to locate close to the Sydney's central business district (CBD); and
- facilitates the provision of affordable housing for low income workers in and around the employment lands and increases jobs opportunities for a diverse population.

The planning proposal is consistent with the draft Metropolitan Plan for Sydney to 2031 as it:

- facilitates employment growth close to the planned centres of Green Square Town Centre and Mascot Station Precinct;
- facilitate urban renewal in employment areas;
- supports the growth of knowledge intensive industries and creative industries;
- ensures a well located supply of industrial lands and facilitates office and retail space in appropriate locations; and
- locates employment growth close to planned centres, which improves opportunities for walking, cycling and using public transport.

The planning proposal addresses the Industrial Lands Strategic Assessment Checklist in the draft Metropolitan Plan for Sydney to 2031 by providing the following answers:

1. Q. Is the proposed rezoning consistent with State and/or council strategies on the future role of industrial lands?

A. Yes, the planning proposal seeks to maintain sufficient industrial land that has been established in the Employment Land Strategy adopted by the City of Sydney.

2. Q. Is the site near or within direct access to key economic infrastructure and is the site contributing to a significant industry cluster?

A. The employment lands are located within the Global Economic Corridor, situated within 3km of Sydney's CBD and 2 km from the airport and 3km from Port Botany.

A. The employment lands contains clusters of manufacturing (employing around 3700 people or 20 percent of the 18,745 total jobs), wholesale trade (19 percent of total jobs) and transport and warehousing (17 percent of total jobs).

3. Q. How would the proposed rezoning impact the industrial land stocks in the sub-region or region and the ability to meet future demand for industrial land activity?

A. The planning proposal seeks to retain sufficient industrial land within the employment lands to meet future demand for industrial land activity.

4. Q. How would the proposed rezoning impact on the achievement of the subregion/region and LGA employment capacity targets and employment objectives?

A. The Employment Lands Study and Strategy recognise the value of industrial lands is not only in their employment generation, it is in safeguarding land for critical strategic industrial uses, and for other uses that are essential to the efficient functioning of the City.

5. Q. Is there a compelling argument that the industrial land cannot be used for an industrial purpose now or in the foreseeable future and what opportunities may exist to redevelop the land to support new forms of industrial land uses such as high-tech or creative industries.

A. The Employment Lands Study found a high vacancy rate within the current extent of industrial land (19 percent). The following factors may contribute to the vacancy rates:

- where possible, businesses will locate to cheaper employment lands in western Sydney or seek cheaper industrial land within adjoining local government areas;
- for industries connected with the airport and port, traffic constraints in the area and travel times from the port have seen businesses relocating at least part of their operations to cheaper, well-serviced land within neighbouring LGA's and western Sydney;

- the predominant built form in the employment lands area is no longer suited to modern industrial activity;
- many industrial businesses are now more likely to be cleaner, quieter, smaller, and more geared towards high-tech than in the past. These businesses seek mixed use locations with greater amenity than industrial zoned lands; and
- feasibility case studies undertaken for the employment lands study found warehousing developments are not viable. This implies zoning changes are required that will improve feasibility and encourage development.

6. Q. Is the site critical to meeting the need for land for an alternative purpose identified in other NSW Government or endorsed council planning strategies?

A. Yes. The southern employment lands play a critical role in the local, metropolitan, state and national economies, whilst facilitating regional and global network connections, including the airport and Port Botany.

The planning proposal is consistent with the draft Sydney City Subregional Strategy 2008 as it:

- provides for a range of employment uses close to the planned centres of Green Square Town Centre and Mascot Station Precinct and leverages off improvements in 'livability' and significant infrastructure provision associated with those centres;
- facilitates affordable rental housing for low income essential workers close to jobs, transport and services; and
- facilitates the delivery of a finer grain road network and to promote sustainable transport usage and encourage mode shift to more sustainable travel choices.

The planning proposal is consistent with the City of Sydney's Sustainable Sydney 2030 as it:

- facilitates a more flexible approach to employment related land uses;
- encourages protection of ecologically sensitive lands and provides provision for green walls and roofs and sustainable buildings;
- preserves the area for employment uses, opportunities for creative and innovative businesses to locate close to the Sydney CBD; and
- facilitates the provision of affordable rental housing to accommodate low income key workers in and in close proximity to the employment lands.

Environmental social economic impacts :

It is unlikely that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of this planning proposal. However the large industrial sites, warehouses and less intensely used sites can provide habitat for a range of plant and animal species, including birds, bats and reptiles. The draft Employment Lands DCP will incorporate provisions to mitigate any potential impact on habitat or species.

Flooding

A significant portion of the employment lands are subject to flooding in large storm events. The recently exhibited draft Alexandra Canal Floodplain Risk Management Study and draft Alexandra Canal Floodplain Risk Management Plan will inform future amendments to the Sydney LEP 2012. This planning proposal makes no amendments to the current LEP flooding clause. Development applications will continue to demonstrate how the proposed development minimises the risk of flooding.

Contamination

The employment lands have a long history of polluting industries through to today's industrial and distribution uses. It is likely that numerous sites have some level of soil contamination. Given the scale of the employment lands area, the Department has previously advised Council that contamination issues could generally be addressed at the development application stage. Council has undertaken a desktop analysis of the area, which concluded that land is suitable for re-use. Consistent with SEPP 55, future development applications will require a site assessment to be undertaken by independent experts engaged by the landowners or developer. The appropriate level of investigation

and remediation will depend on the circumstances of each site.

Economic effects

This planning proposal is supported by the economic study. The economic effects have been considered for the proposed B6 and B7 zoned land:

B7 Business Park

The B7 Business Park zone will be applied to land in the north of the employment lands, close to the Green Square Town Centre and train station; and land in the south east of the employment lands.

The economic study identifies a clear demand for a range of business uses, many commercial-type uses that have to date been prevented from being accommodated in the southern employment lands owing to the current planning restrictions. There is strong demand for adaptively reused space by retail and other commercial businesses as well as creative uses.

The proximity of the proposed B7 Business Park zone to the Green Square Town Centre makes the area an attractive location for the knowledge and creative industries to locate. The 'just out of centre' location makes it more affordable, while at the same time ensuring easy access to the services and amenities generally located in a planned centre. Other benefits include its proximity to the Green Square train station, to an educated workforce, and a generally higher level of amenity.

In the south-east of the southern employment lands the B7 Business Park zone provides a transition between the residential development to the east, in particular Rosebery Estate, and the more industrially focused B6 Enterprise corridor zone. Along Botany Road, shop top housing is proposed as a Schedule 1 additional permitted use. This will preserve the current permissibility of the use while allowing the application of the 'new' B6 Enterprise Corridor zone in other parts of the southern employment lands.

B6 Enterprise Corridor

The B6 Enterprise Corridor zone will be applied to the central portion of the employment lands, in recognition of the economic importance of the corridor between Sydney Airport and Port Botany and the City. The purpose of this zone is to provide space for industry that does not necessarily need to locate in an industrial zone, accommodating population serving uses and supporting the increasing need for uses associated with the airport and the port.

The economic study identified a clear demand for a range of business uses, many commercial-type uses and strong demand for adaptively reused space by retail and other commercial businesses as well as creative uses. Retail and mixed business uses to support the growing Green Square Urban Renewal Area residential population will also continue to thrive. Demand for high-tech industrial units will continue and an increasing amount of office space will be required. Finally, demand for bulky goods retail and showroom uses are expected to continue along O'Riordan Street to service the growing population.

Social effects

The need to provide more affordable housing to accommodate an increasing workforce has been identified in both the economic study and the affordable housing needs analysis. This draft planning proposal contains provisions to increase the opportunities for more affordable housing in and around the southern employment lands.

More workers will require more childcare, more open space (both passive and active), a finer grain road network, footpaths and cycleways.

Additional provisions are included in the draft DCP amendment to facilitate the delivery of essential and social infrastructure, including open space, a finer grain road network, new

pedestrian and cycling linkages and other social infrastructure requirements.

Transport

The transport network in and around the employment lands is considerably constrained, the transport study concludes that growth can be accommodated provided that as development intensifies over time:

- adequate mode shift from private car usage to sustainable transport modes can be achieved; and
- additions are made to the current road network to improve the permeability of the southern employment lands, move local traffic off the three regional roads transecting the area, and promote walking and cycling.

The planning proposal includes provisions to create a more permeable road network in the southern employment lands, as sites are redeveloped and requires the consent authority to consider sustainable transport modes. Roads and Maritime will be consulted on these provisions.

Public infrastructure

The full range of utility services including electricity, telecommunications, water and sewer are all currently available across the employment lands. It is expected that these services would be upgraded where required as individual development occurs.

To inform how and when essential infrastructure will be delivered in the employment lands, the Council is preparing the Southern Employment Lands Infrastructure Plan in consultation with the NSW Government.

Assessment Process

Proposal type :	Precinct	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 months	Delegation :	RPA
Public Authority Consultation - s56(2)(d) :	Department of Education and Communities Office of Environment and Heritage Department of Trade and Investment Transport for NSW Transport for NSW - Roads and Maritime Services Sydney Ports Corporation Sydney Water Other		
Is Public Hearing by the PAC required?	No		
(2)(a) Should the matter proceed ?	Yes		
If no, provide reasons :			
Resubmission - s56(2)(b) : No			
If Yes, reasons :			
Identify any additional studies, if required. :			
If Other, provide reasons :			

City of Sydney Employment Lands

Identify any internal consultations, if required :

Employment Lands (ELDP)

Is the provision and funding of state infrastructure relevant to this plan? **Yes**

If Yes, reasons : **To inform how and when essential infrastructure will be delivered in the employment lands, the Council is preparing the Southern Employment Lands Infrastructure Plan in consultation with the NSW Government.**

Documents

Document File Name	DocumentType Name	Is Public
Letter from Council.pdf	Proposal Covering Letter	Yes
Planning Proposal - Employment Lands 2014.pdf	Proposal	Yes
Current Maps.pdf	Map	Yes
Draft Maps.pdf	Map	Yes
City of Sydney Employment Lands Strategy 2014-2019.pdf	Study	Yes
Employment Lands Study_SGS_2013.pdf	Study	Yes
Employment Lands Analysis and Opportunities Study_2014.pdf	Study	Yes
Employment Lands Transport and Access_2014.pdf	Study	Yes
Southern Employment Lands Urban Design Analysis_2014.pdf	Study	Yes
Southern Employment Lands Affordable Housing Analysis_2014.pdf	Study	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones
- 2.3 Heritage Conservation
- 2.4 Recreation Vehicle Areas
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 3.5 Development Near Licensed Aerodromes
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

1. That the Secretary approves the inconsistency with s117 directions 1.1 Business and Industrial Zones and 3.1 Residential Zones on the basis that they are justifiably inconsistent.
2. The planning proposal be publicly exhibited for a period of not less than 28 days.
3. The planning proposal is to be finalised within 12 months from the date of the gateway determination.
4. Council is to consult with:
 - Department of Education and Communities;
 - Office of Environment and Heritage;

- Department of Trade and Investment;
- Transport for NSW;
- Roads and Maritime;
- NSW Ports – Port Botany;
- Sydney Water; and
- Ausgrid.

This can be undertaken during public exhibition.

5. A public hearing is not required.

6. The planning proposal to be finalised within 12 months from a week following the date of the gateway determination.

Supporting Reasons :

The planning proposal is supported because it:

- advocates a subregional approach to the protection of employment lands;
- recognises and address traffic and transport issues;
- recognises and address flooding issues;
- seeks to improve the public domain;
- encourages a sustainable, high quality and functional built form that respects the history of the employment lands;
- ensures the employment lands are adequately serviced by public infrastructure; and
- ensures that key workers can access affordable housing.

Signature:



Printed Name:

TIM ARCHER

Date:

18.8.14