

**REVISED PLANNING PROPOSAL FOR THE VICTORIA ROAD PRECINCT,
MARRICKVILLE (PP 2015 MARRI 004 00)**

STRATEGIC INDUSTRIAL LANDS CHECKLIST

This Tab provides consideration and an assessment of the Strategic Industrial Lands Checklist in regards to the Revised Planning Proposal for the Victoria Road Precinct, Marrickville.

- **Is the proposed rezoning consistent with State and/or council strategies on the future role of industrial lands?**

The planning proposal does not address this point and refers assessment to Section 8.2 of the proposal. The planning proposal does not contain a Section 8.2.

Generally, State policy has sought to protect industrial land from residential development, particularly industrial land around Sydney Airport and Port Botany. The lands have been subject to a number of studies on future uses. A Plan for Growing Sydney clearly intends to protect industrial land in and around the airport from being lost to residential development. The Department considers the planning proposal to be inconsistent with directions of A Plan For Growing Sydney and section 117 Direction 1.1 Business and Industrial Zones. The Department considers the planning proposal to be partially consistent with the Sydenham to Bankstown Corridor Strategy.

- **Is the site:**

- **near or within direct access to key economic infrastructure?**
- **contributing to a significant industry cluster?**

The planning proposal notes that access to Sydney Airport and Port Botany from the Precinct is constrained by the local road network. The Precinct does not have direct access to other key economic infrastructure and does not contribute to any significant industry cluster.

The Department notes the heavy traffic on major and local roads in the Precinct impact on access to the ports. However, although congested, the site is within direct access to key economic infrastructure. Additionally, the Precinct is accessible to Sydney CBD via public transport. While the industry profile is changing in the Marrickville LGA, a number of small to medium industrial and light industrial businesses operate out of the Victoria Road Precinct.

- **How would the proposed rezoning impact the industrial land stocks in the subregion or region and the ability to meet future demand for industrial land activity?**

The proposal argues that “demand for industrial activity within Precinct 47 has been in decline for over two decades and there is no indication of the trend reversing”. The proposal argues the most valuable industrial land is being retained, while the least valuable could be rezoned for other purposes.

There is some merit in the argument put forward by the proposal. Conversely, rezoning part of the Precinct to residential will increase the pressure of adjoining lands for residential uses, thereby increasing pressure for more residential development. There is a real risk that this will place additional and cumulative pressures to rezone land in this location. The Department has reservations about the co-location of the IN1 General Industrial land and R4

High Density Residential. Co-locating residential uses with industrial uses will effectively stymie industrial operations and create amenity impacts (noise, traffic, odour).

- **How would the proposed rezoning impact on the achievement of the subregion/region and LGA employment capacity targets and employment objectives?**

The planning proposal argues the zoning and development controls proposed will ensure that employment within the Precinct is either maintained or increased.

The Department acknowledges this, noting that rezoning will apply to 48 per cent of the Precinct and that rezoning for residential uses is contained to the south-west corner of the Precinct. The proposal is supported by an employment strategy which states that business zonings will maintain or increase employment. The Department notes the changing nature of employment and industrial uses in the Precinct, particularly creative uses, which can co-locate with general industrial uses.

- **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?**

The proposal argues the existing industrial land is not desirable to the industrial market. This is based on the low occupancy of heavy industry, the take up of light and creative industrial uses, the quality and age of the building stock and that the precinct is not competitive with industrial land in western Sydney.

The Department notes that the land may not be desirable now as industrial land, but the land is being used by a number of different industry types, particularly sensitive industries (that is, those that need quick access to markets). Further, the land is well-located with good access to markets (both local and international) and well connected to Sydney and regional NSW. Current zonings do not prohibit the land's use for high-tech or creative industry uses. Indeed, Council have a policy of encouraging creative industry uses and the planning proposal supports this use.

Further, the property market cycle shifts and while the residential market is strong, this is not a reason to rezone good employment land for residential uses.

- **High-tech or creative industries are better supported by mixed business zonings that allow the establishment and clustering of other, non-industrial, businesses in the same area.**

The proposal notes that the business land use zones would permit light industries and other supporting businesses to continue to be developed within the Precinct. The proposal facilitates the transition of underutilised and surplus industrial sites to a mixed business zoning that will support increased local employment.

It is agreed that the proposed mixed use zonings will encourage clustering of diverse new uses in the area. While this is the case, the bigger issue is the impact on the adjoining industrial precinct.

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

The planning proposal states the controls will ensure the Precinct continues to contribute toward employment-generating uses while also boosting housing supply.

The site has not been identified for alternative purposes by the NSW Government or in a known endorsed Council strategy.