

# I Industrial lands strategic assessment checklist

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

Scenario 3 responds to Objectives 3, 5, 6, 10, 14 and 24 of the draft Metropolitan Plan as well as actions A1.1.2, A1.2.3, A1.3, A1.9.1, A1.9.2, B4, C1 and C2 of the Draft Inner West Subregional Strategy. It is not consistent however with policies to retain all existing employment lands in the Subregion but balances these strategies with those that seek to promote growth, economic prosperity, investment and housing in highly accessible locations with good infrastructure.

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## **Is the site near or within direct access to key economic infrastructure?**

The Precinct is located in close proximity to Concord West rail station as well as regional open space. It is also within the broader vicinity of specialised centres such as Rhodes and Sydney Olympic Park.

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## **Is the site contributing to a significant industry cluster?**

The Precinct does not contribute to a significant industry cluster as following the relocation of various printing industries. It now accommodates a mix of uses that have not been attracted to the locality based on any one theme or industry cluster. In this regard the major share of land and jobs in the Precinct relates to a commercial use that would not be permissible within the General Industrial Zone. Please see Chapters 2 and 10 of Hill PDA's study for further discussion.

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## **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 Precinct constitutes 23% of all employment lands in the City of Canada Bay and 2% of all employment lands in the Inner West Subregion. Scenario 3 would therefore reduce these figures to 11.5% and 1.1% respectively. It would however retain 3.9ha (51%) of land for a range of local urban support services (General Industrial Zone) and business uses (B7 Business Park Zone) thereby not significantly impacting the main employment generators and service providers in the Precinct.

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

The retention of 3.7ha as employment lands would make negligible contribution to the Inner West job targets. The proposed rezoning would facilitate development and investment and a short term job generation through the construction industry. The proposed FSR uplift on the B7 Business Park Zone would have the greatest actual potential to increase job growth in line with the trends forecast for the Subregion by the BTS (i.e. forecast commercial job growth rather than industrial). Please see Chapter 8 for further discussion.

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## **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?**

Our market research and development feasibility analysis (Chapters 7 and 8) makes a compelling

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case that the viability of buying and redeveloping sections of the Precinct for industrial uses is marginal. Our stakeholder engagement (Chapter 3) also identified that there is little interest from existing owners to invest in the redevelopment of land for these uses as the significant capital outlay would not be offset by the return. Rather than let redundant land within a location with an excellent level of infrastructure provision stagnate, the Study recommends part of the Precinct is retained to recognise businesses that are performing well and part is redeveloped to make best use of land for housing.

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**Is the site critical to meeting the need for land for an alternative purpose identified in other New South Wales Government or endorsed Council planning strategies?**

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The Precinct has excellent potential to support Government objectives 5 and 6 of the draft Metropolitan Strategy to promote housing growth in highly accessible locations. It also has the potential to support Objective 14 that seeks to provide a good supply of office space as well as Objective 3 which seeks to make Sydney connected and balance growth in locations with good access to public transport.

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Source: Concord West Socio-economic study, Hill PDA (2015)