

# **Employment Lands Strategy – Review and Update**

July 2020



**CITY OF  
PARRAMATTA**

# **Employment Lands Strategy – Review and Update**

July 2020

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## Strategy approval:

Authority	Date of approval
City of Parramatta approval	13 July 2020 Council meeting (Item 18.3)
City of Parramatta – CEO approval – minor technical edits	19 August 2020
Secretary, Department of Planning, Industry and Environment (DPIE) approval in accordance with Ministerial Direction under section 9.1 of the <i>EP&amp;A Act 1979</i> .	<i>Awaiting approval.</i>

# 1. Background

Council's Parramatta Employment Lands Strategy (ELS) approved by Council in July 2016 provides a vision for all of Council's employment land precincts. Since its endorsement, further progress has occurred on certain Employment Land Precincts by way of this ELS Review and Update (2020) which was approved by Council on 13 July 2020.

The ELS Review and Update together with a Local Housing Strategy (2020), formed part of the local strategic planning work undertaken by Council to inform the preparation of a Local Strategic Planning Statement (LSPS). The release of the Greater Sydney Commission's Region Plan and Central City District Plan (District Plan) requires Council to bring effect to the priorities and actions of these plans, with the first step being to prepare a local strategic planning statement.

In late 2019, Council exhibited its draft LSPS together with the draft ELS Review and Update (originally appended to the LSPS) and draft LHS. On completion of the exhibition period, advice from the Greater Sydney Commission (GSC) received as part of the Assurance process recommended decoupling the ELS Review and Update from the LSPS. This has resulted in the development of this update as a stand-alone document which has a direct relationship with the ELS (2016).

## 1.1. Purpose of this document

This document constitutes the ELS Review and Update (2020). The purpose of this document is to review and update the status of Council's Employment Land Precincts that were contained in the ELS (2016) on account of further planning analysis and policies coming into effect. It also revises the strategic actions for each of the employment land precincts addressed in the ELS (2016). Therefore, the ELS (2016) must be read in conjunction with this ELS Review and Update (2020). Together, both documents comprise the detailed Strategy for its Employment Land Precincts, as shown in Figure 1.



**Figure 1** – Councils Employment Lands Strategies

Council's *Local Strategic Planning Statement – City Plan 2036* should also be consulted for the broader vision of Council's Employment Land Precincts.

## 1.2. Review and Manage approach – Central City District Plan

Council's ELS (2016) was approved by Council before the GSC's *A Metropolis of Three Cities* and *Central City District Plan* (District Plan) were released in March 2018. Thus the ELS (2016) relied on the strategic context contained within the *Metropolitan Strategy: A Plan for Growing Sydney* of December 2014.

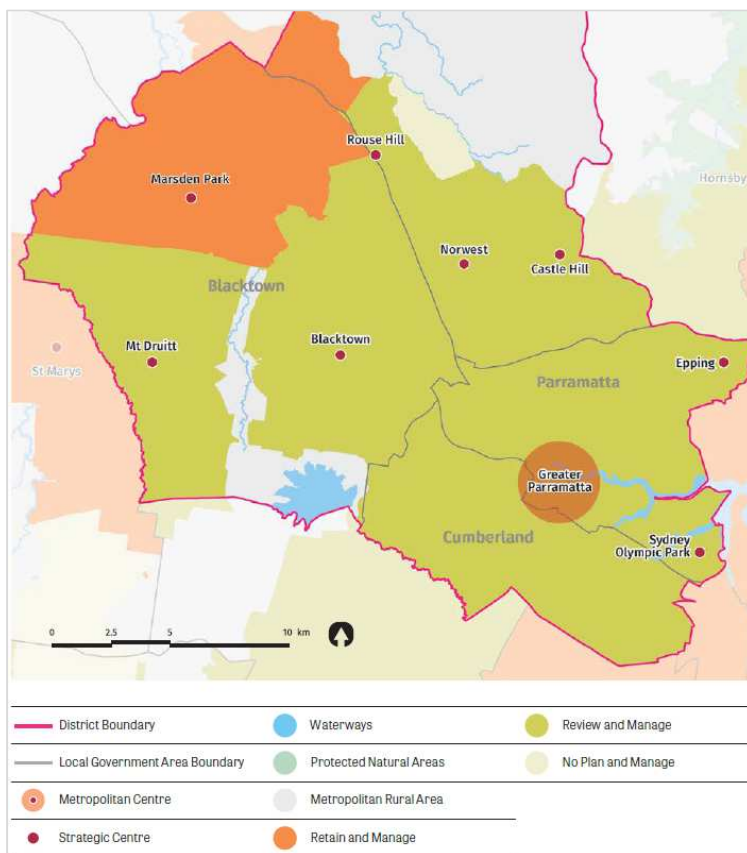
Objective 23 in the District Plan (which sits under planning priority C11 - Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land) states *Industrial and urban services land is planned, retained and managed*. The objective is tied to a review and manage approach which notes the GSC will:

*“review all industrial and urban services land...to either confirm its retention...or manage uses to allow sites to transition to higher order employment activities (such as business parks) and seek appropriate controls to maximise business and employment outcomes.” (p.89)*

Accordingly, this approach will consider the current level of industrial and urban services land supply, the changing nature of industries and the transformation in the sector due to the impact of changing demand for land. The District Plan states:

*“In limited cases, conversion to other uses may be appropriate. In some locations, such as GPOP, specifically Camellia, Rydalmere and Silverwater, the safeguarding of industrial activities will be a starting objective. (p.89)*

It also states that the GSC *will collaborate with other State agencies and councils and seek input from stakeholders as part of the review*. The approach applies to all employment lands within the Central City District as per green areas shown in Figure 2 below, extracted from the District Plan:



**Figure 2** – Extract of Figure 20 Central City District industrial and urban services land approaches” (Source: Central City District Plan)

The supporting action (Action 49) says all Central City Councils must:

*Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government areas (refer to Figure 20) by undertaking a review of all industrial lands to confirm their retention or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, considering the changing nature of industries in the area.*

The purpose of this document is to review all of Council's Employment Lands Precincts, in the light of Council's original Employment Lands Study (2016), and then to establish a framework for how these should be managed moving forward.

### **1.3. GSC's Draft Place-based Infrastructure Compact Pilot for GOP (November 2019)**

The Draft Place-based Infrastructure Compact (Draft PIC) which applies to the GOP area was released for comment by the GSC in early November 2019 and exhibited for six weeks. The Draft PIC is an integrative planning model to assist the public and private sector to better align the growth of housing and employment with the provision of infrastructure and services.

It states that if the amount of dwellings being delivered by numerous precinct planning proposals across the City were to occur *in the near term*, along with the many smaller site-specific planning proposals, *the result would be ad-hoc development*. Consequently, delivering the required services and infrastructure the time they were needed *would be a challenge for the NSW Government*. (p.43).

### **1.4. Principal land uses and land zonings**

The ELS (2016) and this Review and Update document provide a consolidated set of land use planning actions and recommendations to guide the future of Parramatta's Employment Lands Precincts.

**Employment land** includes all land that is zoned for industry and/or warehouse uses including:

- manufacturing
- transforming and warehousing
- service and repair trades and industries
- integrated enterprises with a mix of administration, production, warehousing, research and development
- urban services and utilities.

**Employment land** also includes all land zoned:

- IN1 – General Industrial
- IN2 – Light Industrial
- IN3 – Heavy Industrial
- B5 – Business Development
- B6 – Enterprise Corridor

These land use zones apply across the five local environmental plans that currently apply to the City of Parramatta.

# 2. Employment Lands Precinct Update

## 2.1. Local Strategic Planning Statement – City Plan 2036

Council's Local Strategic Planning Statement – City Plan 2036 (LSPS) came into effect on 31 March 2020. The LSPS provides a 20 year land use vision for the City for 2036. The LSPS contains four themes; the Productivity theme focusing on Council's Employment Land Precincts.





In the LSPS, two of Planning Priorities (Planning Priority 11 and 12 – in part) prioritise employment land precincts to be *strong, competitive and productive* and ensure that Local Urban Service Hubs are retained *for small industries, local services and last-mile freight and logistics*. The planning priorities are supported by 12 Policy Directions (refer to Policy Directions P37 to P48) and 15 Actions (refer to Actions A67 to A81).

The LSPS categorises all of the City's Employment Lands Precincts into one of four strategic directions:

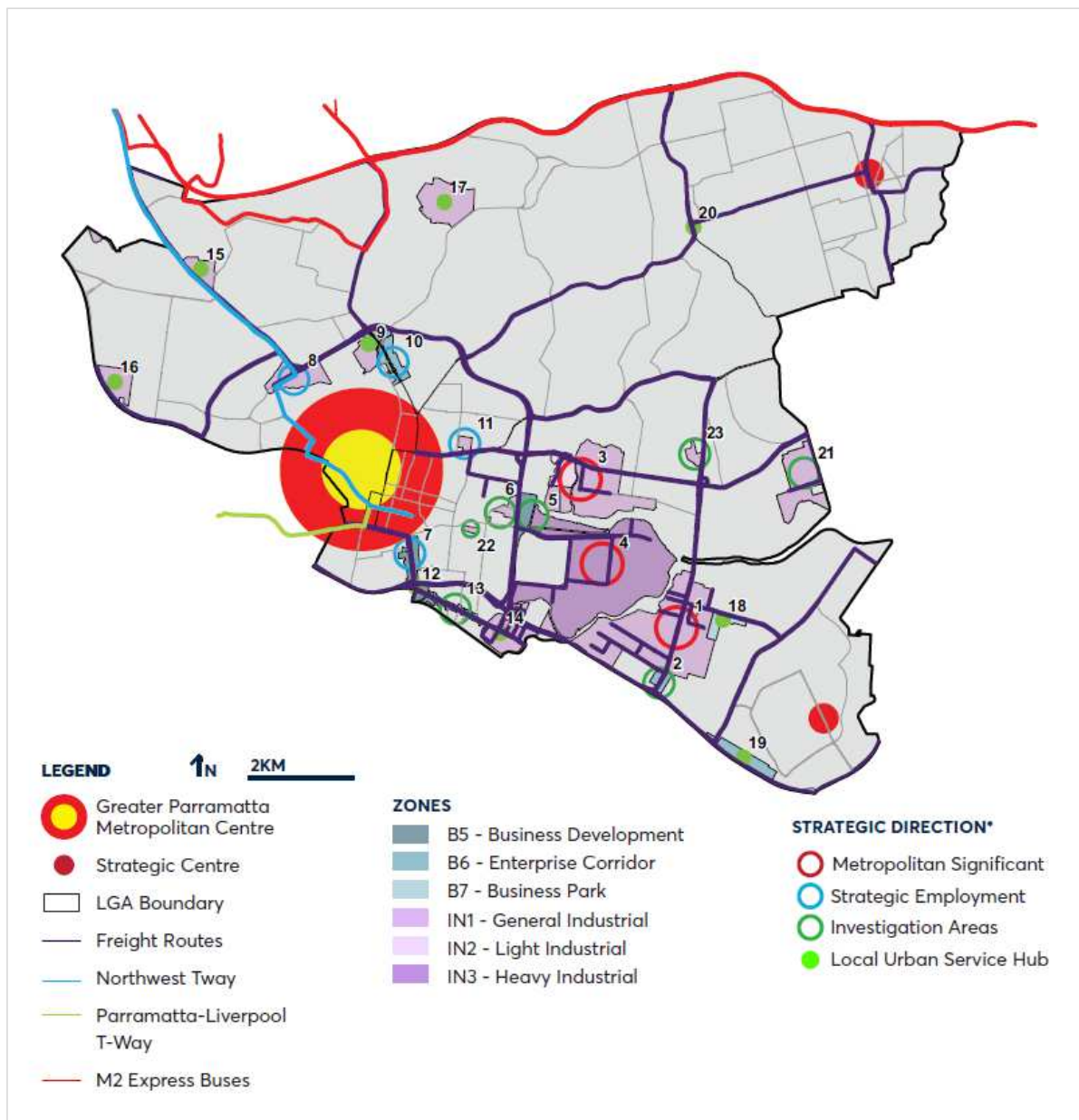
1. Metropolitan Significant Employment Lands
2. Strategic Employment Lands
3. Investigation Areas
4. Local Urban Service Hub

These terms, which are defined in the LSPS, are provided for reference in the table below.

**Table 1 – Employment Lands Precinct strategic directions (extracted from Council's LSPS Glossary)**

Strategic Direction / Action Category	Symbol	LSPS Definition
<b>Metropolitan Significant Employment Lands</b>		Identified large precincts or areas that are strategically significant to the City of Parramatta, the Central City District and Sydney Metropolitan Region for future spaces, industries and businesses that support jobs growth and economic development, and generate direct and indirect economic benefits for the community. (Refer to Council's Employment Lands Strategy (2016) and Employment Lands Strategy Review and Update (2020) for more information.
<b>Strategic Employment Lands</b>		Employment lands which are strategically important given their proximity to the Parramatta CBD and Westmead, which could be considered for more intensive employment uses in the future. (Refer to Council's Employment Lands Strategy (2016) and Employment Lands Strategy Review and Update (2020) for more information.
<b>Investigation Areas</b>		Employment lands which could be considered for alternate uses in the future, including potentially some residential uses, subject to detailed analysis and investigation, and preparation of structure plans in the case of larger sites. (Refer to Council's Employment Lands Strategy (2016) and Employment Lands Strategy Review and Update (2020) for more information.
<b>Local Urban Service Hub</b>		Identified strategic locations for a collection of industries, businesses or operations that are essential to serve a local population or support a nearby commercial centre. (Refer to Council's Employment Lands Strategy (2016) and Employment Lands Strategy Review and Update (2020) for more information.

The location, zoning and strategic direction of each of the City's Employment Land Precincts is shown in Figure 3 below (extracted Figure 17 from LSPS, Section 3.3.3, p.34) and also shows the city's freight routes.



**Figure 3** – City of Parramatta's Employment Land Precincts – Zoning and Strategic Direction/Action

### Strategic Directions

As per Figure 3, the strategic directions either:

- a) Identify certain Metropolitan Significant Employment Land and locally significant Local Urban Service Hubs;
- b) Retain and intensify employment in Metropolitan Significant Employment Land – Camellia (part), Rydalmere, Silverwater;
- c) Retain other Industrial Precincts as Local Service Hubs;



- d) Retain and facilitate more intensive employment uses for Strategic Employment Land in close proximity to Parramatta CBD and Westmead;
- e) Recommend undertaking further study of identified Investigation Areas to consider other alternative uses; or
- f) Recommend preparing Precinct Plans for larger scale Investigation Areas.

Table 2 below provides an update of all of the City's Employment Land precincts contained in ELS (2016). Specifically, it:

- Provides the site/precinct's context,
- Notes the findings from the ELS (2016),
- Provides and update on the related policy matters that have occurred since the adoption of ELS (2016)
- Identifies the site's/precinct's Strategic Future role
- Applies a Strategic Zone type which is a broad land use category
- Updates the Strategic Action contained in the ELS (2016)

Furthermore, where the Strategic Action recommends land use change, an associated timeframe has been provided which correlates with the timeframe associated with the relevant LSPS Action, which are also referenced in the table. Some of these elements have been added to the table since its exhibition late last year to improve its useability and role.

## 2.2. Exhibition feedback

Feedback received during the exhibition of the LSPS (including the draft ELS Review and Update), the LHS and CIS which related specifically to employment land precincts is summarised below:

- The Community Survey found that 91.63% of respondents selected 'very important' or 'somewhat important' when asked about the importance of protecting certain critical areas for employment and urban services from residential development.
- With regards to the submissions received, the key points raised from the development industry, applicants and investors relating to housing delivery and industrial land precincts were around the following:
  - The desire to accelerate renewal and/or land use change for their respective precinct/site or requests for site-specific planning proposals to be fast-tracked outside recommended LHS sequencing.
  - Requests to review and/or amend planning controls relating to specific sites.
  - The assertion that certain sites or precincts containing Employment Lands are underperforming and that alternative land uses should be considered despite Council's Employment Lands Strategy (2016) (ELS) and exhibited draft ELS Review and Update (August 2019).

Amendments have been made to the draft ELS Review and Update resulting in the creation of this document. The amendments are detailed in the Community Engagement Report (Second edition) which will be uploaded onto Council's website when the LHS and ELS Review and Update (2020) have been endorsed by Council.

## 2.3. This ELS Review and Update (2020)

Table 2 overleaf provides the current status of all of Council's Employment Land Precincts. Further details can be extracted from ELS (2016).

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**Table 2 – Revised status of Parramatta's Employment Land Precincts**

Figure 3 Ref.	Precinct Name / ELS (2016) Ref. No.	Area	Nature & Current Zoning	ELS (2016) Recommendation	Related Policy Issues Since ELS (2016)	Strategic Direction	Strategic Zone Type	Strategic Action/s <sup>1</sup>
<b>Silverwater</b>								
1	<b>Industrial – No. 4</b>	153 ha	Large, multiple industries / businesses, part of larger corridor Zoned IN1	Retain IN1 General Industrial	CCDP in effect Draft PIC exhibited LSPS in effect	Metropolitan Significant Employment Lands	Employment Land – Business & Industrial	Retain IN1 zone
2	<b>Silverwater Rd – No. 5 <sup>2</sup></b>	5 ha	Small, multiple industries / businesses, edge of Silverwater Industrial Lands adjoining residential zone Zoned B6	Retain B6 Enterprise Corridor	Planning proposal (RZ/8/2018) for part of the precinct to provide a neighbourhood centre did not proceed past Gateway Determination (see footnote 3 below) CCDP in effect Draft PIC exhibited LSPS in effect	Investigation Area. Predominantly employment uses, but allow for a small local centre to service the industrial precinct.	Part Employment Land – Business & Industrial / Part Mixed Use – Commercial, Residential & Entertainment	Retain industrial and business zoning but consider rezoning a small part to allow for a small local centre  <b>Timing:</b> Two dependencies: (1) release of GSC's Final PIC; & (2) applicant lodging a new PP to seek development of a neighbourhood centre consistent with Council's previous resolution.
<b>Rydalmere</b>								
3	<b>a. Industrial – No. 09a</b>	88 ha	Large, multiple industries / businesses, part of larger corridor Zoned IN1	Retain IN1 General Industrial	CCDP in effect Draft PIC exhibited LSPS in effect	Metropolitan Significant Employment Lands	Employment Land – Business & Industrial	Prepare Structure Plan to ensure precinct responds to light rail and / or metro or any other

<sup>1</sup> This ELS Review and Update (2020) is yet to be approved by the Department of Planning, Infrastructure and Environment along with the ELS (2016) consistent with the relevant Ministerial direction under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

<sup>2</sup> Council resolved to progress a planning proposal for land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater. The planning proposal sought a new neighbourhood centre within the Silverwater B6 Enterprise Corridor Zone in February 2018. However, it is noted that the DPIE has since considered the proposal and have determined that the planning proposal not proceed past Gateway Determination following advice from the Independent Planning Commission.

Figure 3 Ref.	Precinct Name / ELS (2016) Ref. No.	Area	Nature & Current Zoning	ELS (2016) Recommendation	Related Policy Issues Since ELS (2016)	Strategic Direction	Strategic Zone Type	Strategic Action/s <sup>1</sup>
								transport improvements, but ensure employment capacity is not reduced and new development facilitates urban renewal along the river. <b>Timing:</b> subject Action A75 in LSPS (short term action) <sup>3</sup>
	<b>b. Rydalmere Station – No. 09b</b>	17 ha	East of precinct is adjacent to UWS Rydalmere and future light rail Zoned IN2	Prepare Structure Plan (potential business park zone)	CCDP in effect Draft PIC exhibited LSPS in effect	Metropolitan Significant Employment Lands	Employment Land – Business & Industrial	Prepare Structure Plan to ensure precinct responds to light rail and / or metro or any other transport improvements, but ensure employment capacity is not reduced and new development facilitates urban renewal along the river. <b>Timing:</b> subject Action A75 in LSPS (short term action) <sup>4</sup>
<b>Camellia / Rosehill</b>								
4	<b>Employment and Industrial Land (South)</b>	240 ha	Large, multiple industries, part of larger corridor	Prepare Structure Plan (to facilitate higher	Camellia Precinct Land Use and Infrastructure	Metropolitan Significant Employment Lands	Employment Land – Business & Industrial	Rezone land east of the proposed Town Centre for higher

<sup>3</sup> Action A75 says: Assess the case for zoning changes in response to the City of Parramatta Employment Lands Strategy (2016) and the City of Parramatta Employment Lands Strategy Review and Update (2020) once endorsed by Council and DPIE and as part of the review and management approach to employment lands. This includes land use change.

<sup>4</sup> As above.

Figure 3 Ref.	Precinct Name / ELS (2016) Ref. No.	Area	Nature & Current Zoning	ELS (2016) Recommendation	Related Policy Issues Since ELS (2016)	Strategic Direction	Strategic Zone Type	Strategic Action/s <sup>1</sup>
	and East) – No. 13 <sup>5</sup>		Zoned IN3	employment densities)	Strategy complete and Draft Town Centre Masterplan developed CCDP in effect Draft PIC exhibited LSPS in effect			order jobs & increased employment density and retain industrial zoning for remainder, consistent with Camellia Precinct Strategy  <b>Timing:</b> Dependent on the State Government's position on the GSC PIC
5	Town Centre (North-West) – No. 12 <sup>6</sup>	45 ha	North-west part of Camellia precinct, close to Parramatta CBD and adjacent to future light rail  Zoned B5	Prepare Structure Plan (mixed use / residential with no net reduction of employment)	Camellia Precinct Land Use and Infrastructure Strategy complete and Draft Town Centre Masterplan developed  CCDP in effect Draft PIC exhibited LSPS in effect	Investigation Area. Growth Precinct - New Mixed Use Town Centre and Entertainment Spine. (See footnote 6),	Mixed Use – Commercial, Residential & Entertainment	Rezone Camellia Town Centre Precinct land for Mixed Use – Commercial / Residential  <b>Timing:</b> Dependent on the State Government's position on the GSC PIC
<b>Parramatta</b>								
6	a. River Road West – No. 08 (part)	6 ha	Small, multiple industries / businesses  Zoned predominantly IN1 with some B4	Prepare Structure Plan, including for adjoining B4 and RE2 zoned land (mixed use / residential with no net reduction of employment)	CCDP in effect Draft PIC exhibited LSPS in effect	Investigation Area. Adjacent to New Mixed Use Town Centre and Entertainment Spine at Camellia.	Mixed Use – Commercial, Residential & Entertainment	Investigate rezoning land for Mixed Use – Commercial / Residential  <b>Timing:</b> Subject to timing of the finalisation of the GSC PIC and completion of

<sup>5</sup> Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

<sup>6</sup> Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

Figure 3 Ref.	Precinct Name / ELS (2016) Ref. No.	Area	Nature & Current Zoning	ELS (2016) Recommendation	Related Policy Issues Since ELS (2016)	Strategic Direction	Strategic Zone Type	Strategic Action/s <sup>1</sup>
								Council's structure planning work along the PLR Stage 1 corridor. Also subject Action A75 in LSPS (short term action) <sup>7</sup>
	<b>b. Alfred Street – No. 08 (part)</b>	0.2 ha	Small, isolated, limited industries Zoned IN1	Prepare Structure Plan	CCDP in effect Draft PIC exhibited LSPS in effect	Investigation Area. Consider as a part of the Structure Plan for this precinct.	Residential	Consider future use as a part of a Structure Plan for the precinct.  <b>Timing:</b> Subject to timing of the finalisation of the GSC PIC and completion of Council's structure planning work along the PLR Stage 1 corridor.
7	<b>Church Street (Auto Alley) - North of Boundary / Raymond Streets</b>	10.3 ha	Car yards Zoned B5	No recommendation as the site is covered by CBD Planning Strategy	CCDP in effect Draft PIC exhibited LSPS in effect Parramatta CBD Planning Proposal Gateway determination issued	Strategic Employment Land – CBD Expansion with supporting mixed use as per Parramatta CBD Planning Proposal	Part Employment Land – Business / Part mixed use as per Parramatta CBD Planning Proposal	Rezone as per Parramatta CBD Planning Proposal  <b>Timing:</b> December 2020
<b>Northmead</b>								
8	<b>Briens / Redbank Road – No. 03</b>	25 ha	Medium, multiple industries / businesses Zoned IN1	Retain IN1 General Industrial	CCDP in effect Draft PIC exhibited LSPS in effect which sees the site	Strategic Employment Land – Health and Innovation District	Employment Land – Business & Industrial	Rezone for higher order jobs and increased employment density

<sup>7</sup> Action A75 says: Assess the case for zoning changes in response to the City of Parramatta Employment Lands Strategy (2016) and the City of Parramatta Employment Lands Strategy Review and Update (2020) once endorsed by Council and DPIE and as part of the review and management approach to employment lands. This includes land use change.

Figure 3 Ref.	Precinct Name / ELS (2016) Ref. No.	Area	Nature & Current Zoning	ELS (2016) Recommendation	Related Policy Issues Since ELS (2016)	Strategic Direction	Strategic Zone Type	Strategic Action/s <sup>1</sup>
					integrated into the Westmead Innovation District Masterplan process			following Westmead Innovation District Masterplan <b>Timing:</b> as part of Westmead Master Plan process – a collaborative process with the DPIE
9	<b>Kleins / Boundary Roads – No. 04</b>	12 ha	Medium, multiple industries / businesses Zoned IN1	Rezone IN2 Light Industrial and Retain as Employment Land	CCDP in effect Draft PIC exhibited LSPS in effect	Local Urban Service Hub	Employment Land – Business & Industrial	Retain IN1 industrial zoning in the interim. However depending on the findings of Westmead Innovation Precinct Master Plan this precinct could be reviewed and the proposed IN2 zoning implemented via a separate PP <b>Timing:</b> as part of Westmead Master Plan process – a collaborative process with DPIE

**North Parramatta/ Northmead**

10	<b>a. Church Street (South of Darling Mills Creek) – No. 05</b>	17 ha	Medium, multiple industries / businesses Zoned B6	Prepare Structure Plan (to be undertaken as per the Parramatta CBD Planning Strategy)	CCDP in effect Draft PIC exhibited LSPS in effect Parramatta CBD Planning Strategy identifies the precinct as a Planning Investigation Area	Strategic Employment Land – Potential Future CBD expansion / support area	Employment Land – Business & Industrial	Prepare Planning Investigation Area study to investigate potential expansion of the CBD (following completion of the exhibition of CBD Planning Proposal) <b>Timing:</b> 2021/22
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Figure 3 Ref.	Precinct Name / ELS (2016) Ref. No.	Area	Nature & Current Zoning	ELS (2016) Recommendation	Related Policy Issues Since ELS (2016)	Strategic Direction	Strategic Zone Type	Strategic Action/s <sup>1</sup>
	<b>b. Windsor Road (North of Darling Mills Creek) – No. 3</b>	4 ha	Small, multiple industries / businesses Zoned B6	Part Retain B6 Enterprise Corridor zone / Part prepare structure plan	CCDP in effect Draft PIC exhibited LSPS in effect	Local Urban Service Hub	Employment Land – Business & Industrial	Retain B6 zone
11	<b>North Parramatta (Grose Street) – No. 06</b>	3 ha	Small, multiple industries / businesses Zoned IN1	Rezone B6 Enterprise Corridor (subject to technical studies)	CCDP in effect Draft PIC exhibited LSPS in effect	Strategic Employment Land – CBD support area	Employment Land – Business & Industrial	Rezone for higher order jobs and increased employment density <b>Timing:</b> Medium term - 3-5 years
<b>Granville</b>								
12	<b>Church Street (South of Boundary / Raymond Streets) / Mort Street Y-Link Business Development – No. 8</b>	7 ha	Small, multiple industries / businesses, car yards Zoned B5	Retain B5 Business Development zone	Granville Precinct Planning completed as part of the Parramatta Road Corridor Urban Transformation Strategy however its implementation is subject to the completion of a Precinct Wide Traffic and Transport Study. CCDP in effect Draft PIC exhibited LSPS in effect	Local Urban Service Hub	Employment Land – Business & Industrial	Retain B5 zone
13	<b>Parramatta Road – No. 15</b>	6 ha	Small, multiple industries / businesses Zoned B6	Prepare Structure Plan (mixed use / residential with no net reduction of employment)	Granville Precinct Planning completed as part of the Parramatta Road Corridor Urban Transformation Strategy however	Investigation Area. Growth Precinct – New Mixed Use	Mixed Use – Commercial & Residential	Rezone land for Mixed Use – Commercial / Residential <b>Timing:</b> Dependent on precinct wide Traffic and Transport



Figure 3 Ref.	Precinct Name / ELS (2016) Ref. No.	Area	Nature & Current Zoning	ELS (2016) Recommendation	Related Policy Issues Since ELS (2016)	Strategic Direction	Strategic Zone Type	Strategic Action/s <sup>1</sup>
					its implementation is subject to the completion of a Precinct Wide Traffic and Transport Study. CCDP in effect Draft PIC exhibited LSPS in effect			Study for Granville (PRCUTS)
<b>Other precincts</b>								
14	<b>Clyde – No. 14</b>	53 ha	Medium, multiple industries Zoned IN1	Retain IN1 General Industrial and Prepare Structure Plan (for the portion of land within the Camellia Precinct)	Part Camellia Precinct Land Use and Infrastructure Strategy / Part Granville Precinct Planning completed as part of the Parramatta Road Corridor Urban Transformation Strategy however its implementation is subject to the completion of a Precinct Wide Traffic and Transport Study. CCDP in effect Draft PIC exhibited LSPS in effect	Local Urban Service Hub	Employment Land – Business & Industrial	Retain IN1 zone
15	<b>Old Toongabbie – No. 01</b>	14 ha	Medium, multiple industries / businesses Zoned IN1	Retain IN1 General Industrial	CCDP in effect Draft PIC exhibited LSPS in effect	Local Urban Service Hub	Employment Land – Business & Industrial	Retain IN1 zone

Figure 3 Ref.	Precinct Name / ELS (2016) Ref. No.	Area	Nature & Current Zoning	ELS (2016) Recommendation	Related Policy Issues Since ELS (2016)	Strategic Direction	Strategic Zone Type	Strategic Action/s <sup>1</sup>
16	<b>Pendle Hill – No. 02</b>	18 ha	Medium, multiple industries / businesses Zoned IN1	Retain IN1 General Industrial	CCDP in effect Draft PIC exhibited LSPS in effect	Local Urban Service Hub	Employment Land – Business & Industrial	Retain IN1 zone
17	<b>North Rocks Industrial Area – No.2</b>	46 ha	Medium, multiple industries Zoned IN1	Retain IN1 General Industrial	CCDP in effect Draft PIC exhibited LSPS in effect	Local Urban Service Hub	Employment Land – Business & Industrial	Retain IN1 zone
18	<b>Newington Business Park – No. 6</b>	10 ha	Medium, multiple industries, edge of Silverwater Employment lands Zoned B7	Retain B7 Business Park zone	CCDP in effect Draft PIC exhibited LSPS in effect	Local Urban Service Hub	Employment Land – Business & Industrial	Retain B7 zone
19	<b>Lidcombe (Carter Street – southern side) – No. 7 (part)</b>	15 ha	Medium, multiple industries, constraints, edge of Olympic Park District Centre Zoned B6	Retain B6 Enterprise Corridor zone	DPIE's Carter Street Precinct Planning completed CCDP in effect Draft PIC exhibited LSPS in effect	Local Urban Service Hub	Employment Land – Business & Industrial	Retain B6 zone
20	<b>Carlingford Business Development zone – No.1</b>	0.4 ha	Small, fringe of centre Zoned B5	Retain B5 Business Development zone	CCDP in effect Draft PIC exhibited LSPS in effect	Local Urban Service Hub	Employment Land – Business & Industrial	Retain B5 zone
21	<b>a. Melrose Park (North Precinct) – No. 11 (part)</b>	28 ha	Medium, multiple industries / businesses Zoned IN1	Prepare Structure Plan (mixed use / residential with no net reduction of employment)	Post Gateway – awaiting DPIE endorsement of revised Planning Proposal (North) – (RZ1/2016)  CCDP in effect Draft PIC exhibited LSPS in effect	Investigation Area. Part of broader Melrose Park Growth Precinct – New Mixed Use and Residential	Mixed Use – Commercial & Residential	Rezone land for Mixed Use – Commercial / Residential  <b>Timing:</b> Rezoning underway

Figure 3 Ref.	Precinct Name / ELS (2016) Ref. No.	Area	Nature & Current Zoning	ELS (2016) Recommendation	Related Policy Issues Since ELS (2016)	Strategic Direction	Strategic Zone Type	Strategic Action/s <sup>1</sup>
	<b>b. Melrose Park (South) – No.11 (part)</b>	19 ha	Medium, multiple industries / businesses Zoned IN1	Prepare Structure Plan (mixed use / residential with no net reduction of employment)	Structure Plan adopted by Council in December 2019. Awaiting lodgement of PPs from landowners consistent with Structure Plan (RZ/9/2016) CCDP in effect Draft PIC exhibited LSPS in effect	Investigation Area. Part of broader Melrose Park Growth Precinct – New Mixed Use and Residential	Mixed Use – Commercial & Residential	Rezone land for Mixed Use – Commercial / Residential  <b>Timing:</b> Dependent on lodgement of planning proposals.
22	<b>Harris Park (Gregory Place) – No. 07</b>	2 ha	Small, isolated, limited industries Zoned IN1	Investigate rezoning to Residential (subject to technical studies)	Site compatibility certificate (SCC) issued for affordable housing. Council submission on SCC did not support proponent's density, instead recommended a density consistent with surrounding housing CCDP in effect Draft PIC exhibited LSPS in effect	Investigation Area. Affordable Rental Housing site with SCC	Residential	Affordable Rental Housing consistent with SCC  <b>Timing:</b> Dependent on when applicant lodges DA consistent with SCC
23	<b>Rydalmere (Kirby Street) – No.10</b>	5 ha	Small, isolated, limited industries Zoned IN1	Prepare Structure Plan (potential reduction of employment to residential)	Planning proposal for R2 zone and 0.5:1 FSR endorsed by Council in March 2019 awaiting Gateway determination CCDP in effect Draft PIC exhibited	Investigation Area. Potential Housing Diversity Precinct consistent with LSPS and LHS	Residential	Progress with proposed rezoning to allow for residential uses. Consider progressing as a Housing Diversity Precinct  <b>Timing:</b> Dependent on when the Gateway is issued

Figure 3 Ref.	Precinct Name / ELS (2016) Ref. No.	Area	Nature & Current Zoning	ELS (2016) Recommendation	Related Policy Issues Since ELS (2016)	Strategic Direction	Strategic Zone Type	Strategic Action/s <sup>1</sup>
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					LSPS in effect			
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