

PROTECTING INDUSTRIAL LANDS IN SYDNEY

Industrial land is used by local, job-creating industries which provide essential goods and services to communities.

It is critical to the economy and needs to be close to where people live and work to reduce transport costs, delivery times, congestion and emissions.

0.2%

Sydney's industrial land vacancy rate was the lowest in the world in 2023.

Source: CBRE

There is a scarcity of industrial land across Greater Sydney

Sydney has just 12 months' supply of serviced industrial lands remaining. Contributing factors include a lack of new supply of appropriately zoned and serviced industrial land, as well as historical rezonings. This has resulted in:



Higher rents for Sydney businesses



Higher cost of goods for consumers due to increased transport costs



Fewer job opportunities as businesses move interstate



Increased delivery times



Increased congestion and emissions

8% of land in Sydney is zoned industrial.



4%

of land in Eastern Sydney is zoned industrial.

Case Study

A furniture business based in Alexandria orders new stock which is shipped to Port Botany in a container.

SCENARIO 1

If the container of stock is unpacked at a warehouse nearby the furniture business in Alexandria, the transport cost is **\$122.82**.

SCENARIO 2

If the container of stock has to travel to a warehouse in Auburn to be unpacked, and then trucked back to the furniture business in Alexandria, the transport cost is **\$561.01** (an increase of 357%).

SCENARIO 3

If the container of stock has to travel even further to a warehouse in Erskine Park to be unpacked, and then trucked back to the furniture business in Alexandria, the transport cost is **\$1006.80** (an increase of 720%).



How do we solve the problem?

Planning policies must work to unlock new – and protect existing – industrial lands to ensure Greater Sydney remains sustainable for future generations.

1

Retain existing industrial land and expand supply through rezoning and servicing of additional land. Existing industrial land (including in urban areas) should not be rezoned for other uses.

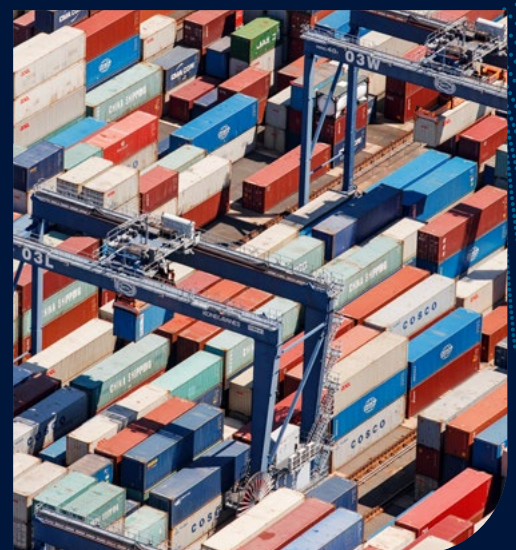
2

Prevent the subdivision of large parcels of industrial land into small lots unsuitable for freight, logistics and industrial activities and encourage the consolidation of small industrial lots into larger land parcels.

3

Optimise the use of industrial lands and avoid constraints from urban encroachment by:

- implementing measures to increase capacity and utilisation
- improving the planning approvals process, including 24/7 operations
- improving design standards of residential developments in urban areas; and
- creating buffer zones to minimise impacts on communities.



FOR FURTHER INFORMATION, PLEASE EMAIL
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