

Department of Planning, Housing and Infrastructure

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NSW Employment Lands Development Monitor 2023

January 2025





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by NSW Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

NSW Employment Lands Development Monitor 2023

First published: January 2025

Department reference number: IRF23/3246

More information

For more information about the annual Employment Lands Development Monitor, contact the Planning Evidence Centre within the Department of Planning, Housing and Infrastructure.

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Contents

Overview	4
What are employment lands?.....	4
What is the Employment Lands Development Monitor (ELDM)?	4
Employment lands precincts	6
Planning reforms in employment lands	6
Employment Lands by Region.....	7
Greater Sydney region.....	7
Central coast region.....	12
Hunter region	16
Illawarra–Shoalhaven region	20
Regional NSW	24
Regional Cities.....	27
Business Park snapshot	30
Contact us.....	34

Overview

This report offers insights into the availability and status of industrial land and business parks as of January 2023.

What are employment lands?

Employment lands are areas zoned for industrial or similar purposes in planning instruments. They are generally lower-density employment areas.

Employment lands provide essential space for the delivery of:

- utilities and urban services, including depots, repair trades and service centres
- goods, from their research, design and manufacturing, to their warehousing, distribution and sale.

The industries and businesses in these spaces support jobs growth and development. They also generate significant economic benefits for the community. Employment lands are crucial to the functioning of cities; it is critical that there is enough land in the right places for them.

What is the Employment Lands Development Monitor (ELDM)?

The monitor provides data and evidence annually to inform the planning delivery and servicing of employment lands. The ELDM is a comprehensive annual snapshot and analysis of industrial lands and business parks across the Greater Sydney, Central Coast, Hunter and Illawarra–Shoalhaven regions. It also provides an overview of employment lands in the rest of Regional NSW.

It contains information on the:

- current stock and availability of employment lands
 - location of serviced employment lands that are ready for development
 - location of recently developed employment lands and where planning proposals have been lodged
 - location of potential future employment lands, as identified in strategic plans.
-



Figure 1. Employment lands at Ingleburn

The ELDM provides the data and evidence necessary to inform the planning delivery and servicing of employment lands. It is a research tool for NSW Government agencies, councils, businesses, developers, investors, and service providers.

The Monitor includes an overview of total employment land in Regional NSW and analysis of lots and development activity in 12 Regional Cities. The Regional City LGAs covered in this monitor are:

- Albury
- Armidale
- Bathurst
- Coffs Harbour
- Dubbo
- Griffith
- Lismore
- Orange
- Port Macquarie–Hastings,
- Tamworth
- Tweed
- Wagga Wagga.

Employment lands precincts

Since 2008, employment lands in Greater Sydney and the Central Coast have been categorised into 'precincts'. These employment land precincts were initially defined along industrial zone boundaries (IN1, IN2, IN3 & IN4).

As a result of all Councils implementing the Standard Instrument – Principal Local Environmental Plan, these precincts now include other business zones that permit industrial uses (B5, B6 & B7).

Employment land precincts are tracked separately from all zoned employment lands. This historical record provides a comprehensive understanding of employment land changes over an extended period of time.

In 2023, precincts were identified and created for the Lower Hunter/Greater Newcastle and Illawarra-Shoalhaven areas of the ELDM, to ensure consistency and improving the data for these regions.

Planning reforms in employment lands

In December 2021, the reform of the employment zones was finalised. Five new employment zones and 3 supporting zones were introduced into the Standard Instrument (Local Environment Plans) Order 2006.

The employment zones were introduced into 134 Local Environment Plans (LEPs) through 6 self-repealing State Environmental Planning Policies (SEPPs) on 16 December 2022 and commenced on 26 April 2023.

Those LEPs not included in the 6 SEPPs will be amended by a consolidated/comprehensive LEP process or a future SEPP. In the meantime, those LEPs will be covered by a savings and transitional provision to maintain their business and industrial zones until their LEP is amended.

For more information, please see <https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Employment-Zones-Reform>

As the ELDM is an annual snapshot taken at a point in time (January 2023), these new zonings were not active at the time of the ELDM Lot Audit. However, the new zones will be active by the time of reporting. Because of this, for the 2023 ELDM Audit an additional Land Zoning audit has been included to provide zoning figures as at January 2023 and May 2023. Additional data and a breakdown of the transition to the new zonings can be accessed via the respective *Land Supply Monitor* spreadsheets for each region.

Employment Lands by Region

Greater Sydney region

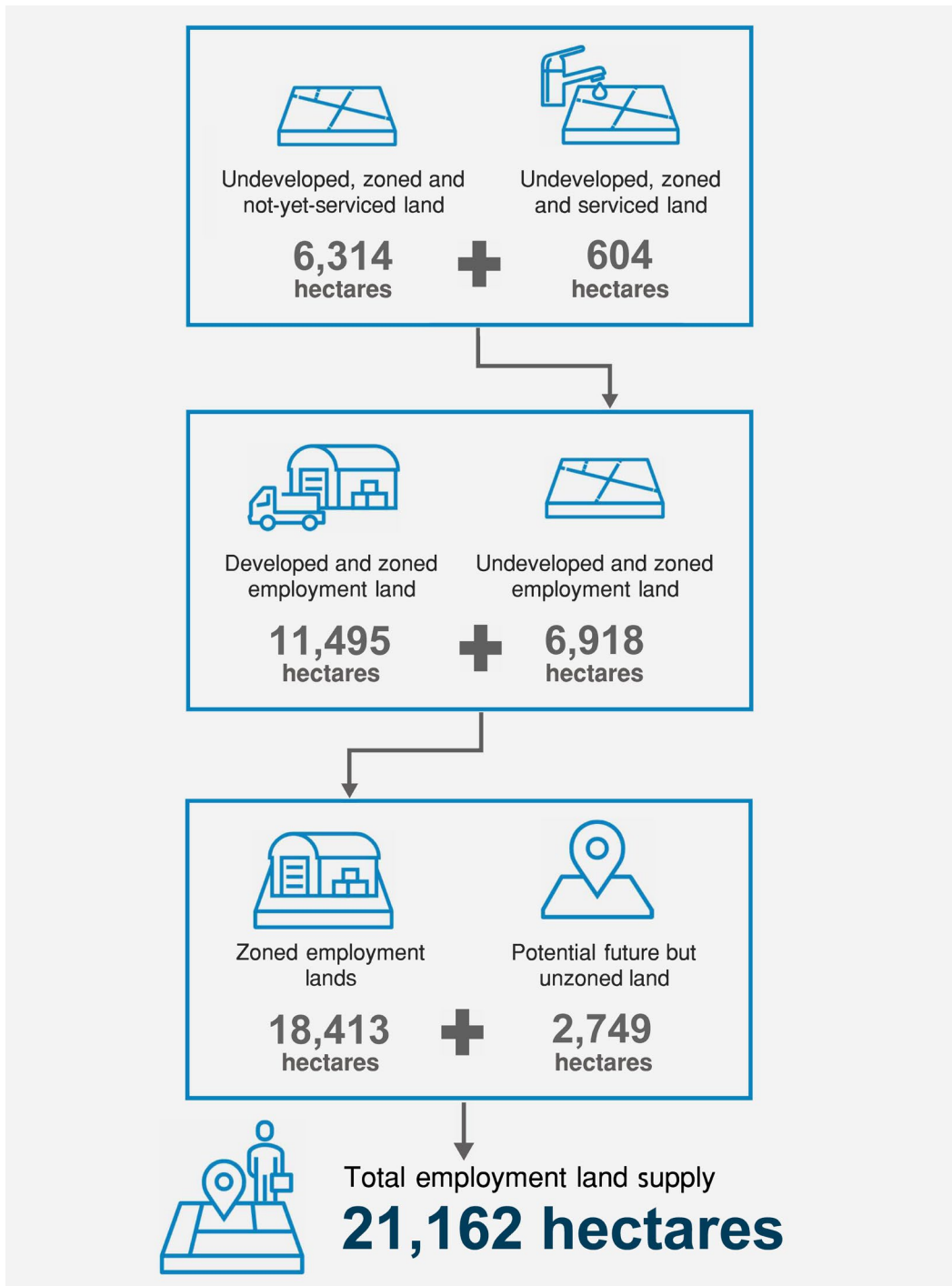


Figure 2. Sydney employment land in precincts

Employment land precincts

As of January 2023, there were 18,413 hectares in total of zoned employment land in 294 employment land precincts across Greater Sydney. Of these, 38%, or 6,918 hectares, were undeveloped (refer to Figure 2). This is an increase of 29 hectares from the previous year, which was primarily driven by additional rezoning in 2022

Of the total undeveloped land within employment land precincts, 604 hectares were serviced by water and sewer lead-in services.

Almost 64% (4,411 hectares) of the total undeveloped zoned land stock are in 164 lots of more than 10 hectares. Most of these lots are in the key precincts of Mamre Road and the precincts within the Western Sydney Aerotropolis area. They are mostly zoned:

- IN1 General Industrial
- ENT (Enterprise)
- ABG (Agribusiness).

Zoned employment lands

Zoned employment lands include those zoned for industrial uses, including zoned industrial land outside employment land precincts. In Greater Sydney as of January 2023, there were:

- 13,138 hectares of land zoned industrial
- 2,529 hectares of land zoned B5, B6, and B7.

Additionally, there were 3,919 hectares of ENT, AGB and select MU (mixed-use) zoned land in the Western Sydney Aerotropolis Area. This is an increase of 101 hectares from January 2022, mostly because of additional rezonings at Oran Park, Mamre Road and precincts within the Western Sydney Aerotropolis area.

Of this total zoned employment land, 7,356 hectares was undeveloped. Most zoned, but undeveloped employment lands in Greater Sydney are zoned IN1 – General Industrial and ENT – Enterprise (refer to Figure 3).

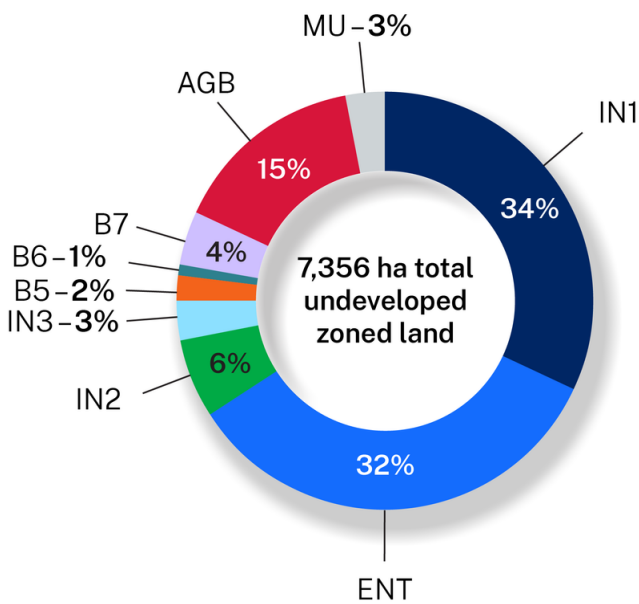


Figure 3. All undeveloped and zoned lands¹ (zones IN1 to IN4, zones B5 to B7, AGB, ENT and MU)

Employment land rezoning and planning proposals

In the year to January 2023, 109 more hectares of employment land was added through rezoning in employment land precincts across Greater Sydney. This happened through additional land being rezoned as Agribusiness in the following areas (refer to Liverpool (40.0 hectares) and Penrith (3.3 hectares), Badgerys Creek in Liverpool (0.9 hectares) and Penrith (11.9 hectares), Mamre Road in Penrith (20.8 hectares), Northern Gateway in Penrith (20.4 hectares) and Oran Park in Camden (11.7 hectares)).

In 2022, 17.2 hectares of employment land was rezoned for non-employment purposes at Concord West in Canada Bay (1.2 hectares), Parramatta Road/Queens Road in Canada Bay (12.3 hectares) and South Parramatta in Cumberland (3.7 hectares).

In 2022, eight planning proposals were approved at the gateway (the gateway is where the Minister or a delegate decides if a planning proposal can proceed). Finalising these proposals would result in a net gain of roughly 91.6 hectares of employment land.

In 2022, two proposals relating to employment lands were lodged, but have not yet been determined. If finalised, these proposals would result in the net loss of about 31.9 hectares of employment land.

¹ Including all undeveloped and zoned land, in and outside employment land precincts.

Potential employment lands for the future

In addition to existing zoned employment lands, there were 2,749 hectares of potential future employment lands as of January 2023. Most of these future areas are identified in the:

- South West Growth Centre structure plan
- Western Sydney Aerotropolis Plan
- Metropolis of Three Cities Region and district plans.

This figure is the total gross potential future employment land. This will reduce as it moves through various planning stages (for example, released, rezoned, subdivided, serviced) to become ready for development.

Not all these lands may be developable. These areas are subject to further investigations at the precinct planning stage to assess suitability for development. This process will consider a range of constraints, such as:

- riparian corridors
- topography
- vegetation
- transport corridors
- local roads
- lot fragmentation.

Employment lands take-up

Take-up of employment lands is the quantity in hectares of zoned employment lands that has changed from 'undeveloped' (vacant) to 'developed' (occupied) over the 12 months from January 2022 to January 2023.

Take-up of employment land for industrial development was 170 hectares in 2022. Table 3 compares take-up for recent years. Figure 4 compares yearly take-up from 2008 to 2022.

Most of the land take-up (92% or 156 hectares) occurred in Western Sydney, including 102 hectares in the Western City District.²

² Western Sydney is defined as the Central City and Western City Districts, as identified in the former Greater Sydney Commission's *Central City District Plan* and *Western City District Plan*.

Take-up activity was concentrated mostly in the precincts of:

- Penrith
- Blacktown
- Liverpool
- Fairfield
- Camden.

These five LGAs accounted for 79% (or 134 hectares) of the take-up within precincts during 2022.

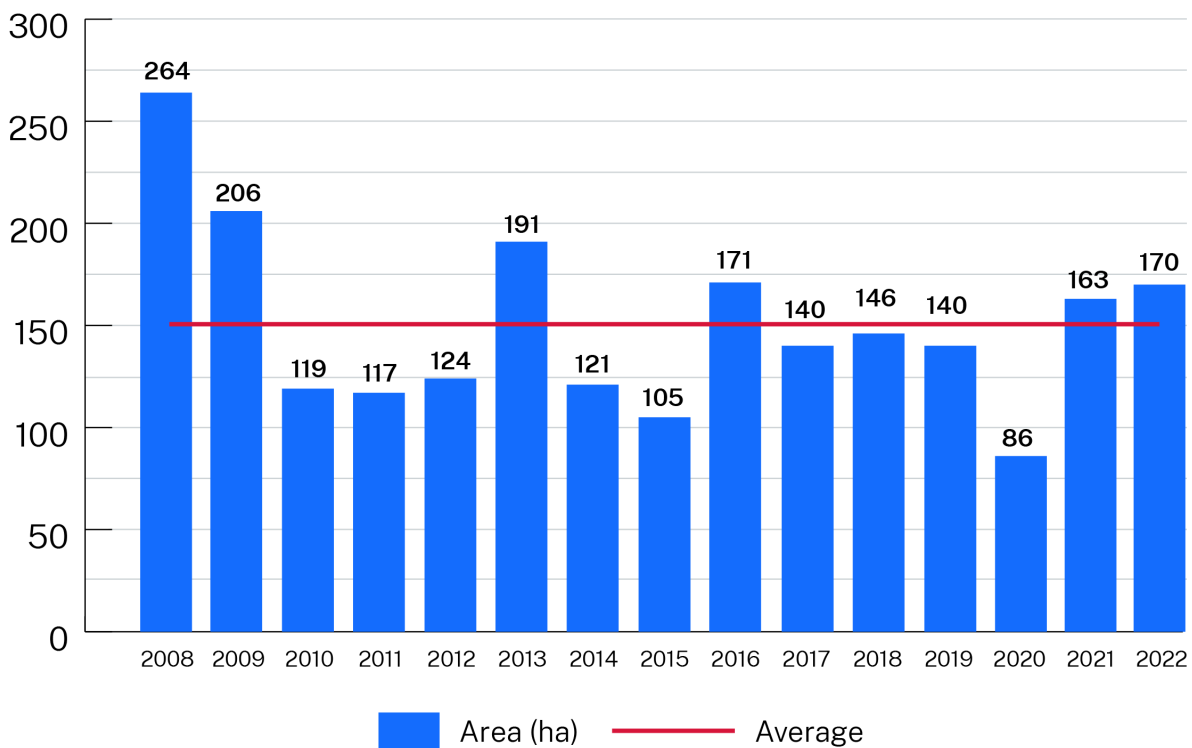


Figure 4. Take-up of employment lands for Greater Sydney by year to 2022

Central coast region

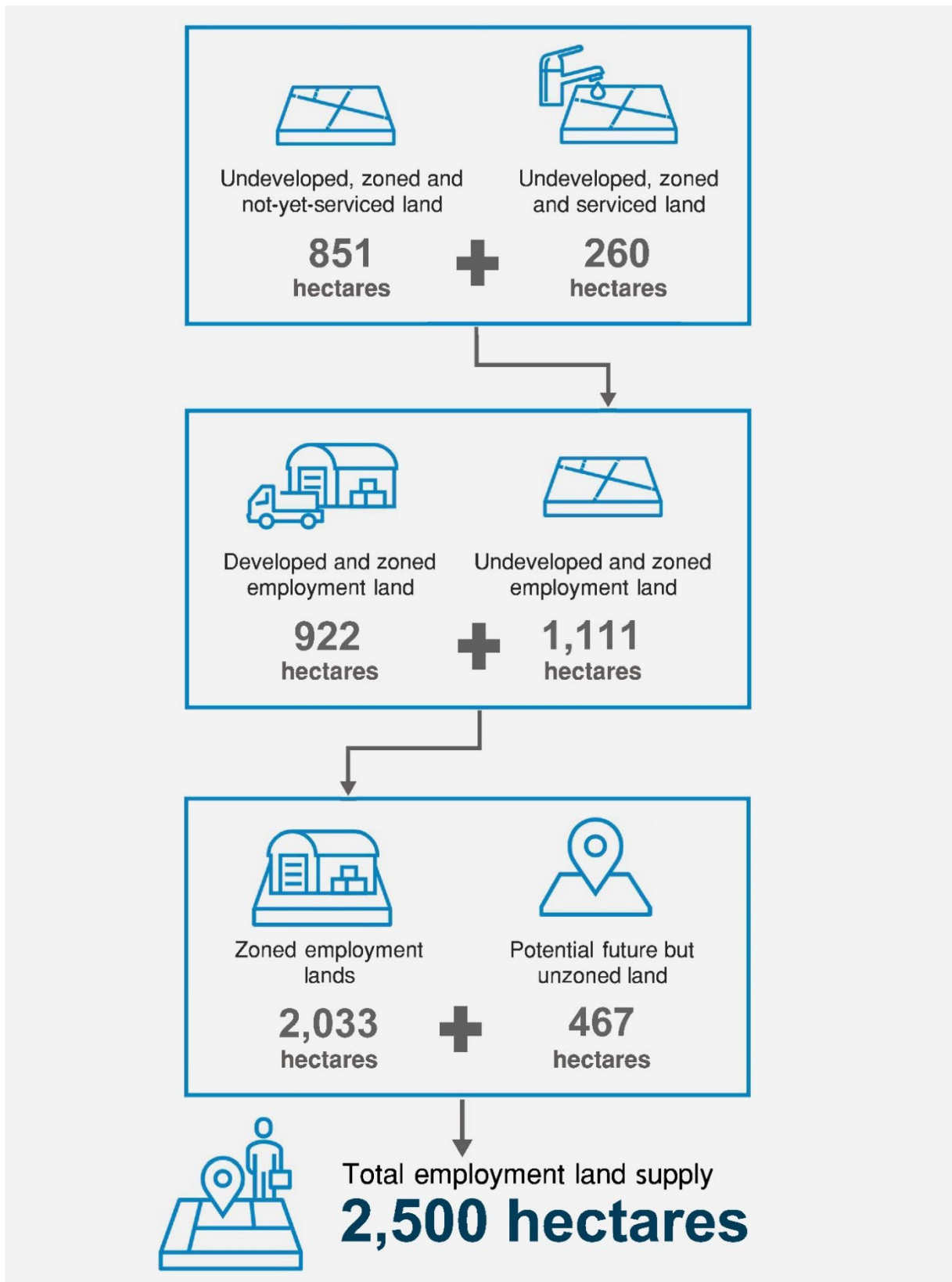


Figure 5. Central Coast employment land precincts at a glance

Employment land precincts

As of January 2023, there were 2,033 hectares of total zoned employment land in 26 employment land precincts across the Central Coast. This is an increase of 2 hectares, which was driven mostly by a rezoning at West Gosford, as well as data refinement. Of the 2,033 hectares, 55%, or 1,111 hectares, were undeveloped, which is an increase of 1 hectare from the previous year.

Of the total undeveloped zoned land, 260 hectares were serviced with water and sewer lead-in services.

Zoned employment lands

As of January 2023, there were 1,878 hectares of land zoned as industrial and 296 hectares of land zoned as B5, B6, and B7 in the Central Coast region. These figures give an overall decrease of 1 hectare from January 2022.

Of this total zoned employment land, 1,154 hectares was undeveloped. Most zoned but undeveloped employment lands in the Central Coast region are zoned IN1 General Industrial.

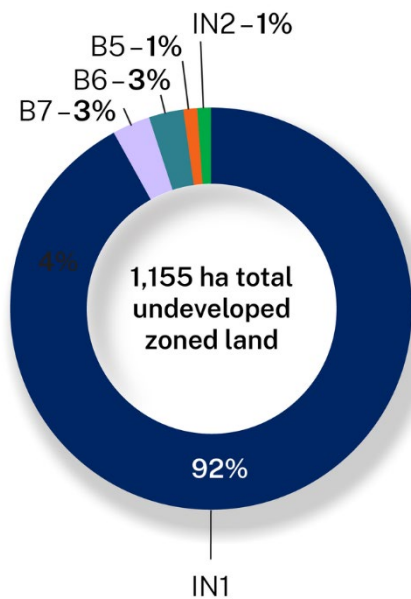


Figure 6. All undeveloped and zoned land (zones IN1–IN4 and zones B5–B7) for the Central Coast region

Employment land rezoning and current planning proposals

In 2022, there was one rezoning in the Central Coast relating to employment lands. This rezoning saw another 1.3 hectares of employment land rezoned in West Gosford.

In 2022, there were no planning proposals lodged or approved at the gateway (the gateway is where the Minister or a delegate decides if a planning proposal can proceed).

Potential employment lands for the future

In addition to existing zoned employment lands, there are 467 hectares of potential future industrial land identified in the North Wyong Shire Structure Plan.

Not all these lands may be developable. There will be further investigation into these areas at the precinct planning stage to assess suitability for development. This process will consider a range of constraints, such as:

- riparian corridors
- topography
- vegetation
- transport corridors
- local roads
- lot fragmentation.

Employment land take-up

Take-up of employment land for industrial development was 6 hectares in 2022. This is a decrease from the take-up of 7 hectares in 2021 and is below the historical average (refer to Figure 7).

The largest proportion of land taken up in the Central Coast in 2022 was in North Wyong and Tuggerah.

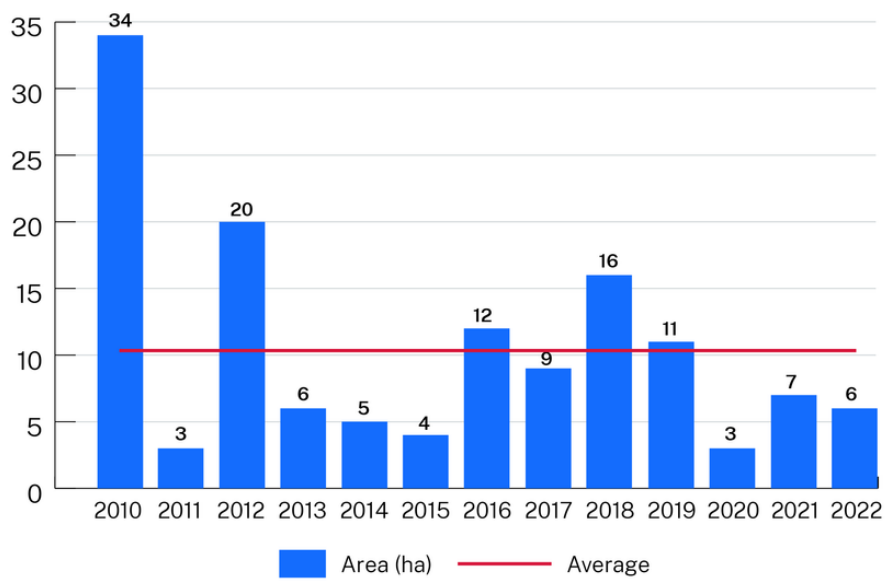


Figure 7. Take-up of employment lands for the Central Coast region by year to 2022

Hunter region

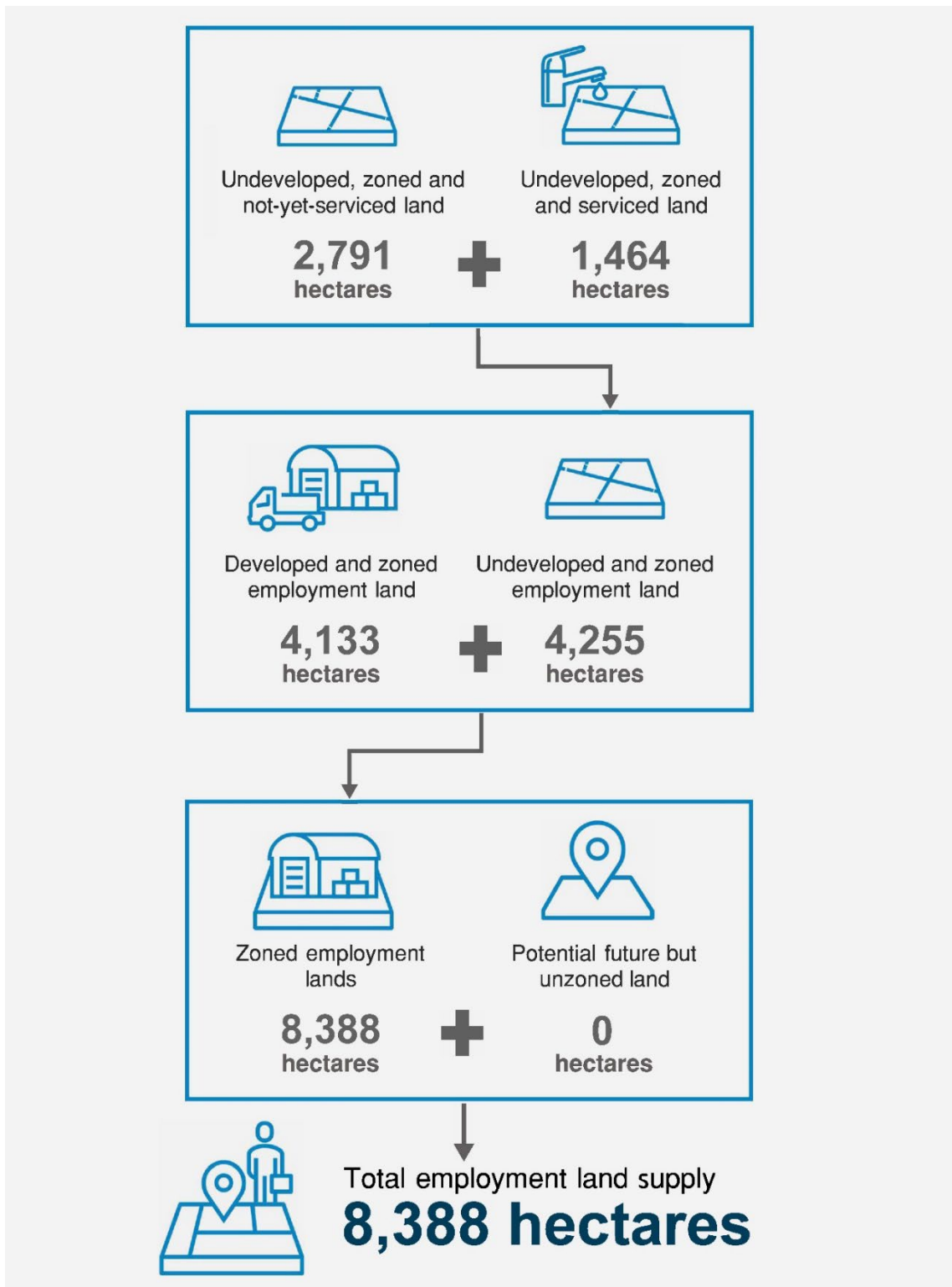


Figure 8. Hunter region employment lands

The Hunter region comprises 10 local government areas:

- Cessnock
- Dungog
- Lake Macquarie
- Maitland
- Mid Coast
- Muswellbrook
- Newcastle
- Port Stephens
- Singleton
- the Upper Hunter.

It includes all land zoned as:

- Industrial
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- select special-purpose zones relating to the Newcastle Port and Port Stephens air transport facility.

In 2023, precincts were identified and created for the Lower Hunter/Greater Newcastle area. This was done to enhance the data for these regions.

Employment land precincts

As of January 2023, there were 6,708 hectares of total zoned land contained in 109 employment land precincts across Greater Newcastle. Of this, 49%, or 3,304 hectares, were undeveloped.

Zoned employment lands

As of January 2023, there were:

- 5,723 hectares of land zoned industrial
- 1,069 hectares of land zoned B5, B6 and B7
- 1,596 hectares of special-purpose zones in the Hunter region.

Of this total zoned employment land, 4,255 hectares was undeveloped. This is an increase of 94 hectares from January 2022, mostly because of rezoning in the Cessnock LGA. Most zoned, but

undeveloped employment lands in the Hunter region are zoned IN1 General Industrial (refer to Figure 9).

Of the undeveloped land, 80% (3,309 hectares) is within the Greater Newcastle metropolitan area (Cessnock, Lake Macquarie, Maitland, Newcastle and Port Stephens LGAs).

Of the total undeveloped zoned land, 1,464 hectares were serviced by water services (within 30 metres of a water and sewer main).³ Most of this land was in the Greater Newcastle metropolitan area (1,145 hectares), including Cessnock (661 hectares), Port Stephens (197 hectares) and Newcastle (165 hectares).

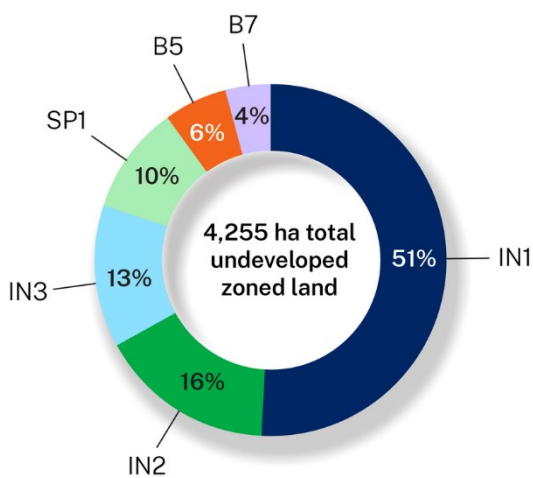


Figure 9. All undeveloped and zoned land (zones IN1–IN4, zones B5–B7 and select special purpose, SP1, zones) for the Hunter region

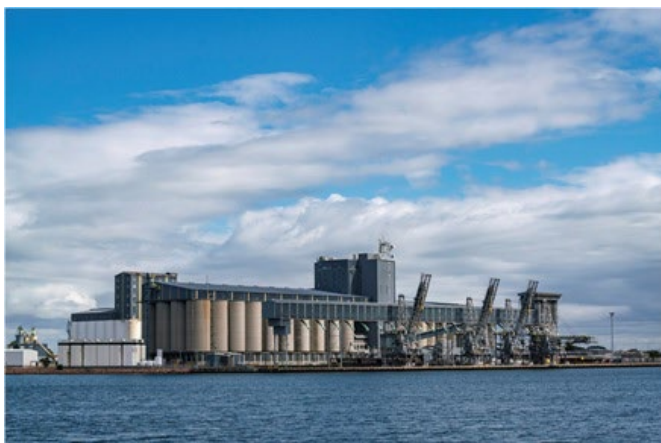


Figure 10. Industrial area in Carrington, Newcastle

³ Where a sewer main is within 30 metres for a particular site, we assume that water is also available.

Employment land rezoning and current planning proposals

In the Hunter region in 2022, an additional 96.5 hectares of land was rezoned to employment land in Cessnock (96.5 hectares). In addition to this, 51.7 hectares of land zoned as DM Deferred Matter was rezoned as SP1 Special Activities at the Port of Newcastle. However, this land was already included in the ELDM so saw no net increase.

In 2022, 1.3 hectares was rezoned for non-employment purposes in Dungog.

In 2022, 2 planning proposals were approved at the gateway in the Hunter region. Finalising these proposals would result in a net gain of roughly 36.9 hectares of employment land.

Employment land take-up

Take-up of employment land for industrial development was 41 hectares in 2022. This compares with 43 hectares in 2021 and 36 hectares in both 2020 and 2019. Most of the land take-up was in the Newcastle (19 hectares), Port Stephens (9 hectares), and Maitland (5.8 hectares) LGAs.

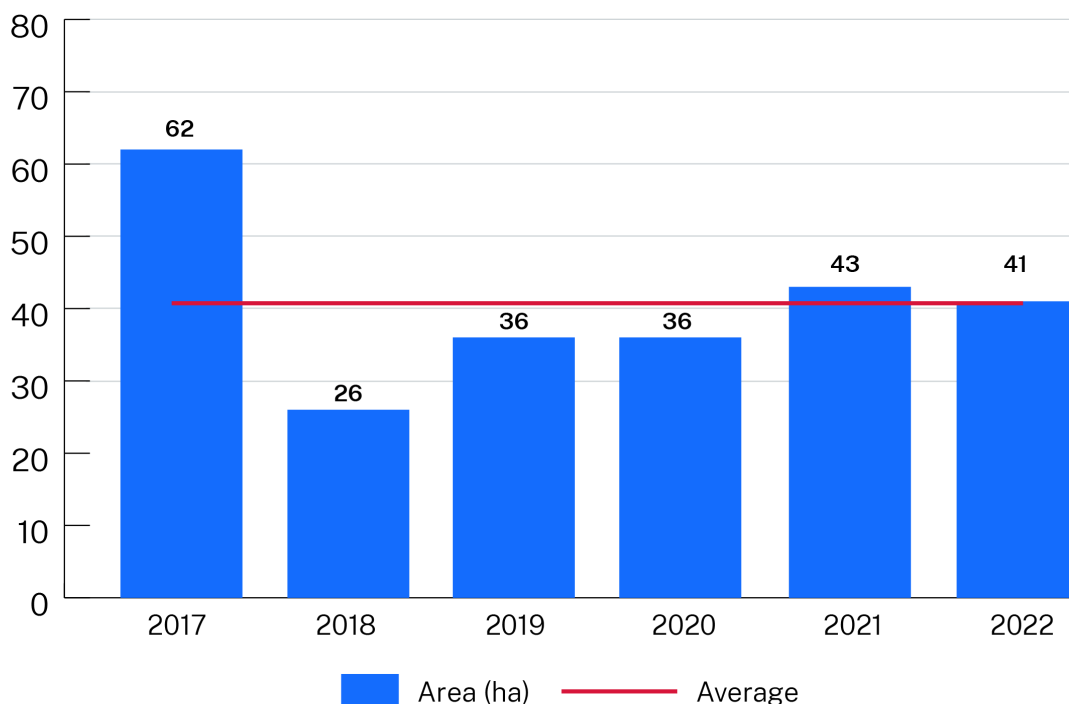
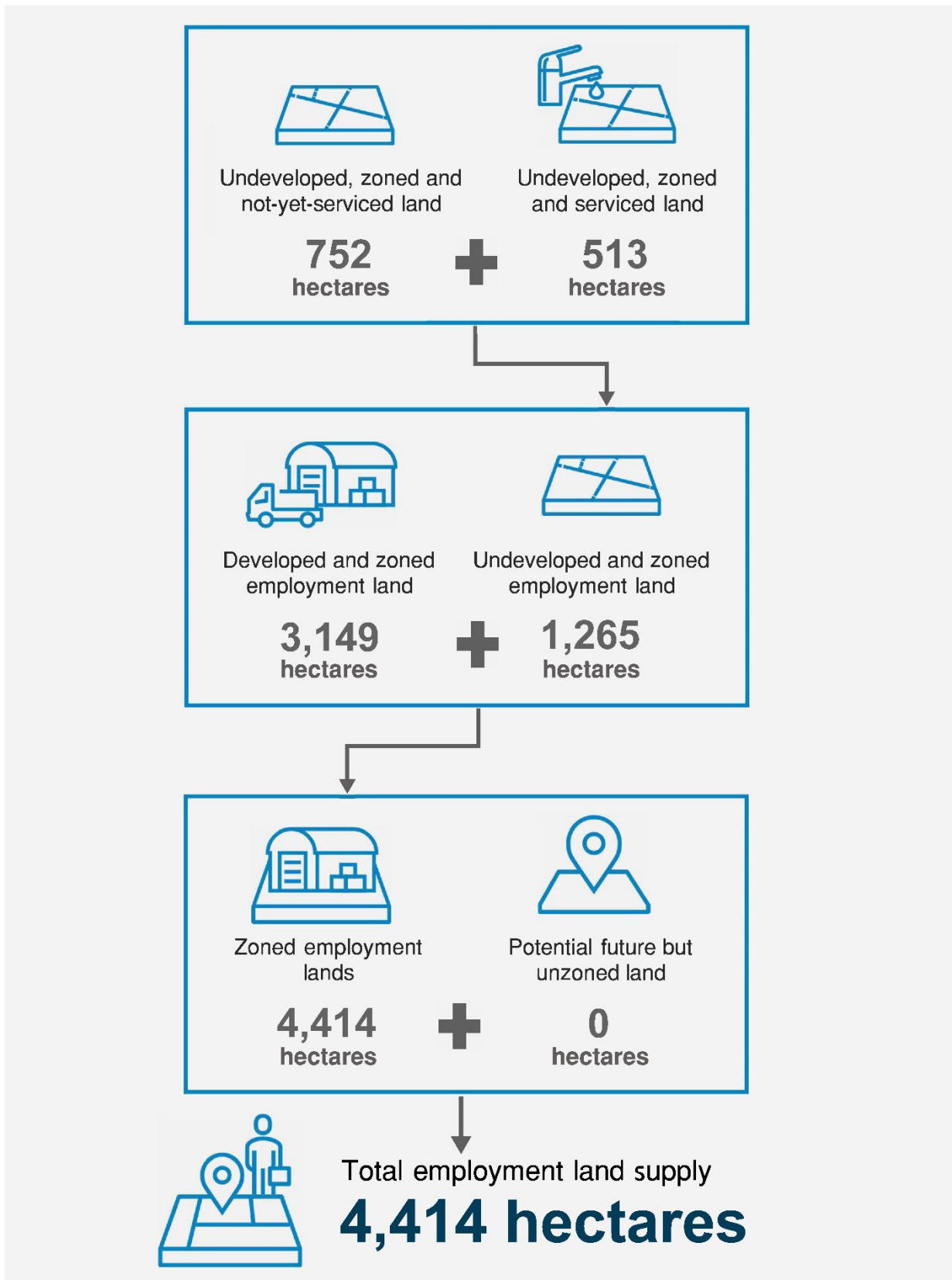


Figure 11. Take-up of employment lands for the Hunter region by year to 2022

Figure 12. Illawarra–Shoalhaven region employment lands

Illawarra–Shoalhaven region



The Illawarra–Shoalhaven region comprises 4 LGAs:

- Kiama
- Shellharbour
- Shoalhaven
- Wollongong.

It includes all land zoned:

- industrial
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- select special-purpose zones relating to:
 - the Wollongong Innovation Campus
 - Shellharbour air transport facility
 - Port Kembla
 - HMAS Albatross.

In 2023, precincts were identified and created for the Illawarra-Shoalhaven Region. This was done to enhance the data for these regions.

Employment land precincts

As of January 2023, there were 4,482 hectares of total zoned employment land in 82 employment land precincts across Illawarra–Shoalhaven. This is a decrease of 8 hectares, which was mostly driven by the rezoning at Corrimal Coke Works. Of the 4,482 hectares, 30%, or 1,333 hectares, were undeveloped. This is a decrease of 10 hectares from the previous year.

Of the total undeveloped zoned land, 513 hectares were serviced by water and sewer. Most of this land was in the Shoalhaven LGA (444 hectares).

Zoned employment lands

In the Illawarra–Shoalhaven region as of January 2023, there were:

- 2,552 hectares of land zoned as industrial
- 386 hectares of land zoned as business
- 1,476 hectares of land zoned as special purpose.

This represents a slight decrease from January 2022.

Of the land zoned as industrial, 72% (1,833 hectares) of total zoned industrial land is in the Wollongong LGA, and 50% (192 hectares) of the business zoned land and 76% (1,119 hectares) of select special-purpose zoned land is in the Shoalhaven LGA.

Of this total zoned employment land, 1,275 hectares were undeveloped. Most zoned, but undeveloped, employment lands in the Illawarra–Shoalhaven Region is zoned SP1 Special Purpose, followed by IN1 General Industrial (refer to Figure 13).

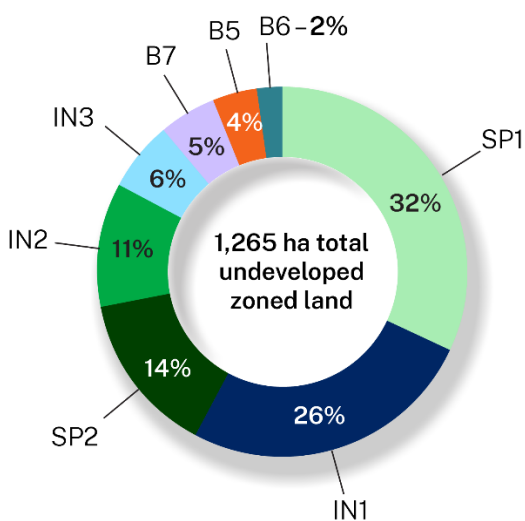


Figure 13. All undeveloped, zoned land (zones IN1 to IN4, zones B5 to B7 and select special-purpose, SP1 and SP2, zones) for the Illawarra–Shoalhaven region

Employment land rezoning and current planning proposals

In 2022, there were 7.8 hectares of land rezoned from employment purposes to non-employment purposes at Corrimal Coke Works in Wollongong LGA.

In 2022, 2 planning proposals relating to employment land in the Illawarra–Shoalhaven region were approved at the gateway. Finalising these proposals would result in a net gain of approximately 19.5 hectares of employment land in Wollongong LGA.

One proposal relating to employment lands was lodged, but has not yet been determined. If finalised, this proposal would result in the gain of approximately 0.5 hectares of employment land in Shellharbour LGA.



Figure 14. Portside factories in Port Kembla

Employment land take-up

Take-up of employment land for industrial development was 10 hectares in 2022. This compares with 7 hectares in both 2021 and 2020 and 6 hectares in 2019.

Most of the land take-up was in the local government areas of Shoalhaven (3.7 hectares) and Wollongong (3.6 hectares).

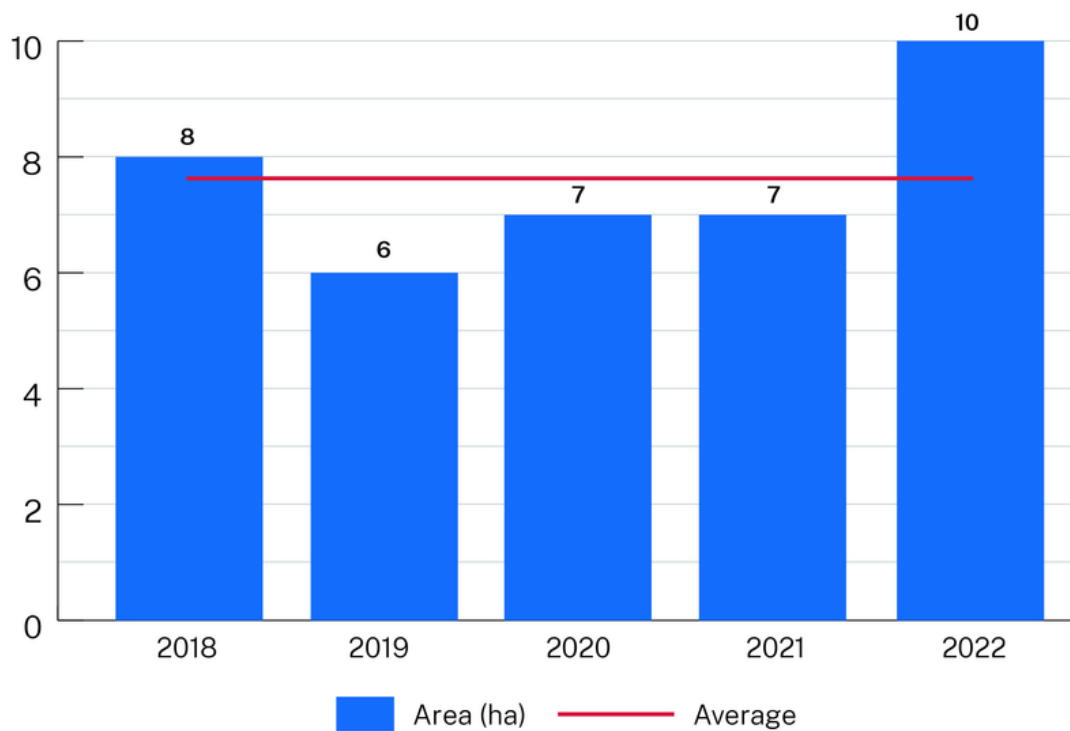


Figure 15. Take-up of employment lands for the Illawarra-Shoalhaven region by year to 2022

Regional NSW

Regional NSW includes 80 LGAs in Regional NSW which are categorised into 6 planning regions:

- Central West and Orana
- Far West
- New England North West
- North Coast
- South East and Tablelands
- Riverina–Murray.

Employment lands in Regional NSW includes all land in the NSW cadastre layer boundary that is zoned:

- industrial
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park zoned land that is contained within the NSW Cadastre layer boundary.

In 2023, the zoning was refined to also include REZ Rural Enterprise zoning which has been utilised in the Special Activation Precincts (SAPs).

Additionally, in 2022 the scope of the rest of Regional NSW ELDM was expanded, including a lot audit of the 12 LGAs which represent a Regional City:

- Albury
- Armidale
- Bathurst
- Coffs Harbour
- Dubbo
- Griffith
- Lismore
- Orange
- Port Macquarie-Hastings
- Tamworth
- Tweed
- Wagga Wagga.

In Regional NSW as of January 2023, there were:

- 24,643 hectares of land zoned as industrial
- 2,626 hectares of land zoned as business
- 9,971 hectares of land zoned as rural enterprise.

This is an increase of 7,757 hectares from the figures reported in 2022. This is largely a result of including REZ Rural Enterprise zoned land within the SAPs.

Of this total zoned employment land, 59% (22,064 hectares) is in just 10 LGAs:

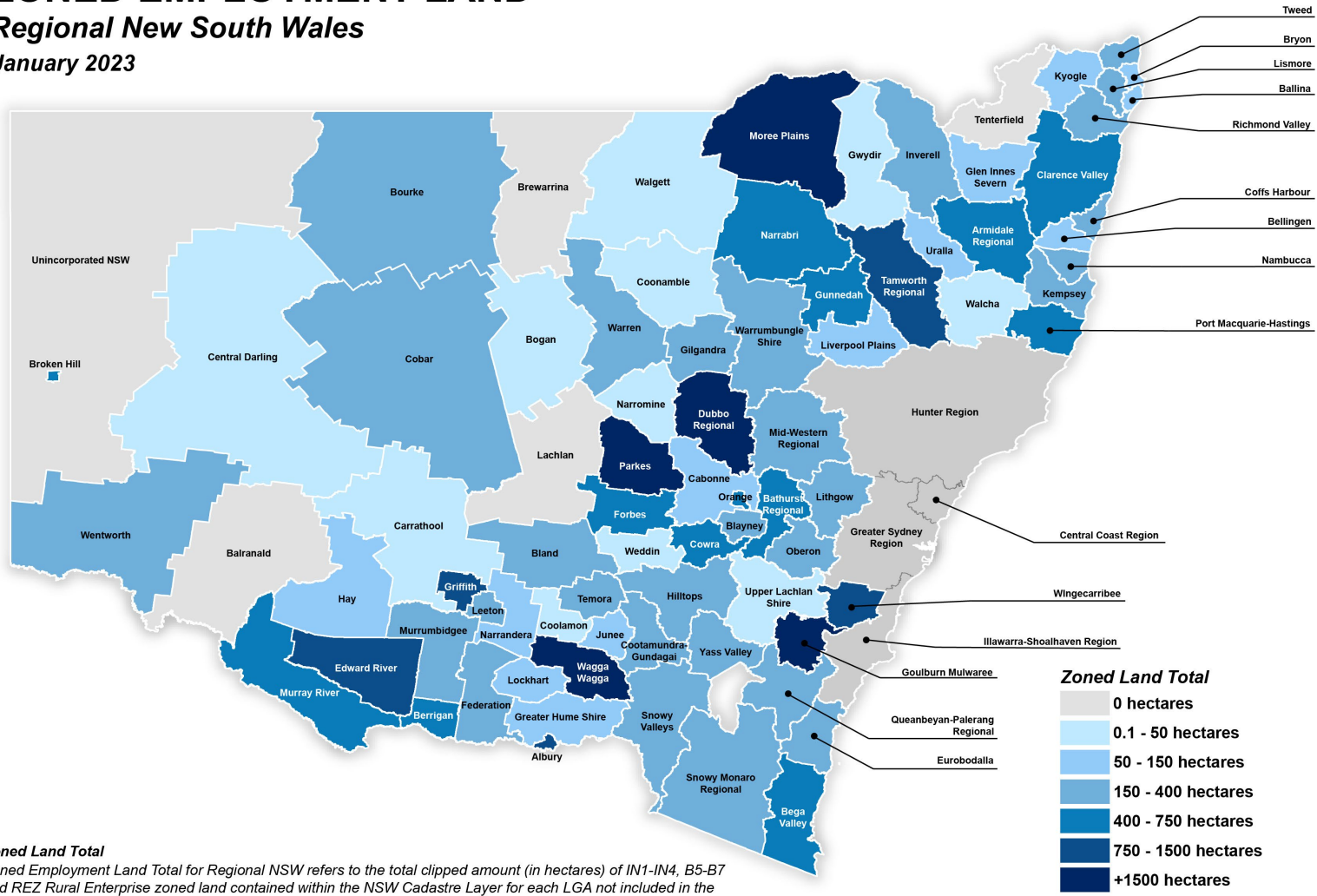
- Parkes
- Goulburn–Mulwaree
- Moree Plains
- Dubbo
- Wagga Wagga
- Wingecarribee
- Griffith
- Albury
- Edward River
- Tamworth.

Refer to Figure 16.

ZONED EMPLOYMENT LAND

Regional New South Wales

January 2023



Zoned Land Total
 Zoned Employment Land Total for Regional NSW refers to the total clipped amount (in hectares) of IN1-IN4, B5-B7 and REZ Rural Enterprise zoned land contained within the NSW Cadastre Layer for each LGA not included in the Greater Sydney, Central Coast, Illawarra-Shoalhaven and Hunter Regions at a point in time (January 2023)

Figure 16. Map of total zoned land (zones IN1 to IN4 and zones B5 to B7) for regional NSW

Regional Cities

The 2023 ELDM includes a lot audit for Regional Cities includes 12 LGAs:

- Albury
- Armidale
- Bathurst
- Coffs Harbour
- Dubbo
- Griffith
- Lismore
- Orange
- Port Macquarie–Hastings
- Tamworth
- Tweed
- Wagga Wagga.

These 12 Regional City LGAs account for 26% of the zoned land identified in Regional NSW, identifying that they represent a strong proportion of the zoned employment land stock of the Rest of Regional NSW. This percentage increases to 31% when the REZ zoned land in the three SAPs are excluded.

The lot audit addition was done as the next stage of expanding the coverage of the ELDM, in order to provide a more comprehensive snapshot of employment land activity in these cities and to bring reporting for the regional cities closer to what is provided for the existing ELDM Regions.

Zoned employment lands

Across the 12 regional cities, as of January 2023, there were:

- 7,041 hectares of land zoned as industrial
- 1,323 hectares of land zoned as B5, B6, and B7
- 1,228 hectares of land zoned as rural enterprise.

This is a decrease of 478 hectares from 2022. This was mostly driven by the rezoning of the Wagga Wagga Special Activation Precinct.

Of this total zoned employment land, 58%, or 5,604 hectares, of zoned land was undeveloped. Most employment lands that are zoned but undeveloped are IN1 General Industrial (refer to Figure 17).

Of the undeveloped land, 47% (2,657 hectares) is within the Dubbo and Wagga Wagga LGAs.

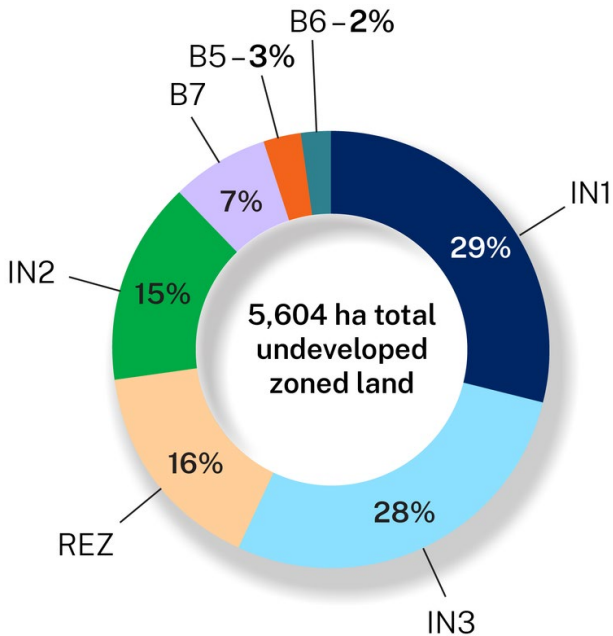


Figure 17. All undeveloped and zoned land (zones IN1 to IN4, zones B5 to B7 and REZ zone) for the 12 regional cities

Employment land rezoning and current planning proposals

In the year to January 2023, 0.9 hectares of employment land was added through more land being rezoned in Armidale LGA

In 2022, 464 hectares of employment land was rezoned for purposes outside the scope of the ELDM in Wagga Wagga LGA. In addition to this, 2 hectares were rezoned for non-employment purposes in Lismore LGA

In 2022, 3 planning proposals were approved at the gateway (the gateway is where the Minister or a delegate decides if a planning proposal can proceed). Finalising these proposals would result in a net loss of approximately 26.3 hectares of employment land.

This would result in a:

- loss of 10.1 hectares in Albury LGA
- loss of 19.4 hectares in Griffith LGA
- gain of 3.2 hectares in Port Macquarie–Hastings LGA.

Employment land take-up

This is the first year of reporting on the take-up of employment land for industrial development in the Regional Cities LGA. Take-up of employment land for industrial development was 60 hectares in 2022 (refer to Figure 18).

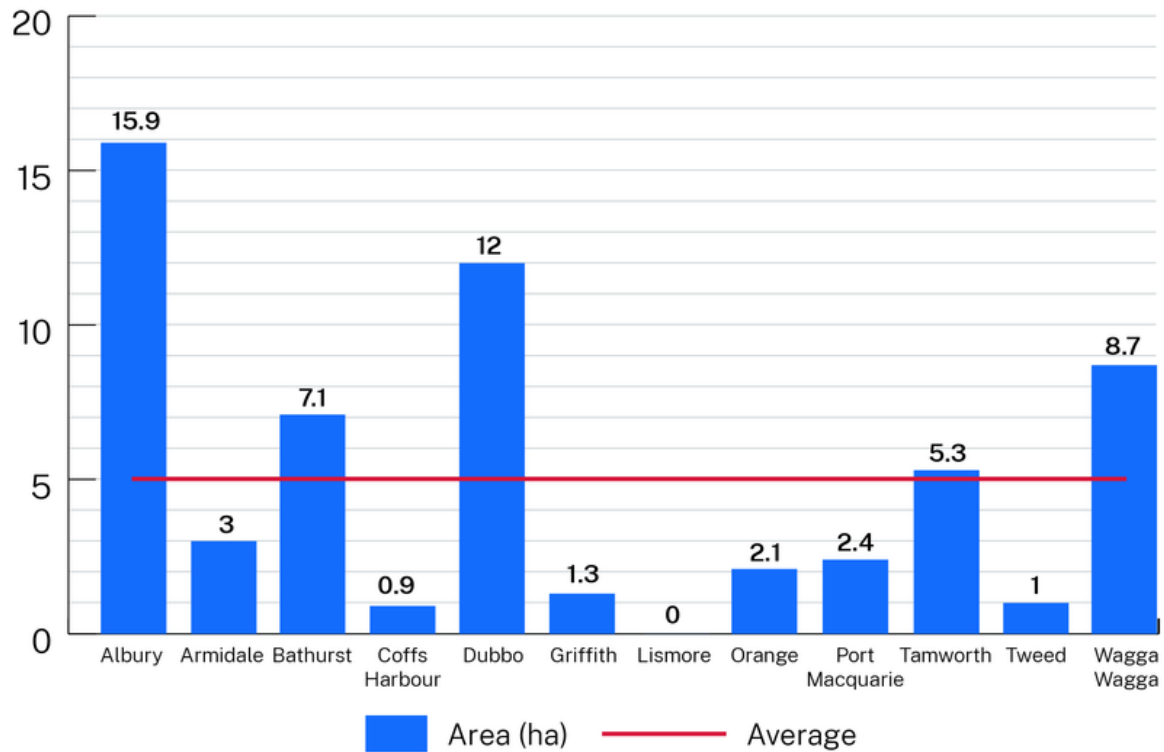


Figure 18. Breakdown of take up of employment lands for the Regional Cities in 2022

Business Park snapshot

What are business parks?

Business parks are an important type of employment land, supporting a mix of manufacturing, logistics, warehousing, research and development, and office functions in one place. This allows companies to consolidate functions. By enabling a mix of land uses to meet the day-to-day demands of workers in the immediate area, business parks provide significant employment opportunities to the community.

Business parks are generally zoned B7 Business Park in local planning instruments. They may also include components of similar employment zones, reflecting their broader functions.

We further define business parks in Greater Sydney as follows:

- **major business parks:** those with a zoned area greater than 50 hectares
- **other business parks:** those with a zoned area from 10 to 50 hectares.



Figure 19. Norwest Business Park, Sydney

Business park monitoring recognises the increasing importance for job growth and the evolution of some industrial areas towards higher density employment areas. They often include retail and service functions. Business parks are generally purpose-built and outside traditional commercial centres. The Employment Lands Development Monitor (ELDM) is an annual snapshot taken at a point in time (January 2023).

Major business parks

You will find major business parks across Greater Sydney. They are more than 50 hectares of zoned land, in 9 local government areas (see Figure 2).

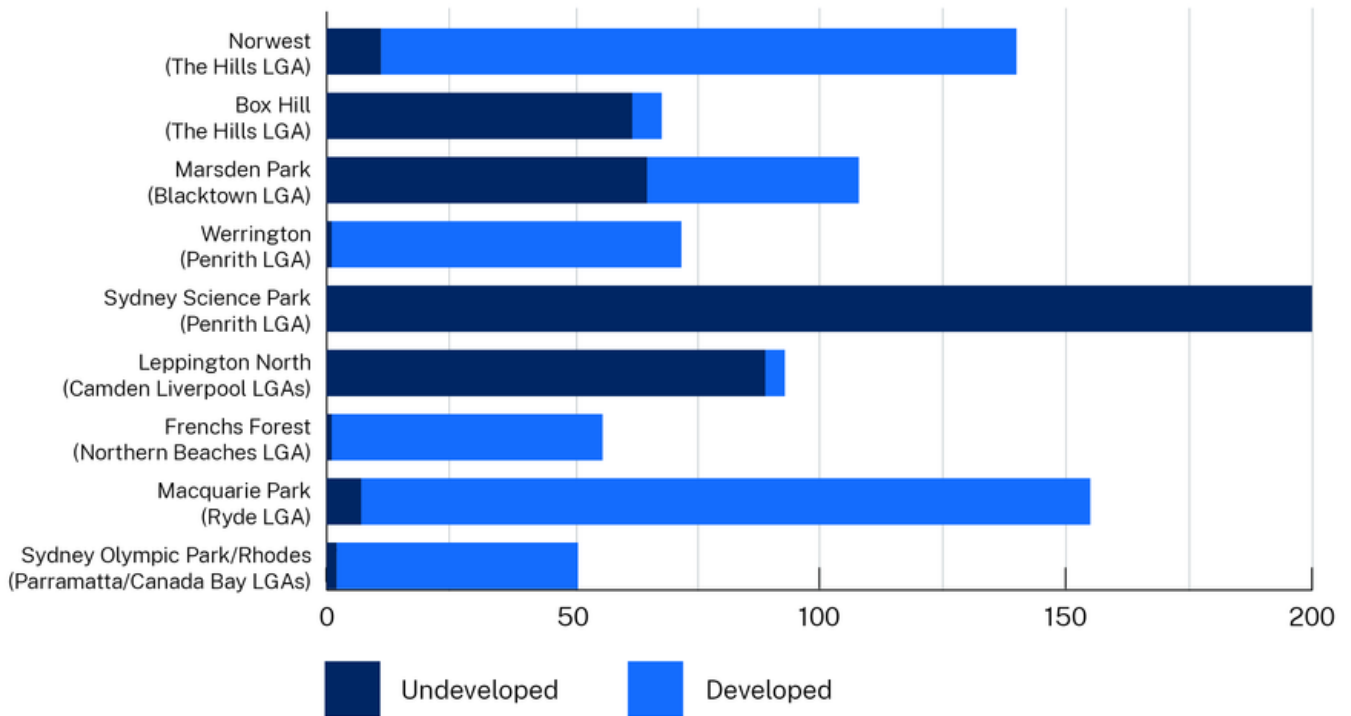


Figure 20. Development status of major business parks in Greater Sydney as of January 2023

These major business parks are at a range of development stages:

- **established business parks** are almost fully developed – for example, Macquarie Park and Sydney Olympic Park/Rhodes
- **establishing business parks** still have significant amounts of undeveloped lands available – for example, Marsden Park
- **emerging business parks** are recently rezoned areas where development is just beginning – for example, Sydney Science Park and Leppington North.

As of January 2023

- There were **943 hectares** of zoned employment land in major business parks.
- Of these, **438 hectares** were undeveloped and of this, only **4% (16 hectares)** was serviced (water and sewer lead-in).
- All the undeveloped and serviced land is in established business parks.

- Emerging business parks at Leppington North, Box Hill and Sydney Science Park have a combined **351 hectares** of undeveloped land, which is not yet serviced.

Take-up of major business parks

In 2022, take-up of major business park land was **8.1 hectares**. This is an increase compared with the **2.5 hectares** taken up in 2021 and is well above the average annual take-up of **4.2 hectares** since 2012.

Major business parks rezonings and planning proposals

In 2022, another **49.7 hectares** of business park employment land were added through rezoning at Sydney Science Park in Penrith.

Major business park example: Norwest Business Park

Norwest Business Park is an example of an established business park in Sydney. It is in The Hills local government area, 35 km north-west of the Sydney CBD. It is accessible by the Sydney Metro Northwest train service, as well as by Norwest Boulevard, which connects to the M2 Motorway. Norwest currently comprises about 140 hectares of land.

Norwest is a major employment centre for Sydney. It is home to more than 400 companies and businesses, including large multinational corporations Woolworths, ResMed, Optus and IBM GSA.⁴ As well as its commercial and industrial tenants, the business park also has many servicing businesses to enable business functions and meet the needs of workers. These include:

- supermarkets
- childcare centres
- medical centres
- eateries
- business hotels
- a drive-through post office.

⁴ Norwest Association <https://www.norwestassociation.com.au/park-occupants/>

Other business parks

There are other business parks, from 10 to 50 hectares of zoned land, in 5 local government areas across Greater Sydney (see Figure 3).

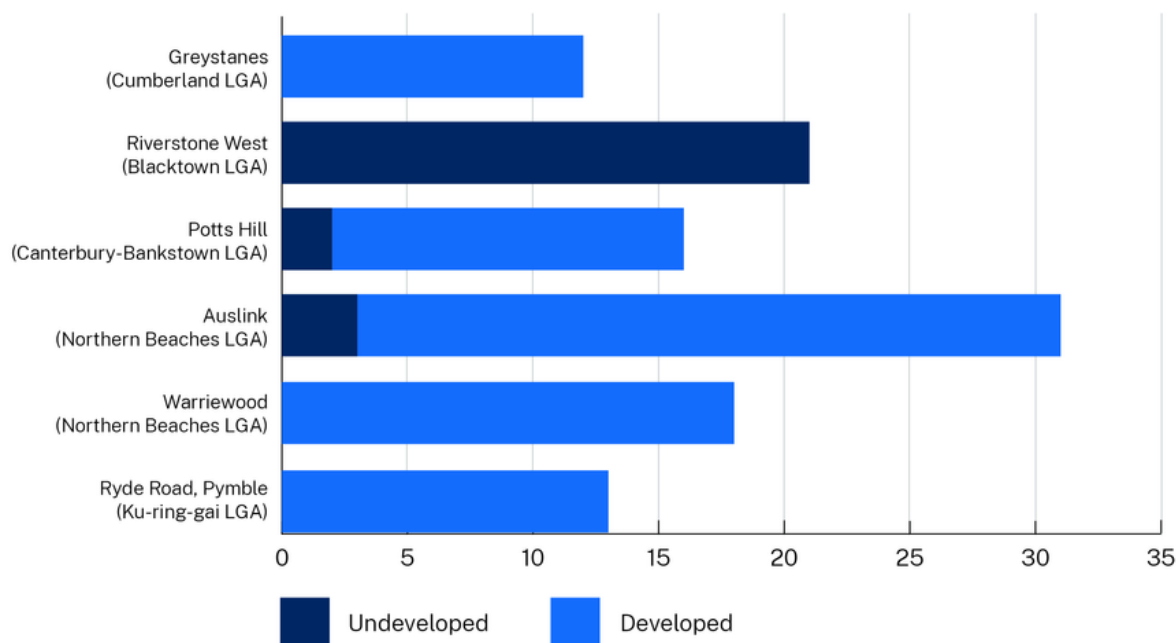


Figure 21. Development status of other business parks in Greater Sydney of January 2023

These other business parks are at a range of development stages:

- **established business parks** are almost fully developed – for example, Warriewood and Ryde Road, Pymble
- **emerging business parks** are recently rezoned areas where development is just beginning – for example, Riverstone West.

As of January 2023, there were **109 hectares** of zoned employment land in other business parks. Of these, **26 hectares** were undeveloped. Of this undeveloped land **20% (5 hectares)** is serviced (water and sewer lead-in).

Take-up of other business parks

In 2022, take-up of other business park land was **0 hectares**, which was the same as the previous 3 years. This is below the average annual take-up of **1.8 hectares** since 2015.

Contact us

For more information about the annual Employment Lands Development Monitor, contact the Planning Evidence Centre team within the Department of Planning, Housing and Infrastructure.

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