

30 September 2024



**The Hon. Chris Minns, NSW Premier**

**The Hon. Daniel Mookhey, NSW Treasurer**

**The Hon. Paul Scully, NSW Minister for Planning and Public Spaces**

**The Hon. Steve Kamper, NSW Minister for Lands and Property**

**The Hon. Jo Haylen, NSW Minister for Transport**

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Dear Premier, Treasurer and Ministers,

RE: The Industrial Land Crisis in Sydney

**This letter has been prepared by NSW Ports, however the importance of this issue is demonstrated by the list of signatories contained herein – all of whom strongly support this letter and wish to make this known to you.**

Industrial land is critical to the local, state and national economy.

These sites are used by local job-creating industries including logistics, manufacturing, construction, utilities and mechanical repairs to provide goods and services to our cities and the state.

We are writing to you to once more to voice our concern following another attempt by the NSW Productivity Commission to weaken existing, essential, policies to retain the industrial lands remaining in Greater Sydney, which make up a mere 8% of total land.

Recommendation 1.6 of the “*Review of housing supply challenges and policy options for New South Wales*” Final Report released by the Productivity Commission on 11 September 2024 recommends applying a ‘review and manage’ approach to all urban industrial land, allowing it to potentially be rezoned for other uses. This recommendation is tantamount to removing any protection for the scarce supply of industrial lands. The consequence of reducing industrial land supply in Sydney is higher cost of living from reduced productivity, reduced job creation and higher transport congestion and emissions.

**We strongly urge you to reject recommendation 1.6 of the NSW Productivity Commission Final Report and to continue to retain and protect Sydney’s industrial lands for the benefit of the state.**

Whilst we recognise that housing supply is a critical issue in New South Wales, using scarce industrial land that is essential for the NSW economy is not a solution to this crisis. Greater population density requires more industrial land for logistics, freight deliveries, construction materials and local jobs. Any chance of growing NSW’s manufacturing base also requires industrial lands close to workers.

The scarcity of industrial lands in Sydney is also placing Sydney at a competitive disadvantage to Melbourne and Brisbane in competing for national distribution centres, manufacturing and other industrial activities which generate jobs. It is also making the cost of goods and services higher for Sydney households and businesses compared to other cities.

NSW Ports Pty Ltd  
as trustee for  
NSW Ports Property Hold Trust  
ABN 25 674 171 329

NSW Ports Operations Hold Co  
Pty Ltd as trustee for  
NSW Ports Operations Hold Trust  
ABN 28 792 171 144

Port Botany Operations  
Pty Ltd as trustee for  
Port Botany Unit Trust  
ABN 25 855 834 182

Port Kembla Operations  
Pty Ltd as trustee for  
Port Kembla Unit Trust  
ABN 50 132 250 580

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Further erosion of industrial land in Greater Sydney must be prevented to maintain Sydney's economic competitiveness, attract investment and new businesses, grow job opportunities and manage the growth in the cost of living. In fact, industrial land supply needs to increase – not be at risk of being reduced.

In short, sufficient and well-located industrial land is critical to ensuring the economic wellbeing of the state.

The importance of industrial lands was recognised with the implementation of the 'retain and manage' policy for industrial lands in 2019. This policy was subject to review in 2021 – a review which confirmed that the policy should be retained to ensure a competitive and economically prosperous state.

All signatories would welcome the opportunity to discuss this critical topic with you. You can also find additional information on our website at <https://www.nswports.com.au/industrial-land>.

Yours sincerely,



Marika Calfas  
Chief Executive Officer

- CC: Simon Draper, Secretary, Premier's Department  
Michael Coutts-Trotter, Secretary, Treasury  
Kiersten Fishburn, Secretary, Department of Planning, Housing and Infrastructure  
Josh Murray, Secretary, Transport for NSW

This letter is supported by:



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Arthur & Terry Tzaneros  
Chief Executive Officer & Chair  
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NSW Freight Transport Advisory Council

**Eamon Waterford**  
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Price and Speed Containers Pty Limited

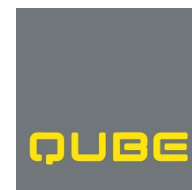


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