

11 May, 2026

Mr Glen Magus
Acting General Manager
Hornsby Shire Council
PO Box 37
HORNSBY NSW 1630

Sent to: hsc@hornsby.nsw.gov.au

Att: Ms Dinithi Kaduruwanage
dkaduruwanage@hornsby.nsw.gov.au

Dear Mr Magus

Employment Lands Planning Proposal - F2025/00219#001

I write in relation to the Planning Proposal on employment lands, which is currently out for public consultation.

Urban Taskforce Australia welcomes a review of employment lands policy and Hornsby Shire Council's desire to attract employment to the LGA.

However, we are concerned that the planning proposal may be taking a more rigid position on employment lands than is likely to be supported, resulting in less potential take up by business.

Urban Taskforce supports mixed-use employment lands zoning, which allows landowners and developers to respond to market demand and to deliver the product that the community wants.

While some industrial activities require more dedicated zoning, our concern is that Hornsby may not be able to provide sufficiently sizeable, cost-effective lands accessible to major transport networks that might support such businesses.

To remain competitive, Council could adopt a mixed-use precincts that allow for a combination of light industrial, commercial, and residential property.

Mixed-use planning allows developers to cater to market demand, rather than being restricted to one form of zoning. By allowing for a range of activities, these precincts help to:

- increase pedestrian and after-hours activity, which reduces post-5pm dead zones;
- improve business profitability by increasing the potential customer base for certain services; and
- give employees the opportunity to live closer to where they work, reducing travel times and increasing work-life balance.

This form of zoning will appeal to a broader range of prospective tenants and allow employees to live closer to where they work.

Urban Taskforce therefore encourages Hornsby to be flexible with its industrial land zoning, allowing for mixed use, not limiting lot sizes, and offering competitive options for potential employers.

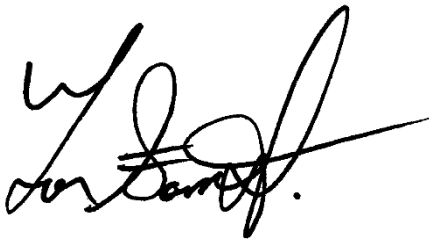
This means not excluding serviced apartments, considering future complementary residential development, and allowing food and drink premises sufficient space to operate successfully.

The market should be able to decide what is needed, rather than being restricted to only what has been predetermined for a precinct.

By giving flexibility, Council will be better able to *“increase the range and diversity of local employment opportunities and services and improve the utilisation and appeal of the Shire’s industrial precincts to accommodate modern industrial facilities.”*

Should you wish to discuss any aspect of this submission further, please contact our Policy, Planning, and Research Analyst, Paul Waterhouse, on 0411-875-366 or via email paul@urbantaskforce.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Forrest', with a long horizontal flourish extending to the right.

Tom Forrest
Chief Executive Officer