

Business parks in focus

What are business parks?

Business parks make up 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 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 but may also include components of similar employment zones, reflecting their broader functions.

We further define business parks in Greater Sydney as follows:

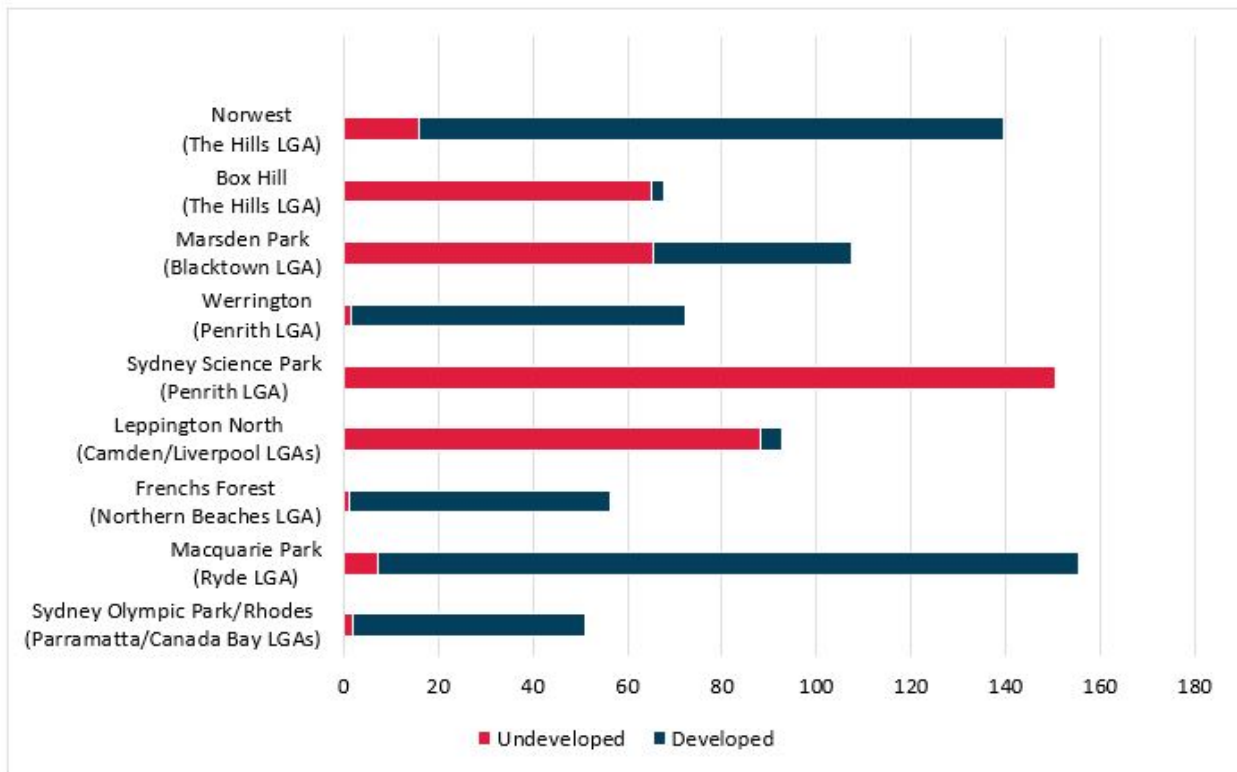
- **major business parks:** those business parks with a zoned area greater than 50 hectares.
- **other business parks:** those business parks with a zoned area from 10 to 50 hectares.

Figure 1. Norwest Business Park, Sydney



Major business parks

Across Greater Sydney, you will find major business parks, which are more than 50 hectares of zoned land, in nine local government areas (see Figure 2).



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

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

At January 2022, there were **893 hectares** of zoned employment land in major business parks. Of these, **397 hectares** were undeveloped and of this, only **4% (16 hectares)** was serviced (water and sewer lead-in).

All of 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 **304 hectares** of undeveloped land (which is not yet serviced).

Major business parks take-up

In 2021, take-up of major business park land was **2.5 hectares**. This is a slight increase compared with the **1.7 hectares** taken up in 2020. However, it is below the average annual take-up of **3.9 hectares** since 2012.

Major business parks rezonings and planning proposals

In 2021, 0.7 hectares of B7 Business Park zoned land at Norwest in The Hills was rezoned for non-employment land purposes.

Major business park example: Norwest Business Park

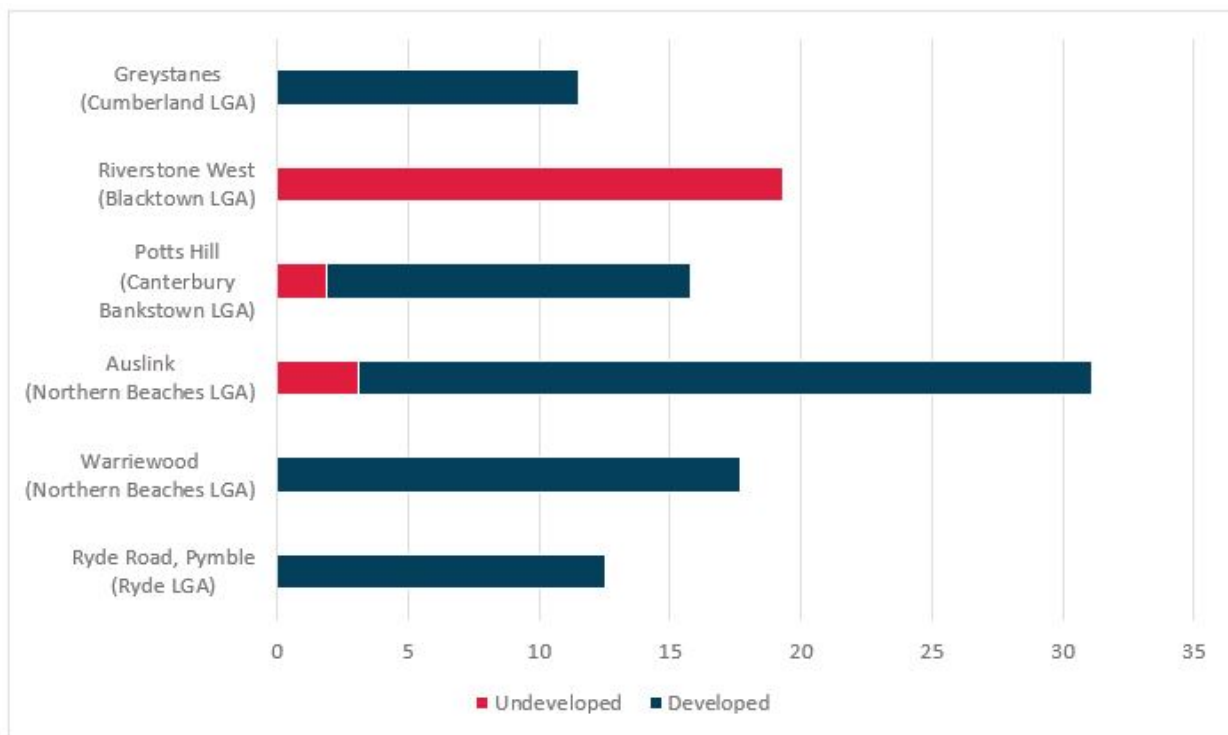
Norwest Business Park is an example of an established business park in Sydney. In The Hills Local Government Area, 35 km northwest of the Sydney CBD, it is accessible by the Sydney Metro Northwest train service, as well as by Norwest Boulevard, which connects to the M2 Motorway. Norwest currently comprises approximately 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.¹ In addition to its commercial and industrial tenants, the business park also contains many servicing businesses to enable business function and meet the needs of workers. These include supermarkets, childcare centres, medical centres, eateries, business hotels and a drive-through post office.

¹ 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 five local government areas across Greater Sydney (see Figure 3).



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

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

At January 2022, there were **108 hectares** of zoned employment land in other business parks. Of these, **24 hectares** were undeveloped. Of this undeveloped land **21% (5 hectares)** is serviced (water and sewer lead-in).

Other business parks take-up

In 2021, take-up of other business park land was **0 hectares**, same as the previous two years. This is below the average annual take-up of **2.0 hectares** since 2015.

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