

ORD01

SUBJECT: DRAFT AMENDMENT TO THE CAMDEN DEVELOPMENT CONTROL PLAN 2019 - NSW EMPLOYMENT ZONES REFORM AND ADMINISTRATIVE AMENDMENTS

FROM: Director Planning & Environment

EDMS #: 22/562606

PREVIOUS ITEMS: ORD02 - NSW Employment Zones Reform - Ordinary Council
- 09 Aug 2022 6.30pm
ORD02 - Draft Submission to NSW Employment Zone Reforms - Ordinary Council - 13 Jul 2021 6.30pm

PURPOSE OF REPORT

The purpose of this report is to advise Council of proposed amendments to the Camden Development Control Plan 2019 (draft DCP), prepared in response to the NSW Employment Zones Reform. Amendments are also proposed in response to the renaming of environmental zones and consolidation of State Environmental Planning Policies (SEPPs). It is recommended that Council endorse the draft DCP for public exhibition.

A copy of the draft DCP, including a summary of the proposed amendments, is provided **under separate cover** due to the size of the document.

BACKGROUND

NSW Employment Zones Reform

In May 2021, the Department of Planning and Environment (DPE) released an Employment Zones Reform Framework proposing significant changes to Business and Industrial zones under the Standard Instrument (SI) Local Environmental Plan (LEP).

The DPE Employment Zones Reform replaces existing Business and Industrial zones with new employment zones by amending all Local Environmental Plans in the State, including the Camden Local Environmental Plan 2010 (Camden LEP).

The Employment Zones Reform was finalised on 30 November 2022 and amendments to the Camden LEP were gazetted on 16 December 2022. These amendments commence on 26 April 2023 and involve the repeal of six existing Business and Industrial zones under the Camden LEP, and the introduction of four new employment zones, as summarised in Figure 1.

Councillors were briefed on the Employment Zones reform package and draft DCP on 31 January 2023.

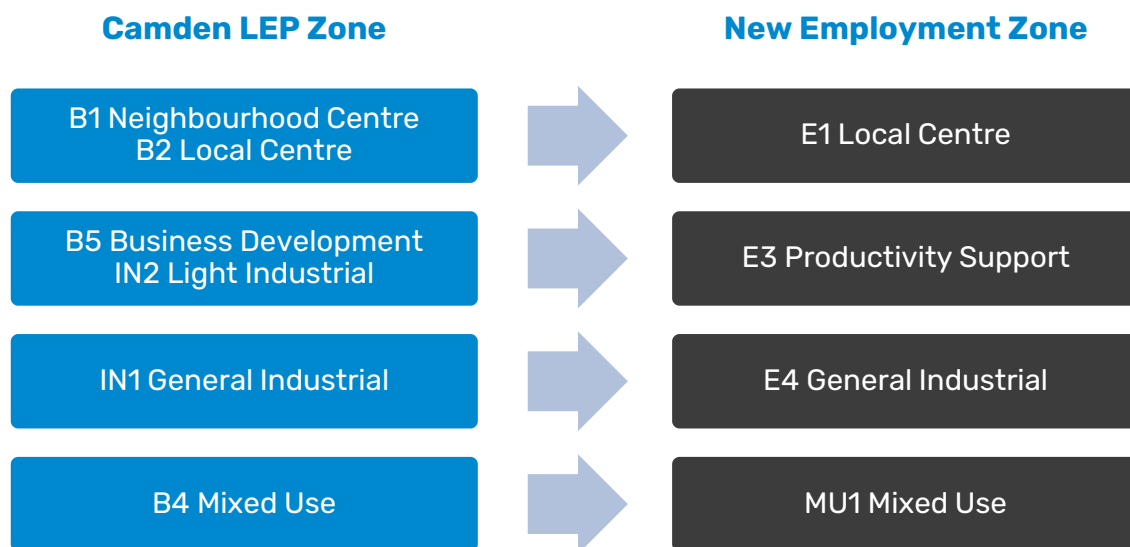


Figure 1 – Translation of New Employment Zones

Changes to employment zones in response to Council's submission

At its meeting on 9 August 2022, Council endorsed a submission to the DPE regarding the Employment Zones Reform. In response to Council's submission, the translation of the Little Street industrial precinct has been amended by the DPE from General Industrial (E4) to Productivity Support (E3). This aligns with the approach taken for other land currently zoned IN2 Light Industrial within Camden.

Council officers will continue to review the zoning of Little Street in accordance with the Camden Centres and Employment Land Strategy. This work will form part of the Stage 2 LEP Review Planning Proposal.

Application to the South West Growth Area

The Employment Zones reform excludes land in the South West Growth Area (SWGA) and zoned under the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Precincts SEPP). However, in late 2022, the DPE advised that it will consider reviewing land zoned under the Precincts SEPP to align with the new Employment Zone framework. Council officers will continue to work with the DPE to undertake this review and updates will be provided to Council as this work progresses.

Camden Development Control Plan 2019

The Camden Development Control Plan 2019 (Camden DCP 2019) was adopted by Council on 13 August 2019 and provides detailed planning and design guidelines to give effect to the aims, zone objectives and development standards in the Camden LEP.

The DCP applies to land zoned under the Camden LEP (areas shaded blue in Figure 2). The DCP does not apply to rezoned land within the SWGA.

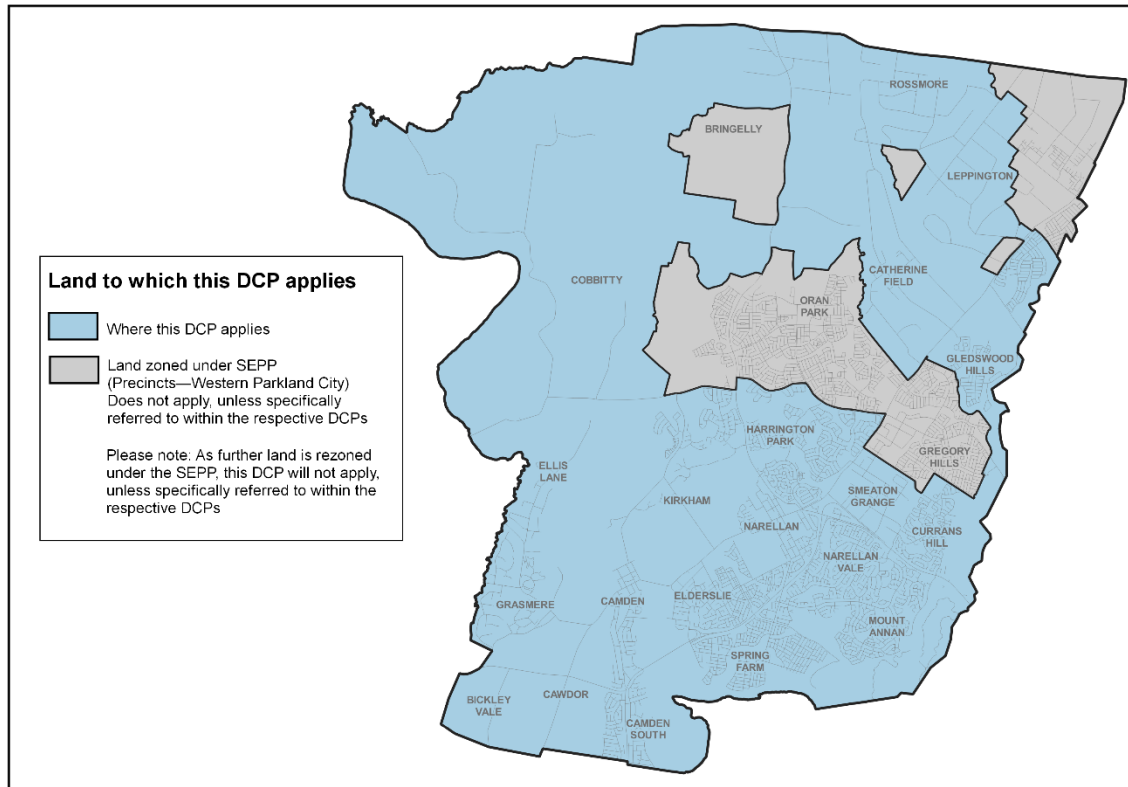


Figure 2 – Land to which the DCP applies

MAIN REPORT

The proposed amendments to the Camden DCP 2019 aim to:

- Update zone references to reflect the changes made by the Employment Zones Reform (as summarised in Figure 1);
- Update zone references to amend references to previous Environmental zones to refer to new Conservation zones (as summarised in Table 1);
- Remove references to the repealed SEPPs and replace with the new consolidated SEPPs;
- Restructure Chapters 5 and 6 to incorporate Industrial and Commercial development controls within one 'Employment Zones' chapter; and
- Introduce objectives and controls to support the centres hierarchy established by the Centres and Employment Land Strategy (as summarised in Table 1).

The amendments involve changes to the following parts of the Camden DCP 2019:

- Part 1 – Introduction;
- Part 2 – General Land Use Controls;
- Part 4 – Residential Dwelling Controls;
- Part 5 – Centres Development Controls;
- Part 6 – Specific Land Use Controls;
- Schedule 1 – Elderslie;
- Schedule 2 – Spring Farm;
- Schedule 3 – Manooka Valley;
- Schedule 4 – Harrington Grove;
- Schedule 13 – 190 Raby Road, Gledswood Hills.

A schedule of amendments is provided as an **attachment** to this report, and a copy of the draft DCP amendment showing tracked changes is provided **under separate cover** due to the size of the document. A summary of the key amendments is provided in Table 1 below.

Table 1 – Summary of proposed changes to the Camden DCP 2019

Amendment	Explanation
Employment Zones Reform	<p>The Employment Zones Reform (led by the DPE) comprises the repeal of six existing Business and Industrial zones, and the introduction of four new Employment zones, as shown in Figure 1.</p> <p>This DCP amendment updates all zone references to Business and Industrial zones within the Camden DCP in line with the gazetted Employment Zones Reform zone translation.</p> <p>The DCP amendment also consolidates the contents of existing 'Part 5 Centres Development Controls' and 'Part 6 Specific Land Use Controls' to one chapter for Employment Zones.</p>
Centres Hierarchy	<p>The Employment Zones Reform merges the existing B1 Neighbourhood Centre and B2 Local Centre zones into one E1 Local Centre zone.</p> <p>New objectives and controls are proposed in the draft DCP to support the centres hierarchy established by the Camden Centres and Employment Land Strategy.</p> <p>The new provisions provide guidance on character and desired development outcomes and require development to complement the existing centres network and not adversely impact the centres hierarchy with regard to role, function, identity, character, and scale.</p> <p>The draft provisions are provided as an attachment to this report.</p>
Conservation Zones	<p>On 1 December 2021, the DPE implemented reforms to rename 'environment zones' to 'conservation zones' under clause 2.1 Land Use zones of the Standard Instrument – Principal Local Environmental Plan. The amendment did not result in any changes to land use tables or objectives for any previous environment zones. The new zones include:</p> <ul style="list-style-type: none"> • Zone C1 – National Parks and Nature Reserves • Zone C2 – Environmental Conservation • Zone C3 – Environmental Management • Zone C4 – Environmental Living. <p>All zone references to previous environment zones are proposed to be amended in the draft DCP to reflect the new conservation zones.</p>

ORD01

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Consolidation of State Environmental Planning Policies (SEPPs)	<p>On 1 March 2022, the DPE consolidated 45 SEPPs and deemed SEPPs into 11 new thematic SEPPs.</p> <p>It is proposed to amend the DCP to update the references to the SEPPs to reflect the new titles.</p>
Other Minor Amendments	Other minor amendments include updates to formatting and numbering throughout Part 5 to improve readability and consistency.

Next Steps

Subject to Council endorsement, the proposed amendments to the Camden DCP 2019 will be publicly exhibited on Council's 'Your Voice' Camden webpage in accordance with the Camden Community Participation Plan 2021.

Council officers will continue to work with the DPE to review the zoning of Business and Industrial areas within the Precincts SEPP to appropriately translate these areas to the new Employment zones.

Council officers will also review the controls for industrial and urban services land across the Camden Local Government Area to provide consistent planning objectives and controls for employment and industrial development under the Camden LEP and the Precincts SEPP. Further updates will be provided to Council as this work progresses.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council as a result of this report.

CONCLUSION

The DPE's Employment Zones Reform will replace existing Business and Industrial zones with new Employment zones by amending all Local Environmental Plans in the State, including the Camden LEP. The reform, including zoning changes for the Camden LEP, will commence on 26 April 2023.

In response, an amendment to the Camden DCP 2019 has been prepared. It is recommended that Council endorse the draft DCP for the purpose of public exhibition. A further report will be provided to Council to consider any unresolved submissions.

RECOMMENDED

That Council:

- i. **endorse the draft amendments to the Camden Development Control Plan 2019;**
- ii. **exhibit the draft amendments to the Camden Development Control Plan 2019 in accordance with the *Environmental Planning and Assessment Act 1979* and the *Regulations*;**
- iii. **at the conclusion of the public exhibition period:**
 - a. **if there are no unresolved submissions, grant delegation to the General Manager to adopt the Development Control Plan amendments; and**
 - b. **publicly notify the adoption of the Development Control Plan in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Regulations*; or**
 - c. **if unresolved submissions are received, consider a further report to Council that outlines the results of the public exhibition for Council's consideration.**

ATTACHMENTS

1. Employment Zones Reform - Administrative DCP Amendment - Summary of Amendments
2. Draft DCP Provisions - Centres Hierarchy
3. Draft Amendment to the Camden DCP 2019 – Employment Zone Reform - Under Separate Cover