

## EMPLOYMENT ZONES DEVELOPMENT CONTROLS

### 5.1 Introduction and Employment Zone Hierarchy

The Camden LGA provides a network of successful and attractive retail centres and a network of productive industrial and urban services land, which is supported by a centres hierarchy. The centres hierarchy is defined in the Camden Centres and Employment Lands Strategy and reflected in Tables 5-1, 5-2, and 5-3 below, along with the desired future character for each centre.

Further detail regarding the desired future character of each centre can be found in chapters 5.3, 5.4, 5.6 and the relevant precinct schedule.

Table 5-1: Types of Centres in the Hierarchy

Centre type	Desired character
Strategic Centre	A large regionally significant centre serving a large catchment. Offers a strong civic function and social services and includes a significant amount of retail and commercial floor space. Is usually connected by regionally significant roads and public transport routes.
Town Centre	Generally a smaller regional centre serving a wide catchment. Offers a wide range of land uses including full size supermarkets, commercial and retail premises, medical services, food and drink premises and civic services.
Local Centre	Generally serves a group of suburbs and are anchored by a large supermarket with a broader mix of supporting co-located uses such as medical services, restaurants and cafes.
Neighbourhood Centre (Large)	Generally serves a single suburb, without detracting from large nearby centres, and offers a convenience function to local populations, often anchored by a neighbourhood supermarket and supported by a mix of other uses.
Neighbourhood Centre (Small)	Generally serves a single locality, without detracting from large nearby centres, and offers a convenience function to the immediately surrounding population. No significant anchor tenant and offers a limited mix of uses such as neighbourhood shops, cafes, and take away food and drink premises.



Table 5-2: Camden Centres Hierarchy

Level in Hierarchy	Centre	Role
Strategic Centres	Narellan Town Centre	Significant centre with regional retail and supporting services
	Leppington Town Centre (SWGA)	Future strategic centre
Town Centres	Camden	Specialty and everyday retail; Food and hospitality; professional services; medical services; art & culture; civic
	Oran Park (SWGA)	Everyday retail, professional services, civic, medical services, food and hospitality.
Local Centres	Mount Annan	Everyday retail; Professional services; Medical services
	Emerald Hills	Everyday retail; Medical services
	Gregory Hills (SWGA)	Everyday retail; medical services; professional services, food and hospitality
	Lowes Creek Maryland (SWGA)	Future local centre
Neighbourhood Centres (Large)	Spring Farm	Everyday retail; Medical services
	Harrington Park	Everyday retail; Professional services; Medical services
	Elderslie (Future)	Future everyday retail
	Gledswood Hills Entertainment Precinct (SWGA)	Specialty & everyday retail; food and hospitality
	Oran Park Southern Neighbourhood Centre (Future – SWGA)	Future everyday retail
Neighbourhood Centres (Small)	Currans Hill	Convenience retail
	Bringelly Village	
	Narellan Vale	
	Mount Annan South	
	Camden South	
	Cobbitty	

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Attachment 2



Table 5-1: Characterisation of Industrial Precincts

Industrial / Urban Services Precinct	Desired character
Smeaton Grange	Major industrial and employment precinct with high composition of population-serving businesses that also serves as a significant freight activity precinct.
Narellan (E4 General Industrial)	Industrial and employment precinct comprised of small local businesses with a large cluster of construction and trades-related, automotive, equipment wholesaling, equipment hire, gym/fitness and light manufacturing businesses.
Glenlee	Industrial and employment precinct suited to transport and logistics and heavy industrial uses including manufacturing.
Oran Park (SWGA)	Future industrial and employment precinct suited to transport and logistics, bulky goods and large format retail.
Gregory Hills (SWGA)	The precinct is separated into two distinct sub-precincts: the Gregory Hills Corporate Park (zoned E3 Productivity Support) north of Gregory Hills Drive and the Central Hills Business Park (zoned E3 Productivity Support and E4 General Industrial) to the south.
Narellan (E3 Productivity Support)	Transitional light industrial land in proximity to sensitive receivers
Narellan Business Park	Local service-oriented employment area suited to a mix of light industrial, business and urban services uses
Smeaton Grange	Transitional light industrial land in proximity to sensitive receivers
Little Street	Local service-oriented employment area also suited to light industries and industrial retail.
Ironbark Avenue	Local service-oriented employment area suited to commercial uses such as business, automotive and other urban services uses.

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Attachment 2



**Objectives**

1. To reinforce Council's centres hierarchy identified within the Camden Centres and Employment Land Strategy;
2. To create a hierarchy of successful, integrated and attractive retail centres;
3. To ensure new development complements the existing network of centres;
4. To provide certainty around the role and function of each centre, and guide infrastructure planning;
5. To provide network of centres with clear identities and complementary functions;
6. To ensure land uses are appropriate to the scale of the centre; and,
7. To ensure that development is compatible with the prevailing character and amenity of surrounding land.

**Controls**

1. The proposed development must support the role and desired character of the relevant centre within the centres hierarchy identified in this DCP, and established by the Camden Centres and Employment Lands Strategy and the Camden Local Strategic Planning Statement.
2. The proposed development must complement the existing network of centres and not adversely impact centres identified within the centres hierarchy with regard to their role, function, identity, character, and scale.

