

ORD01

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**SUBJECT: HOUSEKEEPING AMENDMENTS TO THE CAMDEN GROWTH AREAS, ORAN PARK AND TURNER ROAD DEVELOPMENT CONTROL PLANS**

**FROM:** Director Planning & Environment

**EDMS #:** 22/175768

### PURPOSE OF REPORT

The purpose of this report is to advise Council of proposed housekeeping and other amendments to the Camden Growth Areas, Oran Park and Turner Road Development Control Plans (Growth Centre DCPs), and to recommend the draft DCPs be placed on public exhibition.

The draft DCPs, including a summary of the proposed amendments, are provided **under separate cover**.

### BACKGROUND

In 2006, the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) was made.

In 2022, the Growth Centres SEPP was renamed State Environmental Planning Policy (Precincts - Western Parklands City) 2021 (Precincts SEPP). The Precincts SEPP provides the statutory planning controls to facilitate development across the South West Growth Area (SWGA).

Changes to the planning system and legislation have triggered the need for a housekeeping review of the Growth Centre DCPs. The aim of the review is to update the DCPs to reflect current State Government policy, correct anomalies, remove duplication, and provide clarification on controls.

The proposed amendments apply to the SWGA and exclude land under Camden Local Environmental Plan 2010 and Camden DCP 2019.

Councillors were briefed on the draft amendments to the Oran Park, Turner Road and Camden Growth Precincts DCPs on 29 March and 28 June 2022.

### **Applicable DCPs**

There are currently three Growth Centre DCPs that apply in the Camden LGA (as shown in **Figure 1**), including:

- Oran Park Development Control Plan (adopted in 2007 by the Department of Planning and Environment (DPE));
- Turner Road Development Control Plan (adopted in 2007 by the DPE); and
- Camden Growth Precincts Development Control Plan (adopted in 2013 by the DPE).

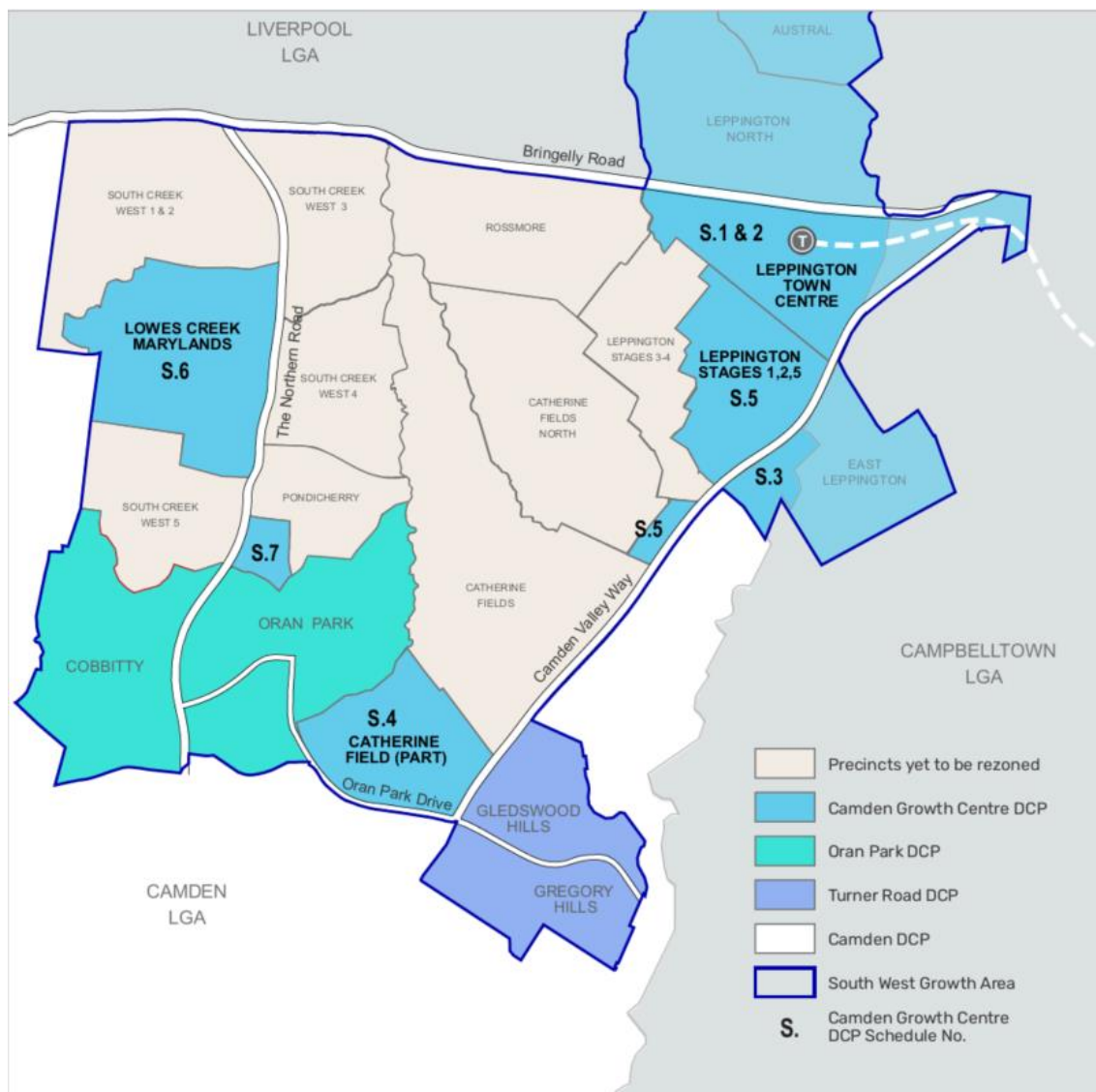


Figure 1: Growth Centres Precinct Status Map

The Growth Centre DCPs adopt different structures, making them less user-friendly.

### Housekeeping Review of the Growth Centre DCPs

Since the adoption of the Growth Centres DCPs, there have been a number of amendments as land within the SWGA has been rezoned, including the:

- Introduction of site-specific development controls (known as Part B in the Oran Park and Turner Road DCP); and
- Introduction of Schedules to the Camden Growth Precincts DCP as new precincts were rezoned (e.g. Lowes Creek Maryland, Leppington Precinct).

These changes are identified in each DCPs Table of Amendments.

## MAIN REPORT

The aim of the current review is to update the Growth Centres DCP to:

- Remove references to redundant legislation and repealed Council policies;
- Incorporate changes to state planning legislation;
- Include additional or amended controls to provide further clarification where required; and
- Incorporate improved useability and implement a consistent structure across the draft DCPs.

It is not proposed to make any significant changes to the application of the DCPs under this review. A list of the amendments is provided as an **attachment** to this report. A summary of the key amendments is provided below.

### **Council Policy Changes**

Since the DCPs were adopted, there have been several changes to Council policies. For example, the DCPs reference policies such as the 'Building in Salinity Prone Environments' and 'Environmental Noise Policy' which have been revoked or consolidated into other policies. It is proposed to incorporate the relevant requirements of the Environmental Noise Policy into the Growth Centre DCPs, consistent with the approach taken to the Camden DCP 2019.

Other changes include:

- Dedication of Riparian Corridors (Policy 1.18), consolidated to form the Dedication of Constrained Lands Policy (adopted 10 March 2020);
- Dedication of Land Burdened by Utility Easements (Policy 1.19), consolidated to form the Dedication of Constrained Lands Policy (adopted 10 March 2020); and
- Revised Management of Contaminated Lands Policy (adopted 9 November 2017).

### **Consolidation of State Environmental Planning Policies (SEPPS)**

On 1 March 2022, the DPE consolidated the number of SEPPs from 45 to 11. This has necessitated the need to update the DCPs to remove references to SEPP titles which are now superseded. The proposed amendments seek to update the references to the SEPPs to ensure they reflect the new titles.

### **Minor Changes to Controls**

It is proposed to amend some controls in the DCPs where required to provide greater clarity and assist with their application during the assessment of development applications.

A summary of the amendments to specific controls is provided below:

- Referencing the DPE *'Medium Density Housing Guidelines'* to ensure consistency of outcomes and align controls to state guidelines for attached dwellings/terraced housing, dual occupancies etc.;
- Incorporating controls for corner lots relating to lot depth, and controls for battle axe lots relating to dwelling entitlement;
- Aligning waste management controls with the Camden DCP 2019;
- Incorporating controls for tree planting consistent with the SEPP (Exempt and Complying Development Codes) 2008;
- Including Council's prescribed Tree and Landscaping Species list to align with the Camden DCP 2019;
- Clarifying the controls relating to odour assessments; and
- Updating the controls relating to acoustic assessments to align with the Camden DCP 2019.

#### Department of Planning and Environment (DPE)

In July 2021, the DPE rezoned the Lowes Creek Maryland Precinct and Leppington Precinct Stages 2 and 5 for urban development. The rezoning of these Precincts introduced minimum and maximum density ranges into the Precincts SEPP to guide density and align housing growth with infrastructure delivery. The introduction of these ranges has created translation issues with the residential density targets within Camden Growth Precincts DCP.

The Minimum Lot Size by Density Bands Table is located within clause 4.1 of both Appendices 2 and 5 of the Precincts SEPP, providing the principal development standards to control lot size and dwelling density.

To remove duplication between the Precincts SEPP and the DCPs, it is proposed to remove the Minimum Lot Size by Density Bands Table (Table 3-2 in the Camden Growth Centres DCP, Table 12 in Oran Park and Turner Road DCP). This approach is supported by the DPE.

#### **Improved User Friendliness and Consistent Structure**

A number of formatting changes are proposed, including the adoption of a new template across all three DCPs and associated schedules, with consistent font, text and colours. In addition, section names will be included in the footer for improved navigation.

The draft DCPs provided **under separate cover** show tracked changes of the proposed amendments. The draft DCPs will be formatted into the new template for public exhibition.

#### **FINANCIAL IMPLICATIONS**

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

## CONCLUSION

A housekeeping review of the draft Growth Centre DCPs has been undertaken to improve their user-friendliness and facilitate quality development outcomes. The review has resulted in proposed amendments that:

- Reflect updated State Government policy;
- Provide consistent structure;
- Correct anomalies;
- Remove duplication; and
- Propose new controls to provide clarification and deliver quality development outcomes.

It is recommended that Council endorse the draft DCPs 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 Growth Centres Precincts, Oran Park and Turner Road Development Control Plans;**
- ii. **exhibit the draft amendments to the Camden Growth Centres Precincts, Oran Park and Turner Road Development Control Plans;**
- iii. **notify the Department of Planning and Environment of the exhibition of the Camden Growth Centres Precincts, Oran Park and Turner Road Development Control Plans in accordance with the amended delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015;**
- iv. **at the conclusion of the public exhibition period:**
  - a. **if there are no unresolved submissions, grant delegation to the General Manager to adopt the DCP amendments in accordance with the amended delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; and**
  - b. **publicly notify the adoption of the DCP 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. Final Draft Housekeeping Amendment - Table of Changes
2. Final Draft Housekeeping Amendment - Oran Park DCP - under separate cover
3. Final Draft Housekeeping Amendment - Camden Growth Precincts DCP - under separate cover
4. Final Draft Housekeeping Amendment - Turner Road DCP - under separate cover

**ORD01**



# Minutes

## Ordinary Council Meeting

Camden Council  
Administration Centre  
70 Central Avenue  
Oran Park

12 July 2022



camden  
council

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**MEETING COMMENCED AT 6.30PM****PRESENT****In person:**

Cr Fedeli (Mayor/Chairperson)  
Cr A Cagney  
Cr C Cagney  
Cr Dommaraju  
Cr Farrow  
Cr McLean  
Cr Symkowiak  
Cr Zammit

**Remote:**

Cr Campbell

**STAFF**

General Manager  
Director Customer & Corporate Strategy  
Director Planning & Environment  
Director Community Assets  
Director Sport, Community & Activation  
Chief Financial Officer  
Manager Legal & Governance  
Manager Strategic Planning  
Manager Public Affairs  
Manager Economic Development & Activation  
Internal Audit Coordinator  
Senior Media & Communications Advisor  
Senior Governance Officer  
Assistant Governance Officer  
Governance Support Officer

**LEAVES OF ABSENCE**

There were no leaves of absence to be granted.

**APPROVAL TO ATTEND BY AUDIO-VISUAL LINK**

Motion: Moved Councillor C Cagney, Seconded Councillor McLean that Councillor Campbell's request to attend and participate in this Council meeting by audio-visual link be approved.

ORD92/22 THE MOTION ON BEING PUT WAS **CARRIED**.

Councillors A Cagney, C Cagney, Campbell, Dommaraju, Farrow, Fedeli, McLean, Symkowiak and Zammit voted in favour of the Motion.

No Councillors voted against the Motion.

**DECLARATIONS OF INTEREST**

There were no declarations to be noted.

**PUBLIC ADDRESSES**

There were no public addresses to be noted.

**CONFIRMATION OF MINUTES**

Motion: Moved Councillor C Cagney, Seconded Councillor Zammit that the Minutes of the Local Traffic Committee Meeting held 10 May 2022 and the Minutes of the Ordinary Council Meeting held 14 June 2022, copies of which have been circulated, be confirmed and adopted.

ORD93/22 THE MOTION ON BEING PUT WAS **CARRIED**.

Councillors A Cagney, C Cagney, Campbell, Dommaraju, Farrow, Fedeli, McLean, Symkowiak and Zammit voted in favour of the Motion.

No Councillors voted against the Motion.

**MAYORAL MINUTE – BOOTS N' BEATS**

Motion: Moved Councillor Fedeli that Council:

- i. endorse the \$11,900 raised at the event to be evenly distributed between the Big Yellow Umbrella, Mother Hubbard's Cupboard and Turning Point Camden; and
- ii. note the information and thank Council staff for organising this successful event.

ORD94/22 THE MOTION ON BEING PUT WAS **CARRIED**.

Councillors A Cagney, C Cagney, Campbell, Dommaraju, Farrow, Fedeli, McLean, Symkowiak and Zammit voted in favour of the Motion.

No Councillors voted against the Motion.

**MAYORAL MINUTE – RECENT FLOODING**

Motion: Moved Councillor Fedeli that this information be noted.

ORD95/22 THE MOTION ON BEING PUT WAS **CARRIED**.

Councillors A Cagney, C Cagney, Campbell, Dommaraju, Farrow, Fedeli, McLean, Symkowiak and Zammit voted in favour of the Motion.

No Councillors voted against the Motion.

**ORD01 HOUSEKEEPING AMENDMENTS TO THE CAMDEN GROWTH AREAS, ORAN PARK AND TURNER ROAD DEVELOPMENT CONTROL PLANS**

Motion: Moved Councillor C Cagney, Seconded Councillor Symkowiak that Council:

- i. endorse the draft amendments to the Camden Growth Centres Precincts, Oran Park and Turner Road Development Control Plans;

- ii. exhibit the draft amendments to the Camden Growth Centres Precincts, Oran Park and Turner Road Development Control Plans;
- iii. notify the Department of Planning and Environment of the exhibition of the Camden Growth Centres Precincts, Oran Park and Turner Road Development Control Plans in accordance with the amended delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015;
- iv. at the conclusion of the public exhibition period:
  - a. if there are no unresolved submissions, grant delegation to the General Manager to adopt the DCP amendments in accordance with the amended delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; and
  - b. publicly notify the adoption of the DCP 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.

ORD96/22 THE MOTION ON BEING PUT WAS **CARRIED**.

Councillors A Cagney, C Cagney, Campbell, Dommaraju, Farrow, Fedeli, McLean, Symkowiak and Zammit voted in favour of the Motion.

No Councillors voted against the Motion.

**ORD02 PUBLIC EXHIBITION – PAYMENT OF EXPENSES AND PROVISION OF FACILITIES TO THE MAYOR AND COUNCILLORS POLICY**

Motion: Moved Councillor Zammit, Seconded Councillor A Cagney that Council:

- i. endorse the draft Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy;
- ii. authorise the public exhibition of the draft Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy for a period of 28 days in accordance with section 253 of the *Local Government Act 1993*;
- iii. if no submissions are made, adopt the draft Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy effective from the day after the close of the exhibition period; or
- iv. if submissions are received, receive a further report following the exhibition period to consider submissions made and to adopt a final Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy; and
- v. following the adoption of a final Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy, receive a report on its operation in one year's time.

ORD97/22 THE MOTION ON BEING PUT WAS **CARRIED**.