
ORDINARY COUNCIL

ORD01

**SUBJECT: ORAN PARK PART B DCP AMENDMENT - ORAN PARK
EMPLOYMENT LANDS**

FROM: Director Planning and Environment

TRIM #: 19/54996

PROPERTY ADDRESS: 600C The Northern Road, Oran Park
PROPONENT: Greenfields Development Company No.2 Pty Ltd
OWNER: Leppington Pastoral Co Pty Ltd

PURPOSE OF REPORT

The purpose of this report is for Council to consider an amendment to the Oran Park Development Control Plan (DCP) to insert a new section for the Oran Park Employment Area (draft Part B DCP).

It is recommended that Council endorse the draft DCP amendment to be placed on public exhibition. A copy of the draft DCP amendment is provided as an **attachment** to this report.

BACKGROUND

The site is zoned IN1 General Industrial under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) and is known as the Oran Park Employment Area. The Oran Park DCP 2007 (the DCP) applies to the site. However, a DCP amendment is required as there are no specific controls in the DCP for the Employment Area.

The draft DCP for the Oran Park Employment Area was submitted to Council by Greenfields Development Company No.2 (the proponent) on 24 July 2018.

The site is located within the north-west portion of the Oran Park Precinct shaded blue in **Figure 1**. Irregular in shape, the site is bound by The Northern Road to the west, a future sub-arterial road known as Dick Johnson Drive to the south and future residential land to the east.

On 30 November 2018, the proponent advised Council of its intention to submit a Planning Proposal to increase the size of the Employment Area from 17 hectares to 27 hectares (approximately) (**Figure 2**). This Planning Proposal is expected to be submitted to Council shortly.

Councillors were briefed on this proposal on 12 March 2019.



Figure 1: Locality Map

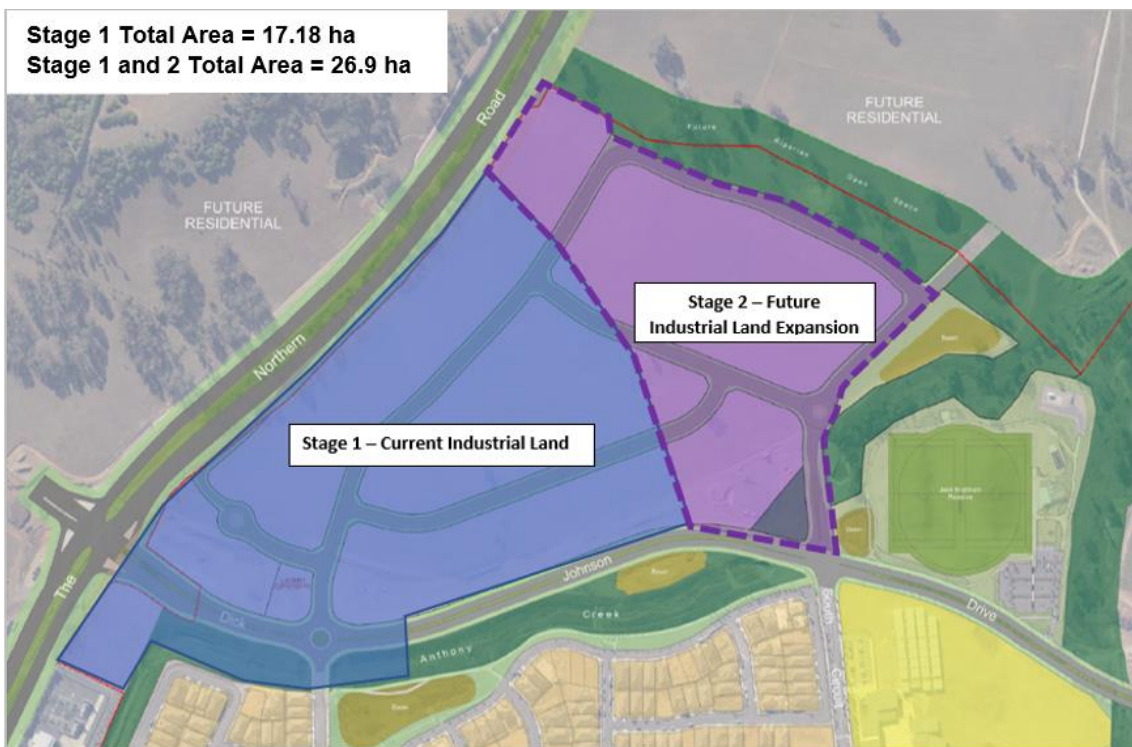


Figure 2: Expansion Concept Plan

MAIN REPORT

Overview of DCP Amendment

The draft DCP proposes a range of industrial, light industrial, warehouse and distribution uses, providing a range of employment generating development (as shown in **Figure 3**).

Key sites marked by a red asterisk in **Figure 3** have been identified within the south west portion of the Employment Area, specifically along the entry points of The Northern Road and Dick Johnson Drive. Highway-type uses such as service stations, take-away premises and emergency services are envisioned for these key sites.

The draft DCP also proposes to incorporate industrial retail outlets to service the convenience needs of the local workforce.



Figure 3: Indicative Structure Plan

Key Issues

Indicative Structure Plan and Proposed Land Uses

The draft DCP proposes an Indicative Structure Plan that seeks to locate more intensive industrial land uses (with higher potential for impacts on neighbouring uses) within the centre of the Employment Area (shaded purple in **Figure 3**). Less intensive uses will be located in the outer areas (shaded yellow in **Figure 3**).

As previously noted, the Employment Area will cater for a range of industrial, light industrial, and warehouse and distribution uses, with highway-type uses to be located

on the identified key sites. The draft DCP proposes to incorporate industrial retail uses to service the local workforce. The draft DCP references the Growth Centres SEPP, which prescribes development standards for industrial retail outlets.

In addition, future development applications would need to demonstrate how the proposed use will serve the day-to-day convenience needs of the workforce and community, how the proposed development is ancillary to the industrial use on the same allotment, and how it does not compromise the viability of local strategic and district centres.

Officer Comment

The Indicative Structure Plan is supported as the strategic location of more intensive industrial uses within the centre of the Employment Area will mitigate adverse amenity impacts on surrounding sensitive land uses. The range of land uses proposed are consistent with the Oran Park DCP and the Growth Centres SEPP.

The draft DCP acknowledges the provision of industrial retail outlets which will support the needs of the local workforce. It also provides controls that are consistent with the Growth Centres SEPP and regulates retail uses so they do not compromise local strategic and district centres.

Special Interface Areas

An objective of the draft DCP is to manage the interface areas to minimise amenity impacts on surrounding land uses. As shown in **Figure 3** the Employment Area has six key interfaces including:

- The Northern Road interface to the west (orange);
- Open space interface to the south-west (green);
- Key Sites to the south-west (red asterisk);
- Dick Johnson Drive interface to the south (blue);
- Residential interface to the east (green); and
- Internal street interface.

The draft DCP proposes specific design controls to manage these areas.

Officer Comment

- At The Northern Road interface, there is a focus on building articulation to avoid long expanses of blank walls and larger setbacks to accommodate landscaping. For the open space interface, there is also an emphasis on avoiding long blank walls and where practical, providing permeable fencing and landscaping to provide amenity to the adjacent open space area known as Anthony's Creek.
- For the identified key sites, the draft DCP includes specific building façade controls and reduced setbacks to allow the development to be built closer to the boundary.
- At the Dick Johnson Drive interface, the proposed controls require building articulation, landscaping to soften the built form and sufficient setbacks. The concept layout diagrams shown in **Figures 4 and 5** provide a guide to the controls whilst enabling flexible design options to accommodate different building and carpark layouts for future DAs.



Figure 4: Concept Layout 1 for Dick Johnson Drive Interface

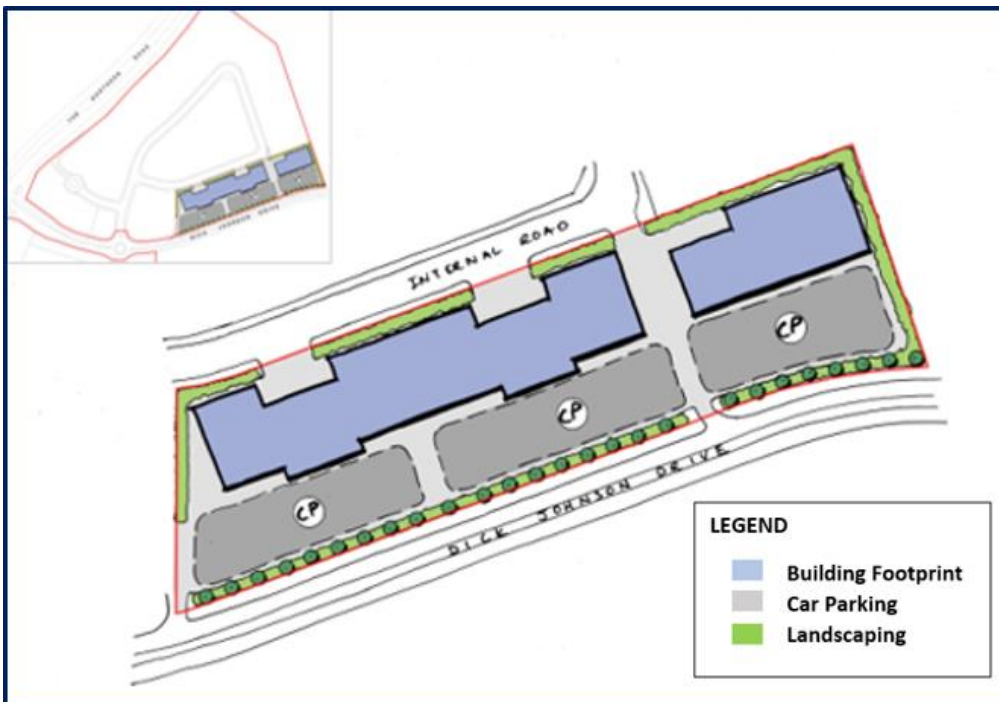


Figure 5: Concept Layout 2 for Dick Johnson Drive Interface

- For the residential interface, the draft DCP provides a combination of setback, height, landscaping and fencing controls to ensure future development has minimal impacts and is sympathetic to adjacent residential land. As previously mentioned, a future Planning Proposal will seek to rezone adjacent residential land to industrial land which, if supported, will eliminate the potential residential interface issues.

- For the internal interface, the proposed design controls focus on building design that enables passive surveillance to the street whilst ensuring services and utilities are appropriately designed to reduce visual dominance.

The proposed design controls are appropriate and will ensure that future development responds sensitively to the interface areas.

Built Form

To deliver built form of an appropriate bulk and scale which responds to site context, the draft DCP proposes the following:

Setbacks

The draft DCP proposes a front setback of 5 metres for development fronting The Northern Road. A front setback of 3 metres applies to development fronting Dick Johnson Drive to encourage active frontages especially on identified key sites.

Officer Comment

The proposed setbacks are considered suitable as they allow for adequate landscaping to enhance streetscape amenity. A larger setback is proposed for development fronting The Northern Road whilst, for development fronting Dick Johnson Drive, reduced setbacks are appropriate, particularly for identified key sites where development is envisioned to be built closer to the boundary to activate key entry points.

Height Transition

The draft DCP specifies a maximum building height of 15m for the 'Periphery Area' shaded yellow in **Figure 6**. This applies specifically to development fronting Dick Johnson Drive and The Northern Road. The draft DCP provides for building heights greater than 15m towards the 'Core Area' shaded blue in **Figure 6**.

For developments adjoining the residential interface, the draft DCP proposes a maximum building height of 9.5m to apply to the rear 10.5m portion of the industrial lot as shown in **Figure 7**.

Officer Comment

The proposed height transition is considered appropriate. The maximum building height of 15m along the periphery area as shown in **Figure 6** will help reduce the visual impact of the built form on Dick Johnson Drive and The Northern Road.

The proposed approach to consider heights greater than 15m for development within the core area as shown in **Figure 6** enables consideration of DAs involving higher structures. While this diverges from Part A of the Oran Park DCP, which previously specified a building height of 12m for all other development, this height control is considered reasonable given the underlying rationale.

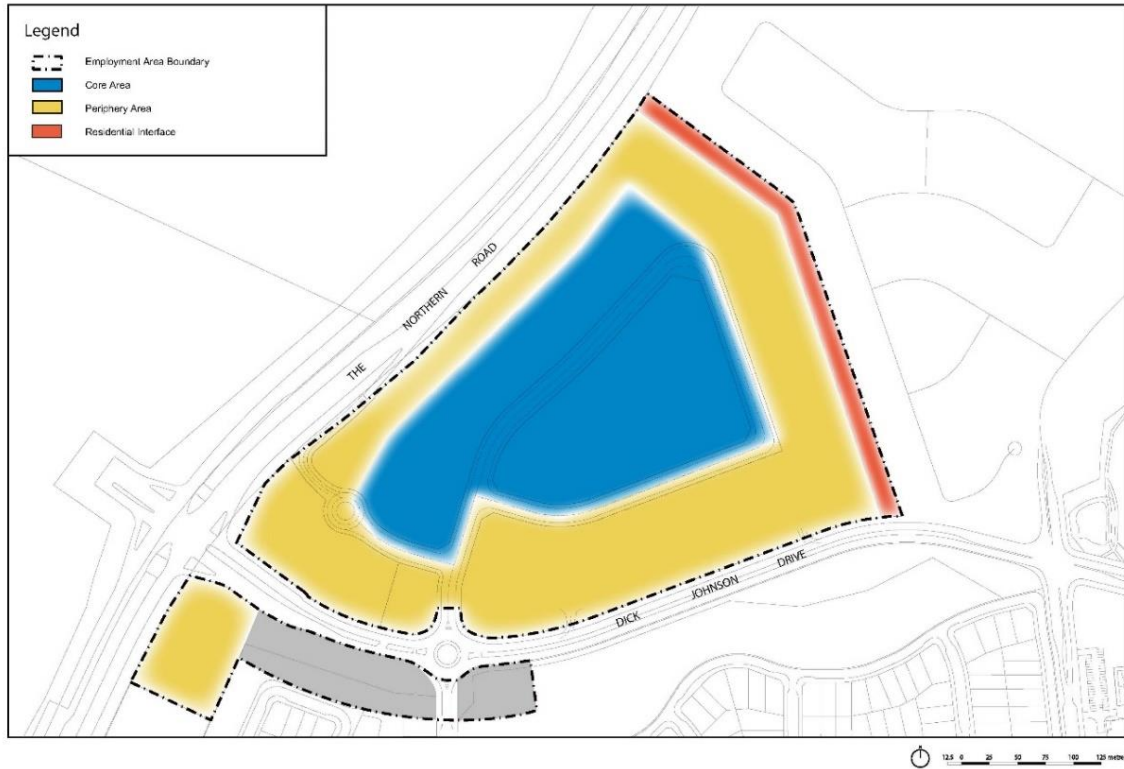


Figure 6: Employment Area Building Heights

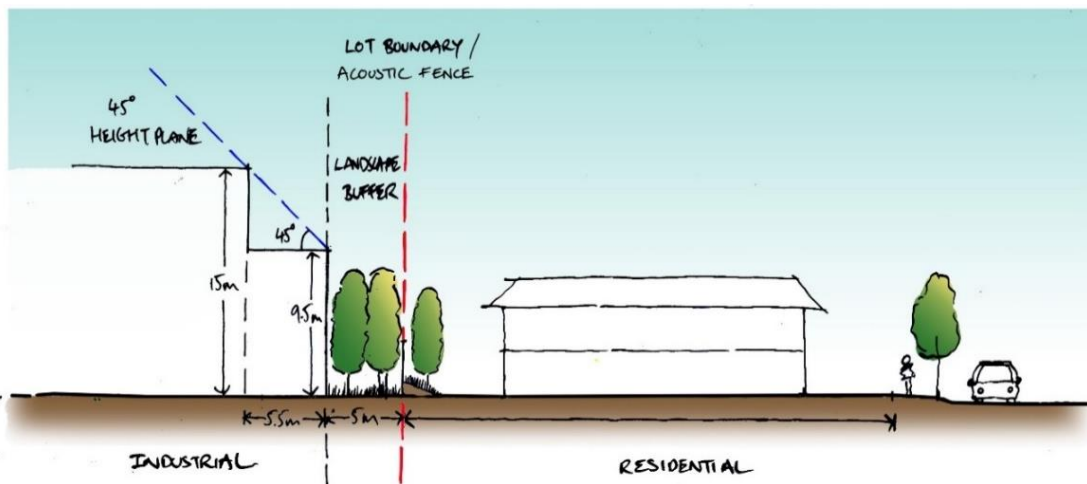


Figure 7: Built Form for Residential Interface

Access and Parking

Entry Points and Heavy Vehicle Access

The draft DCP proposes access points from Dick Johnson Drive and a dedicated slip lane off The Northern Road (left-in only). A traffic study was submitted with the proposal to support the location of the access points and overall road hierarchy.

Heavy vehicle access to the precinct from Dick Johnson Drive is proposed to be restricted to the slip lane via the Northern Road and the roundabout intersection on Dick Johnson Drive as indicated in **Figure 8** below. While the draft DCP also envisages left-in/left-out access from/to Dick Johnson Drive, the DCP prohibits direct access for heavy vehicles via this left-in/left-out.



Figure 8: Movement Network

Officer Comment

Council officers have reviewed the traffic study and support the proposed road hierarchy.

The proposal for two key access points is supported as it facilitates a clear road network for the Employment Area. The slip-lane via The Northern Road assists in separating employment-related and local residential-related traffic movements. As the proposal involves direct access from an arterial road, consultation with Roads and Maritime Services (RMS) is required and will be undertaken as part of the public exhibition process.

The draft DCP references Council's Engineering Specifications to ensure that road infrastructure within and accessing the Employment Area will be suitably designed to provide safe access and manoeuvring of heavy vehicles. The prohibition of direct heavy vehicle access via the left-in/left-out access from Dick Johnson Drive will also help to ensure traffic safety, given the proximity of the left-in/left-out intersection to a roundabout as shown in **Figure 8**.

It is noted that a further traffic report will be submitted as part of the future Planning Proposal. This will trigger a further review of traffic issues for the future industrial land expansion.

Movement Network

The draft DCP requires clear and legible access within the Employment Area for all users. A proposed pedestrian and cycle share path along Dick Johnson Drive will extend into the Employment Area, creating a loop of share path and footpath connections within the precinct as shown in **Figure 8**.

Officer Comment

The proposed share path and footpath connections within the Employment Area are supported as it enhances pedestrian amenity.

Parking

While the draft DCP allows for car parking to be provided forward of the building line, carparking is not to encroach on the front landscaped setback.

Officer Comment

The proposed location of parking forward of the building line is appropriate given the industrial context. Built form and landscaping controls aim to reduce the visual impact of car parking on the public domain and roadways.

Next Steps

Subject to Council endorsement, the draft DCP will be placed on public exhibition for 28 days, including consultation with the Department of Planning and Environment and RMS.

If no unresolved submissions are received during the exhibition period, the draft DCP amendment will be adopted. If unresolved submissions are received during the exhibition period, a further report to Council will be prepared.

FINANCIAL IMPLICATIONS

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

CONCLUSION

The proposed amendment to the Oran Park DCP seeks to insert a new Part B section for the Oran Park Employment Area (draft Part B DCP).

The draft Part B DCP, which outlines the vision and associated development controls for the Oran Park Employment Area, has demonstrated planning merit and is supported as it:

- provides an effective structure plan that positively responds to the site context;
- proposes controls that appropriately manage special interface areas;
- will deliver high quality built form; and
- addresses the provision of adequate parking and safe access throughout the Employment Area.

It is recommended that Council endorse the draft DCP amendment and that it be placed on public exhibition.

RECOMMENDED

That Council:

- i. endorse the draft amendment to the Oran Park DCP;**
- ii. exhibit the draft amendment to the Oran Park DCP for a period of 28 days in accordance with the provisions of the *Environmental Planning Assessment Act 1979* and Regulations;**
- iii. notify the Department of Planning and Environment of the exhibition of the draft amendment to the Oran Park DCP in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; and**
- iv. at the conclusion of the public exhibition period:**
 - a. if there are no unresolved submissions, adopt the DCP amendment in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; or**
 - b. if unresolved submissions are received, require a report to Council that outlines the results of the public exhibition.**

ATTACHMENTS

1. Part B DCP Employment Lands

Ordinary Council Resolution

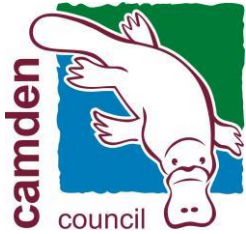
Resolution: Moved Councillor Fedeli, Seconded Councillor Symkowiak that Council:

- i. endorse the draft amendment to the Oran Park DCP;**
- ii. exhibit the draft amendment to the Oran Park DCP for a period of 28 days in accordance with the provisions of the *Environmental Planning Assessment Act 1979* and Regulations;**
- iii. notify the Department of Planning and Environment of the exhibition of the draft amendment to the Oran Park DCP in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; and**
- iv. at the conclusion of the public exhibition period:**
 - a. if there are no unresolved submissions, adopt the DCP amendment in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; or**

- b. if unresolved submissions are received, require a report to Council that outlines the results of the public exhibition.

ORD43/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, A Cagney and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)



Camden Council

Minutes

Ordinary Council Meeting
9 April 2019

Camden Council
Administration Centre
70 Central Avenue
Oran Park



ORDINARY COUNCIL

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MEETING COMMENCED AT 6.01PM

PRESENT

Cr Sidgreaves (Mayor/Chairperson), Cr A Cagney, Cr Campbell, Cr Fedeli, Cr Morrison, Cr Symkowiak.

STAFF

General Manager, Director Customer & Corporate Strategy, Director Planning & Environment, Director Community Assets, Director Sport, Community & Recreation, Chief Financial Officer, Chief People Officer, Acting Chief Information Officer, Manager Governance & Risk, Manager Corporate Performance & Customer Service, Manager Growth & Advocacy, Manager Development Certification, Manager Waste & Compliance, Manager Statutory Planning, Manager Strategic Planning, Manager Assets & Design Services, Manager Major Projects, Manager Civil, Construction & Maintenance, Manager Traffic, Depot & Building Services, Acting Manager Communications & Events, Acting Manager Community Development, Manager Sport, Recreation & Sustainability, Media Advisor, Team Leader Land Information Services, Senior Governance Officer, Governance Officer.

APOLOGIES

Resolution: Moved Councillor Symkowiak, Seconded Councillor A Cagney that Councillor C Cagney, Councillor Farrow and Councillor Mills be granted leave of absence.

ORD41/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, A Cagney and Morrison 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

Resolution: Moved Councillor A Cagney, Seconded Councillor Fedeli that the Minutes of the Ordinary Council Meeting held 26 March 2019, copies of which have been circulated, be confirmed and adopted.

ORD42/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, A Cagney and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD01 ORAN PARK PART B DCP AMENDMENT - ORAN PARK EMPLOYMENT LANDS

Resolution: Moved Councillor Fedeli, Seconded Councillor Symkowiak that Council:

- i. endorse the draft amendment to the Oran Park DCP;
- ii. exhibit the draft amendment to the Oran Park DCP for a period of 28 days in accordance with the provisions of the *Environmental Planning Assessment Act 1979* and Regulations;

- iii. notify the Department of Planning and Environment of the exhibition of the draft amendment to the Oran Park DCP in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; and
- iv. at the conclusion of the public exhibition period:
 - a. if there are no unresolved submissions, adopt the DCP amendment in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; or
 - b. if unresolved submissions are received, require a report to Council that outlines the results of the public exhibition.

ORD43/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, A Cagney and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD02 PUBLIC EXHIBITION OF THE DRAFT CODE OF MEETING PRACTICE

Resolution: Moved Councillor Campbell, Seconded Councillor Fedeli that Council:

- i. endorse the proposed draft Camden Code of Meeting Practice included as Attachment 3 to this report;
- ii. authorise the public exhibition of the draft Camden Code of Meeting Practice for a period of 28 days in accordance with Section 361 of the *Local Government Act 1993*, allowing 42 days after the date on which the draft Code is placed on public exhibition for submissions to be made to Council;
- iii. if no submissions are made, adopt the draft Code of Meeting Practice effective from the day after the close of the submission period; or
- iv. if submissions are made, Council be provided a further report following the exhibition period to consider submissions made and adopt a final Camden Code of Meeting Practice;
- v. implement webcasting of Council meetings as soon as practicable after 14 June 2019 but in any event by 14 December 2019;
- vi. write to the Office of Local Government to determine:
 - a. if and when guidance will be made available on the implementation of the Model Code of Meeting Practice, particularly webcasting; and
 - b. whether the State Government will consider protections for Councillors in line with the parliamentary privilege applying to members of the NSW Parliament.

ORD44/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, A Cagney and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)