

## APPENDIX G

### Orchard Hills North: Supporting Technical Documents

Appendix G18 - Translation of the proposed B2 zone to the new  
Employment Zone reforms project

## Translation of the proposed B2 zone to the new Employment Zone reforms project

Changes being proposed under the Department of Planning and Environment's (DPE) Employment Zones Reform will apply to the site, should part of Area A be supported for rezoning to B2 Local Centre under Penrith Local Environmental Plan 2010 (LEP 2010).

As part of the proposed broader translation for LEP 2010, all permissible land uses under the existing B2 zone are proposed to be translated to the new E1 Local Centre zone, except for 'Registered clubs' and 'Restricted premises'. This is because the new E1 zone is proposed to apply to both existing B1 Neighbourhood Centre and B2 Local Centre zones, and Registered clubs and Restricted premises in many of these locations have the potential to result in land use conflicts with surrounding residential uses. Registered clubs and Restricted premises are therefore proposed to be prohibited in the E1 zone.

There are five additional land uses proposed as permissible with consent in the E1 zone that are not currently permissible under the existing B2 zone. Three of these land uses are mandated as permissible within the E1 zone and include 'Amusement centres', 'Local distribution premises' and 'Veterinary hospitals'. While the remaining two land uses – 'Environmental protection works' and 'Health consulting rooms' - are not mandated, they are currently permissible with consent in the existing B1 zone and proposed to be included as permissible in the E1 zone as part of the translation.

While the strategic intent of the E1 zone is similar to that of the B2 zone, the E1 zone objectives are proposed to differ from the B2 zone objectives. The similarities and differences are shown in the table below. Four of the E1 zone objectives are mandated.

The following pages present a table comparing the B2 and E1 zones (objectives, permitted and prohibited uses).

Existing Zone: B2 Local Centre	Proposed Zone: E1 Local Centre
<p><b>1. Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</li> <li>• To encourage employment opportunities in accessible locations.</li> <li>• To maximise public transport patronage and encourage walking and cycling.</li> <li>• To provide retail facilities for the local community commensurate with the centre's role in the local and regional retail hierarchy.</li> <li>• To ensure that future housing does not detract from the economic and employment functions of a centre.</li> <li>• To ensure that development reflects the desired future character and dwelling densities of the area.</li> </ul>	<p><b>1. Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.</li> <li>• To encourage investment in local commercial development that generates employment opportunities and economic growth.</li> <li>• To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.</li> <li>• To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</li> <li>• To provide retail facilities for the local community commensurate with the centre's role in the local and regional retail hierarchy.</li> <li>• To create opportunities to improve the public domain and encourage the integration of centres with public transport and pedestrian networks.</li> <li>• To promote development that is of a size and scale that is appropriate to meet local needs and does not adversely affect the amenity or character of the surrounding residential neighbourhood.</li> </ul>
<p><b>2. Permitted without consent</b> Home occupations</p>	<p><b>2. Permitted without consent</b> Home occupations</p>
<p><b>3. Permitted with consent</b> Boarding houses Building identification signs Business identification signs Car parks Centre-based child care facilities Commercial premises Community facilities Educational establishments Entertainment facilities Flood mitigation works Function centres Home businesses Home industries Information and education facilities Medical centres Oyster aquaculture Passenger transport facilities</p>	<p><b>3. Permitted with consent</b> Amusement centres Boarding houses Building identification signs Business identification signs Car parks Centre-based child care facilities Commercial premises Community facilities Educational establishments Entertainment facilities Environmental protection works Flood mitigation works Function centres Health consulting rooms Home businesses Home industries Hotel or motel accommodation Information and education facilities</p>

Existing Zone: B2 Local Centre	Proposed Zone: E1 Local Centre
Places of public worship Public administration buildings Recreation areas Recreation facilities (indoor) Registered clubs Respite day care centres Restricted premises Roads Service stations Shop top housing Tank-based aquaculture Tourist and visitor accommodation	Local distribution premises Medical centres Oyster aquaculture Passenger transport facilities Places of public worship Public administration buildings Recreation areas Recreation facilities (indoor) Respite day care centres Roads Service stations Shop top housing Tank-based aquaculture Tourist and visitor accommodation Veterinary hospitals
<b>4. Prohibited</b> Pond-based aquaculture Any other development not specified in item 2 or 3	<b>4. Prohibited</b> Any other development not specified in item 2 or 3