



Zone R2 Low Density Residential

Recommendation:

- Endorse draft land use table for Zone R2 Low Density Residential for inclusion in new Cumberland Local Environmental Plan

Standard
Instrument
LEP content

Additional
Auburn LEP
content

Additional
Holroyd LEP
content

Additional
Parramatta
LEP content

Common to all
'Cumberland'
LEPs

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents
- To allow residents to carry out a range of activities from their homes while maintaining neighbourhood amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments (also in ALEP); Emergency services facilities (also in ALEP); **Environmental facilities**; Flood mitigation works; Hospitals; Public administration buildings; Environmental protection works; Exhibition homes; Exhibition villages(also in PLEP); Group homes; Health consulting rooms; Home-based child care (also in ALEP); Home businesses; Home industries; Hostel (also in PLEP); **Neighbourhood shops** (also in PLEP); Oyster aquaculture; ~~Place of public worship (also in ALEP)~~; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor) (also in ALEP); Recreation facilities (outdoor) (also in ALEP); Respite day care centres; Roads; Seniors housing (also in ALEP); **Semi-detached dwellings** (also in HLEP); Water recycling facilities (also in ALEP); Tank-based aquaculture;



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4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; **Environmental facilities**(also in HLEP); Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Places of Public Worship, Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies; **Any other development not specified in item 2 or 3 (also in PLEP);**