



Zone R3 Medium Density Residential

Recommendation:

- Endorse draft land use table for Zone R3 Medium Density Residential for inclusion in new Cumberland Local Environmental Plan

Zone R3 Medium Density Residential

Standard
Instrument
LEP content

Additional
Auburn LEP
content

Additional
Holroyd LEP
content

Additional
Parramatta
LEP content

Common to all
'Cumberland'
LEPs

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment

2 Permitted without consent

Home occupations (also in PLEP)

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; 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; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Home-based child care (also in ALEP); Home businesses; Home industries (also in ALEP); Hostels (also in PLEP); Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor) (also in ALEP); Recreation facilities (outdoor) (also in ALEP); Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recycling facilities (also in ALEP)



Zone R3 Medium Density Residential

Recommendation:

- Endorse draft land use table for Zone R3 Medium Density Residential for inclusion in new Cumberland Local Environmental Plan

Zone R3 Medium Density Residential

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); **Exhibition villages**; 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**(also in HLEP); Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; **Pond-based aquaculture**; 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 development not specified in item 2 or 3 (also in PLEP)**;

Standard
Instrument
LEP content

Additional
Auburn LEP
content

Additional
Holroyd LEP
content

Additional
Parramatta
LEP content

Common to all
'Cumberland'
LEPs