



Zone R4 High Density Residential

Recommendation:

- Endorse draft land use table for Zone R4 High Density Residential for inclusion in new Cumberland Local Environmental Plan

Zone R4 High 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 high density residential environment.
- To provide a variety of housing types within a high 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 (also in PLEP*); Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (also in ALEP); Dwelling houses (also in ALEP); Educational establishments (also in ALEP); Emergency services facilities (also in ALEP); Environmental facilities; Environmental protection works; Exhibition homes (also in PLEP); Flood mitigation works; Home-based child care (also in ALEP); Home businesses; Home industries (also in ALEP); Hostels; Hotel or motel accommodation; Information and education facilities; Kiosks (also in ALEP); Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings (also in ALEP); Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings (also in PLEP); Seniors housing; Shop top housing; Water recycling facilities (also in ALEP); Any other development not specified in Item 2 or 4



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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); 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; **Tank-based aquaculture**; 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