



# Zone B4 Mixed Use

## Recommendation:

- Endorse draft land use table for Zone B4 Mixed Use 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 B4 Mixed Use

### 1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Backpackers' accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels(also in HLEP); Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Office premises; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Retail premises; Roads; Self-storage units; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4;



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### 4 Prohibited

Agriculture; Air transport facilities; **Airstrips**(also in PLEP); **Amusement centres**; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps(\*); Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; **Correctional centres**; Crematoria; Depots; **Dual occupancies**; **Dwelling houses**; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; **Helipads**(\*); Highway service centres; **Home industries**; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; **Industries**(also in ALEP); **Jetties**; Marinas; Mooring pens; Moorings; **Mortuaries**(also in PLEP); Open cut mining; Places of public worship; Pond-based aquaculture; Recreation facilities (major); **Recreation facilities (outdoor)**; Research stations; Residential accommodation; Resource recovery facilities; Rural industries; **Service stations**; **Sewerage systems**(also in PLEP); Sewage treatment plants; ~~Sex services premises~~; Storage premises; **Tourist and visitor accommodation**; Transport depots; **Truck depots**(also in PLEP); Vehicle body repair workshops(also in PLEP); **Vehicle repair stations**; **Warehouse or distribution centres**(also in PLEP); Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies