



14 March 2008

Our ref: RJC:LR/07177A

The General Manager
Lane Cove Council
48 Longueville Road
LANE COVE NSW 2066
Email: dlep2007@lanecove.nsw.gov.au

Dear Sir,

**re: Lane Cove Draft Local Environmental Plan 2007
Draft LEP 2007 Submission – SU3128**

We have been asked by Murlan Consulting Pty Ltd on behalf of Waterbrook at Greenwich Pty Ltd, the owners of No's 1-8 Nield Avenue, Greenwich, to prepare this submission to the exhibition of Lane Cove Draft Local Environmental Plan 2007 in relation to two adjacent large amalgamated land parcels at Greenwich: one accommodating the newly constructed self-care seniors living apartments complex known as "Waterbrook Greenwich" and referred to herein as "Greenwich Stage 1", the other comprising 10 separate residential lots in Nield Avenue (referred to herein as "the Nield Avenue site") which is proposed to be developed as a hospital.

Our submission is provided below.

1. Land to which the submission relates

The location of the two land parcels referred to above is illustrated on Figures 1, 2 and 3, attached hereto. The two amalgamated parcels comprise:-

In the case of the site identified as "Greenwich Stage 1" on Figure 2:-

- Lot 201 in DP 1120727, which is the consolidation of Lots 12 and 13 in DP 23527, Lot 2 in DP 7589, and Lot 2 in DP 865710.

In relation to the land identified on Figure 2 as "The Site":-

- Lot 1, DP 26707 (No. 1 Nield Avenue);

- Lot 2, DP 26707 (No. 2 Nield Avenue);
- Lot 3, DP 26707 (No. 3 Nield Avenue);
- Lot 41, DP 555753 (No. 4A Nield Avenue);
- Lot 42, DP 555753 (No. 4B Nield Avenue);
- Lot 5, DP 26707 (No. 5 Nield Avenue);
- Lot 6, DP 26707 (No. 6 Nield Avenue);
- Lot 7, DP 25707 (No. 7 Nield Avenue);
- Lot 1, DP 535088 (No. 7A Nield Avenue);
- Lot 8, DP 397302 (No. 8 Nield Avenue); and
- Part of the Nield Avenue Road Reserve and the pedestrian pathway leading to Morven Gardens.

2. Existing development and current proposals

Greenwich Stage 1, accommodates “Waterbrook Greenwich” which has just been completed. It is a self-care seniors living retirement village on a site of 13,100m² which comprises 79 apartments and a wide range of high-quality communal facilities. It was approved in September 2004 and completed in February 2008. It has a floor space ratio of 1.012:1 and a maximum height of around 15 metres.

The Nield Avenue site has an area of approximately 7,570m² and accommodates a variety of one, two or three-storey dwellings with associated car parking, driveways and garages, all accessed from Nield Avenue.

The Nield Avenue site was the subject of a DA lodged with Lane Cove Council in February 2007 for a residential care facility, pursuant to the relevant requirements of SEPP (Seniors Living) 2004. As part and parcel of this DA, the proponent, Waterbrook at Greenwich Pty Ltd, proposed to acquire land from Lane Cove Council (ie. the land comprised within the western part of Nield Avenue and the pathway through to Morven Gardens). Numerous discussions took place between representatives of the proponent and of Lane Cove Council in relation to the DA and in particular to the existing land use and development controls in Lane Cove LEP 1987. The DA was withdrawn in August 2007.

Subsequently, the proponent has refined the specifics of the project and it now clearly falls within the definition of a hospital in the Major Projects SEPP. In late 2007, the proponent discussed the revised project with representatives of Lane Cove Council, who expressed general support both for the project and for it being assessed pursuant to the Part 3A regime. An Environmental Assessment report is presently being prepared in response to the Director-General’s Environmental Assessment Requirements.

An agreement has been finalised between the proponent and Lane Cove Council as to the closure of the western section of Nield Avenue and the transfer of ownership of the closed road (and of the public pathway leading through to Morven Gardens) to interests associated with the proponent.

3. Ownership

Greenwich Stage 1 is owned by Waterbrook at Greenwich Pty Ltd. The Nield Avenue site is predominantly owned by Waterbrook at Greenwich Pty Ltd but is also part-owned by Lane Cove Council.

4. Inner North Subregion Draft Subregional Strategy

Both Greenwich Stage 1 and the Nield Avenue site are located within the St Leonards “Specialised Centre”, as defined in the Inner North Subregion Draft Subregional Strategy issued by the NSW Department of Planning. (See Figures 4 and 5.)

As stated on page 4 of the Inner North Subregion Draft Subregional Strategy:-

“Subregional planning is an intermediate step in translating the Metropolitan Strategy to a local level, and recognises that some issues extend beyond local government boundaries and require a ‘subregional’ approach. The draft subregional strategies act as a broad framework for the long-term development of the area, guiding development, investment and linking local and state planning issues. They also provide the detail required to guide the preparation of Principal Local Environmental Plans (LEP’s), which is the key legislation that links local council and state government in land use planning for each Local Government Area (LGA).”

Key directions identified for the Inner North Subregion Draft Subregional Strategy are as follows:-

1. Strengthen the global economic corridor – North Sydney to Macquarie Park;
2. Reinforce the subregion’s knowledge assets;
3. Protect strategic employment lands;
4. Improve housing choice and create sustainable and liveable communities;
5. Encourage use of public transport;
6. Protect and promote the harbour and bushland setting.

The Inner North Subregion Draft Subregional Strategy is intended to guide the preparation of new Principal Local Environmental Plans, including Draft Lane Cove Local Environmental Plan 2007. The new LEP’s are to reflect the strategic planning objectives of their region,

which in the case of Sydney, is outlined in “City of Cities”, released in 2005. As stated on page 15 of the Inner North Subregion Draft Subregional Strategy:-

“(The Draft Inner North Subregion Draft Subregional Strategy) acts as a framework for local councils in their preparation of new Principal LEP’s. Local councils will be required to ensure their new Principal LEP’s are consistent with the Subregional Strategies. In the Inner North Subregion, Mosman, North Sydney, Ryde, Willoughby and Lane Cove Councils are scheduled to complete their new Principal LEP by 2009, and Hunters Hill Council by 2011.”

The “Specialised Centre” classification attributed to St Leonards, as depicted on Figures 4 and 5, is one of four strategic centres classifications in the Metropolitan Strategy, the other classifications being:-

- Global Sydney;
- Regional Cities; and
- Major Centres.

Specialised Centres denote areas of high-value economic activity. They are areas which contain major infrastructure, in the case of St Leonards, the Royal North Shore Hospital, North Shore Private Hospital, Northern Sydney Institute of TAFE, and a wide array of business activities which together perform a vital economic and employment role which generate metropolitan-wide benefits.

In relation to the St Leonards Specialised Centre, the Inner North Subregion Draft Subregional Strategy states at page 42:-

*“St Leonards has evolved as a Specialised Centre due to the regional-scale health and education campuses of the **Royal North Shore Hospital**, and **North Sydney College** (part of TAFE NSW – Northern Sydney Institute). These assets complement the Centre’s existing commercial office space which makes it the third ranked suburban office market in Sydney.*

This Centre has experienced a recent surge in high-rise, mixed use development near the station, which benefits from good public transport and the high amenity of the surrounding area, including the Willoughby Road restaurant strip/night economy at Crows Nest.

The Centre is split between three Local Government Areas – North Sydney, Willoughby and Lane Cove Councils – which have prepared a strategy to strengthen St Leonards’ economic role. The strategy identifies opportunities for St Leonards to attract businesses related to medical research and development and allied health fields.

A program is underway for expansion of the Royal North Shore Hospital, which acts as the major tertiary hospital for the wider Northern Sydney region. This has been declared as a State-significant site under the Major Project

SEPP. An employment capacity target of 8,200 has been established for St Leonards, potentially bringing total employment in the Centre to 33,300 by 2031.”

Strategy B2, on page 52 of the Inner North Subregion Draft Subregional Strategy is:-

“B2. Increase densities in centres whilst improving liveability”

The substrategy or action identified to achieve this strategy includes:-

“B2.1 Plan for housing in centres consistent with their employment role.”

The Strategy, essentially, is to increase residential densities close to nominated centres, to make these places more vibrant and provide much needed housing choice for the ageing and changing population. The current proposal for the Nield Avenue site is entirely consistent with this Strategy. It will increase the supply of high-care hospital accommodation available for the aged, frail and disabled, commensurately reducing the demand for such services on the public hospital system.

5. Existing zoning and development controls

5.1 Existing zoning

The zoning of the two properties is illustrated on Figure 6a. Greenwich Stage 1 is predominantly zoned Special Uses 5(a) Children’s Home, within which the Waterbrook Greenwich development was (and remains) permissible with consent pursuant to the relevant provisions of SEPP 5. The Nield Avenue site is zoned Residential 2(b1). Figure 6b illustrates not only the existing zoning pursuant to Lane Cove LEP 1987, but also zonings pursuant to Willoughby LEP 1995, which applies to land on the eastern side of the Pacific Highway. It will be noted that industrial and special use zonings presently predominate.

5.2 Existing zone objectives and development controls

5.2.1 Zone objectives

The objectives of the Special Uses 5(a) zone are to identify the need for and to provide for adequate and efficient utility services and community facilities.

The objectives of the Residential 2(b1) zone are as follows:-

- “(a) to provide for townhouses or villa home development which will maintain the existing street character, and*
- (b) to provide for residential development which will be sympathetic to the neighbourhood in relation to setbacks, building mass and style, views, dwelling colour, landscaping, and the provision of off-street car parking and with minimum overshadowing of neighbouring development, and*

- (c) *to ensure other forms of buildings permitted are of a lesser scale than the townhouse development, and*
- (d) *to encourage the erection of buildings that are designed in response to the characteristics of the site and locality.”*

5.2.2 Permissible uses

In the Special Uses 5(a) Children's Home zone, a children's home, drains, earthworks, open space, roads and utility installation (other than gas holders or generating works) are permissible with consent.

In the Residential 2(b1) zone, the following purposes are permissible with consent:-

“Bed and breakfast establishments; child care centres; community facilities; drainage; dwelling-houses; dwellings used in conjunction with shops referred to in Schedule 1; earthworks; educational establishments; exhibition homes; family day care services; home industries; home occupations; home-based child care services; hospitals; places of public worship; professional consulting rooms; roads; shops referred to in Schedule 1; townhouses; utility installations (other than gas holders or generating works); villa homes.”

5.2.3 Development controls

There are no development controls in Lane Cove LEP 1987 applicable to the 5(a) zone. The only development controls applicable to the 2(b1) zone apply to villa homes and townhouses in respect of which the maximum FSR achievable is 0.4:1 and 0.5:1 respectively, and the total number of dwellings permissible on the land is one per 350m² of site area in relation to villas and one per 300m² of site area in relation to townhouses.

“Gross floor area” for the purpose of determining floor space ratio pursuant to the existing LEP is defined to mean as follows:-

“gross floor area means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400 millimetres above each floor level excluding:

- (i) *columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external wall,*
- (ii) *lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts,*
- (iii) *car-parking needed to meet any requirements of the council and any internal access thereto,*
- (iv) *space for the loading and unloading of goods.”*

It is relevant to note that the definition of gross floor area is to be changed in the Draft Lane Cove Local Environmental Plan 2007 (see Section 6.2.3 for details).

6. Proposed zoning and development controls

6.1 Proposed zoning

A new Principal LEP has been prepared by Lane Cove Council in line with the LEP framework introduced by the Department of Planning to standardise the state's local planning system. It has been placed on exhibition until 14 March 2008 and is known as Draft Lane Cove Local Environmental Plan 2007 ("the Draft LEP").

As illustrated on Figure 7, Greenwich Stage 1 is predominantly to be zoned "R4 High Density Residential" under the Draft LEP. However, the properties formerly known as No's 41 and 47 Wisdom Road which are part of the consolidated Greenwich Stage 1 site are proposed to be zoned R2 Low Density Residential. The Nield Avenue site and that part of Morven Gardens between Greenwich Stage 1 and the Nield Avenue site is also to be zoned R4 High Density Residential.

The proposed zoning is supported subject to an adjustment to the draft Zoning Map to encompass the two residential properties formerly known as No's 41 and 47 Wisdom Road within the R4 High Density Residential zone. There is no logical basis for them to be excluded from that zone given that they form part of Greenwich Stage 1.

6.2 Zone objectives and development controls

6.2.1 Zone objectives

The proposed R4 High Density Residential zone is intended:-

- *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."*

6.2.2 Permissible uses

Uses permissible with consent in the R4 High Density Residential zone are as follows:-

"Bed and breakfast accommodation, Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Demolition; Drainage; Earthworks; Educational establishments; Group homes; Health consulting rooms; Home businesses; Home industries; Hospitals; Hotel accommodation; Multi dwelling housing; Neighbourhood shops; Places of

public worship; Residential flat buildings; Roads; Seniors housing; Shop top housing; Utility installations.”

This range of land uses is supported.

6.2.3 Proposed development controls

Proposed height control

Pursuant to the provisions of the Draft Lane Cove LEP 2007, all of the Greenwich Stage 1 site is within Area J on the draft Height Map, which is subject to a 9.5 metre height limit (see Figure 8). All of the Nield Avenue site is within Area M on the Height Map, which is subject to a 12 metre height limit (also see Figure 8).

Our comments on these proposed height limits are set out in Section 7 of this submission. However, it is clear that the proposed height control of 9.5 metres for Greenwich Stage 1 is inappropriate given that the recently completed development on that site already has a maximum height of around 15 metres. Furthermore, the 12 metre height limit to be applied to the Nield Avenue site is overly restrictive for such a large amalgamated site located adjacent to sites fronting the Pacific Highway which already accommodate buildings in excess of 12 metres in height. Greater flexibility is required in relation to the building height limit on the Nield Avenue site.

We note that “building height” is defined as follows:-

*“**building height** (or **height of building**) means the vertical distance between ground level (existing) at any point to highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.”*

The key reference in the above definition is “to the highest point of the building” as opposed to the uppermost ceiling level. Again, this warrants a height limit greater than the 12 metres nominated in the Draft LEP.

Floor space ratio

The Greenwich Stage 1 site, with the exception of No’s 41 and 47 Wisdom Road, is identified within Area H on the Floor Space Ratio Map and is thus subject to an 0.7:1 floor space ratio limit (see Figure 9). No’s 41 and 47 Wisdom Road are within Area 1 which is subject to an 0.5:1 floor space ratio limit (also see Figure 9). The recently completed Waterbrook Greenwich on the Greenwich Stage 1 site has a floor space ratio of just over 1.0:1. The proposed control is therefore inappropriate.

The Nield Avenue site is identified on the FSR Map within Area P, which is to be subject to a 1.2:1 floor space ratio limit (also see Figure 9). This is considered to be insufficient to achieve the high-quality hospital outcome now proposed.

Our comments on the proposed floor space ratio limit are set out in Section 7 of this submission.

We note that “gross floor area” is defined as follows in the Draft LEP:-

“gross floor area means the sum of the floor area of each storey of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine within the storey, and
- (b) habitable rooms in a basement, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.”

It should be noted that this differs from the existing definition of gross floor area, presently applicable through the relevant provisions of Lane Cove LEP 1987.

7. Submission

7.1 Proposed zoning

The proposed zoning of both of the large amalgamated land parcels to which this submission relates, as R4 High Density Residential, is supported. Council is requested to adjust the Draft LEP Zoning Map to encompass No's 41 and 47 Wisdom Road, such properties already forming part of the constructed Waterbrook Greenwich development, into the R4 High Density Residential zone. These Wisdom Road properties have now been consolidated into 212 Pacific Highway to form one lot, being Lot 2 in DP 1120727.

7.2 Proposed zone objectives

The third bullet point under the heading “Objectives” for the R4 High Density Residential zone states:-

“To enable other land uses that provide facilities or services to meet the day to day needs of residents.”

However, various land uses which are permissible with consent would be unlikely to wholly satisfy this objective, for example: bed and breakfast accommodation, educational establishments, hotel accommodation, hospitals, and places of public worship. These land uses will meet the needs of people other than residents. This objective should therefore be supplemented with the following additional words:-

“and of the community”

7.3 Proposed Height and FSR limits

7.3.1 The draft controls should better reflect the Inner North Subregion Draft Subregional Strategy

We note that as part of Council’s “Infopack” for the Draft LEP, there is a map identifying amendments to LEP 1987. Greenwich Stage 1 is identified as “49”. Note 49 describes the proposed zoning change from Special Uses 5(a) to R4 High Density Residential and states:-

“confirms scale of current development consent”.

The Nield Avenue site is identified as “50”. Note 50 describes the proposed zoning change from Residential 2(b1) to R4 High Density Residential and states:-

“Relates to flats character on Pacific Highway, 7-15 Bellevue Avenue and Seniors Living at Waterbrook Stage 1”.

On the “Summary of Amendments” map, although a radius of 400 metres is identified from the Lane Cove and Burns Road centres, no 1.0 kilometre radius (nor indeed, any radius) is identified at St Leonards as is depicted on the Specialised Centres Map in the Inner North Subregion Draft Subregional Strategy. Within the 1.0 kilometre radius it might be expected that development to higher intensities would be promoted and encouraged. Whilst we understand the Department of Planning is promoting and encouraging higher intensity development within 400 metres of St Leonards Centre, there is a reasonable and sound planning argument for increasing intensity in general proximity to such centres, and not just within a 400 metre radius for that centre.

In our respectful submission, Council should give further consideration to increasing land use intensities within the 1.0 kilometre radius of St Leonards as appears to be intended by the Inner North Subregion Draft Subregional Strategy.

It is readily apparent from the Inner North Subregion Draft Subregional Strategy (see Section 4) that specialised centres such as St Leonards denote high-value economic activity. They

are areas which contain major infrastructure, and a wide array of business activities which together perform a vital economic and employment role which generate metropolitan-wide benefits.

In this context, the Draft LEP should make specific provision for greater development intensities than are provided elsewhere. This increased development flexibility should, in particular, apply to large amalgamated properties, such as the Nield Avenue site.

7.3.2 The proposed controls fail to adequately reflect the height and FSR of existing development, and thus do not encourage/promote redevelopment within the St Leonards Specialised Centre 1.0 kilometre radius

In relation to Greenwich Stage 1, the recently completed development, which by any measure has an appropriate 'fit' within the neighbourhood, has a maximum height as defined in the Draft LEP of around 15 metres, yet the proposed height limit is only 9.5 metres. The proposed height should at least reflect the actual height of this recently completed high-quality development. We therefore request that the height map should be modified to indicate a height limit of 15 metres for Greenwich Stage 1.

In relation to neighbouring development, the proposed height limit of 12 metres (measured from existing ground level to the topmost part of the building) applying to all of the neighbouring properties along the Pacific Highway is already exceeded on various properties including on No. 194, No's 200-204 and No. 206, the first two of which adjoin the Nield Avenue site. Building heights on these properties are in excess of 15 metres (see Figure 10).

The floor space ratio of 0.75:1 proposed to be applied to adjoining properties along the Pacific Highway is also already exceeded on various properties including No. 194 (around 2.08:1), No's 200-204 (around 1.38:1), and No. 206 (around 1.23:1) (see Figure 11).

Council should revisit these proposed height and FSR controls applying to neighbouring land to better reflect their existing development intensities. There can be no logical planning reason to encourage a lesser development intensity than presently exists, given these sites' location adjacent to the Pacific Highway and within the 1 kilometre radius of St Leonards.

7.3.3 Special consideration should be given to large amalgamated sites

It is clear from the "Standard Instrument – Principal Local Environmental Plan" that floor space ratio limits can be shown on the FSR map for different land in the same zone (as is proposed in the Draft Lane Cove LEP 2007). However, it is also clear that FSR can be determined partly by the FSR map and partly by other means.

In this regard, Department of Planning LEP Practice Note Ref. PN 08-001 dated 30 January 2008 provides that draft LEP's can include a table (to be used in conjunction with the FSR map) so that separate FSR's may be set out depending on the mix of land uses on the dimensions of the site. Thus, it is possible for the draft LEP to contain a provision permitting a higher floor space ratio on larger sites. This would reflect the generally accepted principle that: the larger the site, the greater intensity of development that can occur without unacceptable impacts on neighbouring properties.

Reference to the Draft LEP FSR map shows that irrespective of the site size, the designated FSR limit applies. In our respectful submission, Council should introduce into the Draft LEP a provision whereby on a site of (say) 5,000m² or more, an FSR of up to 0.5:1 above the limit which would otherwise apply is achievable subject to a merits-based assessment.

The merit-based assessment should encompass: contribution to an attractive environment; relationship to and compatibility with adjoining buildings; neighbour amenity; adequacy of setbacks and landscaping; extent of overshadowing and privacy impacts; accessibility and parking supply; quality of the design; significance of and demand for the services to be provided; mitigative measures to minimise impacts; control of stormwater; waste management; and the like.

7.3.4 Requested height and FSR controls

Having regard to the matters set out herein, the height and FSR controls for both the Greenwich Stage 1 and Nield Avenue sites should be upwardly adjusted to better reflect:-

- the existing development intensity of adjoining development;
- the location of both sites within the 1.0 kilometre radius of the St Leonards Specialised Centre; and
- the relatively large areas of these two amalgamated sites.

In the case of Greenwich Stage 1, the proposed height and FSR controls (9.5 metres and 0.75:1 respectively) should better reflect the recently completed seniors living development which has a maximum height of 15 metres and an FSR of 1.012:1.

In the case of the Nield Avenue site which has proposed height and FSR controls of 12 metres and 1.2:1 respectively, its amalgamated character, location within the 1.0 kilometre radius of the St Leonards Specialised Centre, and accessibility solely via Nield Avenue makes it appropriate for special merit-based consideration, as allowed by the standard LEP template. We request an opportunity to discuss with Council officers how this could best be incorporated into the Draft LEP. However, as an indication, a predominant height limit of 18 metres and a floor space ratio limit of 1.75:1 would seem appropriate for this site.

The built form implications of development to this intensity will be clearly demonstrated through the Part 3A application for the hospital, presently being prepared. Shadow diagrams, landscape plans, a privacy assessment, a design statement, urban design review, and streetscape perspectives will form part of that application and will justify the increases to the proposed draft FSR and height limits now requested in this submission.

8. Further action

We request an opportunity to discuss this submission with you in due course. The project application for a hospital on the Nield Avenue site will be exhibited for public comment and determined during the period that the Draft LEP is under consideration. The Draft LEP will be

a relevant consideration in that determination. Your assistance in ensuring a continuing dialogue with Murlan Consulting Pty Ltd is appreciated.

We consider that the requested modifications to the proposed zoning, R4 zone objectives and development standards relating to height and floor space ratio insofar as they apply to the two sites to which this submission relates are reasonable and should be accepted by Council. However, in the event they are not accepted, then pursuant to the provisions of Section 68(1)(a) of the *Environmental Planning and Assessment Act 1979*, we consider that the issues raised herein are of such significance that they should be the subject of a public hearing.

Yours sincerely
BBC Consulting Planners

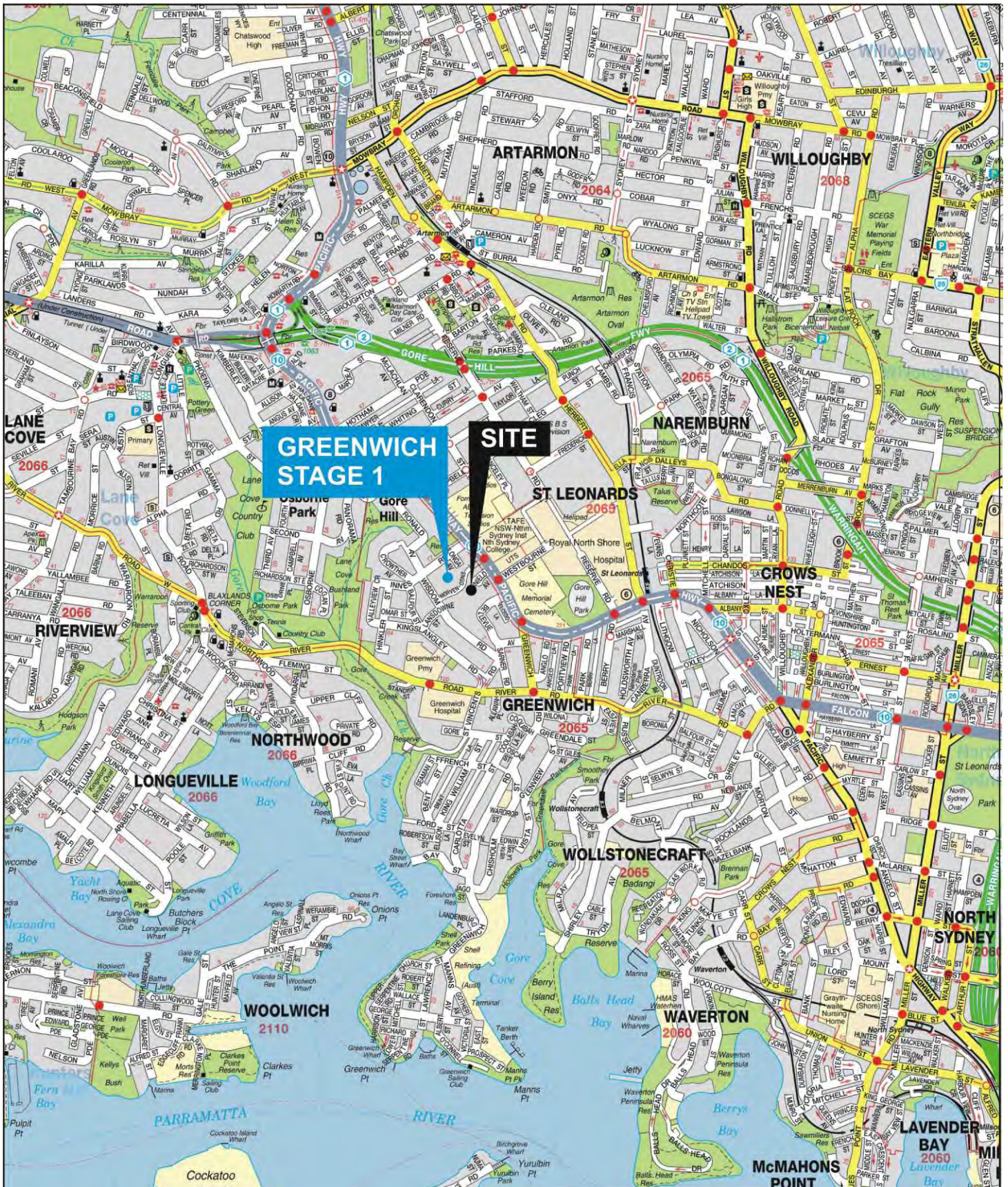


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Director

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FIGURES



Source: UBD 2004



0

1km

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Figure 1
Location

Prepared For - Murlan



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Figure 2
Site

Prepared For - Murlan



Source: Google Earth 2007








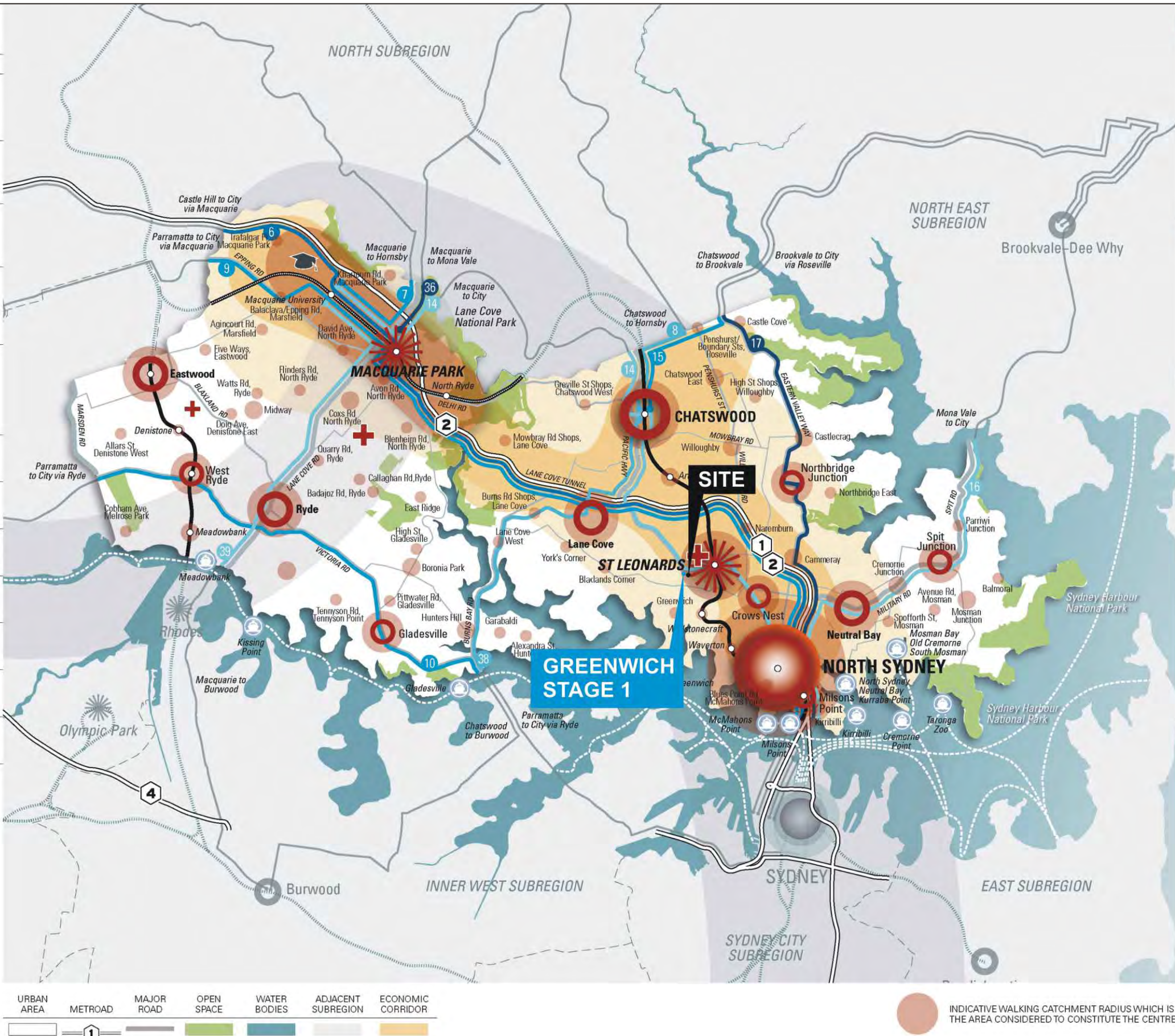
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Figure 3
Aerial Photo

Prepared For - Murlan

CENTRES IN THE INNER NORTH SUBREGION

KEY	
	GLOBAL CITY NORTH SYDNEY
	MAJOR CENTRE CHATSWOOD
	SPECIALISED CENTRES MACQUARIE PARK ST LEONARDS
	TOWN CENTRES Eastwood Lane Cove Neutral Bay Ryde
	VILLAGES Crows Nest Gladesville Northbridge Junction Spit Junction West Ryde
	FERRY WHARFS
	FERRY ROUTES
	STRATEGIC BUS CORRIDORS
	RAIL LINE; STATION
	MAJOR HOSPITAL
	MINOR HOSPITAL
	UNIVERSITY CAMPUS



SMALL VILLAGES

- Artarmon
- Boronia Park
- Cammeray
- Castlecrag
- Chatswood East
- Coxs Road, North Ryde
- Cremorne Junction
- Hunters Hill
- Kirribilli
- Meadowbank
- Midway, Ryde
- Mosman Junction
- Putney
- Willoughby

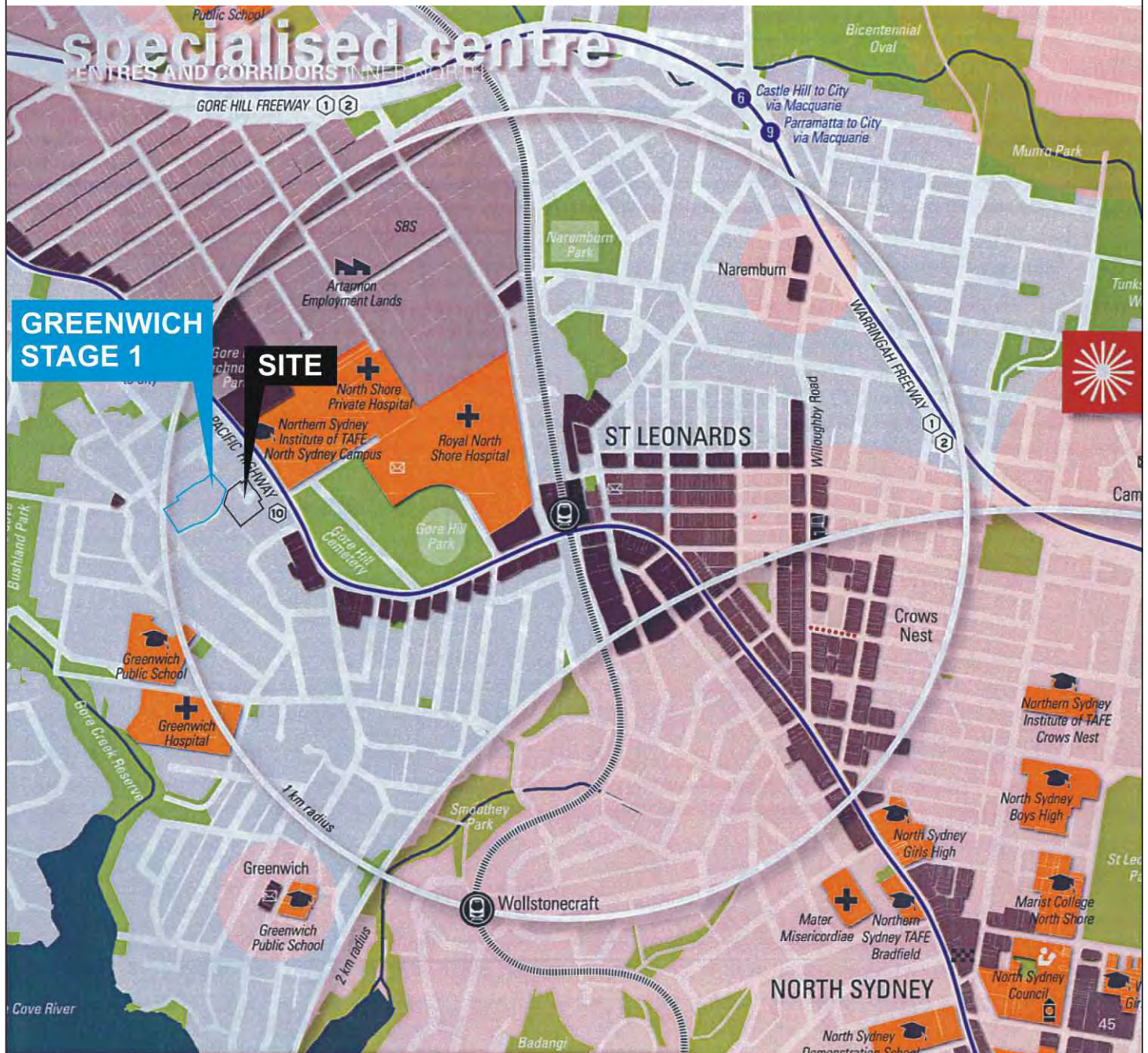
NEIGHBOURHOOD CENTRES

- Agincourt Road, Marsfield
- Alexandra Street, Hunters Hill
- Allars Street, Denistone West
- Avenue Road, Mosman
- Avon Road, North Ryde
- Badajoz Road, Ryde
- Balaclava/Epping Road, Marsfield
- Balmoral
- Blaxlands Corner
- Blenheim Road, North Ryde
- Blues Point Road, McMahon's Point
- Burns Road Shops, Lane Cove
- Callaghan Road, Ryde
- Castle Cove
- Cobham Avenue, Melrose Park
- David Avenue, North Ryde
- Denistone Station
- Doig Avenue, Denistone East
- East Ridge
- Fiveways, Eastwood
- Flinders Road, North Ryde
- Garabaldi, Hunters Hill
- Greenwich
- Greville Street Shops, Chatswood West
- High Street Shops, Willoughby
- High Street, Gladesville
- Khartoum Road, Macquarie Park
- Lane Cove West
- Mowbray Road Shops, Lane Cove
- Naremburn
- Northbridge East
- Parriwi Junction
- Penshurst/Boundary Street, Roseville
- Pittwater Road, Gladesville
- Quarry Road, Ryde
- Spofforth Street, Mosman
- Tennyson Road, Tennyson Point
- Trafalgar Place, Macquarie Park
- Watts Road, Ryde
- Waverton
- Wollstonecraft
- Woolwich

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Figure 4
Centres & Corridors Map
Draft Inner North Sub-Regional Strategy

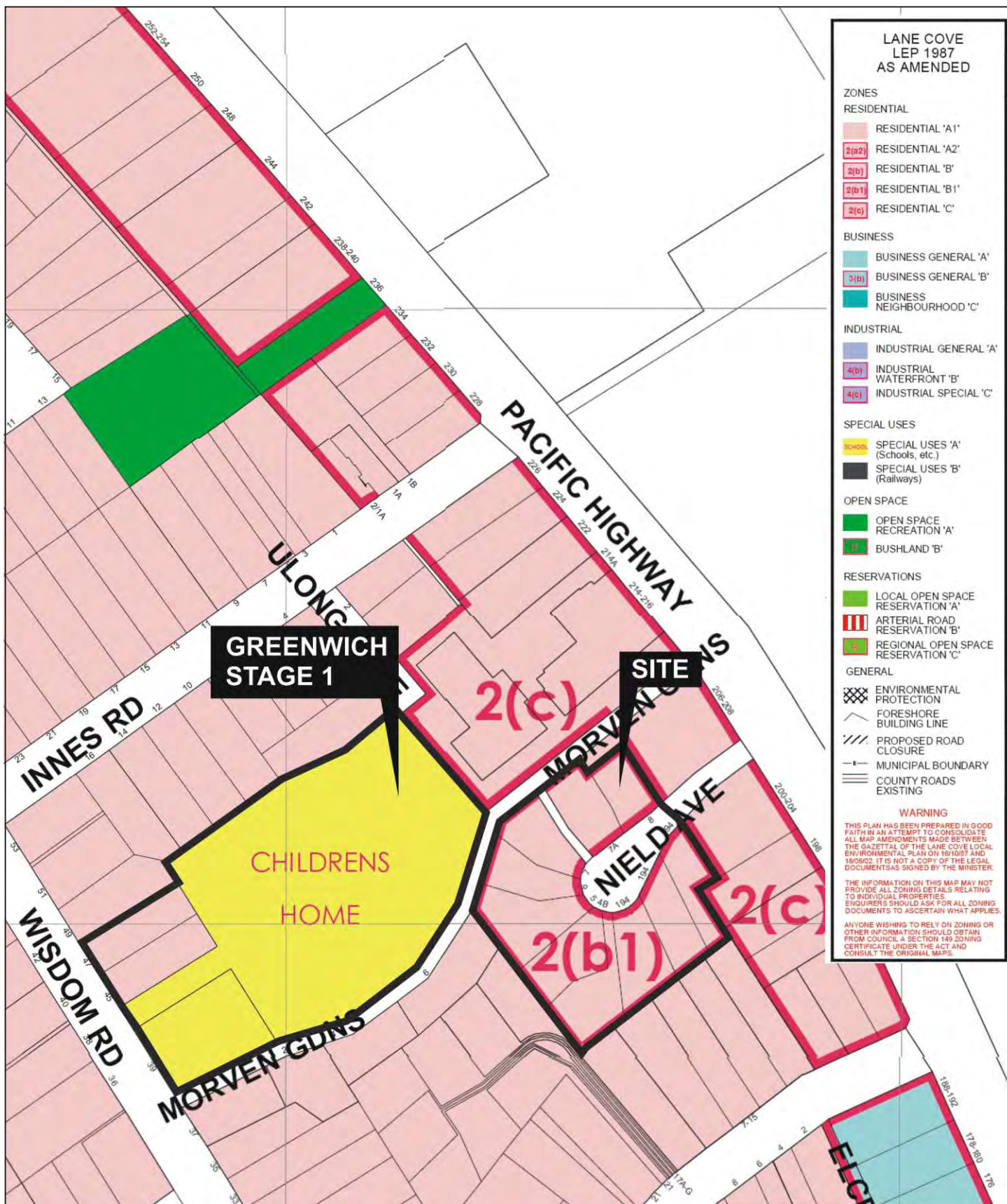
Prepared For - Murlan



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Figure 5
St Leonards Specialised Centre: Centres & Corridors
Draft Inner North Sub-Regional Strategy

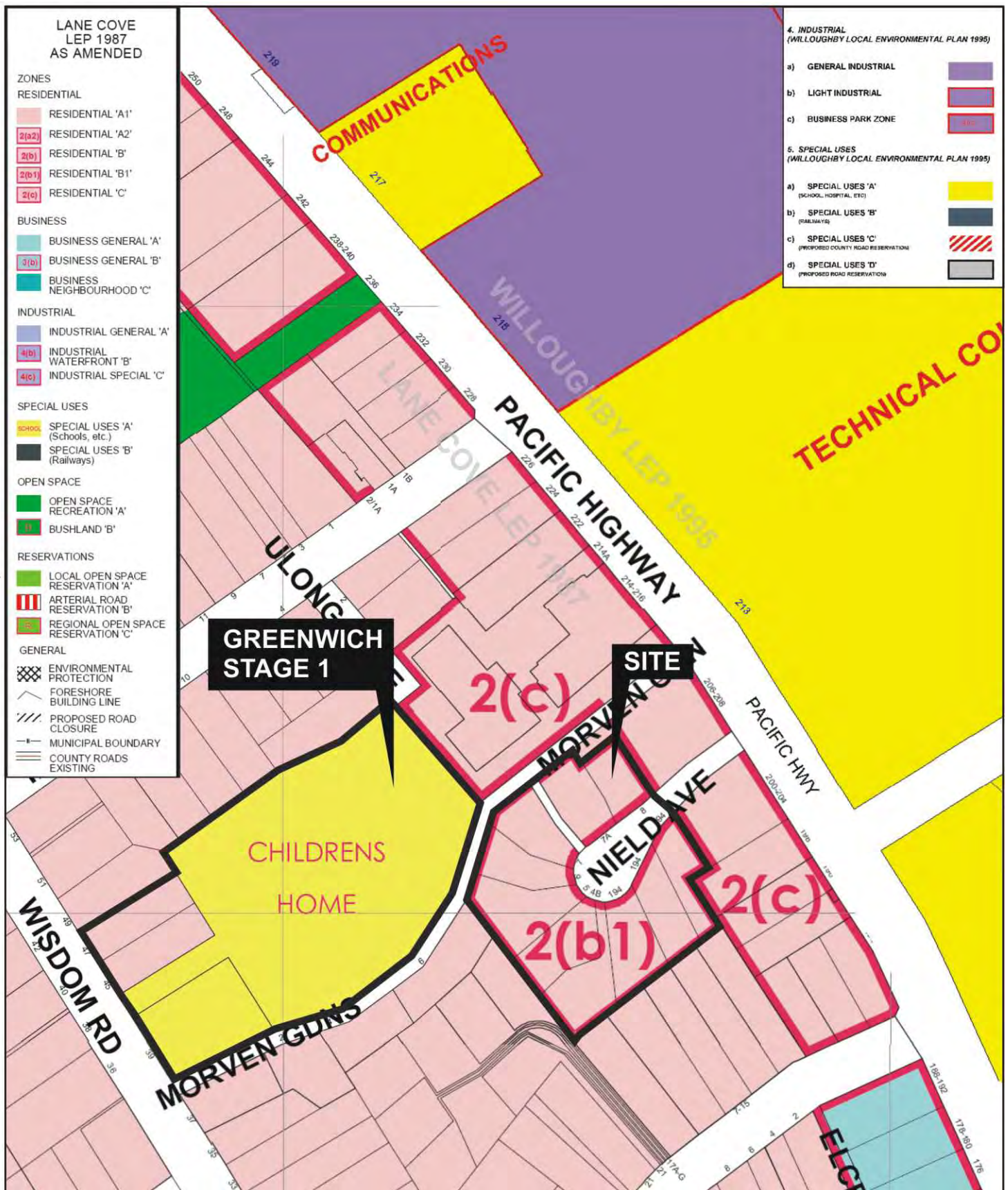
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Figure 6a
Existing Zoning
Lane Cove LEP 1987

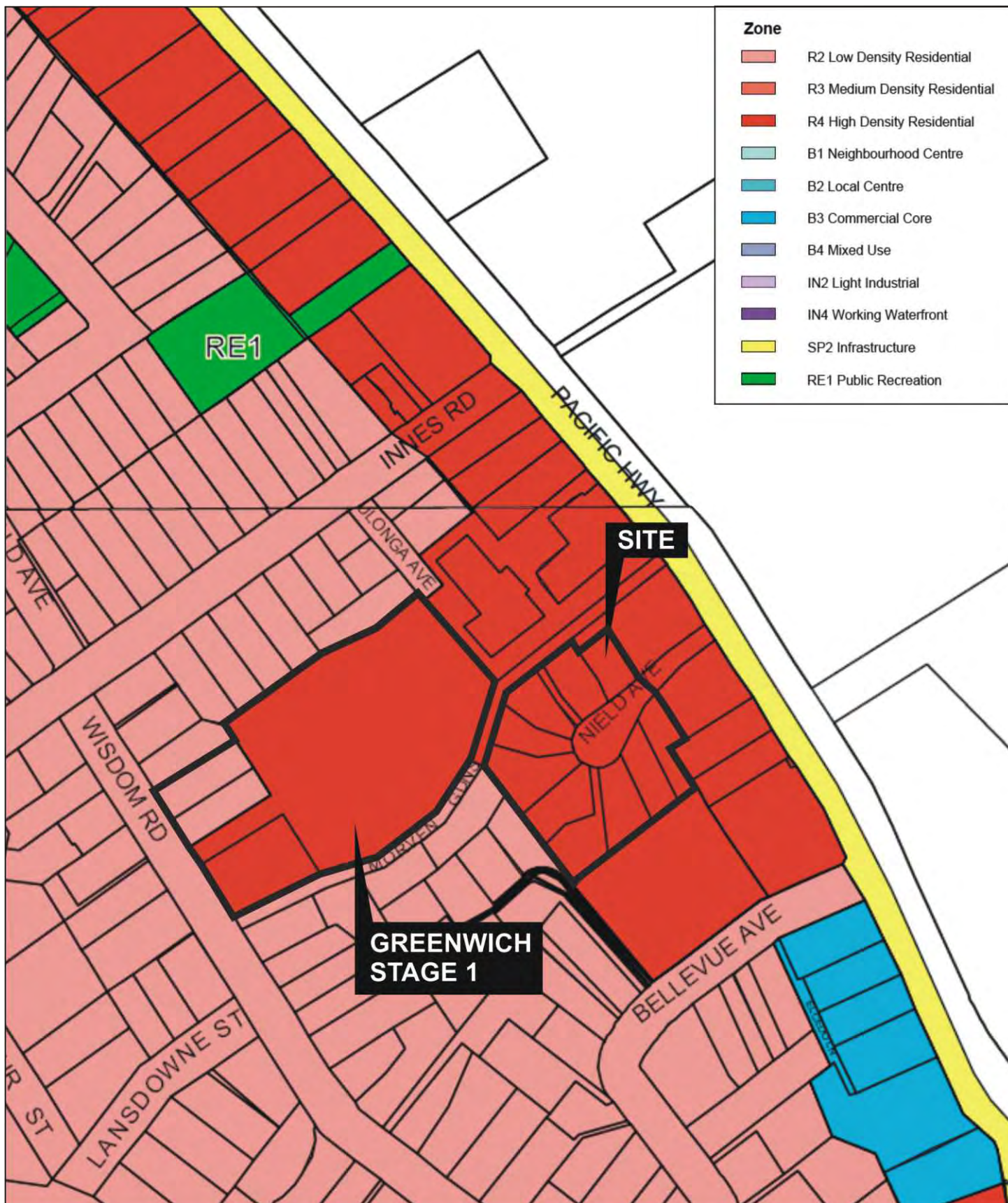
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Figure 6b
Existing Zoning
Lane Cove LEP 1987 & Willoughby LEP 1995

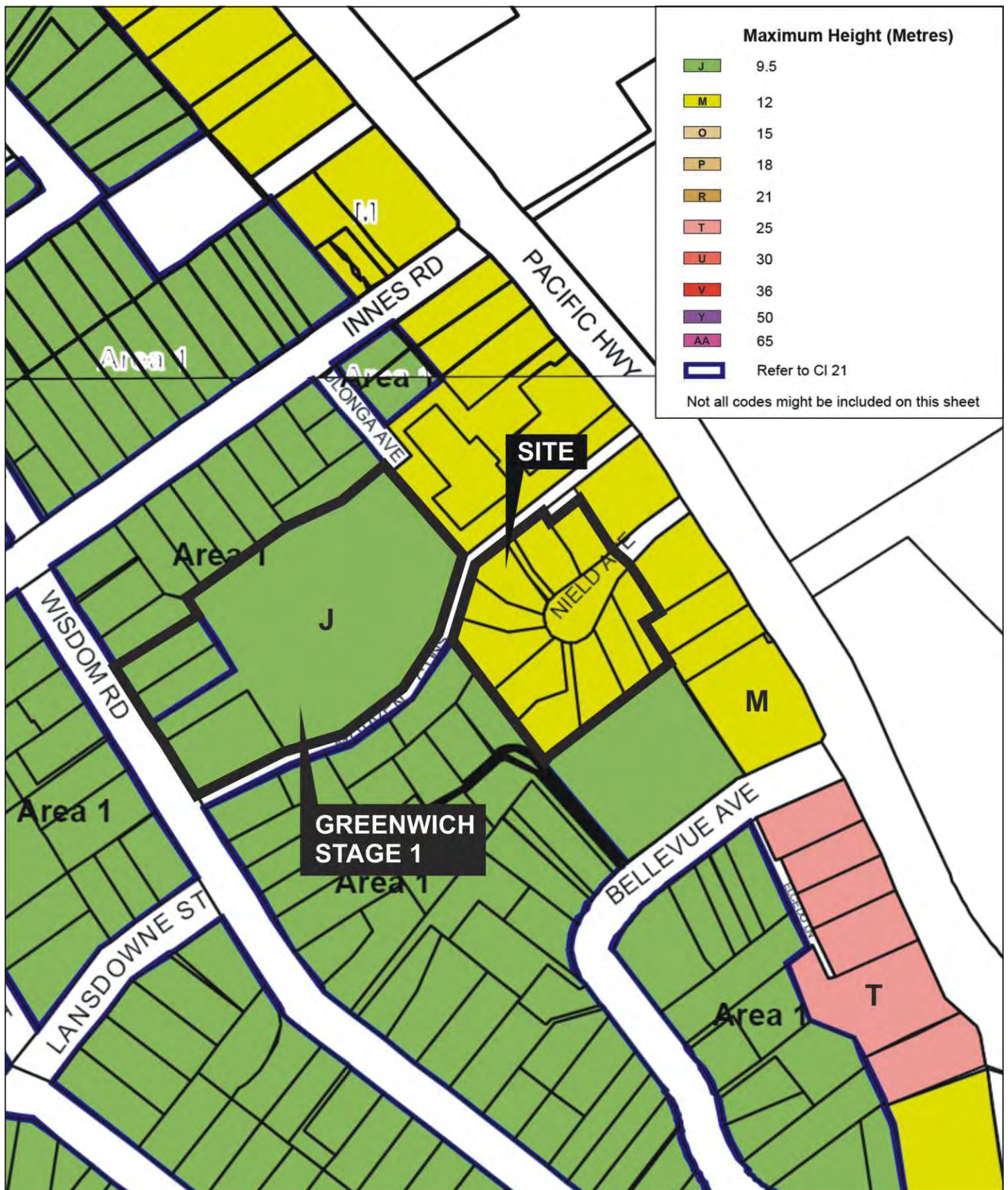
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Figure 7
Draft Zoning
Draft Lane Cove LEP 2007

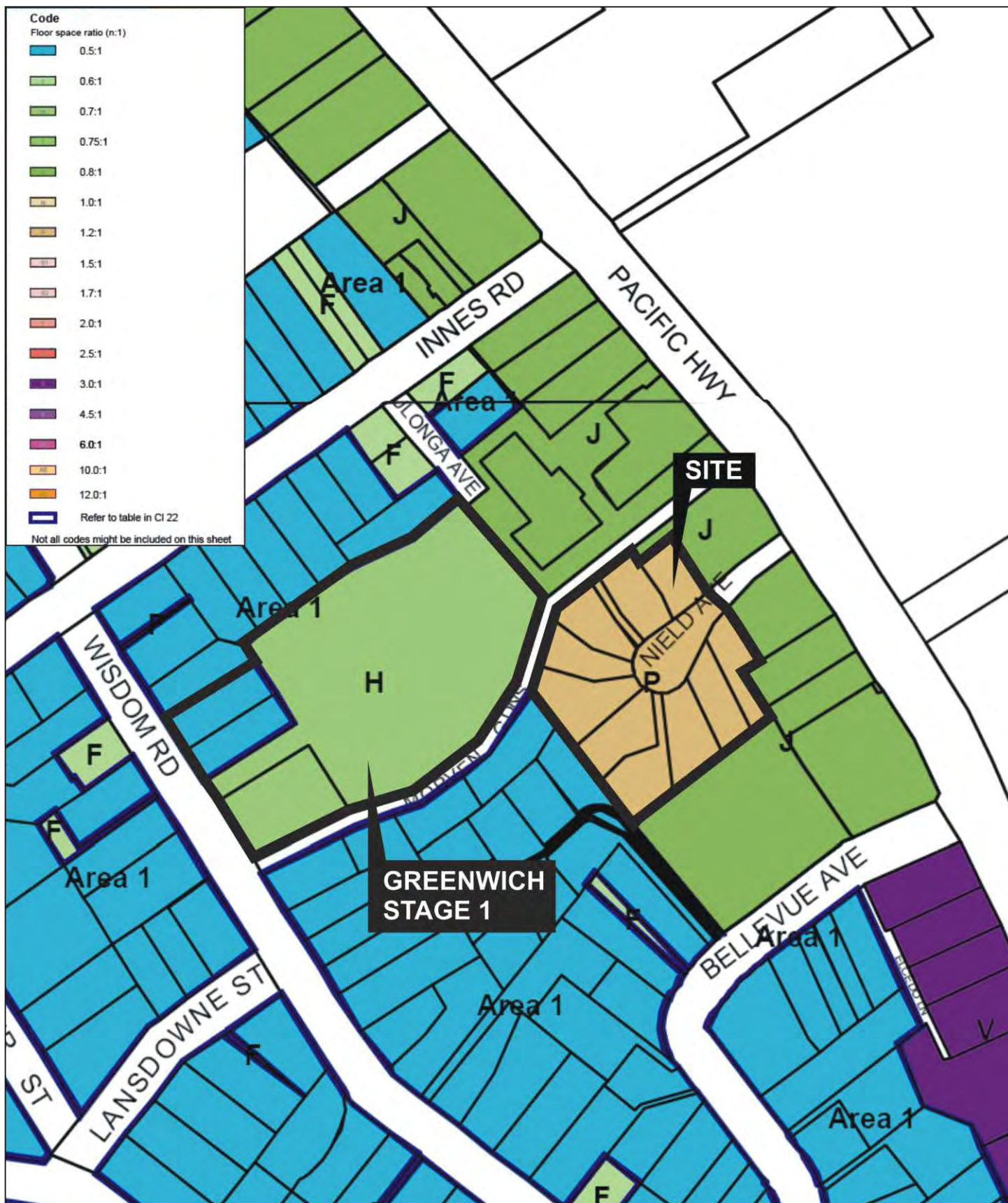
Prepared For - Murlan



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Figure 8
Draft Height
Draft Lane Cove LEP 2007

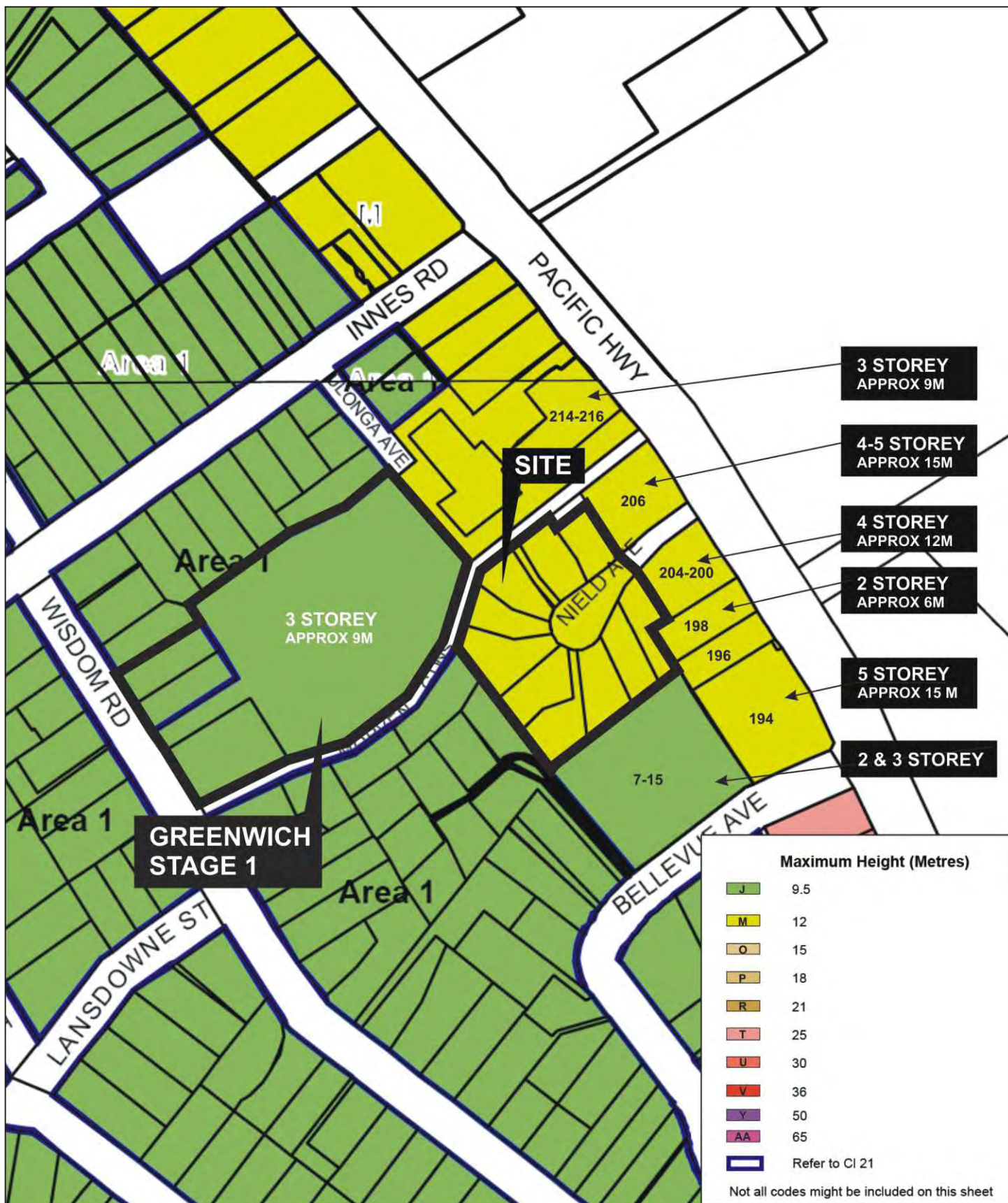
Prepared For - Murlan



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Figure 9
Draft FSR
Draft Lane Cove LEP 2007

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Figure 10
Draft Height Map Showing Existing Building Heights
Draft Lane Cove LEP 2007

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