



New South Wales

Lane Cove Local Environmental Plan 1987 (Amendment No 56)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S03/02745/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2004 No 719

Clause 1 Lane Cove Local Environmental Plan 1987 (Amendment No 56)

Lane Cove Local Environmental Plan 1987 (Amendment No 56)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Lane Cove Local Environmental Plan 1987 (Amendment No 56)*.

2 Aims of plan

This plan aims to allow for the location of medical centres within certain residential areas in proximity to the Lane Cove Town Centre.

3 Land to which plan applies

This plan applies to land known as 47–67 Burns Bay Road, 9–15 Austin Street and 157–161 Longueville Road, Lane Cove, as shown edged heavy black on the map marked “Lane Cove Local Environmental Plan 1987 (Amendment No 56)” deposited in the office of the Council of Lane Cove.

4 Amendment of Lane Cove Local Environmental Plan 1987

Lane Cove Local Environmental Plan 1987 is amended as set out in Schedule 1.

Schedule 1 Amendment

(Clause 4)

Clause 17AC

Insert after clause 17AB:

17AC Medical centres—47–67 Burns Bay Road, 9–15 Austin Street and 157–161 Longueville Road, Lane Cove

- (1) This clause applies to so much of the land within Zone No 2 (b1) or 2 (c) known as 47–67 Burns Bay Road, 9–15 Austin Street and 157–161 Longueville Road, Lane Cove, as is shown edged heavy black on the map marked “Lane Cove Local Environmental Plan 1987 (Amendment No 56)”.
- (2) A person may, with the consent of the council, carry out development on the land to which this clause applies for the purpose of a medical centre.
- (3) Proposed development for the purpose of a medical centre must be of a maximum height and floor space ratio:
 - (a) in the case of land within Zone No 2 (b1)—no greater than the maximum height and maximum floor space ratio applicable to townhouses, or
 - (b) in the case of land within Zone No 2 (c)—no greater than the maximum height and maximum floor space ratio applicable to residential flat buildings.
- (4) The council must not consent to development for the purpose of a medical centre at 47–67 Burns Bay Road, Lane Cove unless it is satisfied that the centre will comprise one or more of the following uses, to which all other uses are ancillary:
 - (a) the practice of medicine by registered medical practitioners, not being specialist medical practitioners recognised by the Specialist Recognition Advisory Committee for New South Wales established under the *Health Insurance Act 1973* of the Commonwealth,
 - (b) the practice of dentistry by dentists within the meaning of the *Dentists Act 1989*,
 - (c) the practice of health care by health care professionals.

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Schedule 1 Amendment

(5) In this clause:

medical centre means a building or place used for the purpose of providing professional health services (such as preventive care, diagnosis, medical or surgical treatment and counselling) to outpatients only.

BY AUTHORITY
