

I502. Albany Centre Precinct

I502.1. Precinct description

The Albany Centre Precinct covers the large emerging metropolitan centre located to the west of State Highway 1 and contained by Oteha Valley Road and Albany Expressway in the northern urban part of the North Shore.

The precinct recognises the component parts of the Business - Metropolitan Centre Zone Albany Centre and the supporting role of the southern section covered by Business - Business Park Zone. It identifies four sub-precincts with different development emphases and requires activities to develop in accordance with Albany Centre: Precinct plan 1 – Albany Centre.

The main retail focus of the centre is the Civic Crescent area. The mainstreet type retail area in the north east will act as a catalyst for the grouping of employment-related activities in this area, and help to link the Albany busway station via the Main Street area with the shopping centre in the Civic Crescent area. Retail activities should generally be limited outside of these two areas to those activities that support the day-to-day needs of office workers and residents, or involve retail formats that cannot be integrated into the Civic Crescent and Main Street areas.

Commercial office development is encouraged throughout the centre, particularly in areas north of Don Mckinnon Drive and also extensively in the southern section in the business park environment.

Intensive residential development is encouraged to locate in certain parts of the precinct where the retail and commercial focus is not as strong, particularly in areas beyond the core area circled by Don Mckinnon Drive.

Sub-precinct A

Is applied to particular areas within the Albany metropolitan centre which are suited for high-density residential apartment living, with limited opportunity for convenience retail at ground level.

Sub-precinct B

Is applied to particular areas within the Albany metropolitan centre which seek to encourage the establishment of employment-generating activities, such as high-density office development, supported by a limited range of convenience retail activities.

Sub-precinct C

Is applied to particular areas within the Albany metropolitan centre which are suited for car-orientated commercial and entertainment activities, limiting retail to those formats generally considered unsuitable for other higher amenity areas of the Albany Centre precincts.

Sub-precinct D

Is applied to particular areas within the southern section of Albany Centre which are suited for office and light commercial activities and limited retail. This reflects the approved comprehensive development plan for this area.

The zoning of land within this precinct is Business - Metropolitan Centre Zone, Business - Business Park Zone, Open Space – Community Zone, Open Space – Informal Recreation Zone.

I502.2. Objectives

- (1) Development of the centre reflects the key features and outcomes of I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (2) A range of sub-precincts within Albany Centre where different predominant activities are located, along with other support activities is provided.
- (3) Ongoing use and development of the Albany integrated shopping centre, North Shore Domain and North Harbour Stadium is not compromised by the location and development of other activities within Albany Centre.
- (4) In Sub-precinct A, high-density residential development is the primary activity, and a limited range of retail uses is enabled where they support the desirability and attractiveness of the area.
- (5) In Sub-precinct B:
 - (a) significant employment opportunities are provided by high-intensity development in Albany Centre to support future population growth; and
 - (b) high-density office development is the primary activity, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (6) In Sub-precinct C, car-orientated commercial and entertainment activities are the primary use, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (7) In Sub-precinct D:
 - (a) significant employment opportunities are provided by high-quality office and light commercial development in the southern section of Albany Centre to support future population growth; and
 - (b) office development in a business park environment is the primary activity, with a limited and specific location for retail uses to support the desirability and attractiveness of the area that do not detract from the retail focus provided in the central and northern part of Albany (refer to Albany Centre: Precinct plan 3 – Sub-precinct D activity areas).

The zone, Auckland-wide overlay objectives apply in this precinct in addition to those specified above.

I502.3. Policies

- (1) Enable an appropriate mix and layout of activities, buildings, movement of pedestrians, cyclists and vehicles, and open space networks within the precinct

so as to achieve a sustainable, safe and visually attractive environment, with vibrant public spaces that encourage community interaction.

- (2) Provide for a range of opportunities for retail activities within the precinct that support the desired employment, urban form and character outcomes for its different sub-precincts.
- (3) Provide opportunities for intensively developed apartments within specified parts of the Albany Centre to a high standard of residential amenity and design.
- (4) Require that any development within Sub-precinct D provides sufficient off-street parking and is designed and located to facilitate traffic movement (both vehicular and pedestrian) within the Albany Centre.
- (5) Require development to create a connected green network that links the different parts of the precinct with parks and other public spaces as described in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (6) Encourage all buildings, additions, alterations or development to make positive contributions to the amenity of the precinct and its surrounds, help to achieve a comprehensively-planned, well-integrated and attractive centre, and achieve high quality urban design outcomes including:
 - (a) the creation of an attractive, active and lively retail street frontage at Cornerstone Drive between Don Mckinnon Drive and Corban Avenue;
 - (b) enabling vehicle, cycle and pedestrian access throughout the centre to help link southern areas of the centre, including a new street between Don Mckinnon Drive and Civic Crescent; and
 - (c) maintaining views and pedestrian and cycle access along the axis to and from Spencer Ridge Reserve and the central park area shown on Albany Centre: Precinct plan 1 – Albany Centre.
- (7) Require development to complement, and where necessary provide for, pedestrian linkages between the North Shore Domain and North Harbour Stadium and the major public transport points and public parking areas within and adjacent to the wider Albany Centre.
- (8) Focus retail and entertainment activities within the precinct predominantly on public streets, particularly the central block south of Civic Crescent and the development of a Main Street area linking the busway station with this area.
- (9) Require activities adjoining the new Main Street on Cornerstone Drive to support the development of a vibrant main street that encourages daytime and evening use of the area through the mix of activities, including retail, cafes, restaurants, cinemas, offices and above ground floor residential apartments.

- (10) Recognise the North Shore Domain and North Harbour Stadium as important regional facilities by requiring new residential development to avoid, remedy or mitigate against any adverse effects generated beyond its boundaries.
- (11) Require development within the centre to be of an urban character appropriate to its sub-regional role, with the creation of a strong local identity.
- (12) In Sub-precinct A, require development of high-density residential to provide for apartments with a high standard of residential amenity and a limited amount of convenience retail.
- (13) In Sub-precinct B:
- (a) require that the potential of the sub-precinct to provide for employment opportunities is not compromised by predominantly low-density development, or reverse sensitivity associated with inappropriate forms or location of residential development; and
 - (b) encourage employment-generating activities such as high-density office development by limiting retailing activities that provide for the convenience needs of office activities and which do not diminish the amenity and vibrancy of the sub-precinct.
- (14) In Sub-precinct C, encourage the development of a general business area by enabling the establishment of car-orientated commercial and entertainment activities and limiting retailing activities to those formats which are unsuitable for the other higher amenity parts of the Albany Centre Precinct.
- (15) In Sub-precinct D:
- (a) encourage employment-generating activities such as office development in a high-quality business park setting; and
 - (b) restrict retailing activities to locations that provide for the needs of the office and light commercial activities (refer to Albany Centre: Precinct Plan 3 – Sub-precinct D activity areas).

The zone, Auckland-wide and overlay policies apply in this precinct in addition to those specified above.

I502.4. Activity table

The provisions in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

The following tables specify the activity status of land use and development activities in the Albany Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I502.4.1 Activity Table for Sub-precinct A, B and C

Activity		Activity status		
Use		A	B	C
(A1)	Any activity which is not provided in the table below			
Accommodation				
(A2)	Dwellings		RD	RD
(A3)	Retirement villages		RD	RD
(A4)	Supported residential care		RD	RD
Commerce				
(A5)	Entertainment facilities	RD	RD	
(A6)	Food and beverage up to 200m ² gross floor area per tenancy	P	P	
(A7)	Food and beverage greater than 200m ² gross floor area per tenancy	RD	RD	
(A8)	Garden centres	D	D	
(A9)	Marine retail	D	D	
(A10)	Motor vehicle sales	D	D	
(A11)	Offices greater than 500m ² gross floor area per site	D		RD
(A12)	Retail up to 100m ² gross floor area per tenancy	P	P	
(A13)	Retail greater than 100m ² gross floor area per tenancy	D	D	
(A14)	Retail up to 2000m ² gross floor area per tenancy in Sub-precinct C	NA	NA	NC
(A15)	Retail greater than 2000m ² gross floor area per tenancy, including large format retail	NA	NA	P
(A16)	Supermarkets	NC	NC	
(A17)	Trade suppliers	D	D	
(A18)	Service stations			RD
Industry				
(A19)	Light manufacturing and servicing	RD	RD	
(A20)	Repair and maintenance services	RD	RD	
(A21)	Warehousing and storage	RD	RD	
Development				
(A22)	Additions and alterations to buildings that are less than 15m ² in area on the facade of a building that fronts a road or Open Space Zone	P	P	P
(A23)	New buildings and any modifications to a building other than those listed above			

Subdivision			
(A24)	Subdivision		

Table I502.4.2 Activity Table – Sub-precinct D

Activity		Activity status
Use		
Commerce		
(A25)	Retail up to 450m ² per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	P
(A26)	Retail greater than 450m ² per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	RD
(A27)	Retail greater than 450m ² per tenancy within other activity areas (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	NC
Subdivision		
(A28)	Subdivision	

I502.5. Notification

- (1) Any application for resource consent for an activity listed in Table I502.4.1 Activity Table – Sub-precinct A, B and C, and Table I502.4.2 Activity Table – Sub-precinct D, above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I502.6. Standards

The zone, Auckland-wide and overlay standards apply in this precinct unless otherwise specified below.

The following standards apply to activities listed as permitted, controlled, restricted discretionary or discretionary in one or more of the activity tables: Table I502.4.1 Activity Table – Sub-precinct A, B and C and Table I502.4.2 Activity Table – Sub-precinct D, depending on where the activity is located in the precinct..

I502.6.1. Dwellings in sub-precinct A

- (1) Any new dwelling must be subject to a no-complaint covenant entered onto the property title and registered in favour of the North Shore Stadium and North Shore Domain Trust. The no-complaint covenant will require any landowner or occupant to forego any right to lodge submissions in opposition to, or otherwise restrict, sound from concerts at the stadium which are in

accordance with any lawfully established activities or any approved resource consent.

I502.6.2. Compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre

- (1) Subdivision and development must provide the streets (arterial, collector and local) within 20m of their location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre, except that:
 - (a) local street (main street) must join Don Mckinnon Drive in the same location as the collector (main street); and
 - (b) local street (main street) must be provided within 10m of its location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany.
- (2) The design of all streets, including dimensions and design features, must be in accordance with the relevant figures in I502.11 Appendix 1: Albany Centre street cross sections.
- (3) All streets shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre must be transferred to the council as public roads except those shown as local streets (public/private).
- (4) Reserves must be provided in accordance with I502.10.1 Albany Centre Precinct plan 1 – Albany Centre.
- (5) Open air pedestrian only areas longer than 50m must have a clearway of 3.5m to enable access by emergency vehicles with an overall minimum width between buildings of 12m.
- (6) Subdivision and development that does not comply with standards I502.6.2 (1)-(5) is a discretionary activity except for the following which are restricted discretionary activities:
 - (a) variations to the location, width and design of local streets that do not comply with standards I502.6.2(1)-(3);
 - (b) variations to the location of the local street (main street), provided that the alignment follows the secondary axis and is no more than 20m from the alignment at the boundary with the land zoned Open Space – Community Zone that do not comply with Standard I502.6.2(1);
 - (c) variations to the location, size and design of:
 - (i) reserves and open spaces; and
 - (ii) identified features on Lot 2 DP 338562.

I502.6.3. Minimum Yards

- (1) Buildings in Sub-precinct A must be set back from the front boundary by the minimum depth listed in Table I502.6.3.1. Yards Sub-precinct A.

Table I502.6.3.1 Yards Sub-precinct A

Yard	Minimum yard depth
Front yards on local streets where dwellings are located on the ground floor	3m

- (2) Buildings in Sub-precinct A that do not comply with the minimum yard depth in Table I502.6.3.1 Yards Sub-precinct A and are located 1.8m or more from the front boundary are a restricted discretionary activity.
- (3) Buildings in Sub-precinct A that do not comply with the minimum yard in depth in Table I502.6.3.1 Yards Sub-precinct A and are located less than 1.8m from the front boundary are a non-complying activity.
- (4) Buildings in Sub-precinct C must be set back from the front boundary by the minimum depths listed in Table I502.6.3.2. Yards Sub-precinct C

Table I502.6.3.2 Yards Sub-precinct C

Yard	Minimum yard depth
Front yards on arterial or collector roads	5m
Front yards on Oteha Valley Road	7.5m

- (5) Buildings in Sub-precinct C that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and front on to an arterial or collector are a non-complying activity.
- (6) Buildings that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and:
 - (a) front on to Oteha Valley Road;
 - (b) are located 5m or more from the front boundary; and
 - (c) have a minimum of 40 per cent of that part of the building fronting Oteha Valley Road fully glazed to provide showroom and display areas
 are a restricted discretionary activity.
- (7) Buildings in Sub-precinct D must be set back to the minimum setbacks shown in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (8) Buildings in Sub-precinct D must be set back 10m from open space zone boundaries.
- (9) Buildings that do not comply with standards I502.6.3(6)-(8) are a non-complying activity.

I502.6.4. Maximum building setback

- (1) Buildings on sites in Sub-precinct A or B that front arterial, collector (commercial) and local street (commercial) must not be set back more than 5m from the road frontage for the full length of the building, except that 40 per cent of the length of the building may be set back up to 15m where any setback greater than 5m is at least 40m beyond any intersection with collector (main street) or local street (main street).
- (2) Buildings on sites located along the local street connecting collector (main street) with Munroe Lane must not be set back more than 3m from the road frontage for the full length of the building.
- (3) Buildings on sites in Sub-precinct C fronting Munroe Lane and Appian Way must not be set back more than 12m from the road frontage for the full length of the building.
- (4) Buildings on sites fronting a collector (main street) or local street (main street) that do not comply with standards I502.6.4(1)-(3) where the building set back:
 - (a) accommodates plazas, eating areas, arcade entrances and pedestrian through routes associated with a ground floor use and is no more than 12m; or
 - (b) accommodates rain gardens installed to mitigate the effects of stormwater runoff and is no more than 3m;are a restricted discretionary activity.
- (5) Buildings on sites fronting arterials or local streets (commercial), where:
 - (a) the building is set back more than 15m but less than 20m; and
 - (b) the setback is at least 40m from any intersection with a collector (main street) or local street (main street);are a restricted discretionary activity.
- (6) Any building that does not comply with standards I502.6.4(1)-(5) is a non-complying activity.

I502.6.5. Location of parking

- (1) Ground floor parking within a building must not be located adjacent to the street frontage or any space in public ownership. Buildings must be designed to accommodate a business or residential activity, depending on the zone, between any ground floor parking and the building frontage.
- (2) On sites in Sub-precinct A, there must not be parking between any building and the front boundary of the site. Parking must be located to the side of, the rear of, within or under buildings.
- (3) On sites in Sub-precinct C fronting Munroe Lane and Appian Way, no more than one aisle of parking may be located directly between a building's

frontage and the front boundary of the site. All other parking must be located to the side of, the rear of, within or under buildings.

- (4) Parking adjacent to the street frontage within Sub-precinct D must not exceed that provided for in Sub-precinct D in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (5) Ground floor parking located adjacent to the street frontage within a building that does not comply with Standard I502.6.5(1) that occupies up to 20% of the street frontage of the site, is a restricted discretionary activity.
- (6) Parking that does not comply with standards I502.6.5(1)-(5) is a non-complying activity.

I502.6.6. Landscaping

- (1) Sites in Sub-precinct D must provide the minimum landscaped areas as shown in Table I502.6.6.1. Landscaped area

Table I502.6.6.1 Landscaped area

Activity area	Minimum landscaped area
Office	20%
Light commercial or office	10%
Retail or mixed use retail	No minimum

I502.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I502.8. Assessment – restricted discretionary activities

I502.8.1. Matters of discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zone, Auckland wide, or overlay provisions:

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m² gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
 - (a) the effects of intensity and scale;
 - (b) the effects of noise, lighting and hours of operation;
 - (c) effects on Sub-precinct A amenity; and
 - (d) the effect of displacement of residential activities by non-residential activities.
- (2) sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m² gross floor

area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:

- (a) the effects of intensity and scale;
 - (b) the effects of the displacement of high density employment generating activities, by low employment density generating activities; and
 - (c) the effects on Sub-precinct B amenity and economic vitality.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m² per site, service stations:
- (a) the effects of reverse sensitivity and displacement of car-oriented commercial and entertainment activities.
- (4) Sub-precinct D: retail greater than 450m² within the retail/mixed use retail activity area:
- (a) the effects on Centre amenity and vitality.
- (5) standard infringements:
- (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
 - (i) the effects on amenity and connectivity if roads are not located and designed in accordance with standards; and
 - (ii) the effects on public amenity, recreation and connectivity if reserves, features and open space are not located and designed in accordance with standards.
 - (b) minimum yards:
 - (i) the effects on amenity and safety.
 - (c) maximum building setbacks on collector (main street) or local (main street):
 - (i) the effects on amenity and provision of public access; and
 - (ii) the effects on stormwater management.
 - (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
 - (i) the effects on amenity.
 - (e) ground floor parking adjacent to street frontage within a building:
 - (i) building design and adaptability.

I502.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions.

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m² gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
 - (a) intensity and scale; refer to the objective and policies of the precinct and the zone;
 - (b) noise, lighting and hours of operation; refer to the objective and policies of the precinct and the zone and to assessment criteria E24.8.2;
 - (c) Sub-precinct A amenity:
 - (i) retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct A, having regard to:
 - a. the activities' proposed size, composition and characteristics; and
 - b. the area's on-going ability to provide for the future needs of communities; and
 - (ii) retail and industrial activities should provide a net positive effect in terms of the community's convenient access to retail and industrial activities, including having regard to whether the failure of retail and industrial activity to locate in Sub-precinct A would result in adverse environmental effects on the form, function or on-going capacity of the area.
 - (d) residential displacement:
 - (i) non-residential activities in Sub-precinct A should not reduce the ability of residential activities to establish and operate within Sub-precinct A.
- (2) Sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m² gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
 - (a) the intensity and scale of the land use activity should be compatible with the planned future form and character of the surrounding area;
 - (b) low density development in Sub-precinct B should not reduce the ability of high density employment generating activities to establish and operate within Sub-precinct B;
 - (c) Sub-precinct B amenity and economic vitality:

- (i) residential, retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct B, having regard to:
 - a. the activity's proposed size, composition and characteristics; and
 - b. the area's on-going ability to provide for the future needs of communities;
 - (ii) residential, retail and industrial activities should provide a net positive benefit in terms of the community's access to residential, retail and industrial activities, including having regard to whether the failure to locate in Sub-precinct B would result in adverse environmental effects on the form, function or on-going capacity of the area.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m² per site, service stations:
- (a) Reverse sensitivity and displacement of car-oriented commercial and entertainment activities:
 - (i) residential, offices greater than 500m² per site and service stations should not create reverse sensitivity effects or reduce the ability of car-orientated commercial and entertainment activities to establish and operate within Sub-precinct C; and
 - (ii) the scale and design of the activities should not be likely to attract further similar or supporting activities.
- (4) Sub-precinct D: retail greater than 450m² per tenancy within the retail/mixed use retail activity area:
- (a) Centre vitality; refer to the objective and policies of the precinct and the zone.
- (5) standard infringements
- (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
 - (i) local streets should be provided to ensure good amenity and the same level of connectivity for pedestrians and motorists as that indicated on Albany Centre: Precinct plan 1 – Albany Centre; and
 - (ii) reserves, features and open spaces should be in a similar location and of a similar scale to those indicated in Albany Centre: Precinct plan 1 – Albany Centre.
 - (b) front yard:
 - (i) any reduction of the front yard should ensure that the privacy of residents is protected and the safety and amenity of the street is maintained; and

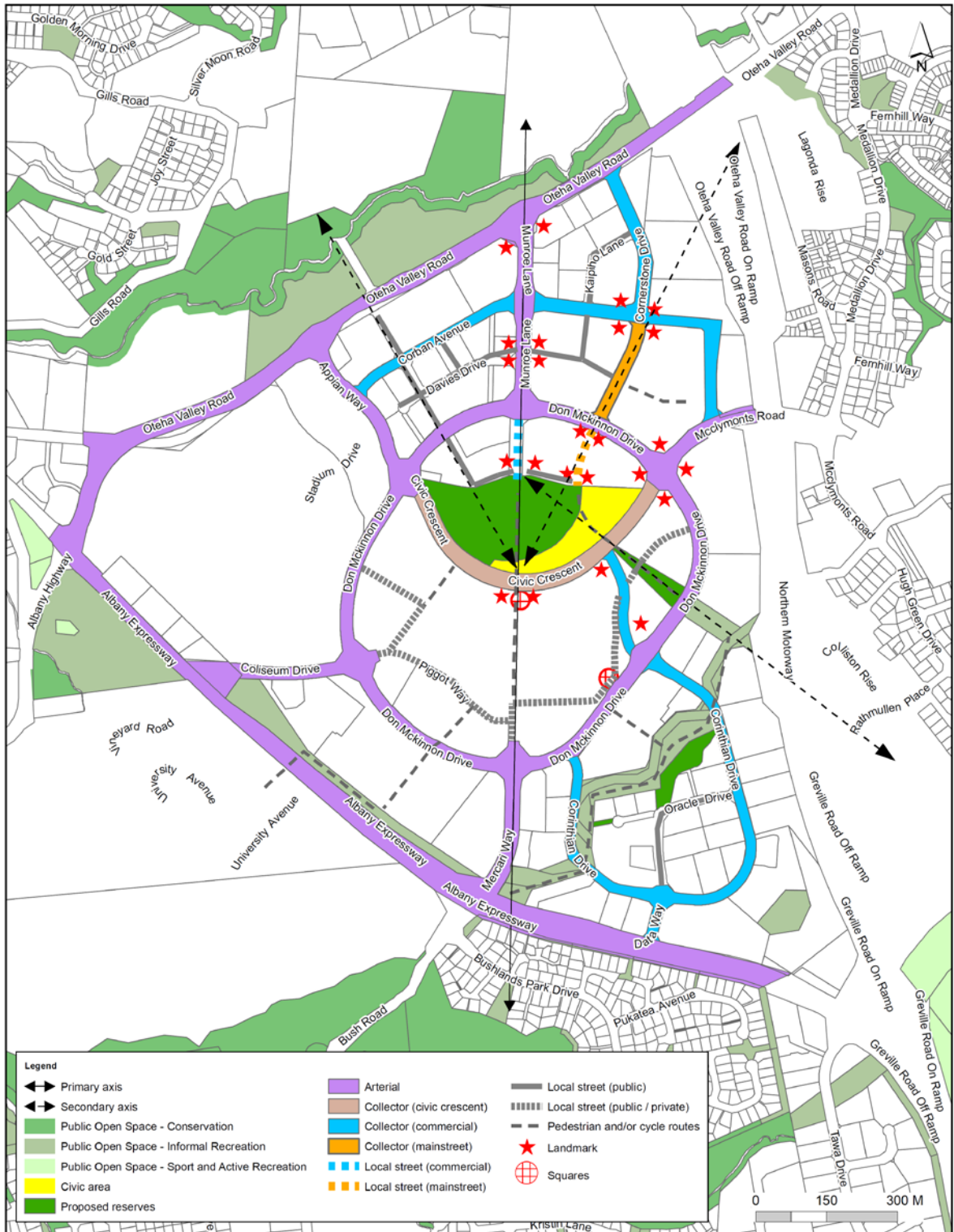
- (ii) on sites adjacent to Oteha Valley Road, any reduction of the front yard should ensure that a visually appealing frontage to Oteha Valley Road is achieved.
- (c) maximum building setbacks on collector (main street) or local (main street):
 - (i) amenity and provision of public access; the setbacks should be designed to integrate with the existing or planned streets and public open spaces, be visually attractive and positively contribute to the streetscape and sense of place; and
 - (ii) rain-gardens should be designed so as to enhance the amenity of the area and should adequately mitigate the effects of stormwater runoff.
- (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
 - (i) the setback should enhance the amenity of the site and the street, and ensure that a visually appealing frontage to the road is achieved.
- (e) ground floor parking adjacent to street frontage within a building:
 - (i) at ground floor, the building should be of a sufficient height and design (including windows if possible) so that it can be adaptable to other uses.

I502.9. Special information requirements

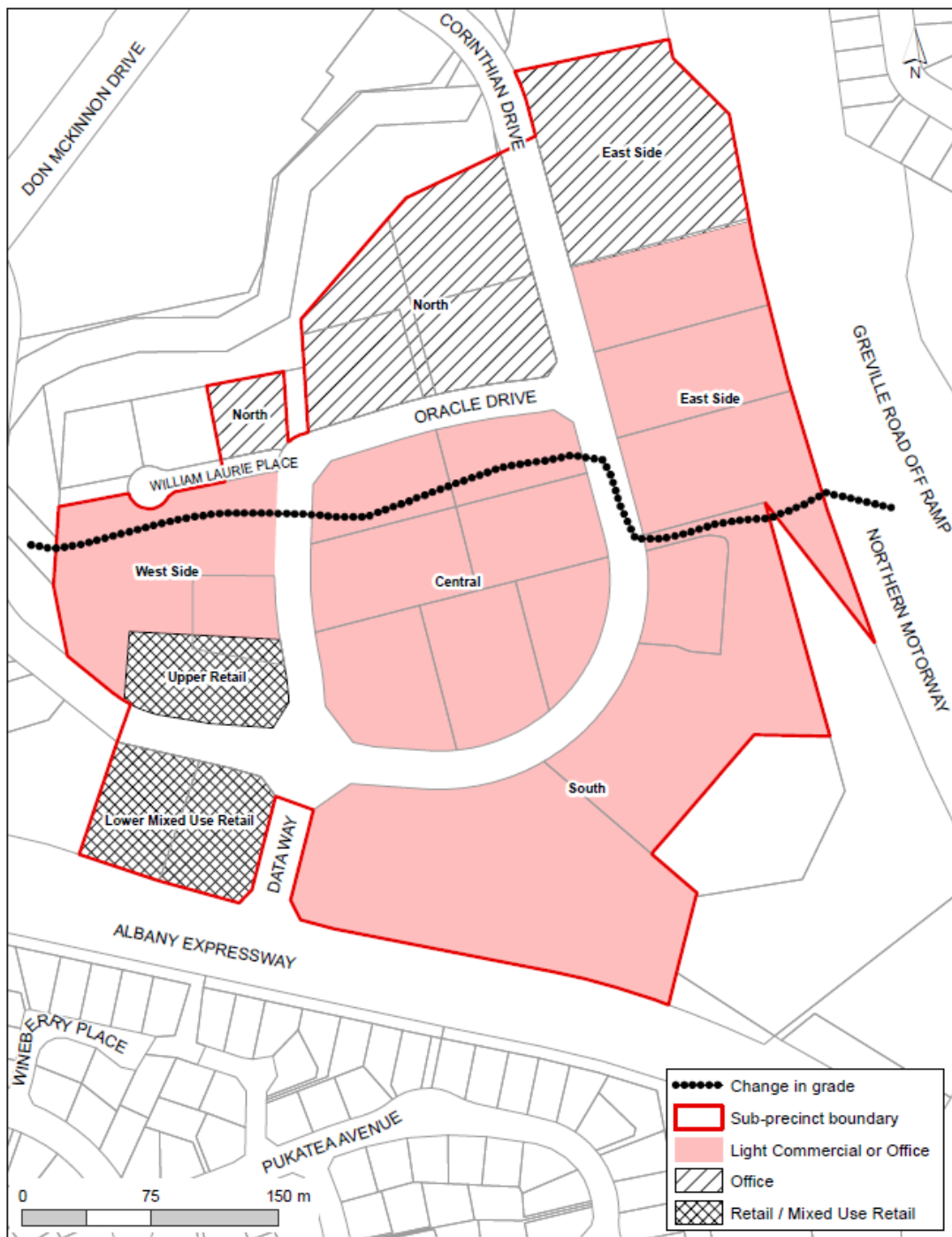
There are no special information requirements in this precinct.

I502.10. Precinct plans

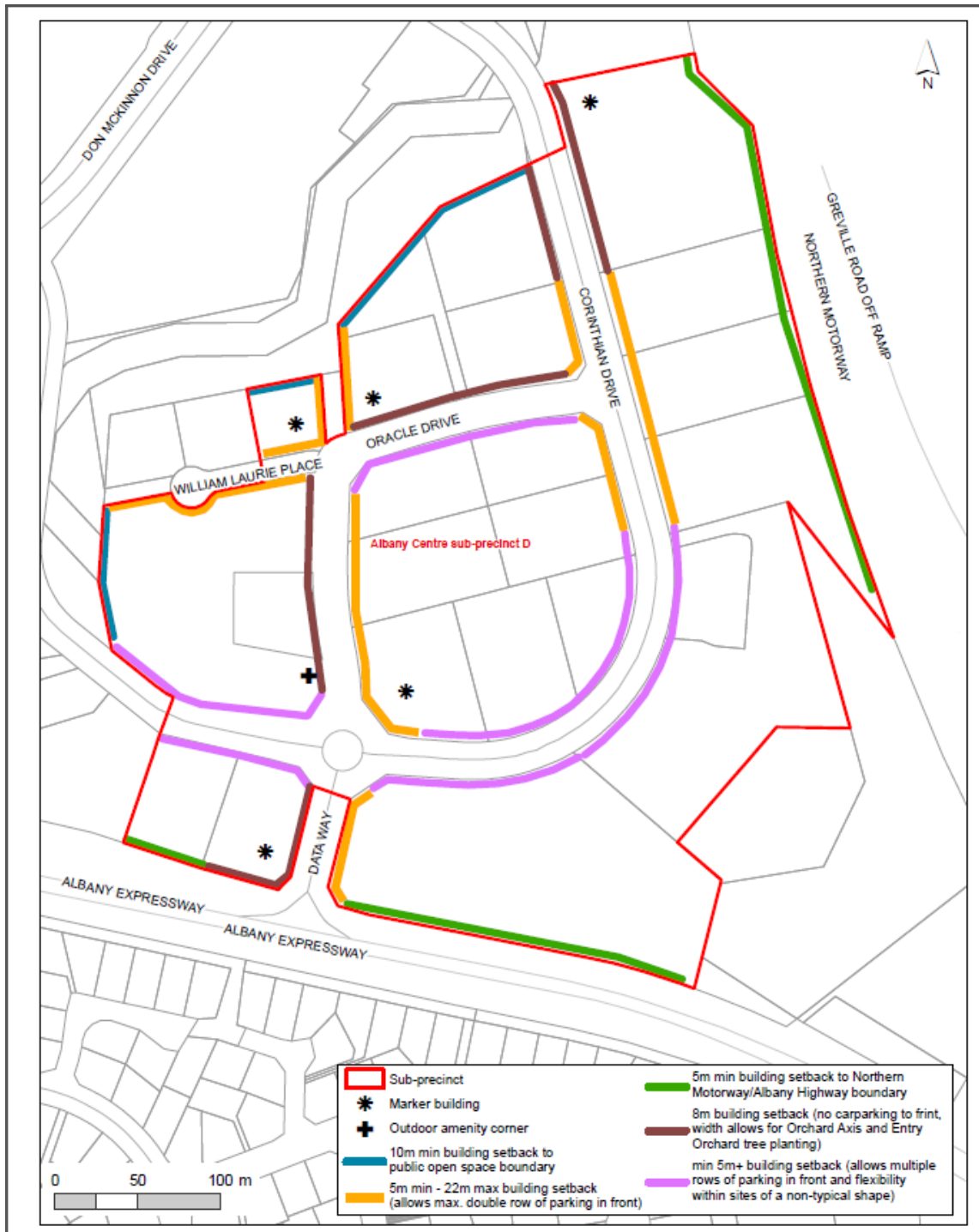
I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre



I502.10.3 Albany Centre: Precinct plan 3 – Sub-precinct D activity areas

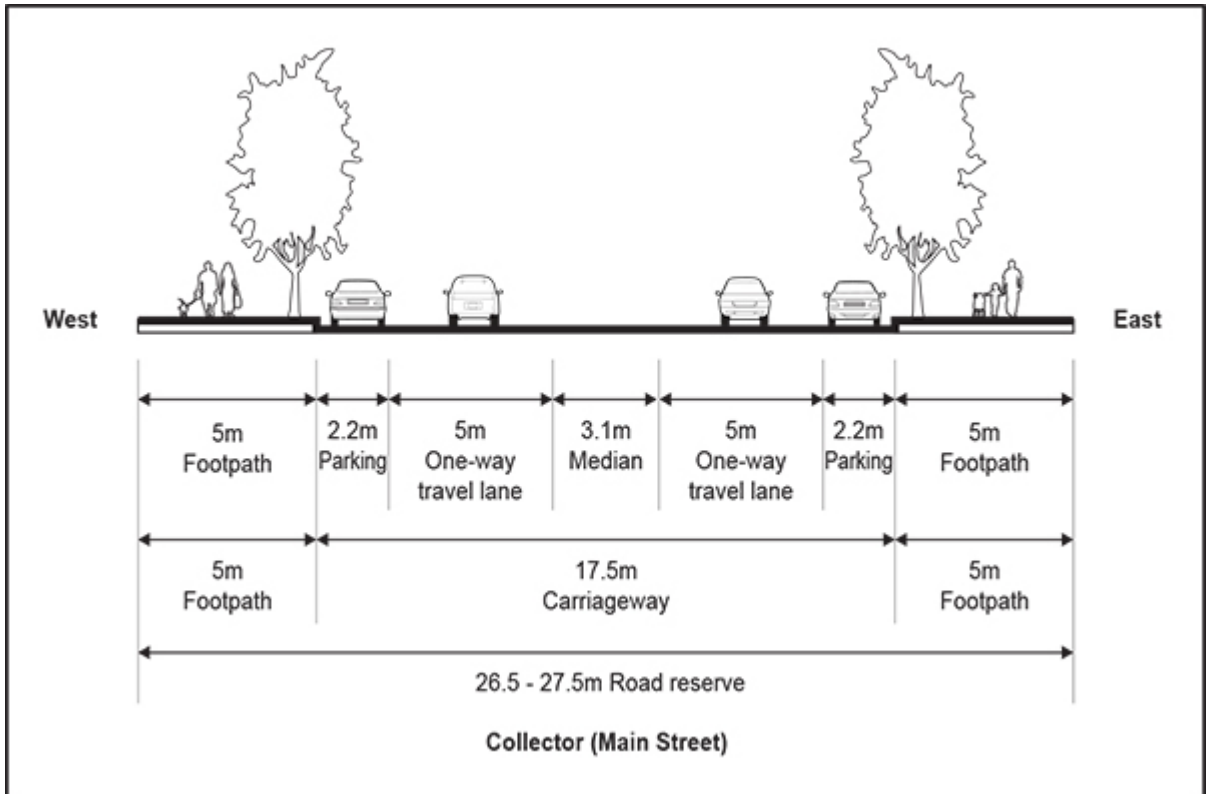


I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks

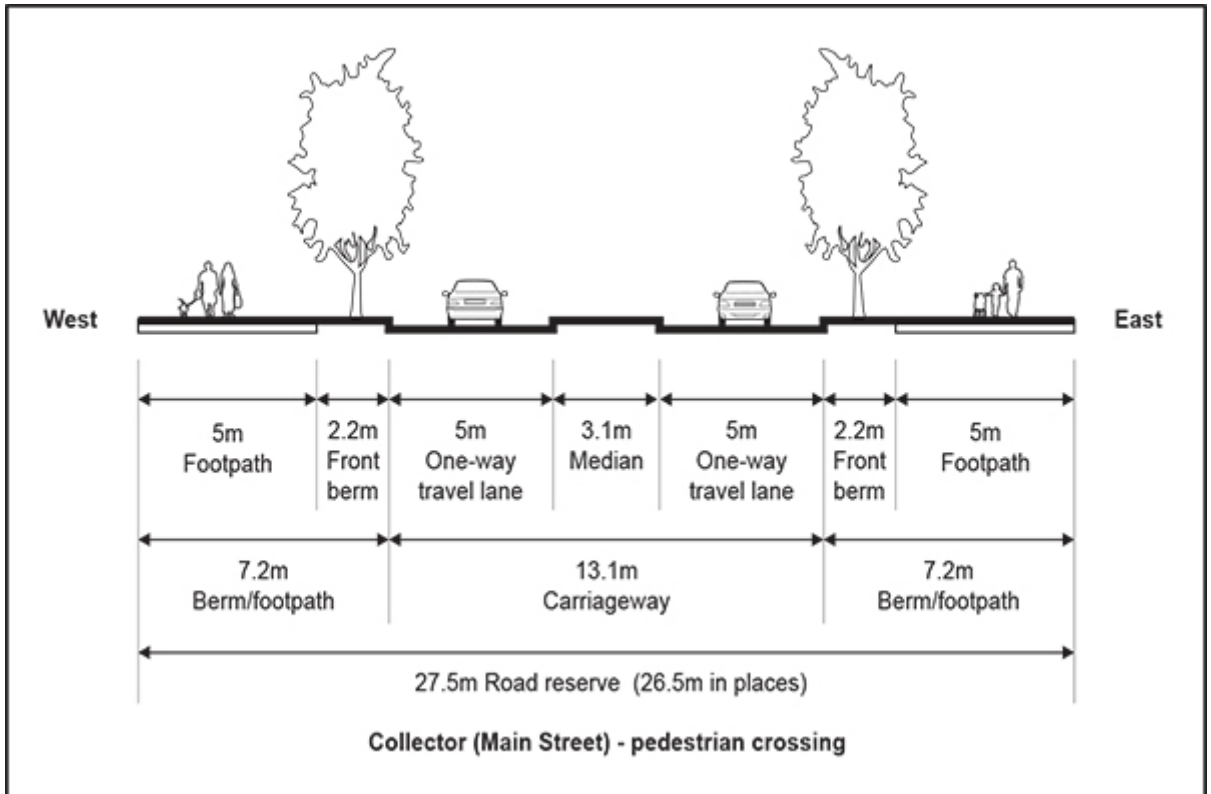


I502.11. Appendix 1: Albany Centre street cross sections

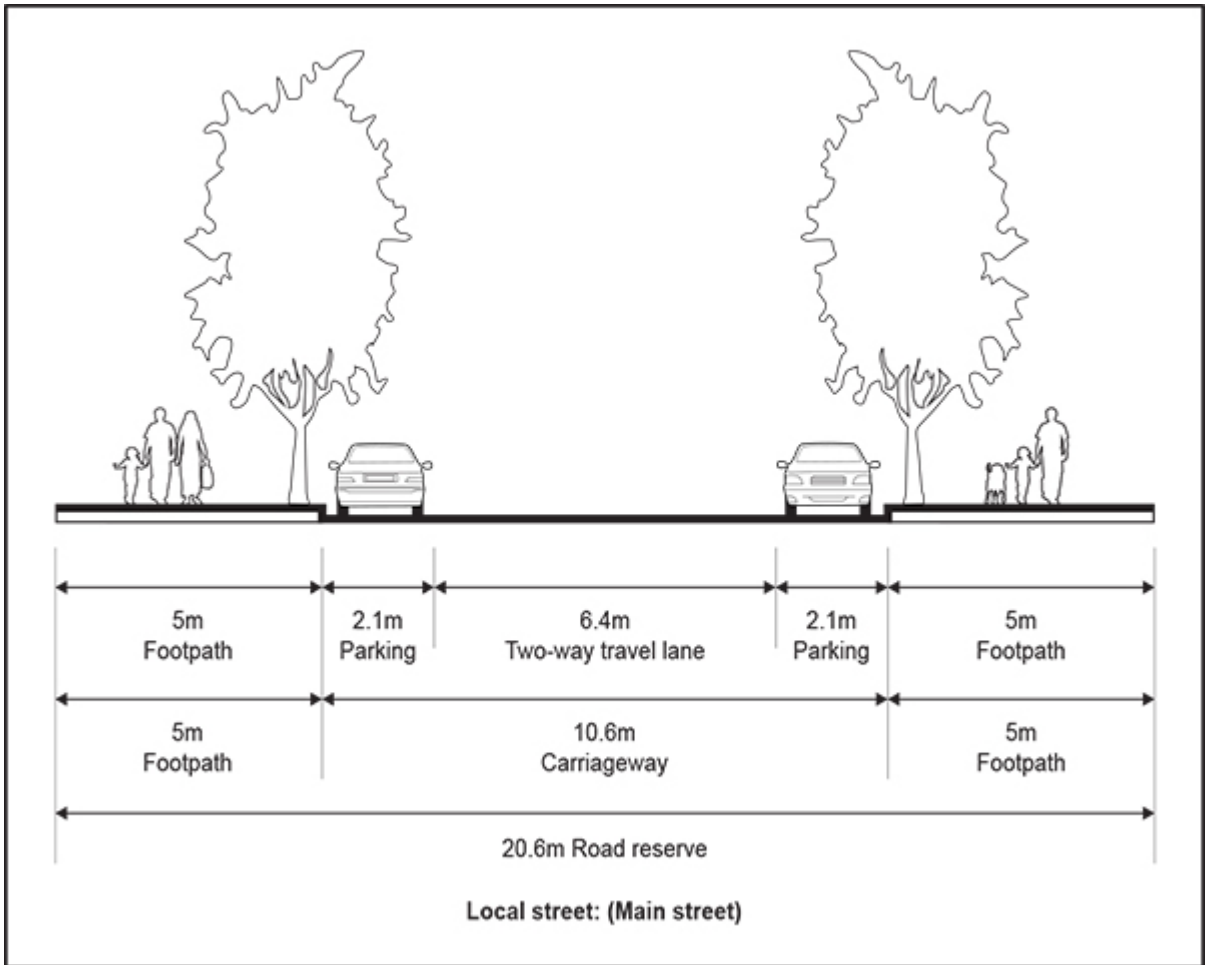
I502.11.1. Collector (Main street)



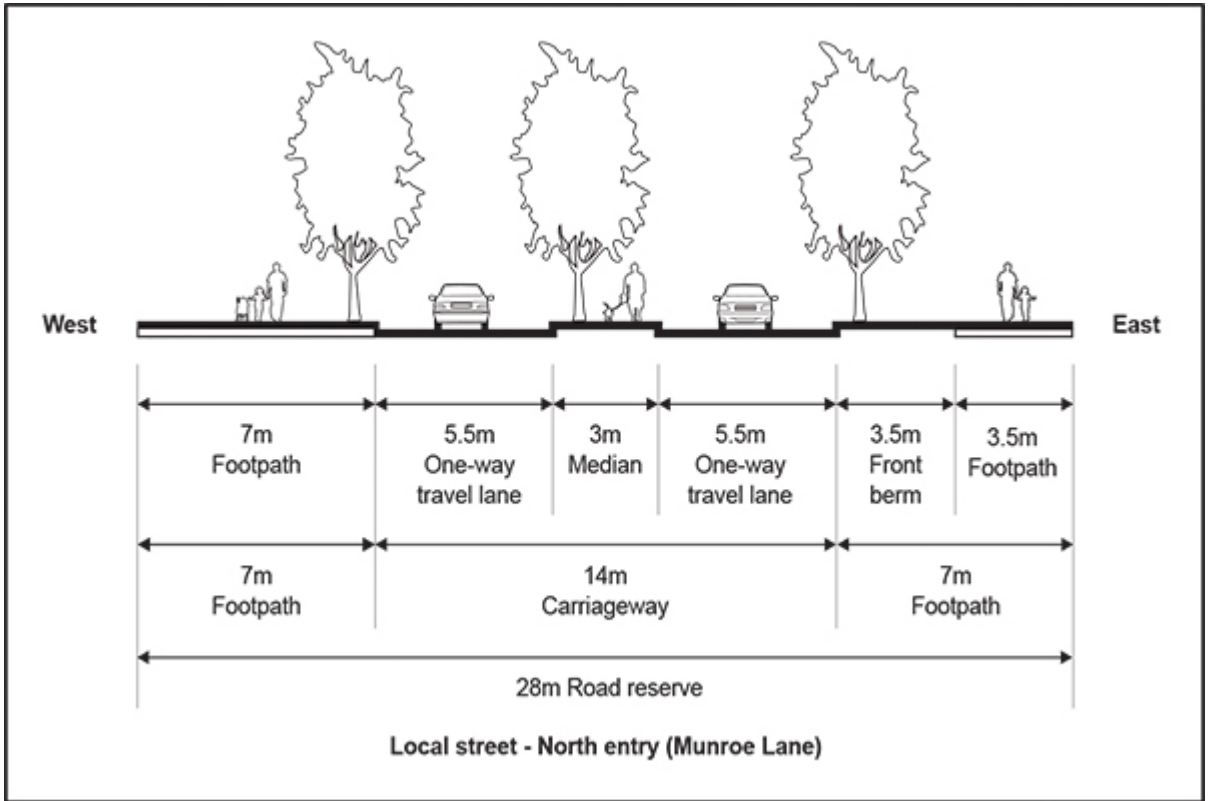
I502.11.2. Collector (Main street) – pedestrian crossing



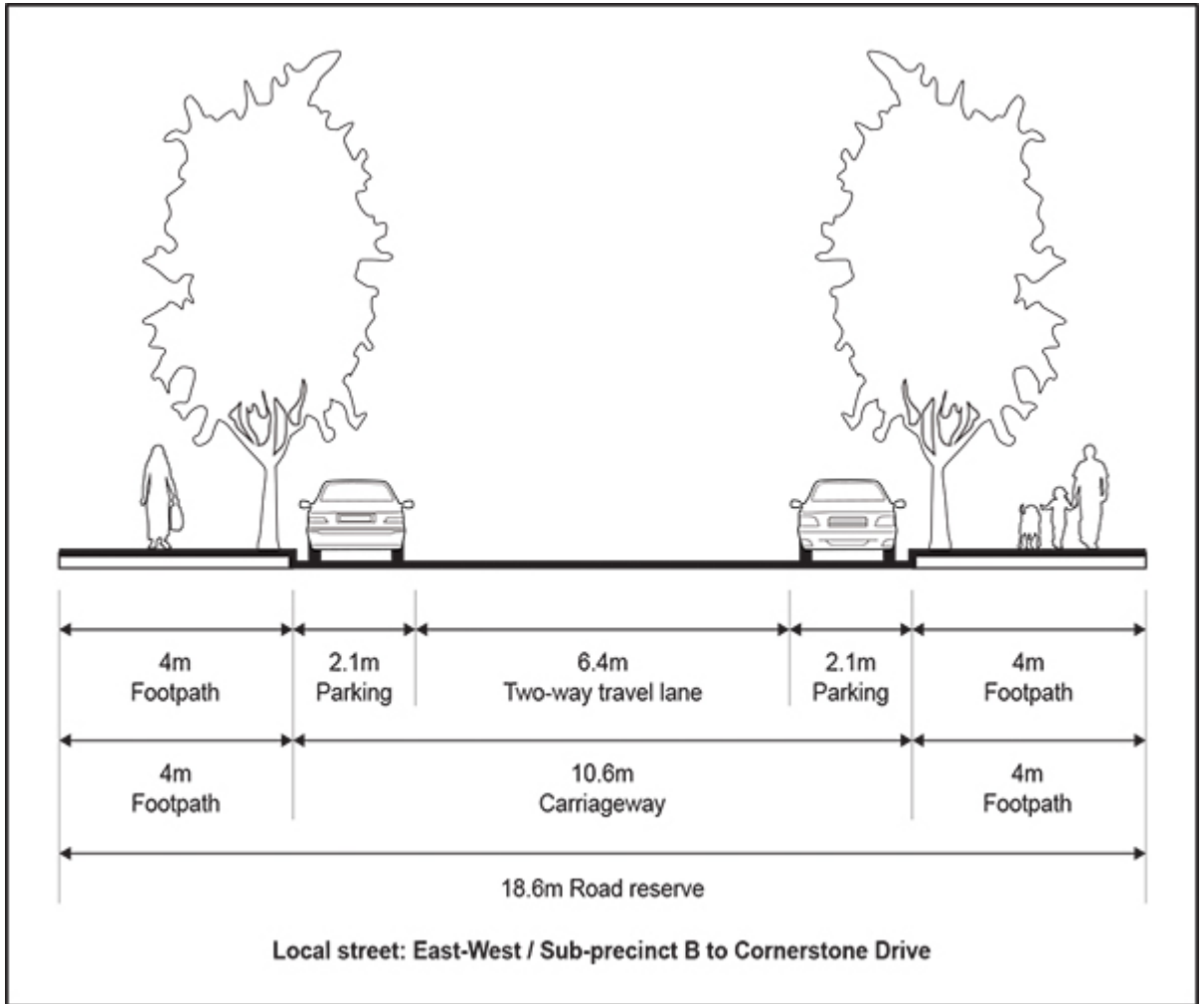
I502.11.3. Local street (Main street)



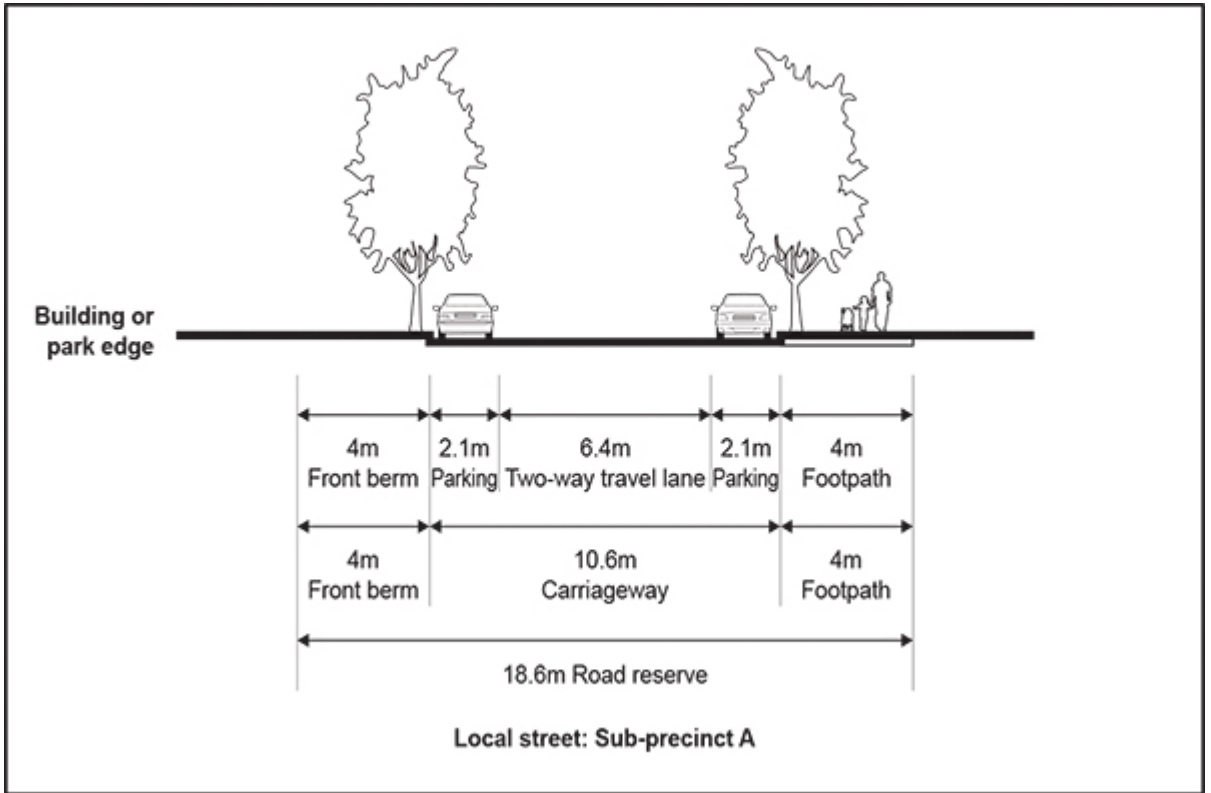
I502.11.4. Local Street – North entry (Munroe Lane)



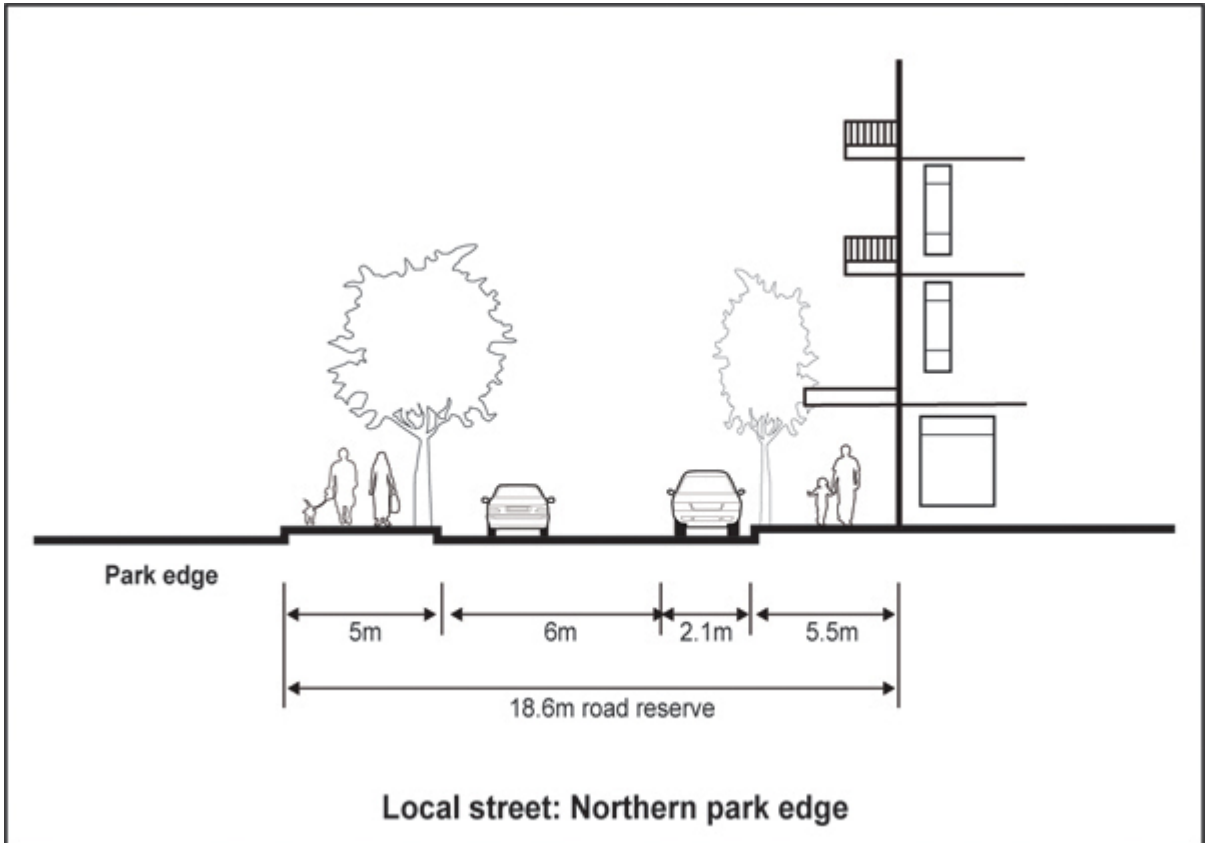
I502.11.5. Local street – East-West / Sub-precinct B to Cornerstone drive



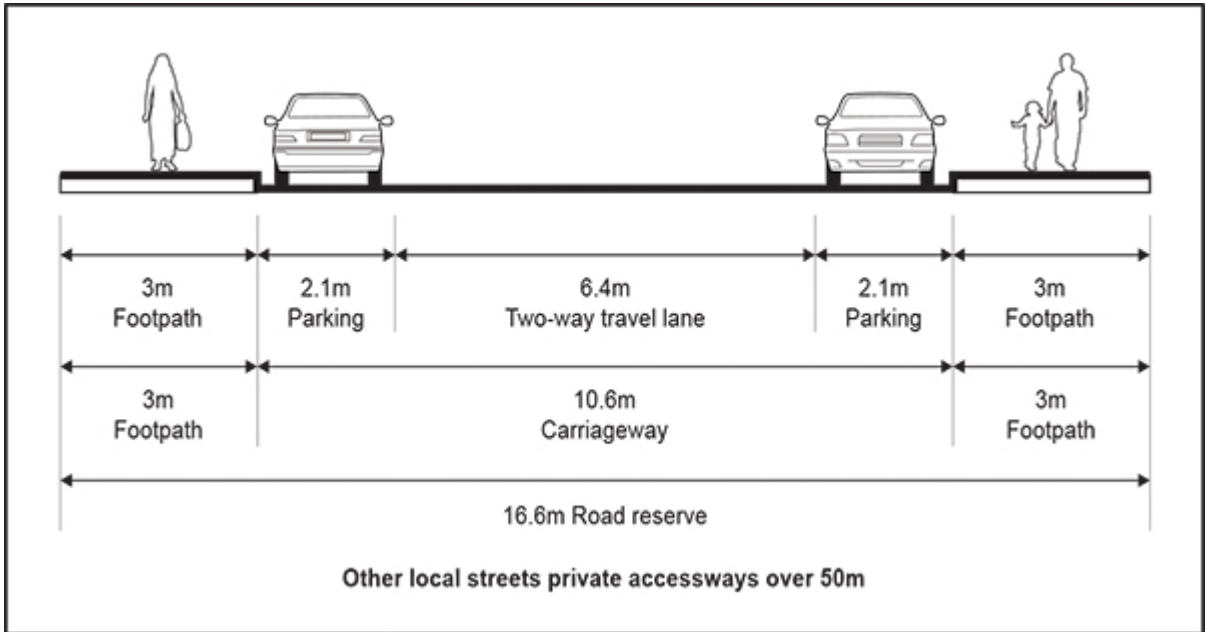
I502.11.6. Local street – Sub-precinct A



I502.11.7. Local street – Northern park edge



I502.11.8. Other local streets private accessways over 50m



I502.11.9. Collector (Commercial) – Northern entry to Appian way

