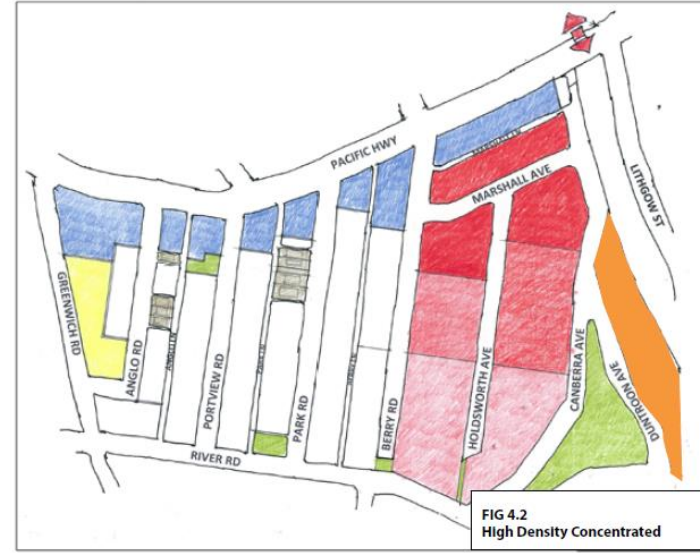


Proposed Building Heights



High Density (Concentrated)

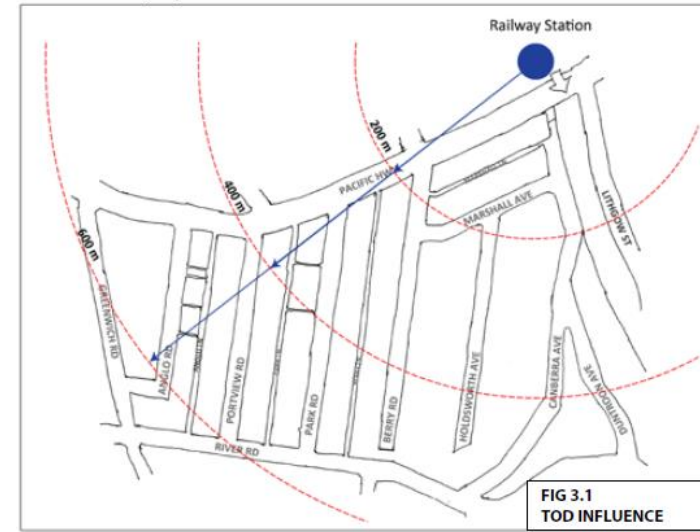
Strengths

- High density close to station
- Highway redevelops
- Central area remains the same
- Can revisit in 20 years

Weaknesses

- Need to define area of density
- Less potential for change to the west
- More difficult to fund E-W connections
- Transition between higher densities and houses

High Density Concentrated



Transport Oriented Model

Overall Precinct Vision



St Leonards South Precinct Public Hearing – LCC SLS Precinct Proposed Massing

St Leonards South Precinct Public Hearing – Canberra Avenue LCC 2036 Massing

Embassy Tower JQZ

--- Duntroon Avenue Height Envelope

RL 164m

GL+95m

River Road

RL 87m

Marshall Avenue

27 storey

19 storey

15 storey

10-12 storey

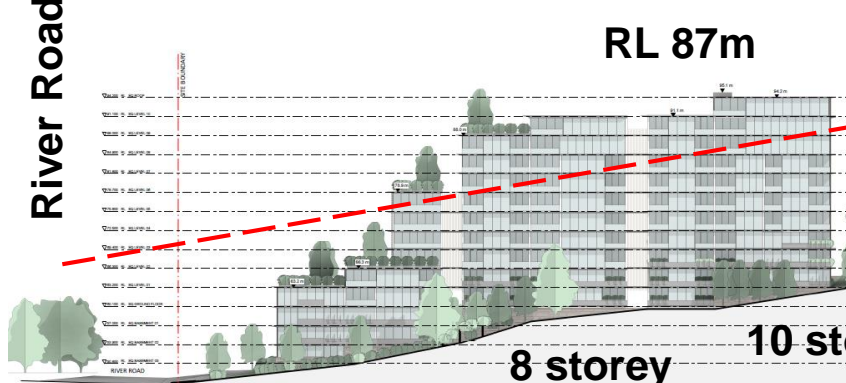
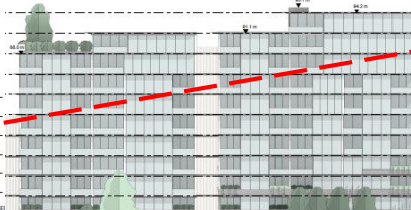
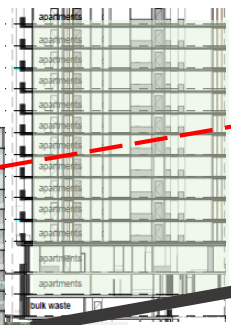
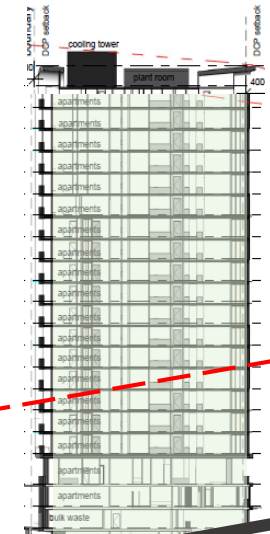
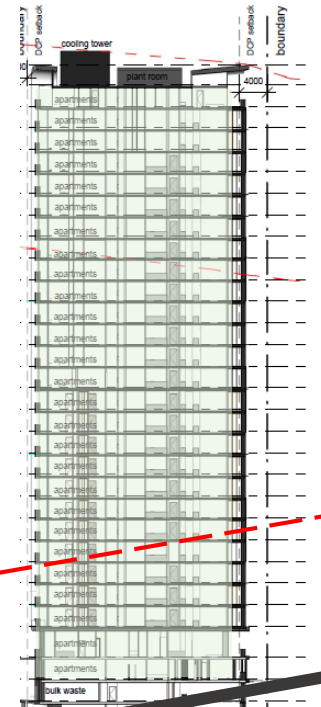
10 storey

8 storey

4 storey

Canberra Avenue

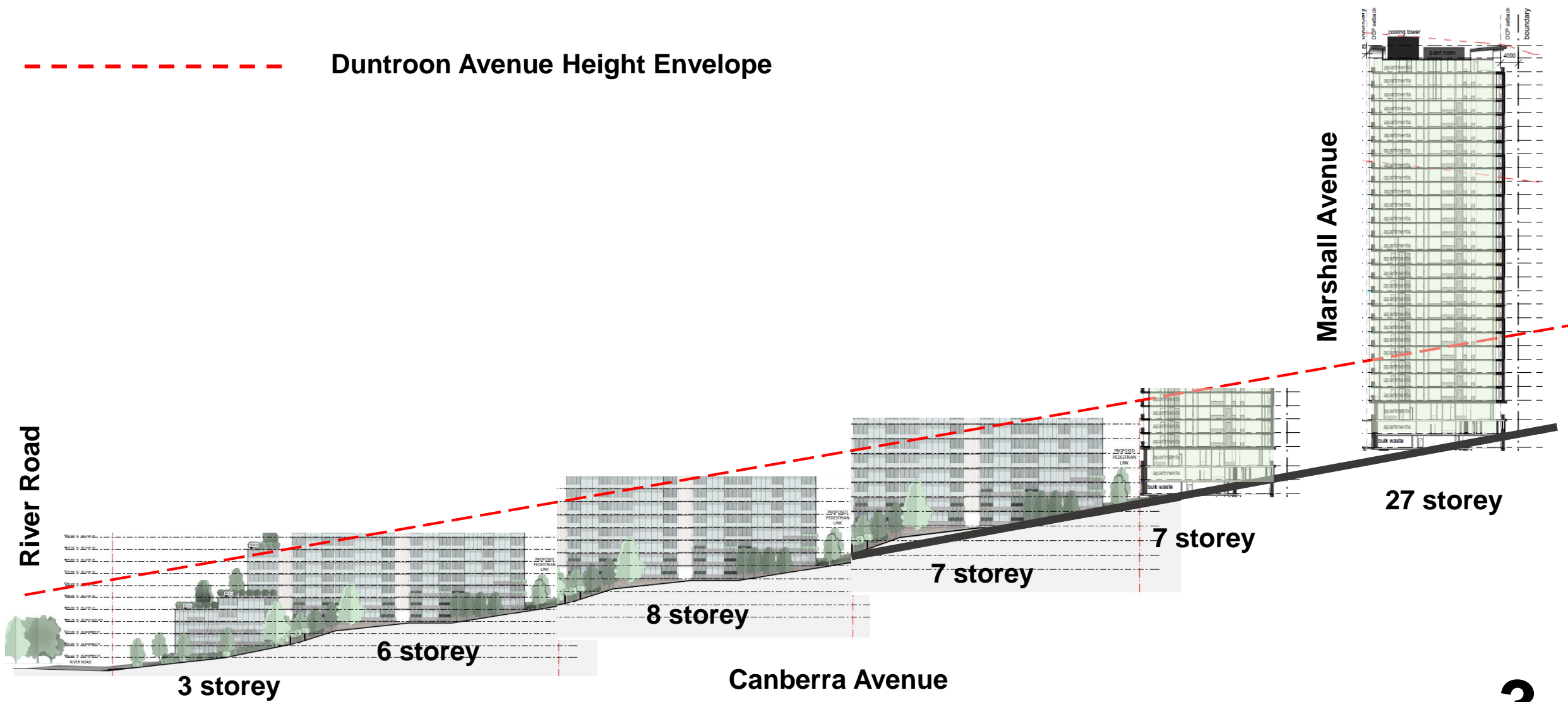
RL 45m



St Leonards South Precinct Public Hearing – Canberra Avenue Preferred Massing

Embassy Tower JQZ

----- Duntroon Avenue Height Envelope







St Leonards South Precinct Public Hearing – Groaton Holdings Artists Impression





**Lightbox Development
Manchester – 19 Storeys**



**Blues Point Tower Sydney – 23
Storeys**



**JQZ Embassy Tower – 25
Storeys**



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Medium rise Units – Canberra Ave Central

Low rise Units – Canberra Avenue South



Some Verticality?

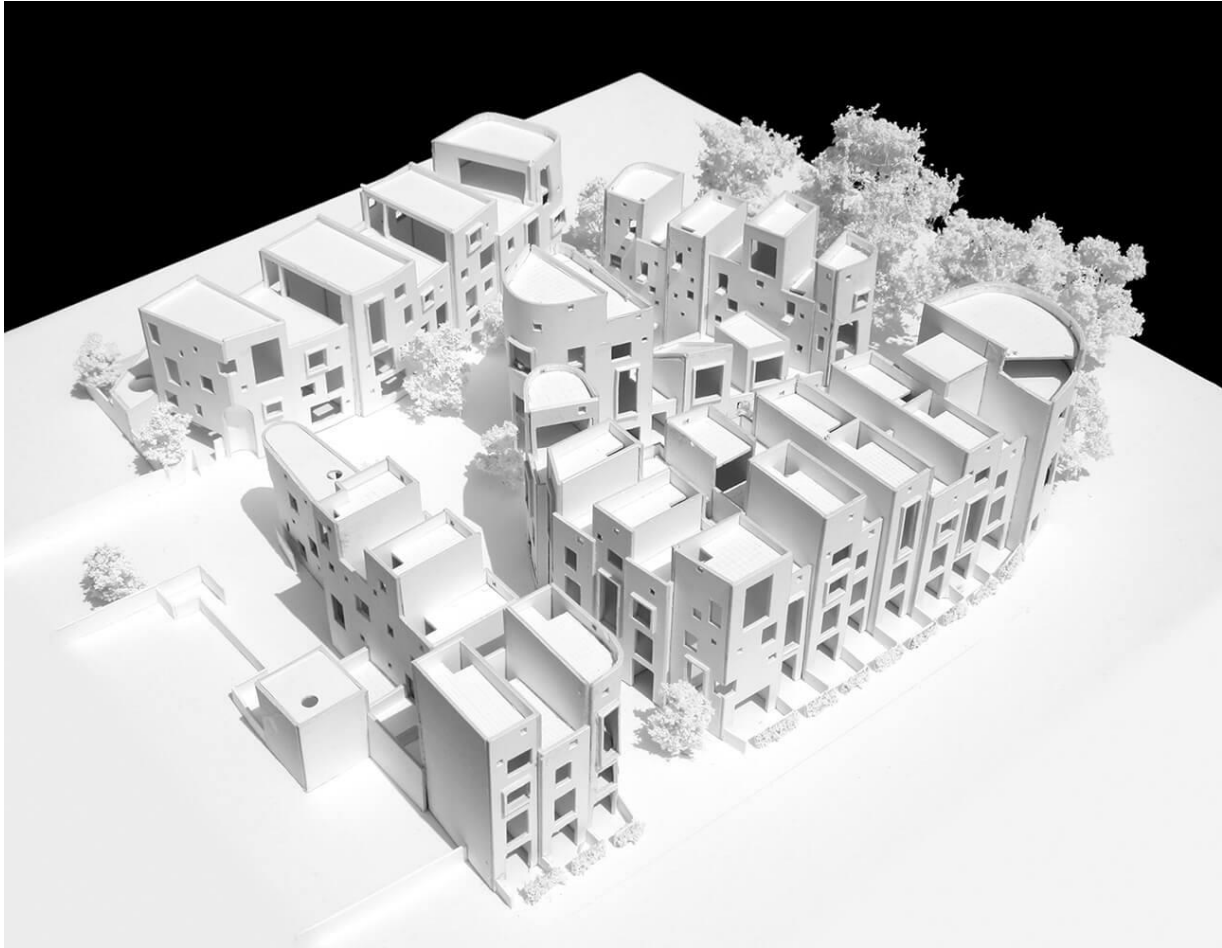


Low rise Units – Canberra Avenue South



Existing Duntroon Avenue





Townhouse type apartment variety? – River Road



Grass Amphitheatre perhaps?



Some small scale coffee shops?

St Leonards South Precinct Public Hearing – Variety of types and creation of real spaces perhaps?