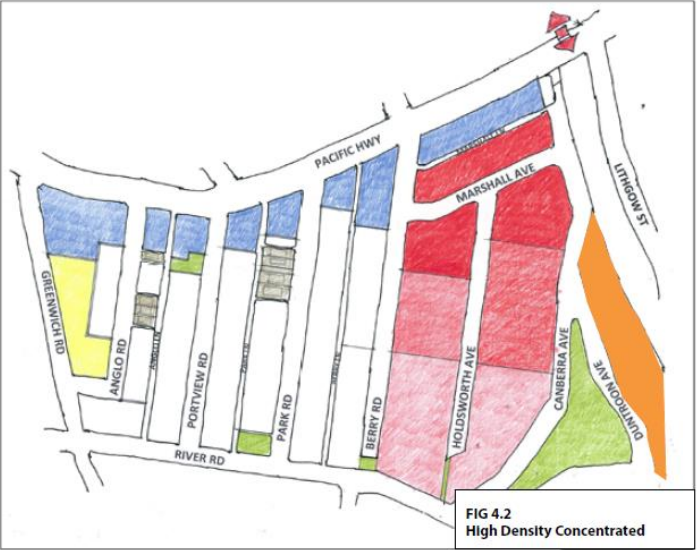


Proposed Building Heights



High Density (Concentrated)

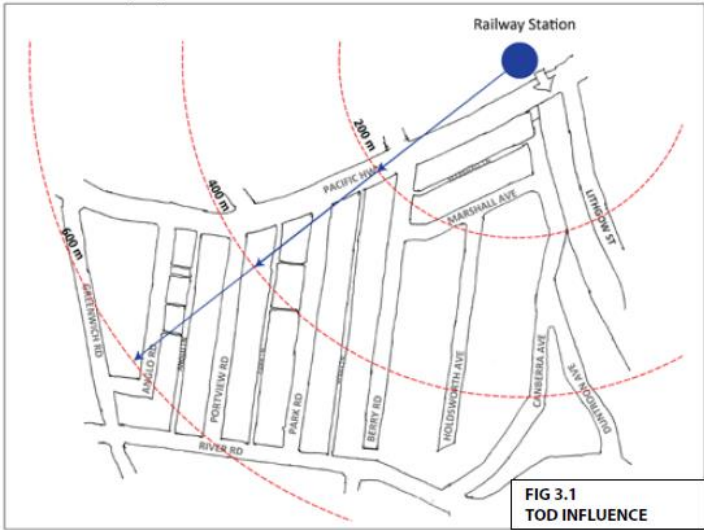
Strengths

- 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



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

Embassy
Tower JQZ

----- Duntroon Avenue Height Envelope

RL 164m GL+95m

Marshall Avenue

River Road

RL 87m

27 storey

19 storey

15 storey

10-12 storey

10 storey

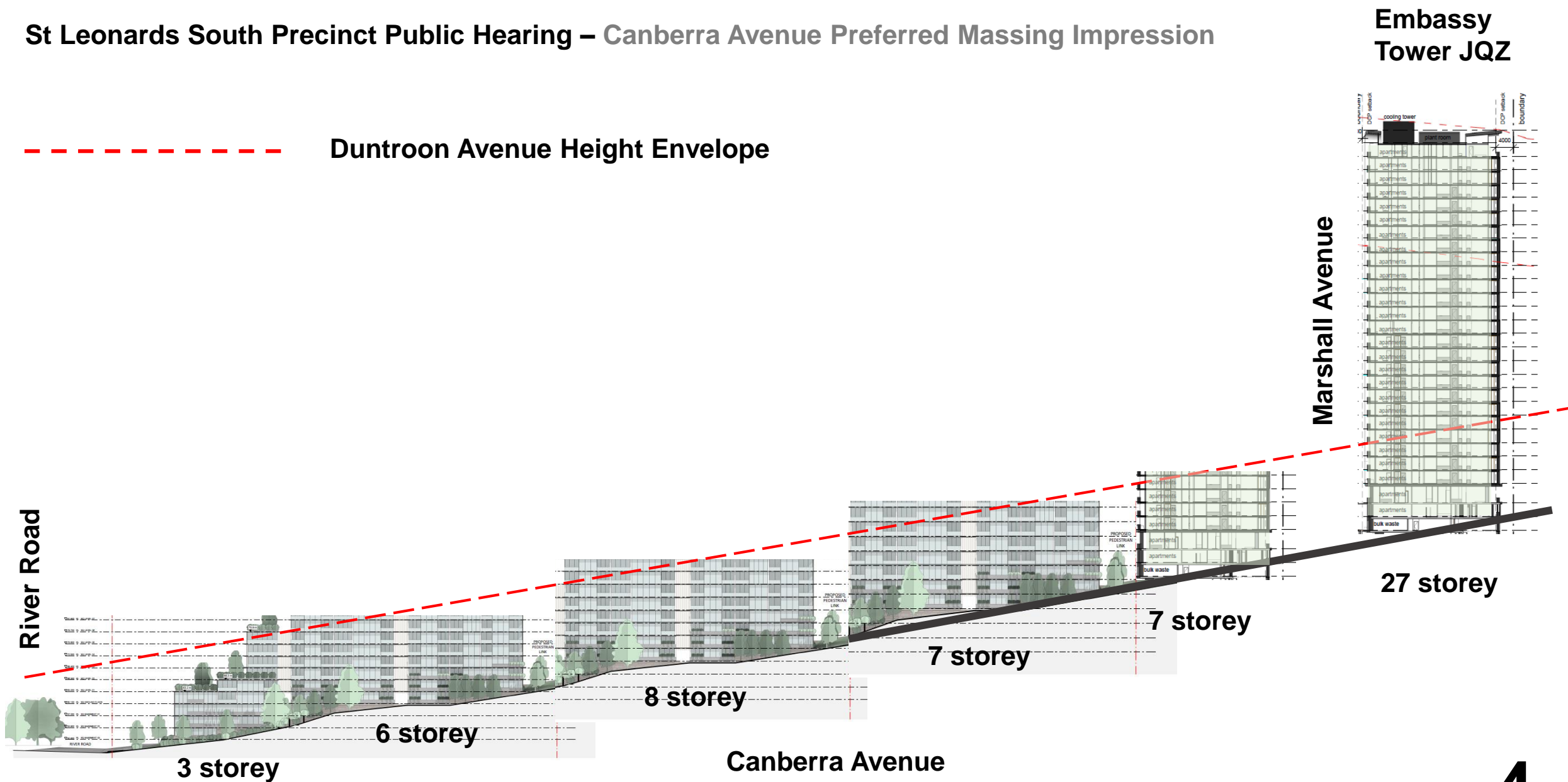
8 storey

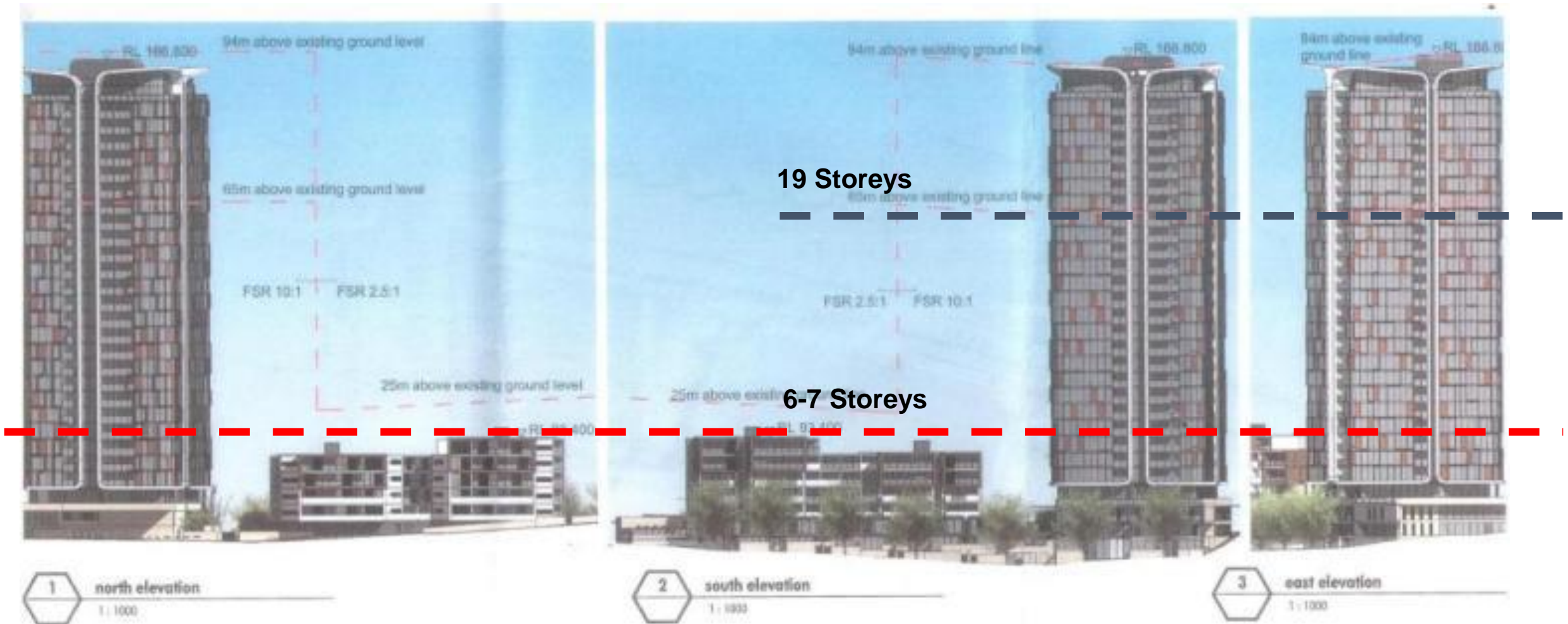
4 storey

Canberra Avenue

RL 45m

St Leonards South Precinct Public Hearing – Canberra Avenue Preferred Massing Impression





19 Storeys

6-7 Storeys

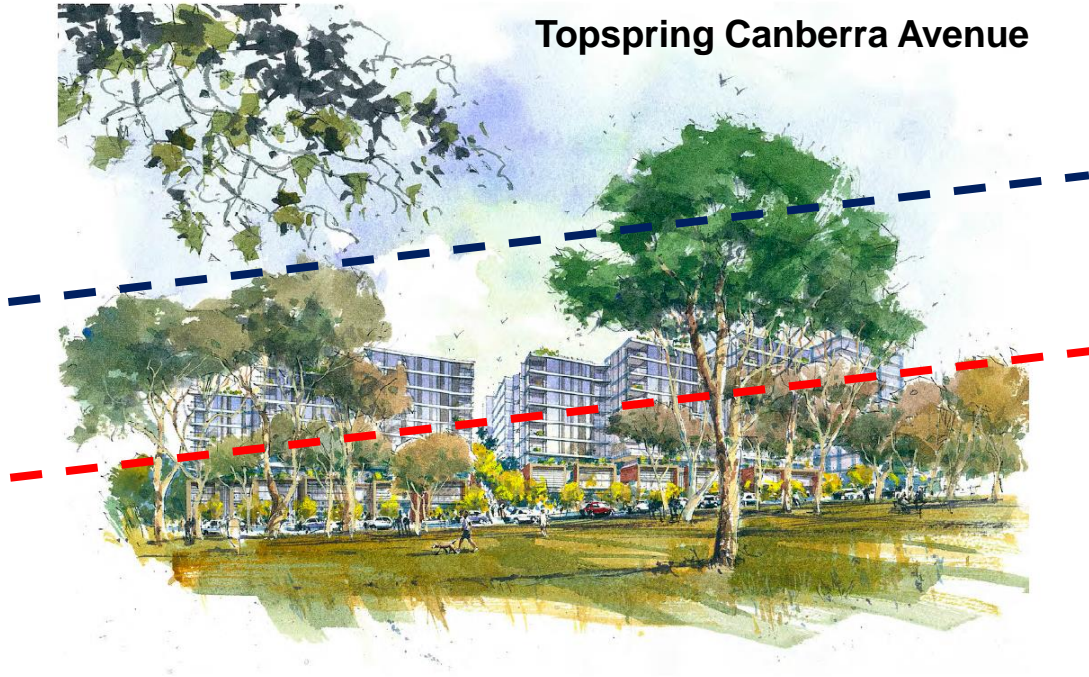
Duntroon Avenue Height Envelope



More realistic proposed building height?

Duntroon Avenue Height Envelope

Topspring Canberra Avenue



Topspring proposed perimeter Canberra Avenue



Duntroon Avenue perimeter



Duntroon 2 storey perimeter



Duntroon Avenue



**Lightbox Development
Manchester – 19 Storeys**



**Blues Point Tower Sydney – 23
Storeys**



**JQZ Embassy Tower – 25
Storeys**

St Leonards South Precinct Public Hearing – 19 plus storey building examples



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Medium rise Units – Canberra Ave Central

Low rise Units – Canberra Avenue South



9

Some Verticality?

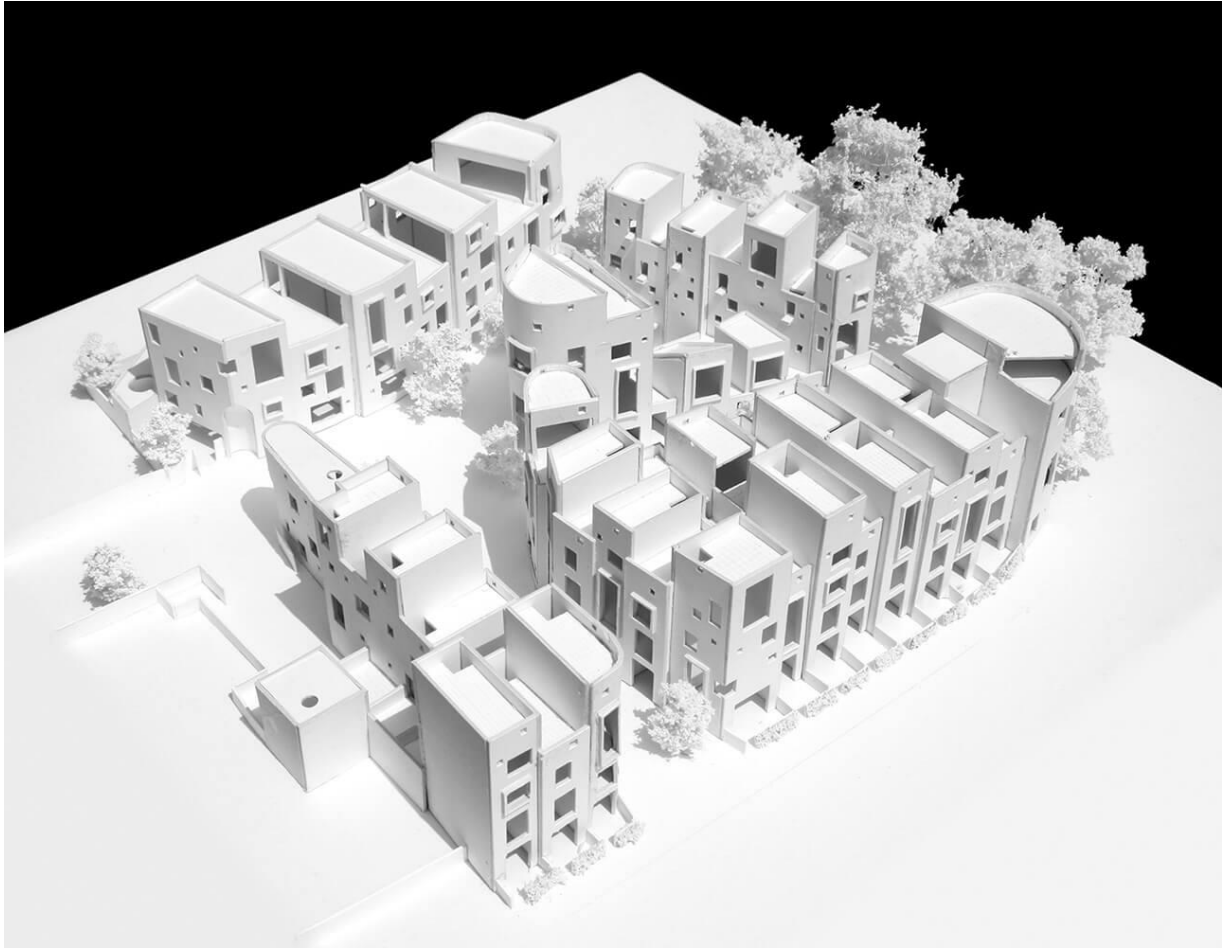


Current construction – Canberra Avenue East



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?