

Built Form

Building Heights

Similar to non-residential floor space, tallest buildings are prioritised around St Leonards Station and the commercial core. In this area, the topography allows taller buildings that minimise overshadowing of public open spaces and residential areas.

Height is also distributed along Pacific Highway, emphasizing the character along that corridor and the connection between the Train and Metro stations. Height transition from Pacific Highway down to surrounding low density areas has been accommodated for whilst also preserving appropriate density to encourage development and the delivery of housing and jobs.

Height is maintained as per existing in majority of the surrounding residential areas and Crows Nest Village to preserve their existing high quality local character.

KEY

Precinct Boundary

TOD Accelerated Rezoning Area

St Leonards South

2-3 Storeys

4-12 Storeys

13-19 Storeys

20+ Storeys

30+ Storeys

