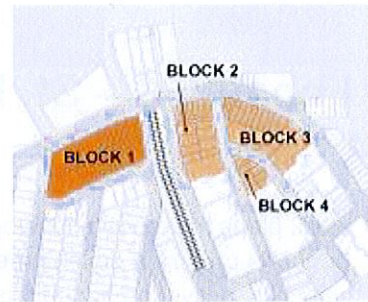


Block 1: Marshall Precinct

Block 1 is located in the precinct area bound by Pacific Highway on the north, Marshall Avenue on the south, the railway line to the east and Berry Road to the west.



Objectives

Block key

- 1 To create a distinctive character and cohesive sense of place onto Pacific Hwy.
- 2 To provide a gateway marker for St. Leonards from the west with new development that achieves design excellence.
- 3 To provide a landscaped public open space to the east of podium C.
- 4 To provide adequate streetscape transition to the residential uses across Marshall Ave.
- 5 To respond to the scale of development to the north of Pacific Highway to create balanced built form.
- 6 To improve the connectivity for pedestrians for the southern residential areas to Pacific Highway and the station.
- 7 To protect existing residential amenity, including solar access and privacy.
- 8 Minimise vehicle access to Marshall Ave.
- 9 To improve the amenity of the pedestrian link from the west to the station precinct.

BLOCK PLAN BELOW DEFERRED

