

An aerial photograph of a residential and commercial area in St Leonards, Victoria. A white polygon is drawn on the image, highlighting a specific site located between a railway line and a residential street. The site is a rectangular plot with some buildings and trees. The background shows a mix of residential houses, larger commercial buildings, and a railway line with tracks and overhead power lines.

46 Nicholson Street St Leonards

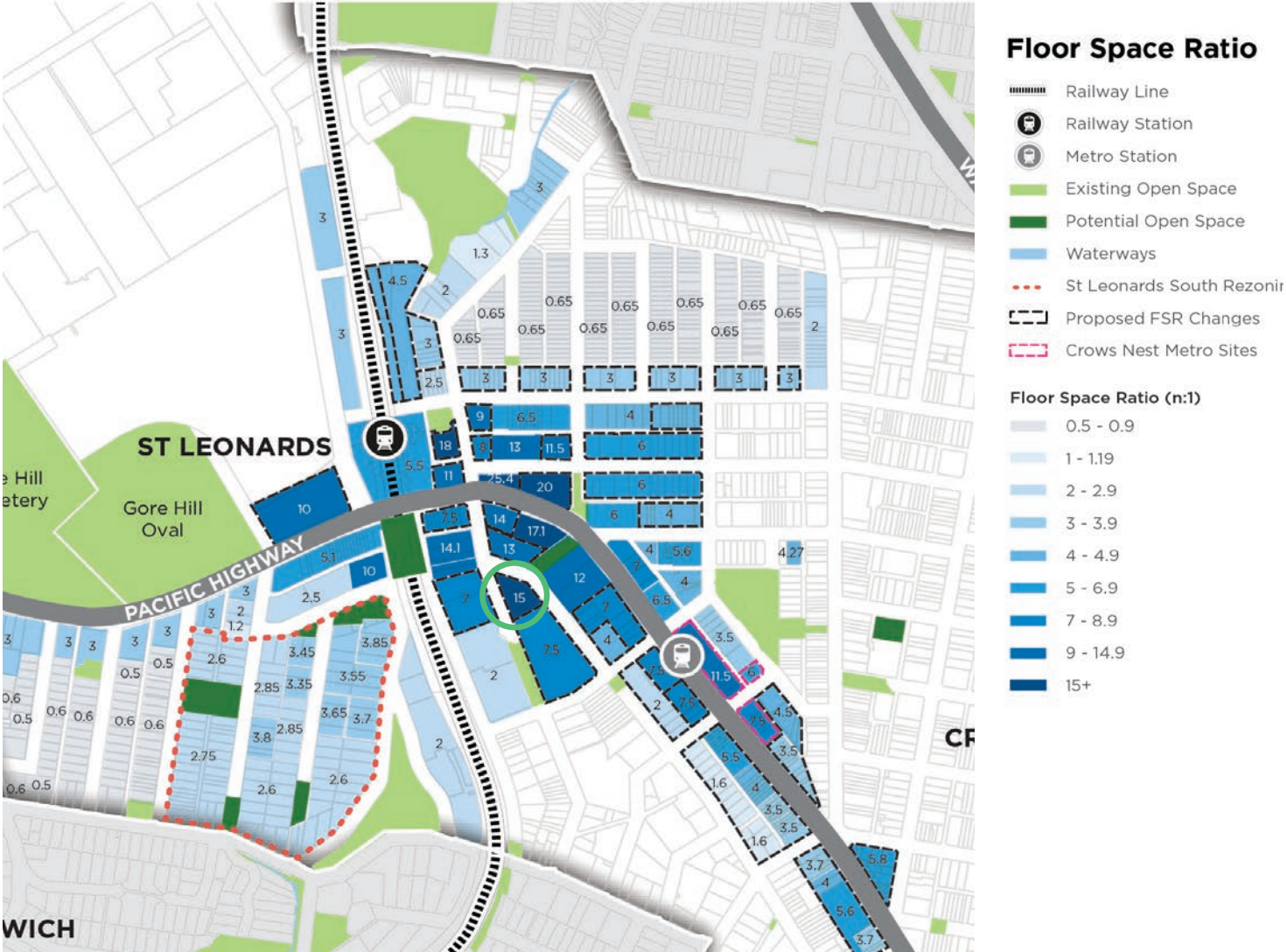
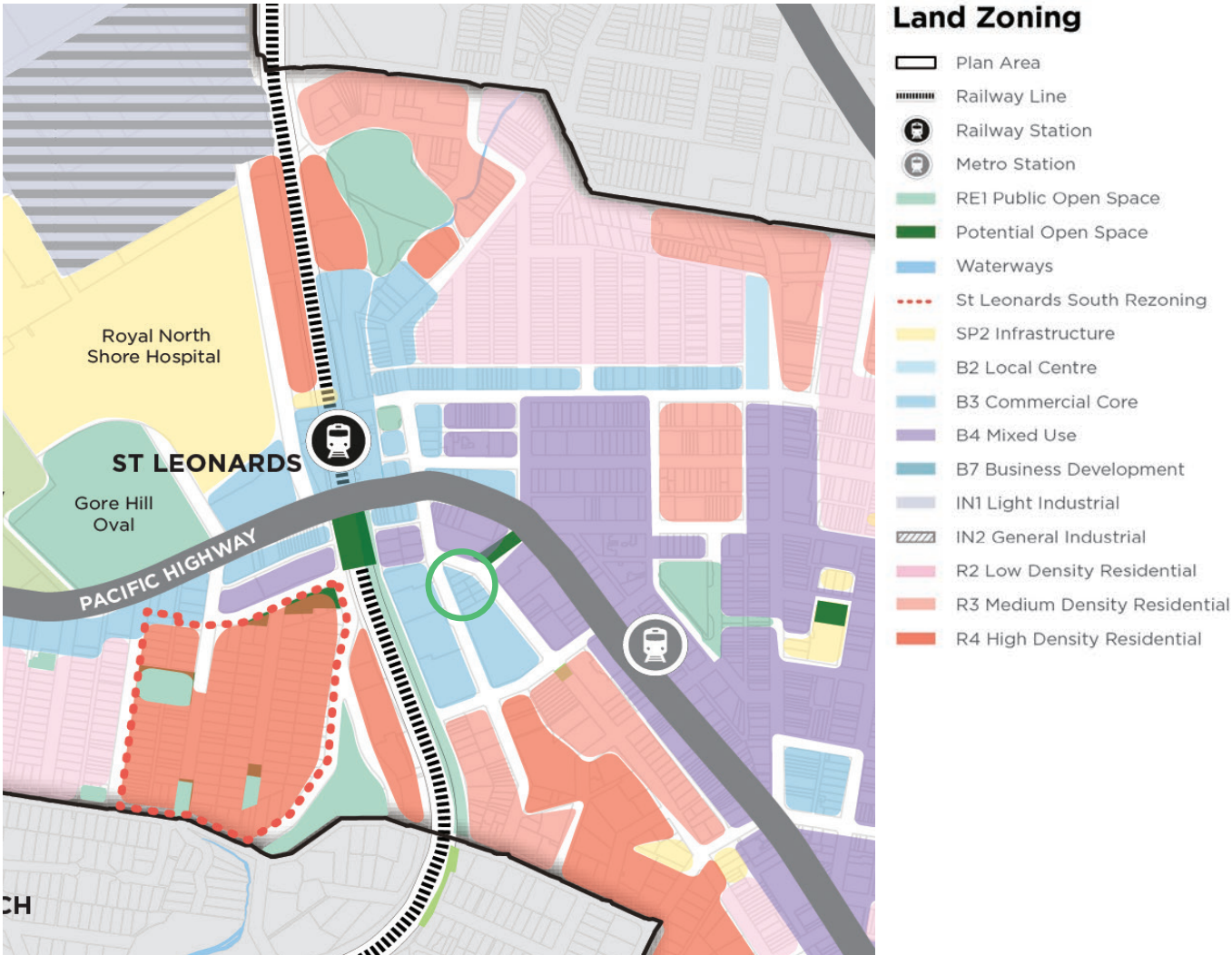
2036 Final Plan Updates

September 2020

Prepared for Jemalong

B3 Commercial Core

“Minimum Non-Residential FSR” 15:1



Proposed Site Location

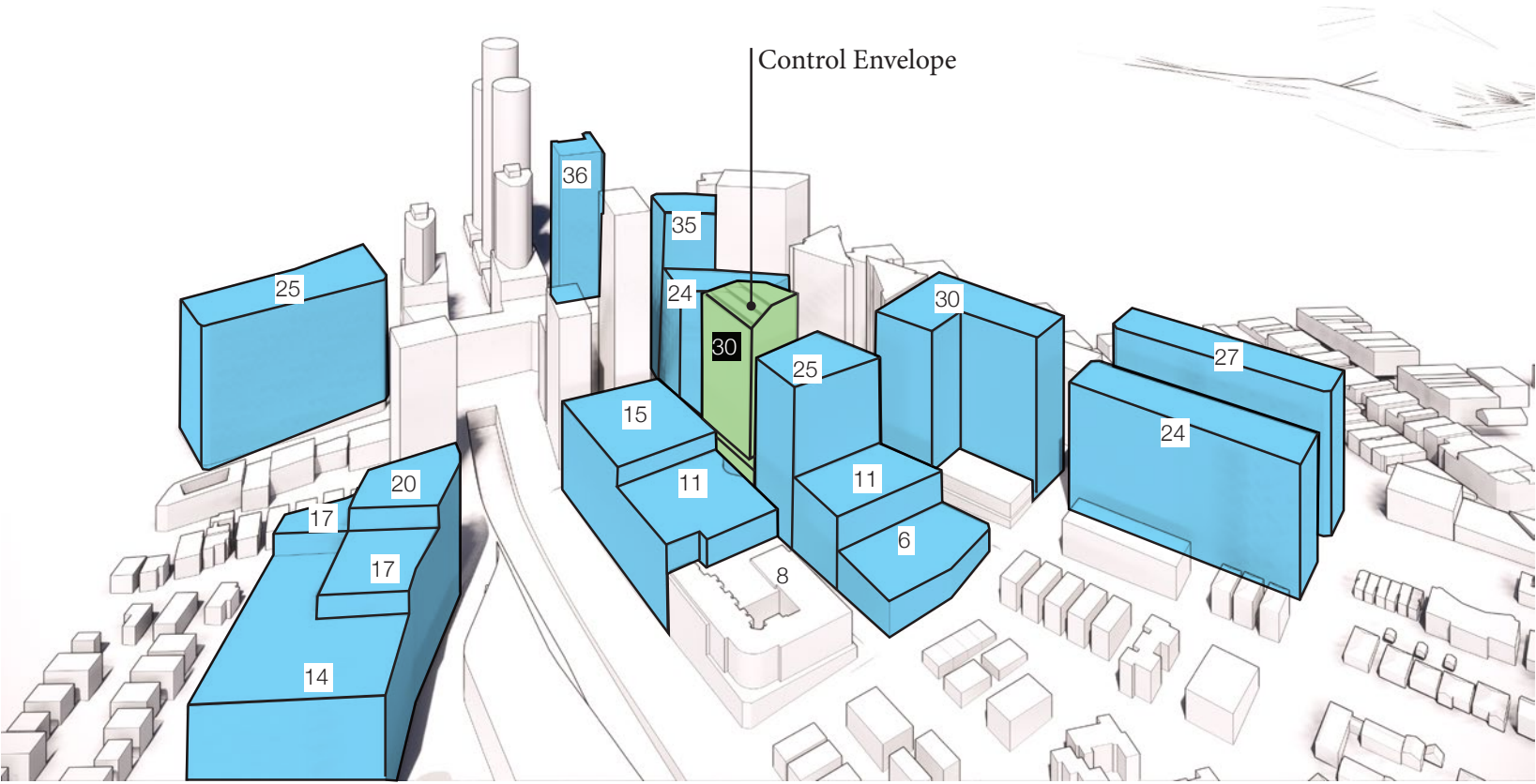
Final plan 2036 - Building Height

Building Height

- Railway Line
 - Railway Station
 - Metro Station
 - Existing Open Space
 - Potential Open Space
 - Waterways
 - St Leonards South Rezoning
 - 2-3 Storeys
 - 4-12 Storeys
 - 13-19 Storeys
 - 20+ Storeys
 - Proposed Height Changes
 - Crows Nest Metro Sites
- Proposed Site Location



Building Height - 30 floors



Maximum Planning Envelope - Changes from draft to final 2036 plan

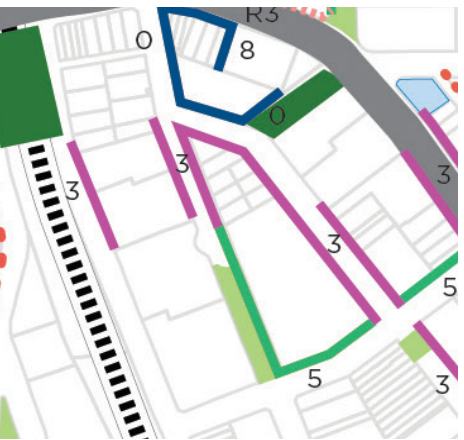
2036 Plan guidelines

Street wall height

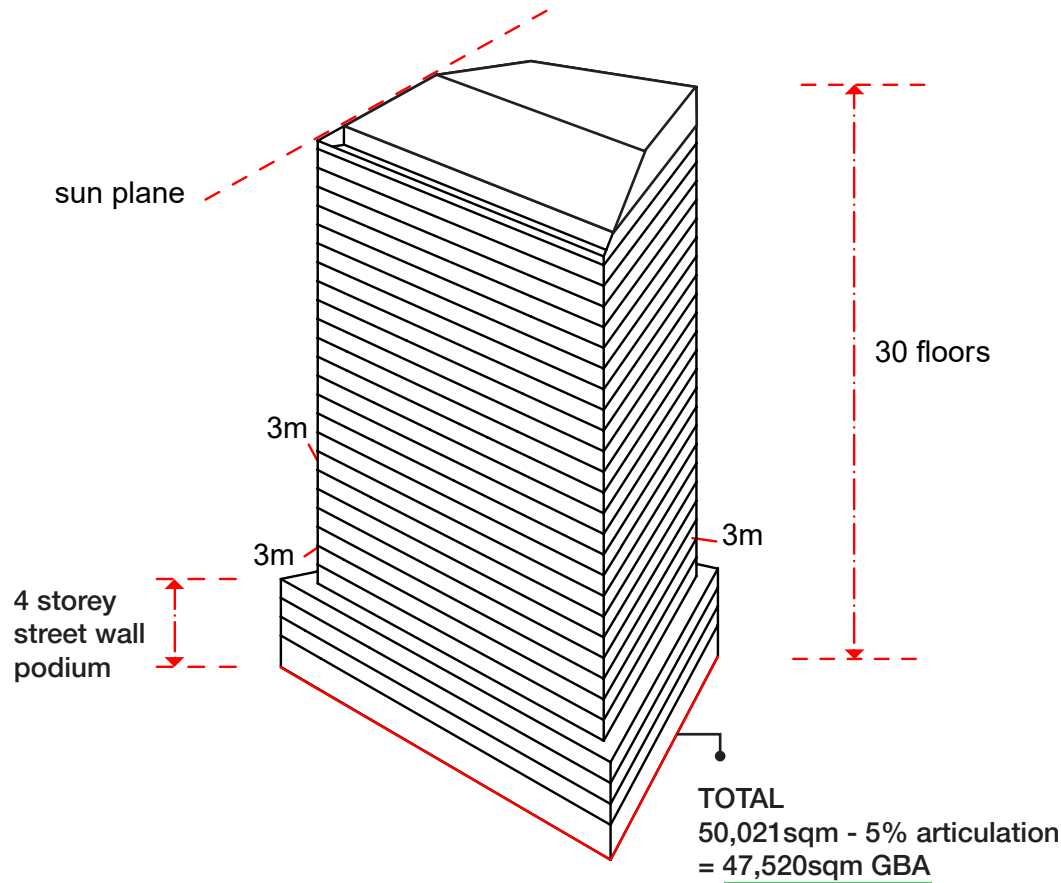
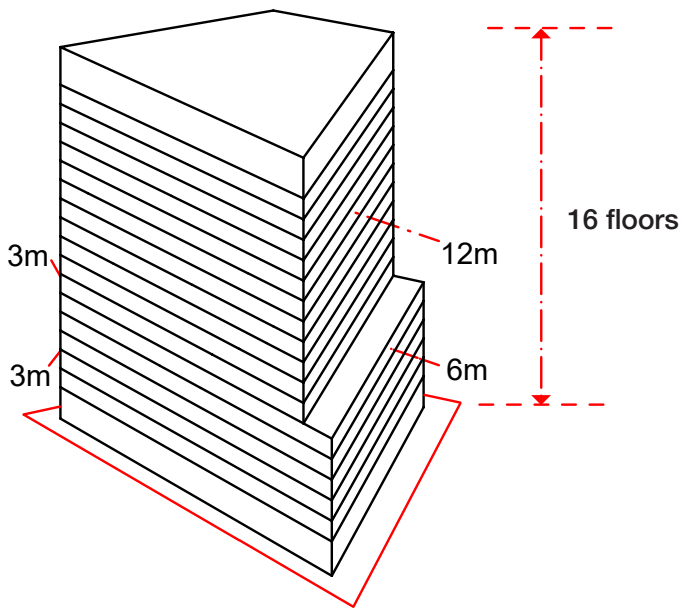
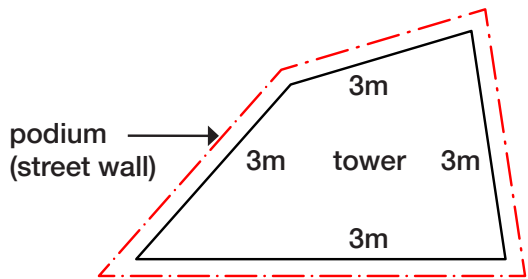
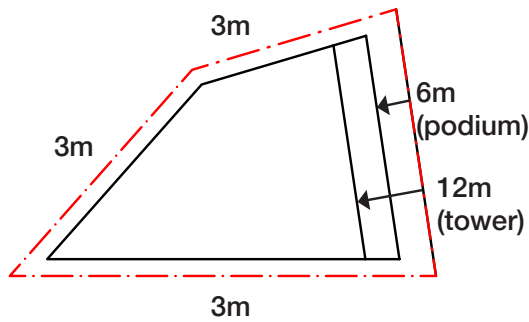


4 storey street wall height

Setbacks



3m setback



2036 Draft

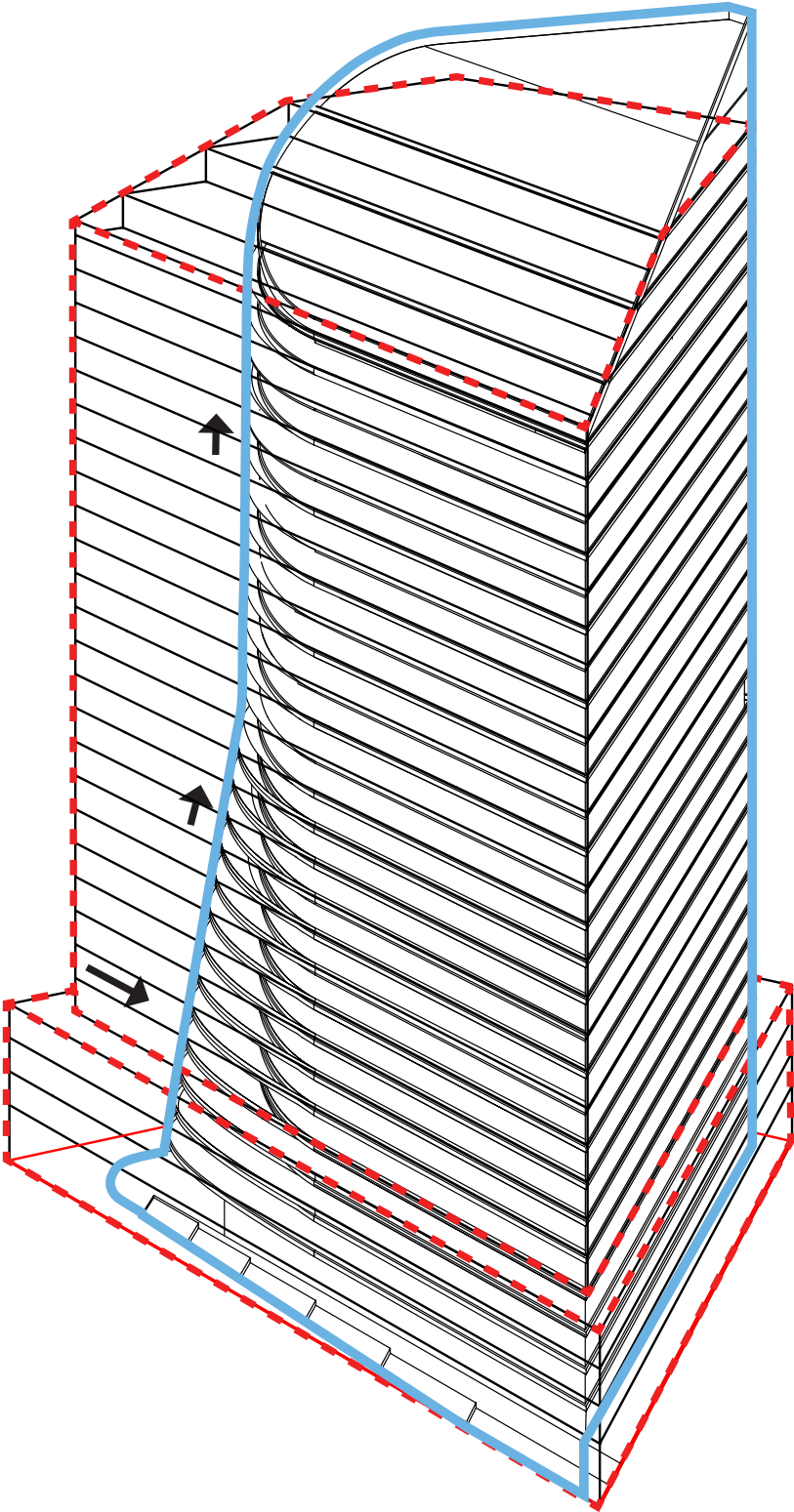
Total GFA:	18,400 sqm
FSR:	8:1
Number of Levels:	16

2036 Maximum Planning Envelope

Total GFA:	42,292 sqm
FSR:	18.4:1
Number of Levels:	30

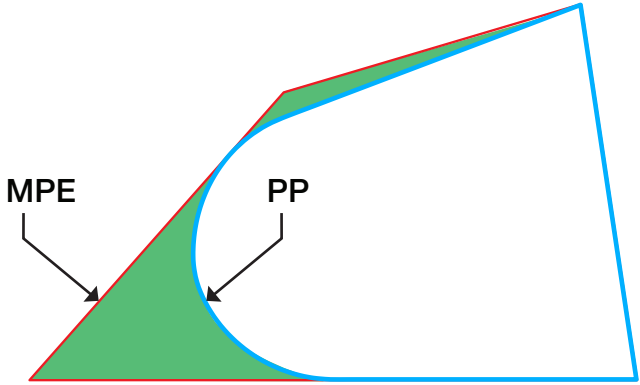
* Total GFA areas are calculated under the assumption of 89 % efficiency.

Maximum Planning Envelope - Articulation Zone

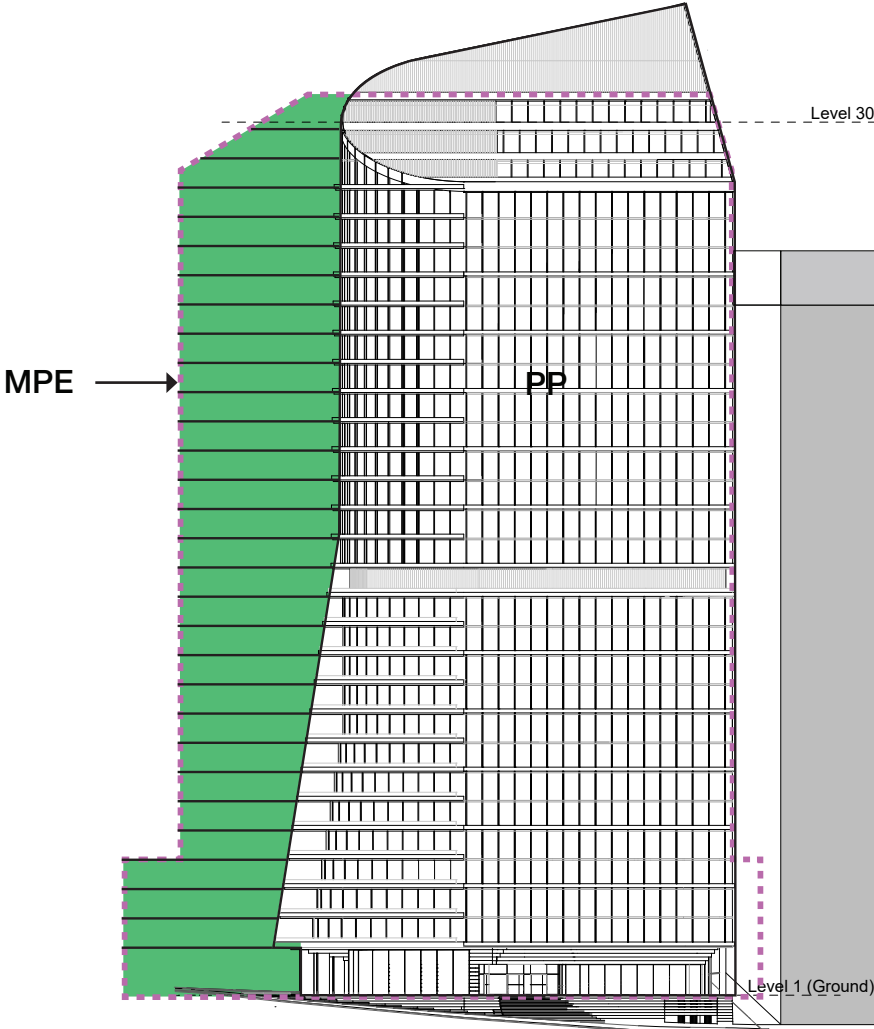


Axo

- Current PP
- - - Maximum Planning Envelope



Plan

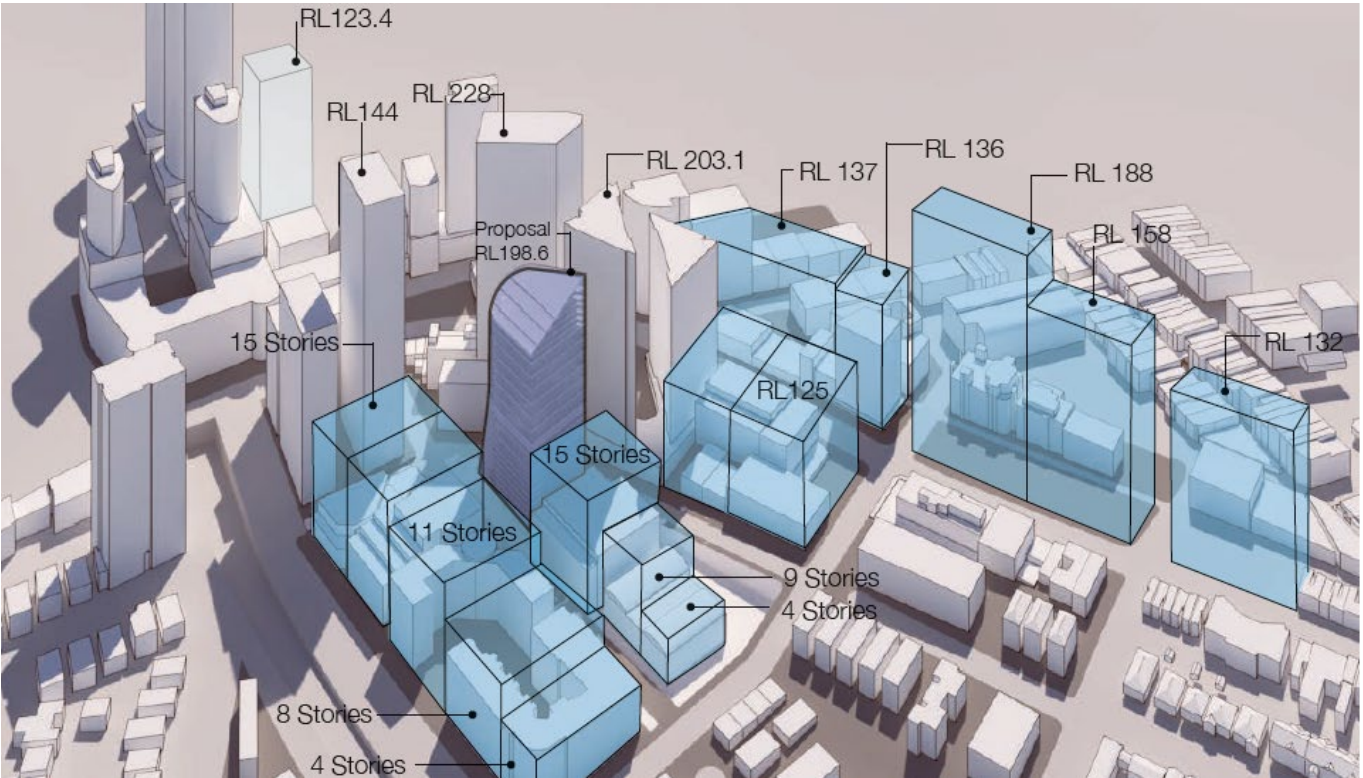


Elevation

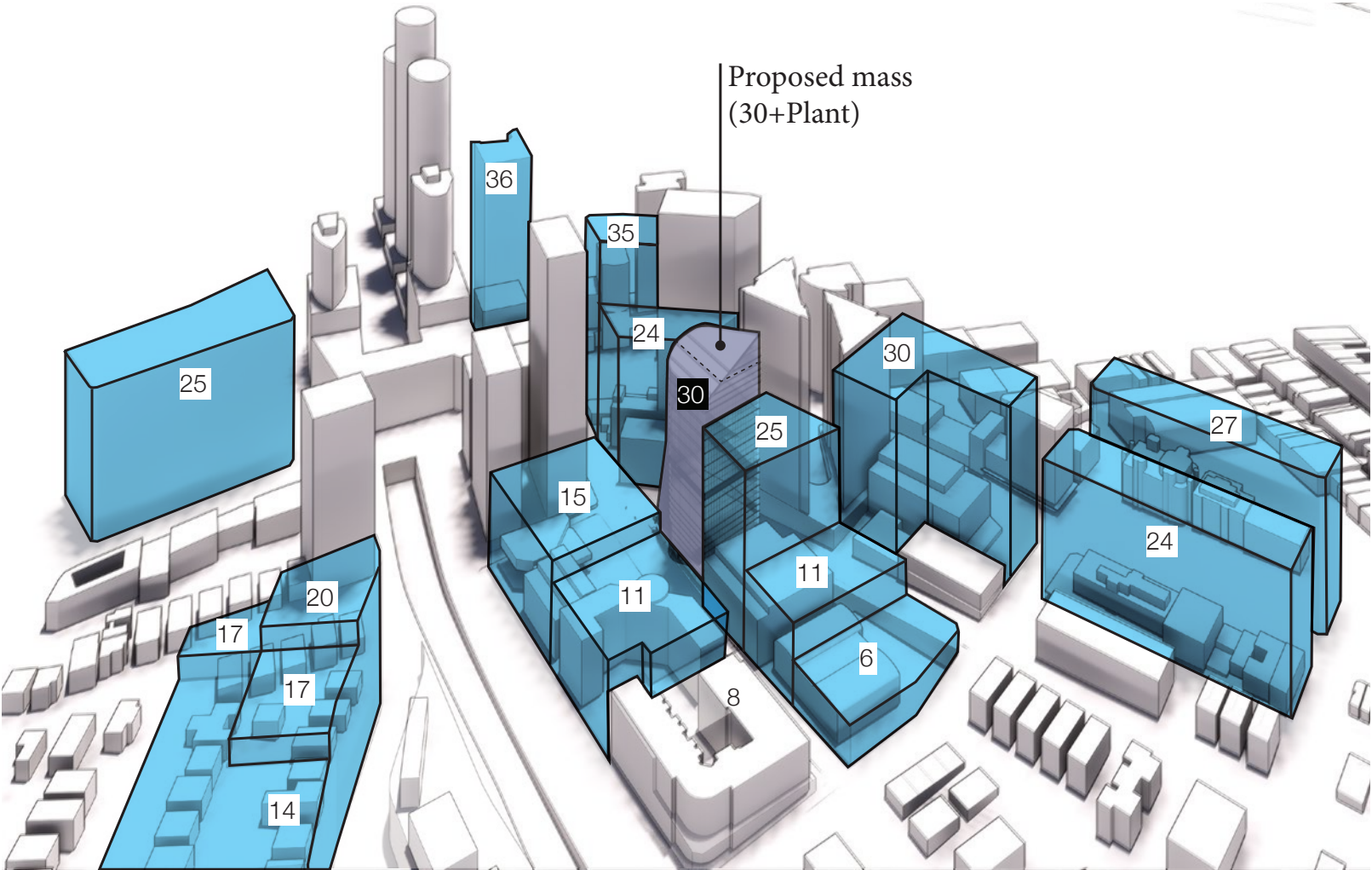
Articulation zone = appx 8,363 sqm

Changes to context height limit

2036 Draft



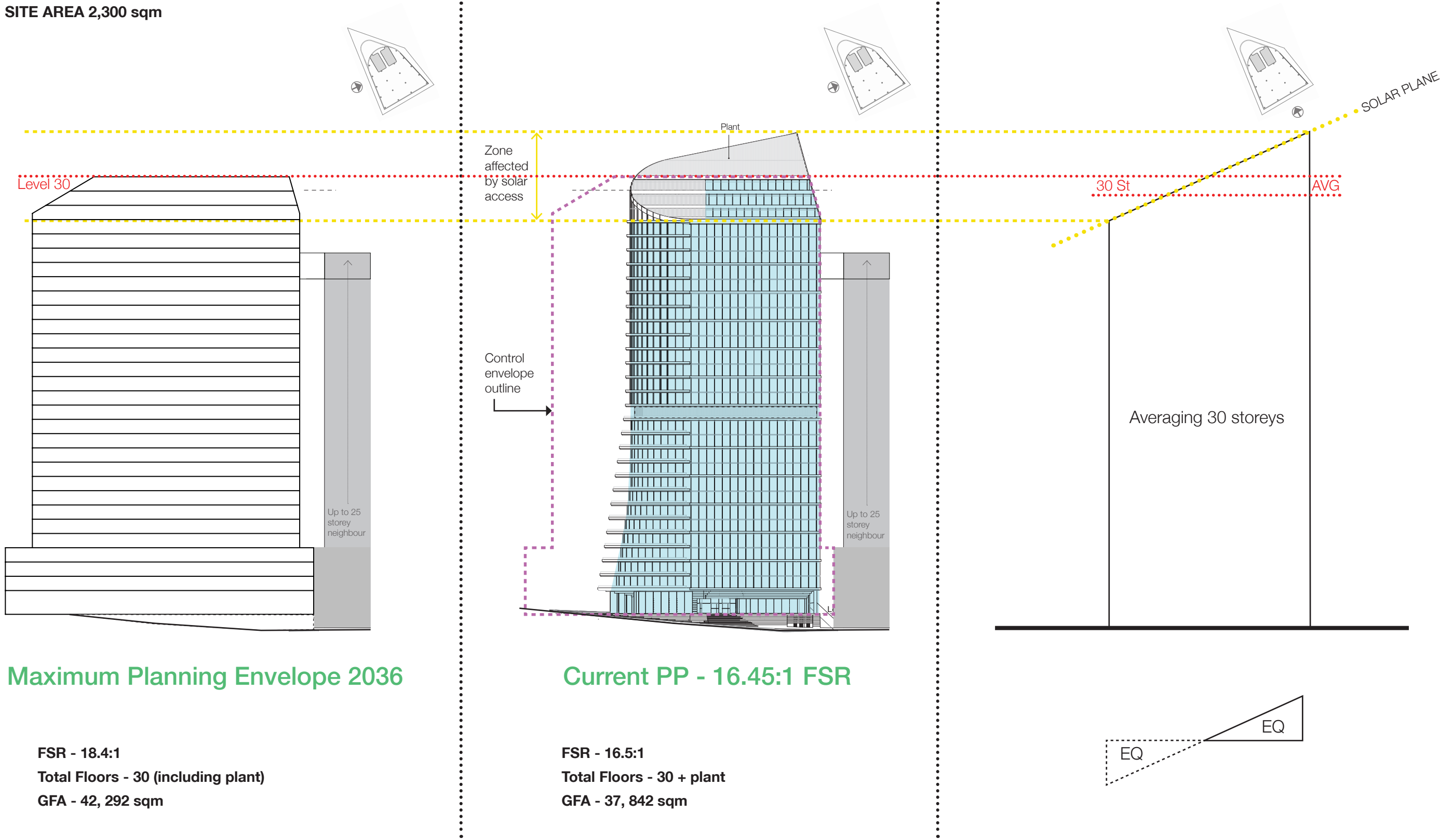
VS



2036 Final Plan

FSR Comparison - Elevations

SITE AREA 2,300 sqm

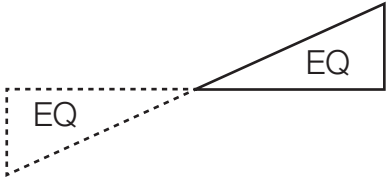


Maximum Planning Envelope 2036

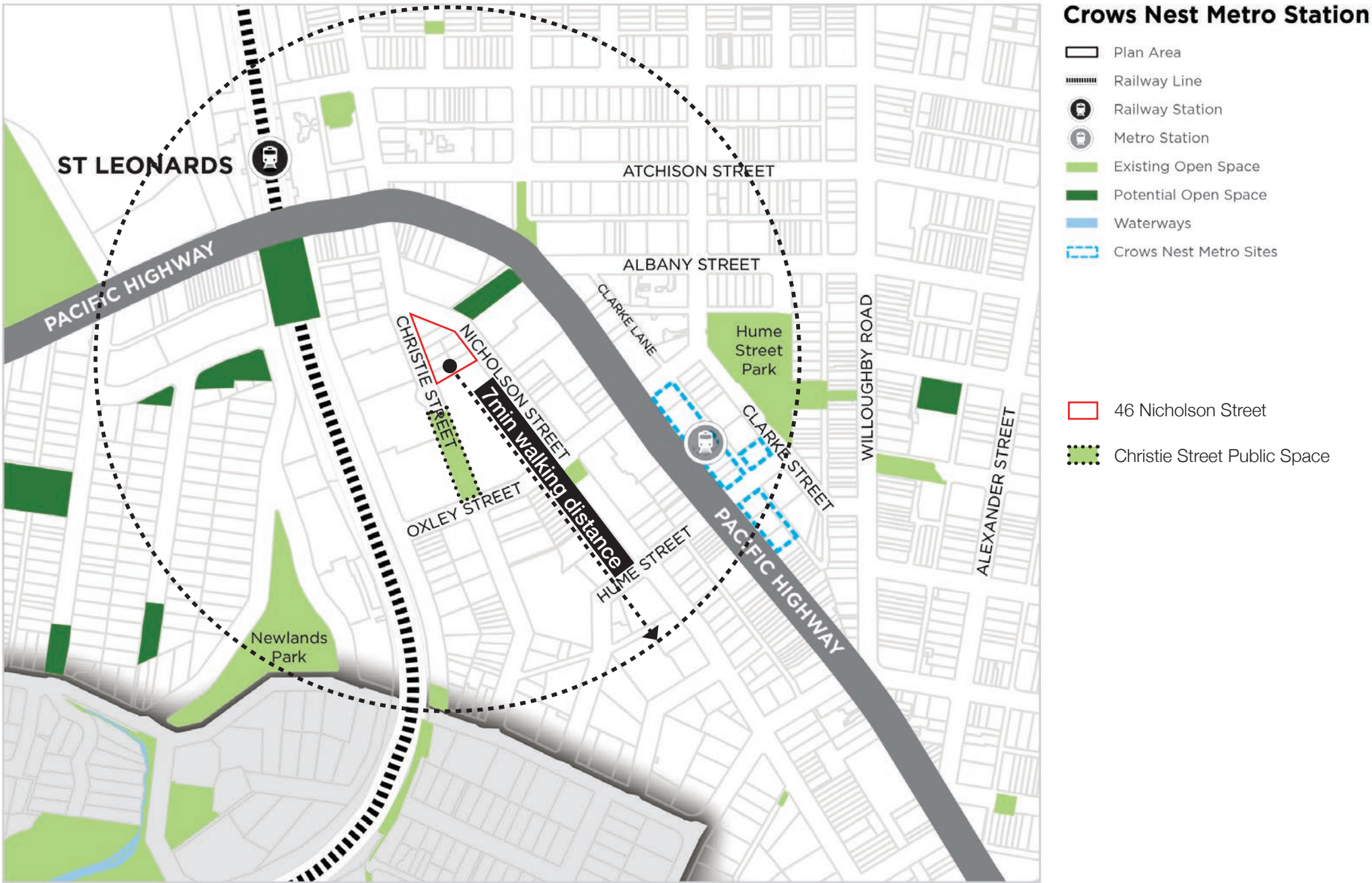
FSR - 18.4:1
Total Floors - 30 (including plant)
GFA - 42, 292 sqm

Current PP - 16.45:1 FSR

FSR - 16.5:1
Total Floors - 30 + plant
GFA - 37, 842 sqm



Existing open space - Christie Street Public Space



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