

VIEW ANALYSIS

14-16 MARSHALL AVE, 5-9 HOLDSWORTH AVE & 2-10 BERRY RD, ST LEONARDS

August 2025

STATUS	VIEW ANALYSIS
ISSUE	01
DATE	08.08.2025

VIEW ANALYSIS APPROVED DA

Views taken from Embassy Tower, from Level 10 to Level 20, looking back toward the subject site to demonstrate the view corridor to the southwest. The contextual site model massing is based on Lane Cove DCP Amendment 22 Oct 20200-Part C Residential localities_ St Leonards Sth, with a 30% uplift applied to Areas 1, 2, 4 and 12



LEVEL 10 (RL 103.00)



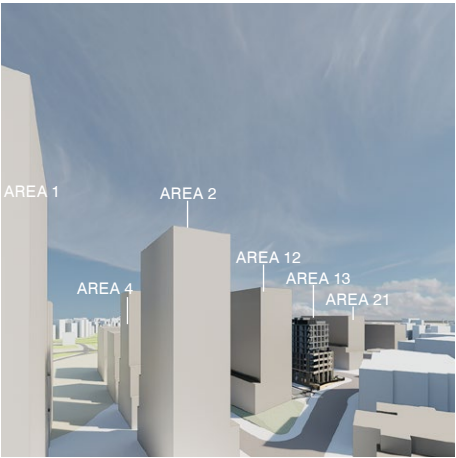
LEVEL 11 (RL 106.10)



LEVEL 12 (RL 109.20)



LEVEL 13 (RL 112.30)



LEVEL 14 (RL 115.40)



LEVEL 15 (RL 118.50)



LEVEL 16 (RL 121.60)



LEVEL 17 (RL 124.70)



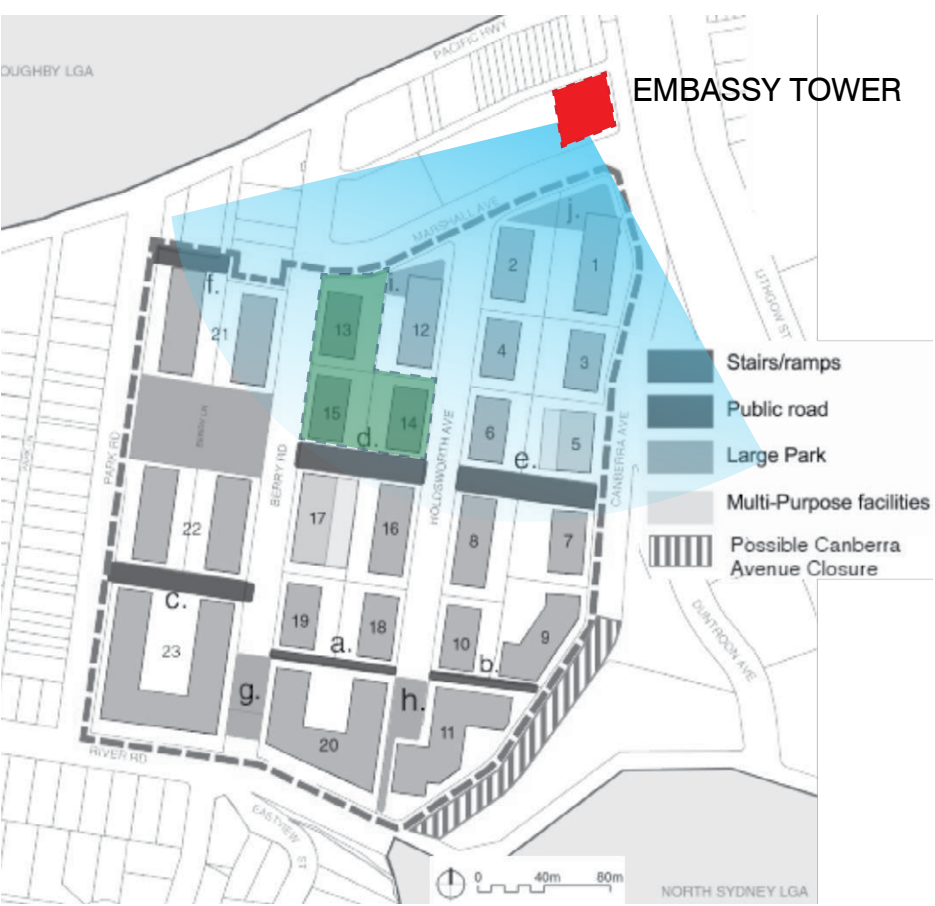
LEVEL 18 (RL 127.80)



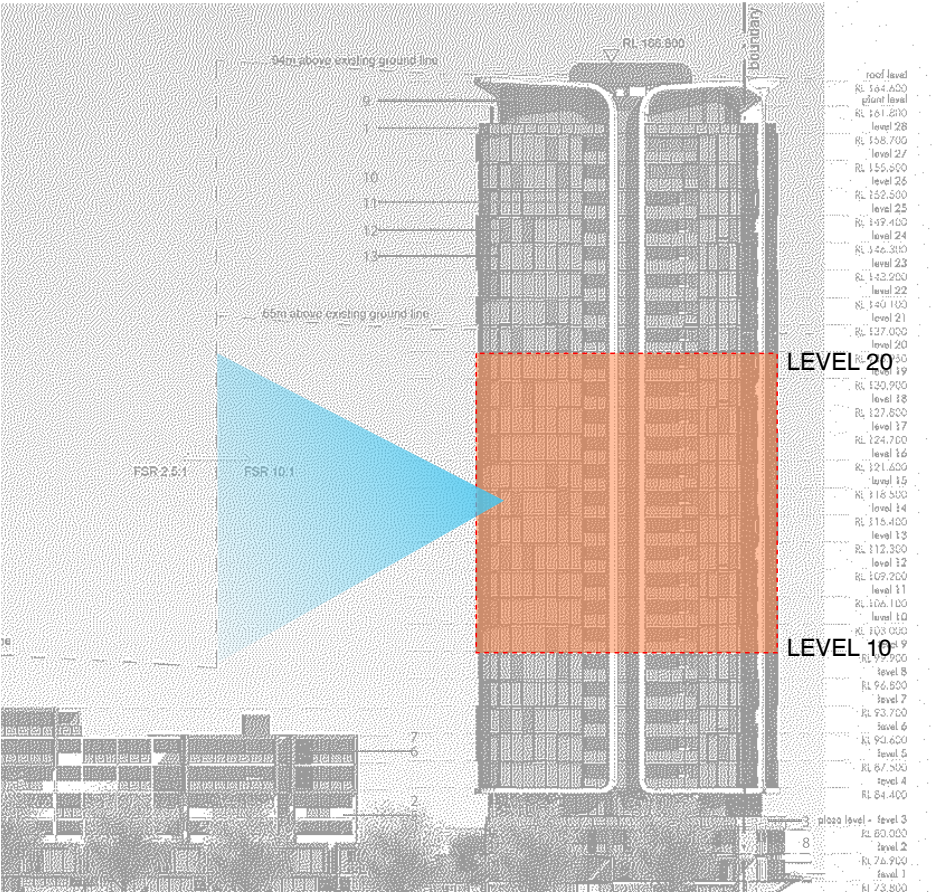
LEVEL 19 (RL 130.90)



LEVEL 20 (RL 133.95)

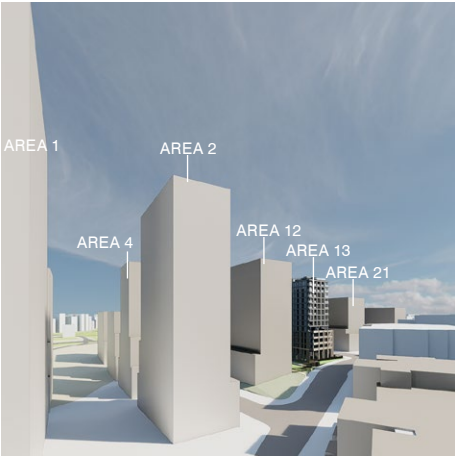


KEY PLAN



VIEW ANALYSIS S4.55 (2) OF MODIFICATION APPLICATION FOR 30% UPLIFT

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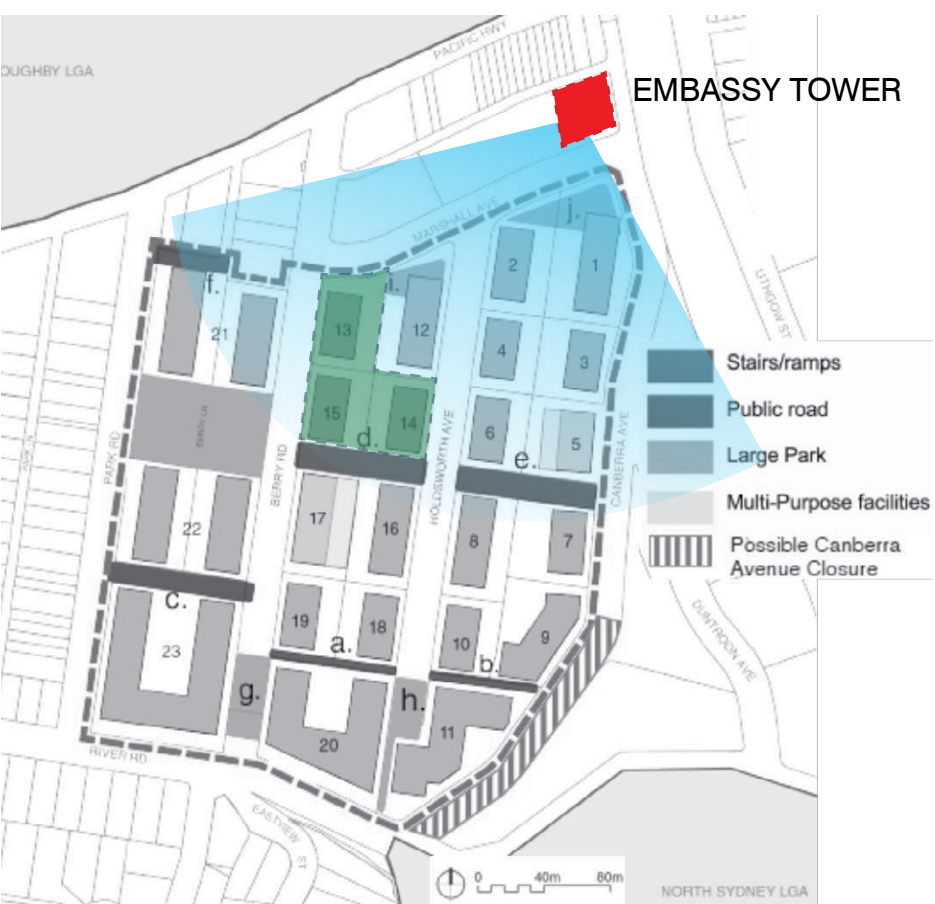
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