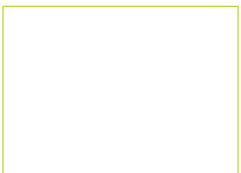




A FRESH START

THE DUNTRON AVENUE NEWS is a monthly newsletter prepared on behalf of Australand by Urban Concepts, a specialist planning and communications consultancy. It provides important community information on the progress of the DUNTRON AVENUE ST LEONARDS residential site.

Volume 1 May 2005

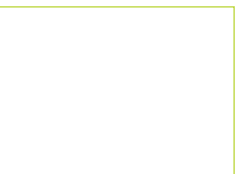


TO THE HOUSEHOLDER
Important Community Announcement



Urban Concepts
Duntroon Avenue Project
PO Box 780
North Sydney NSW 2059

Proposed Residential Development at Duntroon Avenue, St. Leonards



REGISTRATION FOR EVENTS

Telephone: Phone Belinda Barnett or Rosemarie Sheppard of Urban Concepts on the Duntroon Avenue Information Line 1800 612 665 during business hours or complete this form and mail to the address below

First Name: _____ Middle initial: _____ Last Name: _____

Address : _____

City: _____ Postcode: _____

Country: _____

Telephone: _____

Email: _____

I would like to attend the briefing at: 10am 1pm 4pm

No of people attending: _____

Please use an additional piece of paper for other comments.

Provision of information requested in this form is voluntary. It is for use by Urban Concepts to maintain your details for the purposes of communicating the Duntroon Avenue Project and associated activities to you. If you do not wish to receive any further details or wish to check your information please contact us on 1800 612 665.

Urban Concepts
Duntroon Avenue Project
PO Box 780
North Sydney NSW 2059

AUSTRALAND TAKES DUNTROON AVENUE BACK TO THE DRAWING BOARDS. WE INVITE YOU TO JOIN US IN THE DESIGN PROCESS.

WELCOME to *The Duntroon Avenue News*.

This is a community newsletter prepared by Urban Concepts to inform you about the design and consultation process Australand is undertaking for its residential development site at Duntroon Avenue in St Leonards. By way of introduction, Urban Concepts specialises in community consultation for town planning and development projects. We have been engaged by Australand to assist with the consultation process for Duntroon Avenue.

The Australand and Urban Concepts team is looking forward to establishing a dialogue with you over the coming months that is intended to continue throughout the design and development application process. A dialogue which is based on mutual respect, transparency and integrity.

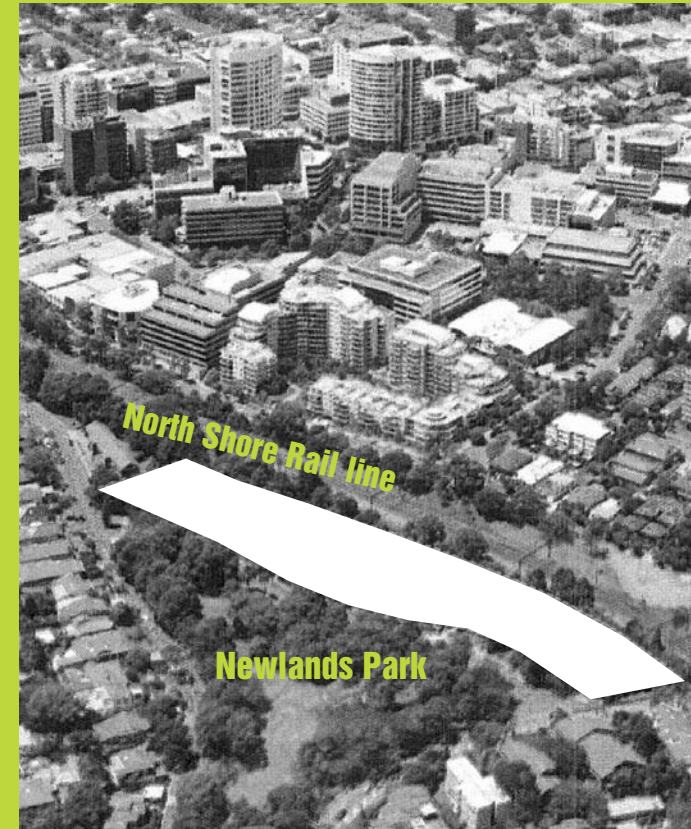
This newsletter is the first of many initiatives to keep you informed about the design process and to invite participation in forthcoming consultation events. Further details about the consultation program are provided in the newsletter.

This newsletter is titled '**A Fresh Start**' because Australand is going back to the drawing board with its Duntroon Avenue site. Australand is aware of the sensitivity that this site holds for your local community and is committed to working with you to find a design solution.

Urban Concepts will act as an independent facilitator for the consultation process, ensuring that all participants have a representation at the "drawing board" and have the opportunity to express their views on the future of this site. We look forward to meeting you over the coming weeks and working with you through this process.

THE SITE AT A GLANCE

The Duntroon Avenue residential site comprises the properties extending from No.1 through to No. 16 Duntroon Avenue. The site is bounded by the North Shore Rail Line to the east, Duntroon Avenue and Newlands Park to the west, River Road to the south and Canberra Avenue to the north.



SITE STATISTICS:

Site Area	10,179 square metres
Length	250 metres
Width	varies from 35 metres through to 50 metres.
Topography	falls from east to west with a crossfall of approximately 6 metres in the centre.