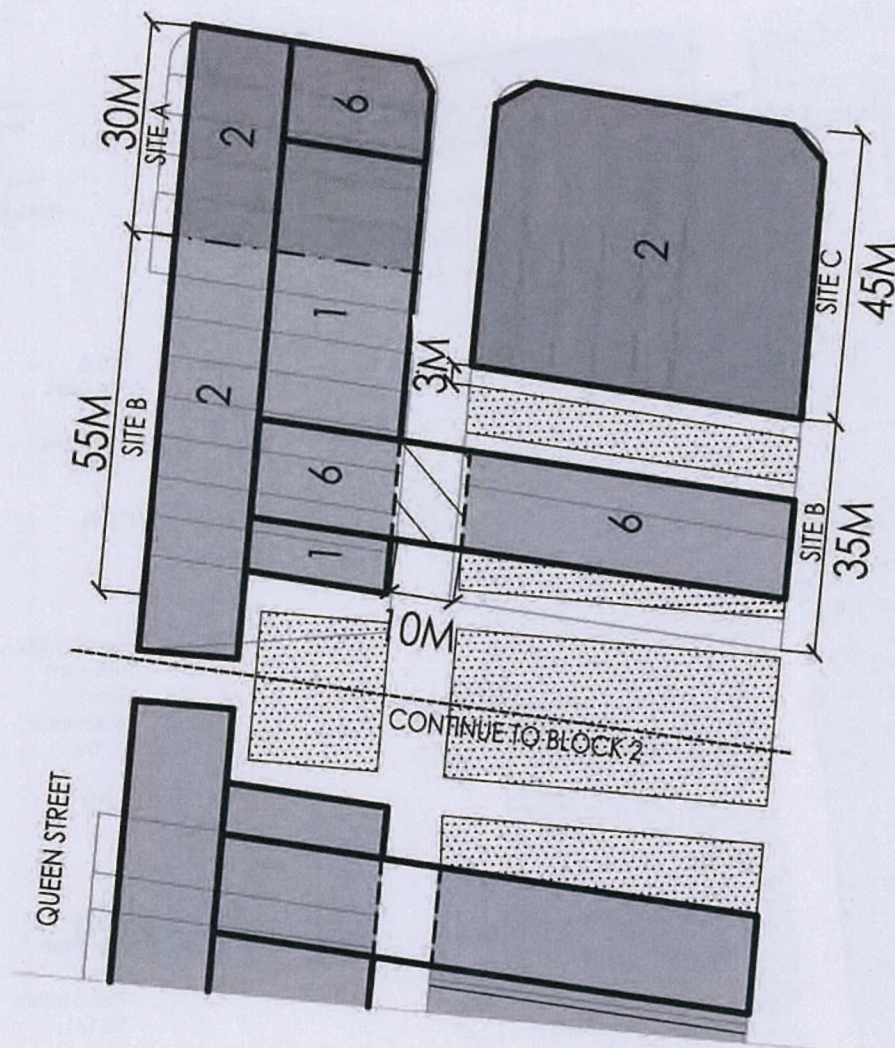


BLOCK 2 - Indicative floor space



Site A	
Site Area	1100m ²
Retail	1560
Residential	1320
TOTAL	2880

F.S.R 2.59:1

Site B	
Site Area	3698m ²
Retail	3698
Residential	4950
TOTAL	8413

F.S.R 2.27:1

Site C	
Site Area	2200m ²
Retail	4500
TOTAL	6700

F.S.R 2.04:1

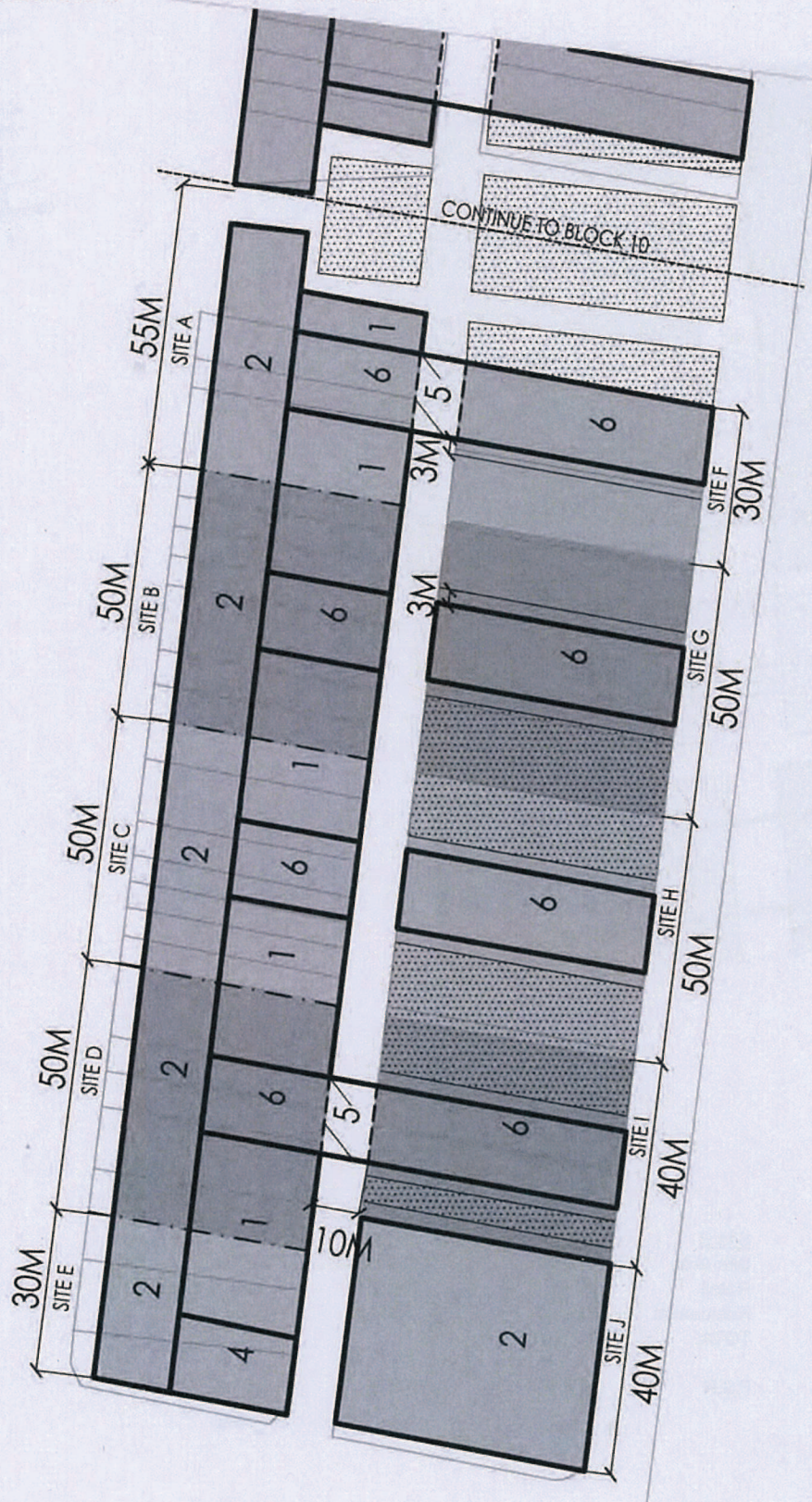
LEGEND



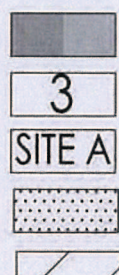
	Extent of site areas
	Cantilever building
	Number of storeys
	Site code
	Additional site code (only include building areas)
	Deep soil landscape areas

St Marys Town Centre Revised Masterplan
Figure 47. Block Study (NTS) - Block 2

BLOCK 3 - Indicative floor space



LEGEND



Extent of site area
Number of storeys
Site code
Deep soil landscape

Site J	
Site Area	1948m ²
Retail	3896
TOTAL	3896
F.S.R	2:1

Site I	
Site Area	1948m ²
Retail	730.5
Residential	3222
TOTAL	3952.5
F.S.R	2.02:1

Site A	
Site Area	1736m ²
Retail	2561
Residential	1770
TOTAL	4331
F.S.R	2.49:1

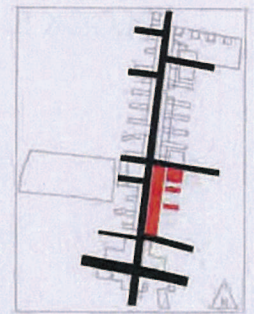
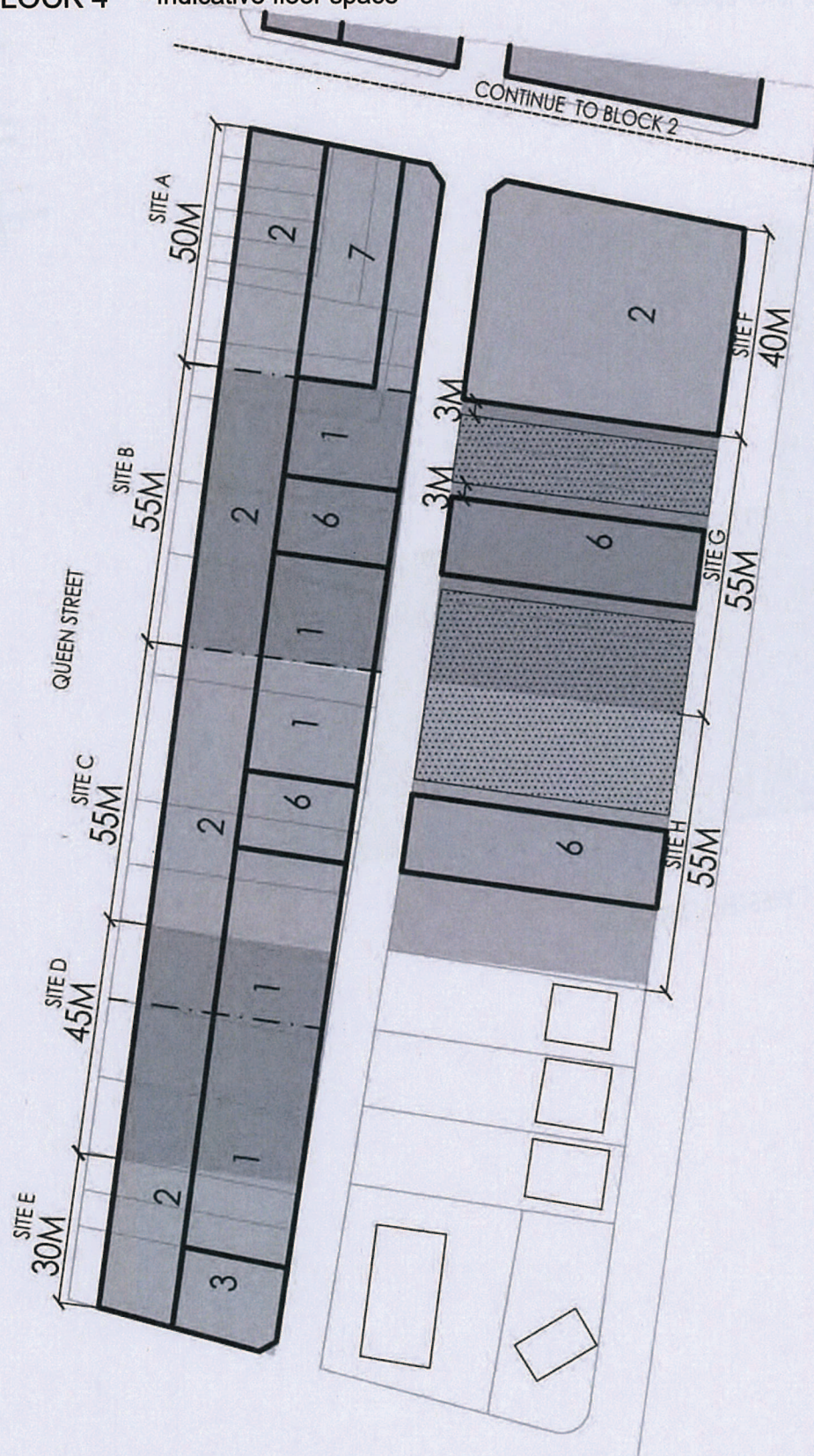
Site B = Site C = Site D	
Site Area	2000m ²
Retail	2750
Residential	1470
TOTAL	4220
F.S.R	2.11:1

Site E	
Site Area	1200m ²
Retail	1650
Residential	882
TOTAL	2532
F.S.R	2.11:1

Site F	
Site Area	1507m ²
Retail	730.5
Residential	3222
TOTAL	3952.5
F.S.R	2.62:1

Site G = H	
Site Area	2435m ²
Retail	3506.4
TOTAL	3506.4
F.S.R	1.44:1

BLOCK 4 - Indicative floor space



Site A	
Site Area	1744m ²
Retail	2494
Residential	3600
TOTAL	6094

F.S.R 3.49:1

Site B	
Site Area	2041m ²
Retail	3666.5
Residential	4290
TOTAL	7956.5

F.S.R 1.64:1

Site C	
Site Area	2041m ²
Retail	3666.5
Residential	4290
TOTAL	7956.5

F.S.R 1.64:1

Site D	
Site Area	1631m ²
Retail	2306
TOTAL	2306

F.S.R 1.41:1

Site E	
Site Area	1110m ²
Retail	1560
Residential	492
TOTAL	2052

F.S.R 1.84:1

Site F	
Site Area	2067m ²
Retail	4134
TOTAL	4134

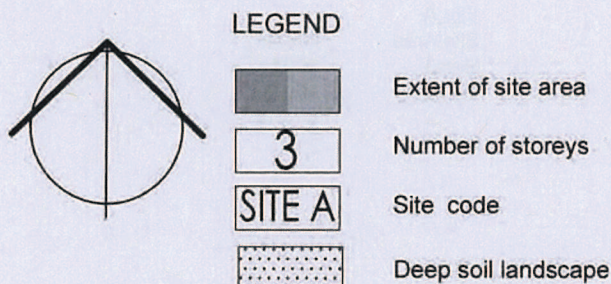
F.S.R 2:1

Site H	
Site Area	2750m ²
Residential	3600
TOTAL	3600

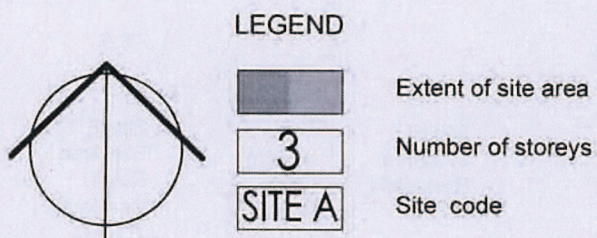
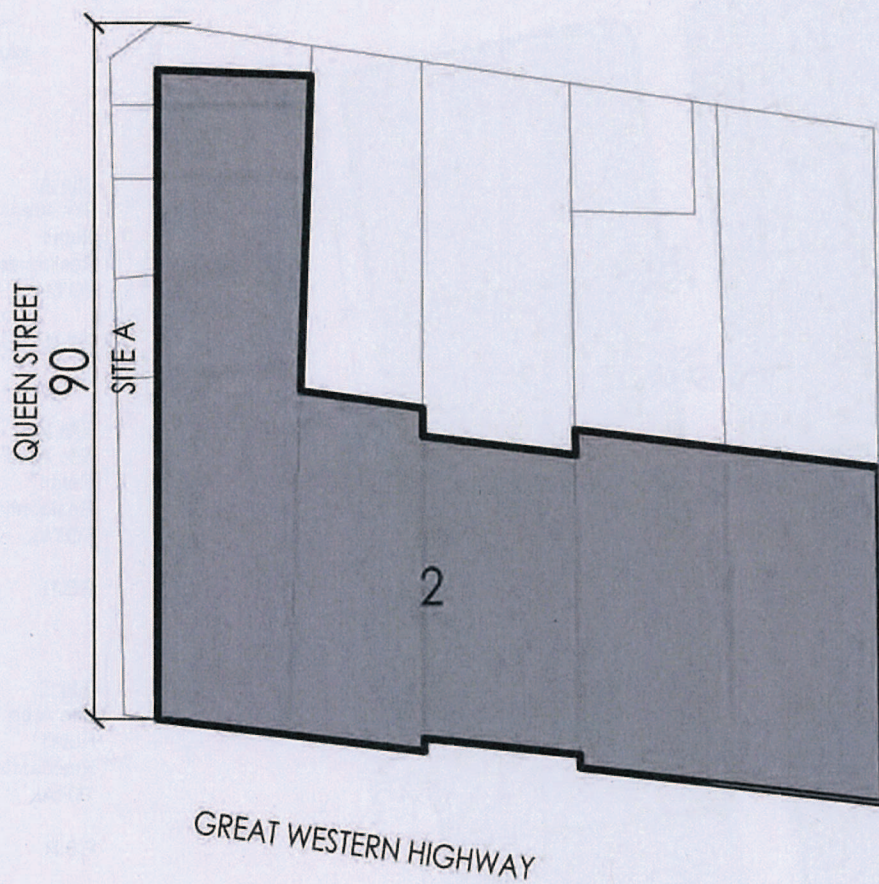
F.S.R 1.3:1

Site G	
Site Area	2750m ²
Retail	750
Residential	4200
TOTAL	4950

F.S.R 1.8:1

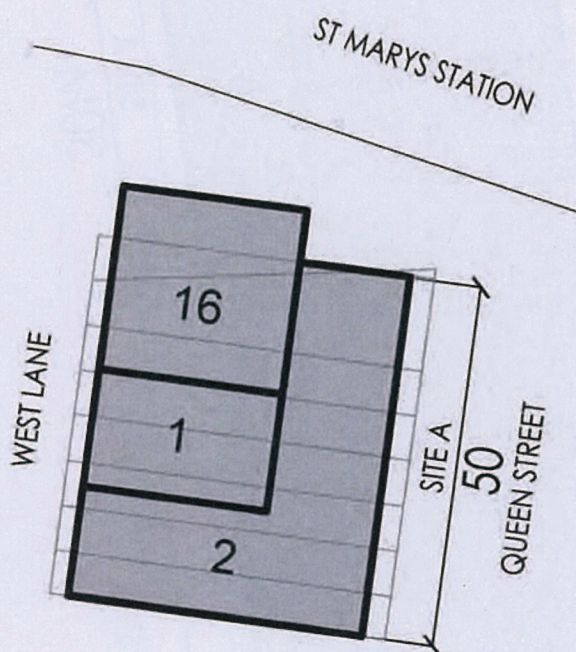
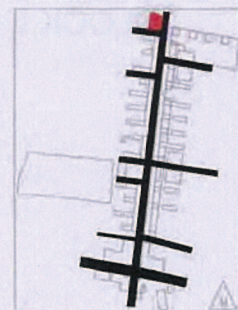


St Marys Town Centre Revised Masterplan
Figure 49. Block Study (NTS) - Block 4



<u>Site A</u>	
Site Area	4997m ²
Retail	9994
TOTAL	9994
F.S.R	2:1

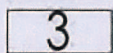
BLOCK 6 - Indicative floor space



LEGEND



Extent of site area



Number of storeys



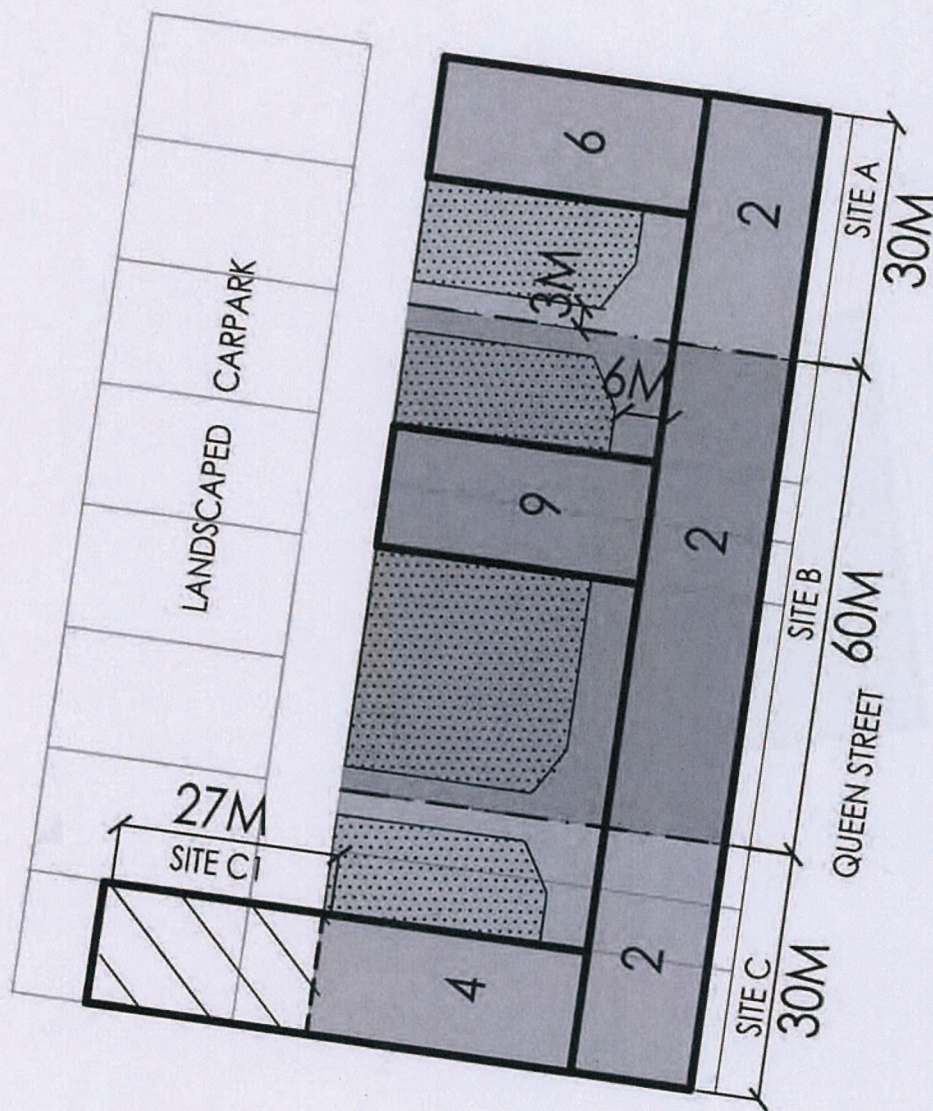
Site code

Site A

Site Area	2135m ²
Retail	3012
Residential	7500
TOTAL	10512

F.S.R 4.9:1

BLOCK 7 - Indicative floor space



Site A	
Site Area	1440m ²
Retail	1395
Residential	1980
TOTAL	3375
F.S.R	2.34:1

Site B	
Site Area	2280m ²
Retail	1800
Residential	3564
TOTAL	5364
F.S.R	2.35:1

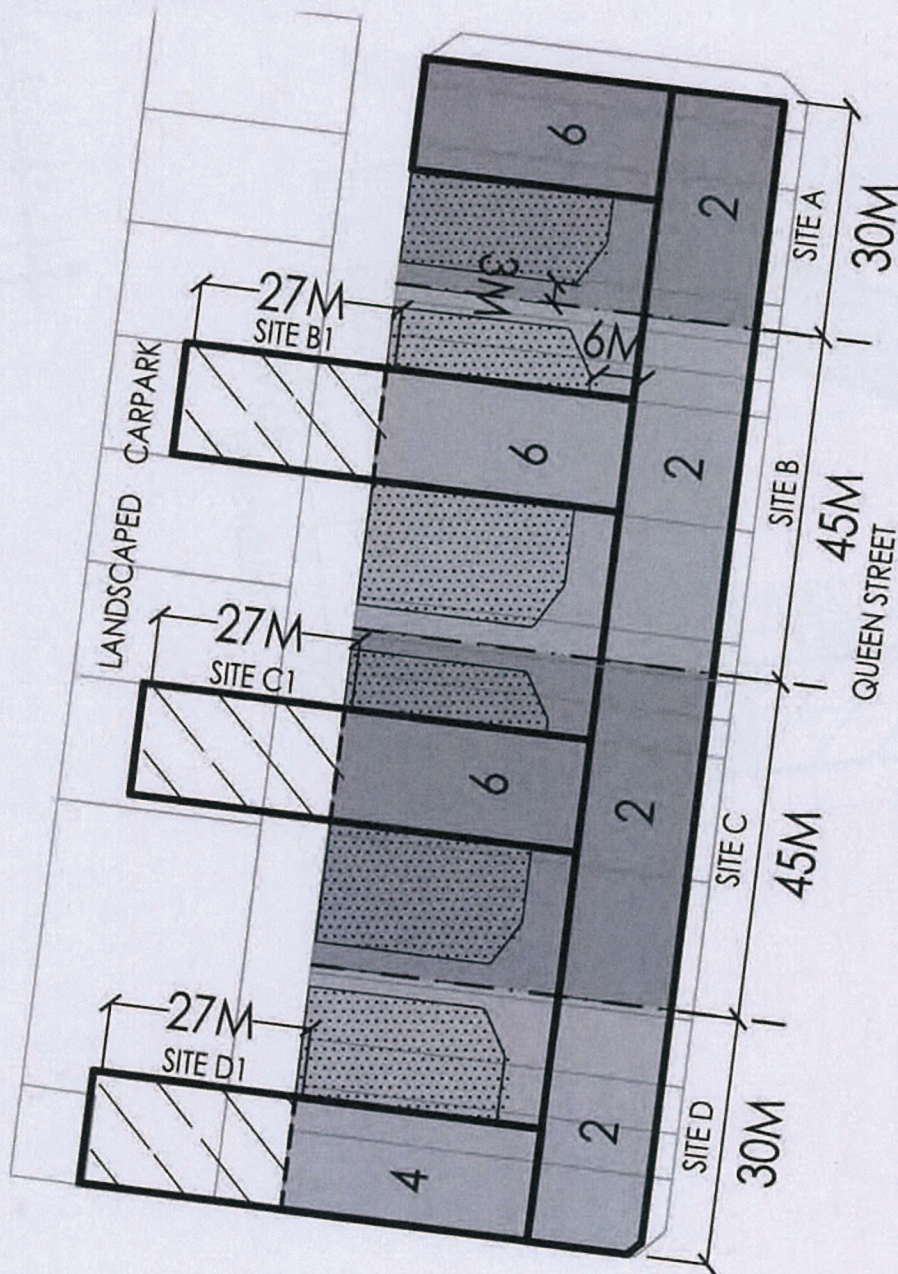
Site C + Site C1	
Site Area	1440m ²
Retail	1395
Residential	2160
TOTAL	3555
F.S.R	2.46:1

LEGEND



	Extent of site areas
	Cabtlever building
	Number of storeys
	Site code
	Additional site code (only include building areas)

BLOCK 8 - Indicative floor space



Site A	
Site Area	1440m ²
Retail	1395
Residential	1980
TOTAL	3375

F.S.R 2.34:1

Site B	
Site Area	2160m ²
Retail	1350
Residential	3600
TOTAL	4950

F.S.R 2.29:1

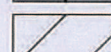
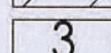
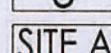
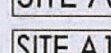
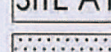
Site C + Site C1	
Site Area	2160m ²
Retail	1350
Residential	3600
TOTAL	4950

F.S.R 2.29:1

Site D + Site D1	
Site Area	1440m ²
Retail	1395
Residential	2160
TOTAL	3555

F.S.R 2.46:1

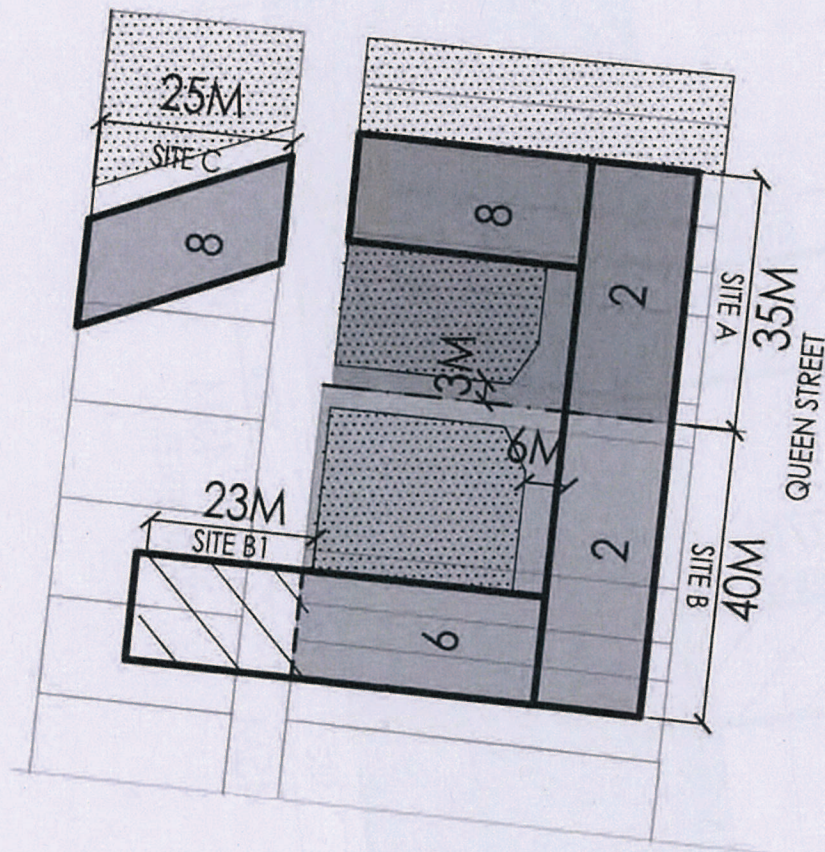
LEGEND

-  Extent of site areas
-  Cantilever building
-  Number of storeys
-  Site code
-  Additional site code (only include building areas)
-  Deep soil landscape areas



St Marys Town Centre Revised Masterplan
Figure 53. Block Study (NTS) - Block 8

BLOCK 9 - Indicative floor space



Site A	
Site Area	1750m ²
Retail	1575
Residential	2772
TOTAL	4317
F.S.R	2.46:1

Site B	
Site Area	2000m ²
Retail	1725
Residential	3450
TOTAL	5145
F.S.R	2.57:1

Site C	
Site Area	980m ²
Retail	375
Residential	2100
TOTAL	2475
F.S.R	2.52:1

LEGEND

- Extent of site areas
- Cantilever building
- Number of storeys
- Site code
- Additional site code (only include building areas)
- Deep soil landscape areas



St Marys Town Centre Revised Masterplan
Figure 54. Block Study (NTS) - Block 9

BLOCK 10 - Indicative floor space



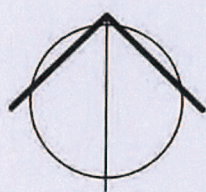
Site A	
Site Area	1500m ²
Retail	1800
Residential	3600
TOTAL	5400
F.S.R	3.6:1

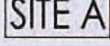
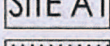
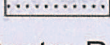
Site B	
Site Area	2160m ²
Retail	1350
Residential	3168
TOTAL	4518
F.S.R	2.09:1

Site C	
Site Area	2500m ²
Retail	1500
Residential	4146
TOTAL	5675
F.S.R	2.27:1

Site D	
Site Area	1440m ²
Retail	1395
Residential	1980
TOTAL	3375
F.S.R	2.34:1

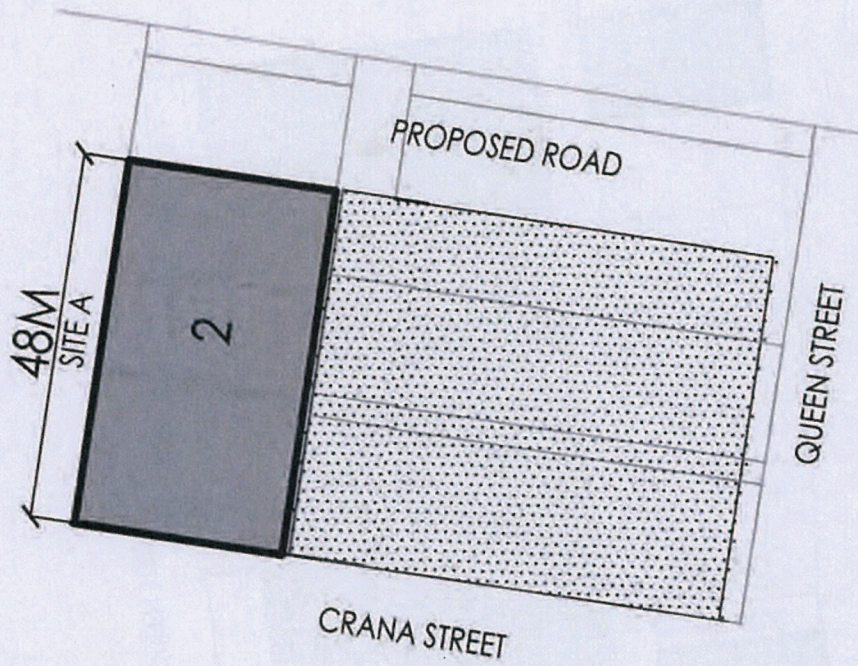
LEGEND



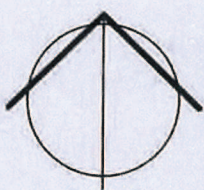
-  Extent of site areas
-  Number of storeys
-  Site code
-  Additional site code (only include building areas)
-  Deep soil landscape areas

St Marys Town Centre Revised Masterplan
Figure 55. Block Study (NTS) - Block 10

BLOCK 11 - Indicative floor space



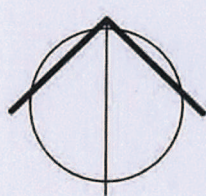
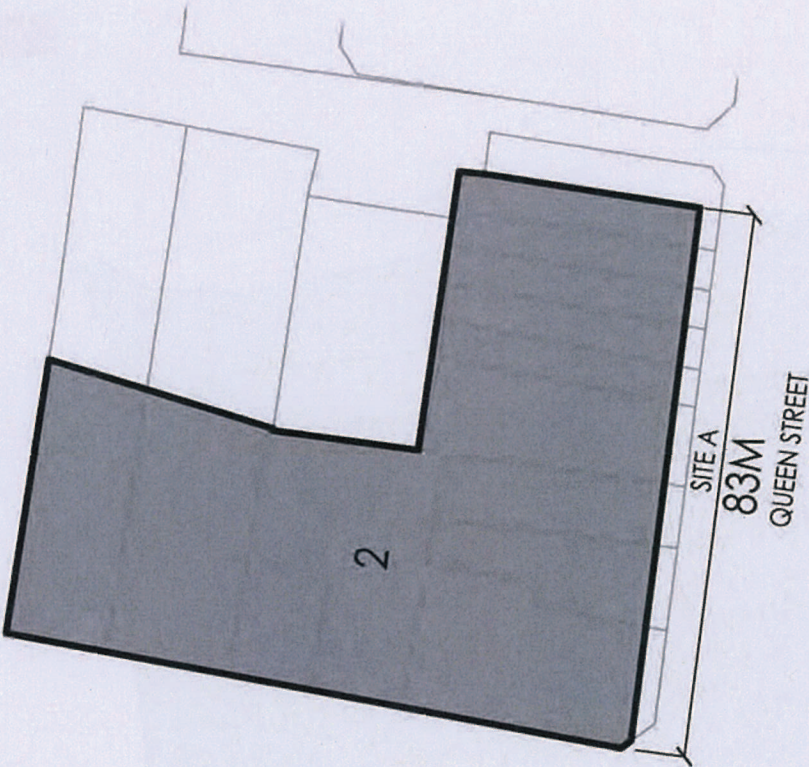
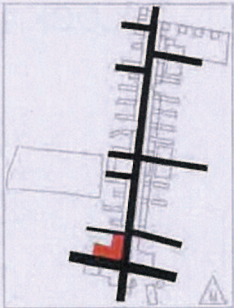
<u>Site A</u>	
Site Area	1297m ²
Community	2594
TOTAL	3891
F.S.R	2:1



LEGEND

	Extent of site area
	Number of storeys
	Site code
	Deep soil landscaped areas

BLOCK 12 - Indicative floor space



LEGEND



Extent of site areas

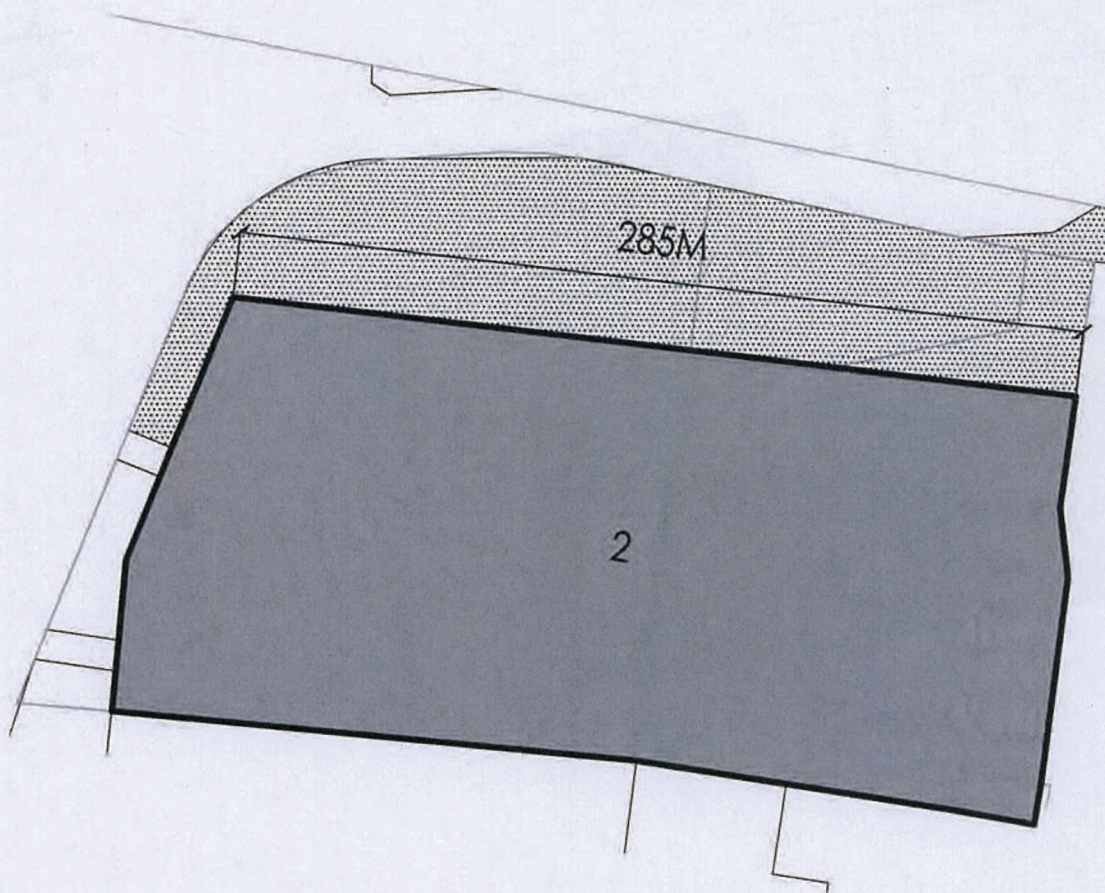


Number of storeys

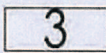


Site code

Site A	
Site Area	5496m ²
Retail	10992
TOTAL	16488
F.S.R	2:1



LEGEND

-  Extent of site areas
-  Number of storeys
-  Site code
-  Deep soil landscaped areas

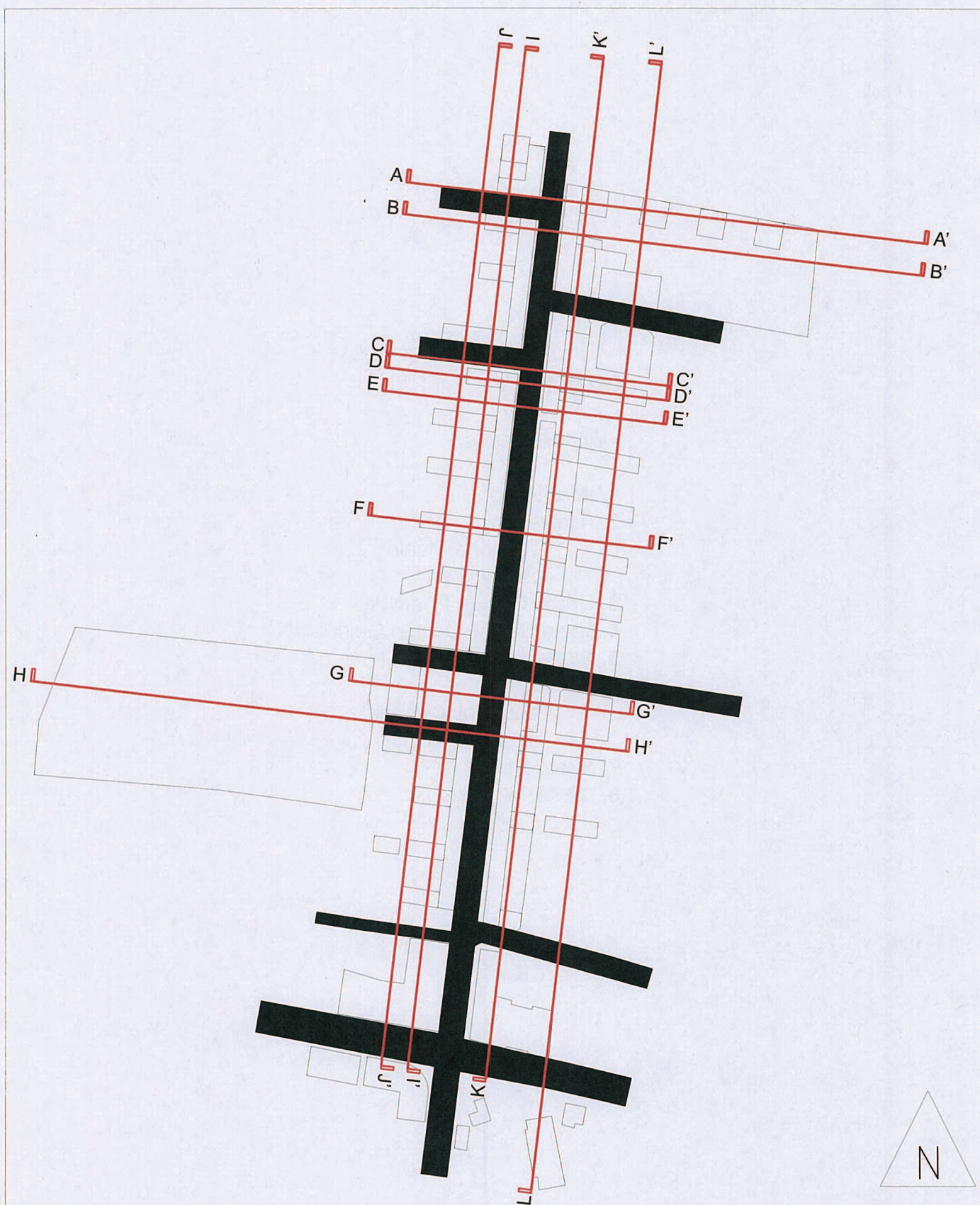


<u>Site A</u>	
Site Area	4000m ²
Retail	8000
TOTAL	12000
F.S.R	2:1

SUMMARY

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1. Introduction
2. Analysis
 - Regional Scale
 - Study Area
3. Urban Design Principles
4. Town Centre Design Guidelines
5. Block Study
6. Sections
 - General sections
 - Detail sections
7. Sketches
8. 3D Aerial views



St Marys Town Centre Revised Masterplan
Figure 59. Section Lines Map

