



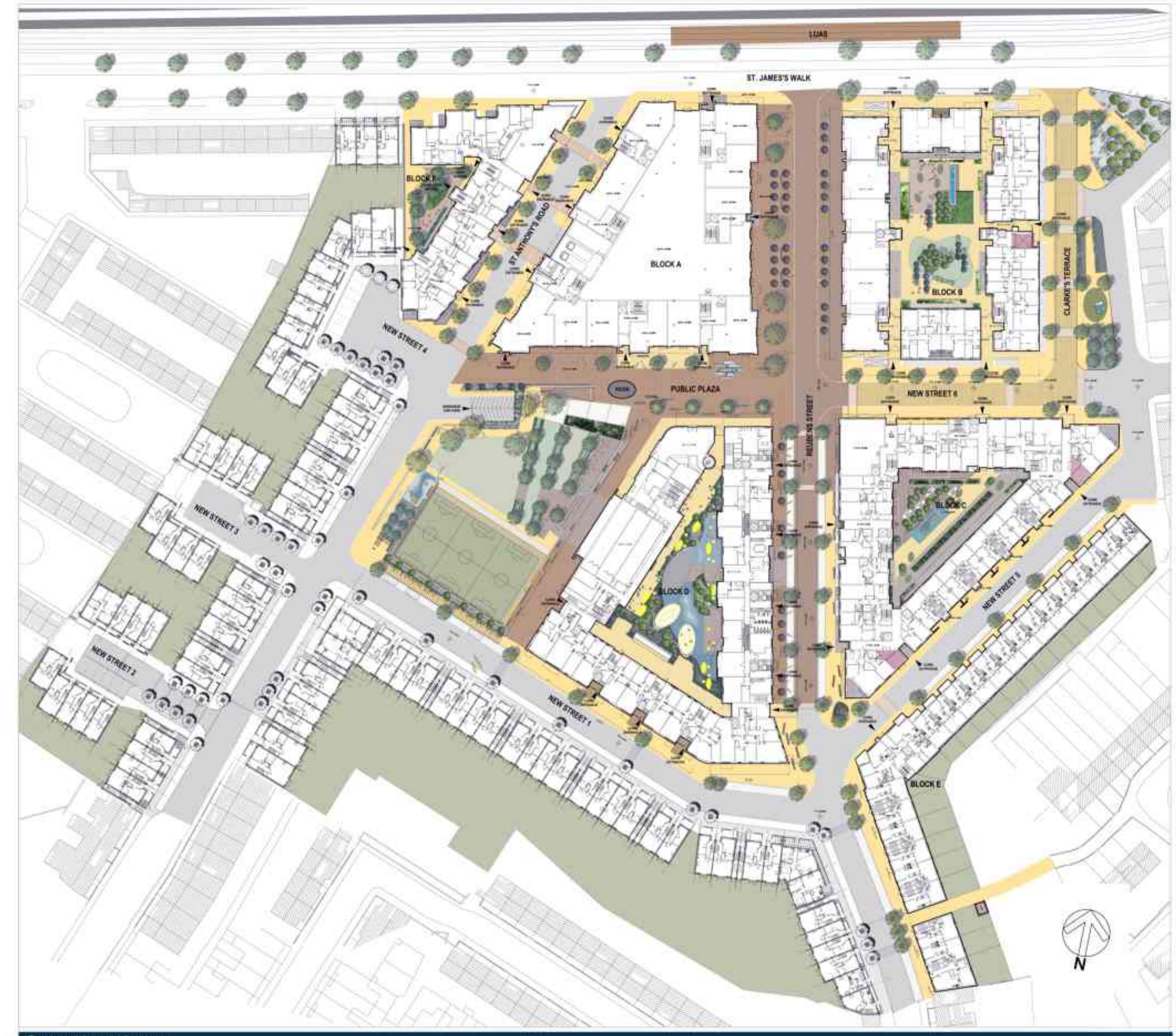
View of Park with BLOCK - A and Community Centre in background.



View From Reuben Street - Looking North



View along St James Walk



Ground Level Layout



View From Reuben Street - Looking South



Context Elevation along St James Walk

2,3,4,5,6 & 7 Storey over single storey basement	105 no. 1 Bedroom 322 no. 2 Bedroom 79 no. 3 Bedroom	83% Residential 11% Community 6% Retail	506	3.077 Ha	164 Residential units Per Ha	44857 m <sup>2</sup> Residential	1571 Total	42 %	10593 m <sup>2</sup> 34% of site	350 Spaces	Infill mixed use development on existing brownfield site in city environs
Height	Mix	Percentage	No. of Dwellings	Site Area	Density	Floor Area	Bed Spaces	Site Coverage	Open Space	Car Spaces	Context