

SITE CONTEXT & ANALYSIS



Legend	
	Subject Site
	Sensitive Interface
	Existing Crossover
	Bus Stops
	Minor Roads
	Major Roads
	Traffic Lights
	Access Rights

Site Features	
1	Subject site combines 10 titles.
2	Existing ROWs connect to the subject site.

Opportunities	
1	Opportunity to consolidate multiple titles.
2	Opportunity to engage with views towards Melbourne CBD.
3	Opportunity to enhance presence and Bell Street interface with large street frontage.
4	Opportunity to use existing ROWs
5	Close proximity to Heidelberg train station
6	Close proximity to bus route 513 and 903.
7	Opportunity to use existing cross over to enter site.

Constraints	
8	Adjacent residential built forms require sensitive building response.
9	Bell St interface and pedestrian connectivity across Bell St needs careful consideration.

