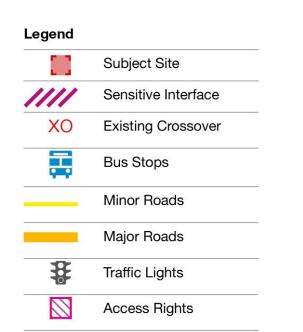
SITE CONTEXT & ANALYSIS





Site Features

Subject site combines 10 titles.

Existing ROWs connect to the subject site.

Opportunities

O	Opportunity to consolidate
	multiple titles.

Opportunity to engage with views towards Melbourne CBD.

Opportunity to enhance presence and Bell Street interface with large street frontage.

4 Opportunity to use existing ROWs

Close proximity to Heidelberg

6 Close proximity to bus route 513 and 903.

Opportunity to use existing cross over to enter site.

Constraints

Adjacent residential built forms require sensitive building response.

Bell St interface and pedestrian connectivity across Bell St needs careful consideration.

