

SITE PLAN - ROOF LEVEL



SITE STRATEGY

The massing of the block consists of staggered roofs which respond to the surrounding context, ramping up the corner of Brunswick St and Marsh Parade and stepping down to align with the 2-storey massing of Hassell St and North St.

The tallest portion of the massing is contained to the center of the primary development zone. This central section does not overshadow existing surrounding residential properties as it faces on to the main road and overlooks only commercial units.

This contextual response ensures that the proposed massing does not overshadow surrounding residential properties.

Flat roofs to the stepped blocks allow for the installation of blue and green roof systems, which assist with water attenuation and improve the air quality of the local area. There is also opportunity to install photovoltaic panels for energy production. These measure will help steer the development towards a net zero carbon future.

SITE STRATEGY DIAGRAMS

