



Moreland City Council



# MILS

MORELAND  
INDUSTRIAL  
LAND  
STRATEGY

Amendment C164 to the Moreland Planning Scheme

Brunswick Activity Centre  
Moreland Industrial Land Strategy  
Implementation

## Background Report

August 2017



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## SECTION 1: OVERVIEW

### Purpose of Amendment

Proposed Amendment C164 will implement the land use directions of the Moreland Industrial Land Strategy 2015-2030 (MILS) for the Brunswick Activity Centre (BAC).

Amendment C164 will facilitate new employment and housing opportunities for rezoning underutilised industrial land that is well serviced by existing infrastructure and public transport. The rezoning of this land will encourage new development and employment opportunities which will add to the vibrancy and mix of uses within the activity centre and assist Council in achieving its vision for the BAC.

The Brunswick Activity Centre Structure Plan Reference Document 2016 (BACSP), which was adopted by Council in October 2016, provides Council's vision for the BAC and includes specific strategies to achieve the vision including a strategy to undertake rezonings where required to give effect to the MILS.

### Structure of background report

This background report details the methodology used to select the proposed zones and controls which form the basis for the proposed changes to the Moreland Planning Scheme to implement the MILS.

This Background Report provides the strategic justification for the proposed Amendment C164. It details the rationale for:

- Zone selection
- Height and built form controls including schedules to the Design and Development Overlay
- Potentially contaminated land and the need for an Environmental Audit Overlay
- Application of the Parking Overlay.

**Section 8 of the report provides an individual summary of every property affected by Amendment C164 that details all changes proposed by the amendment.**



## SECTION 2: STRATEGIC JUSTIFICATION FOR AMENDMENT C164

### Moreland's activity centres

Moreland is committed to creating sustainable neighbourhoods where people can walk to shops and services, employment, schools, public transport, parks and community services. The *Moreland Activity Centre Framework 2014*, which forms the basis for Moreland's strategic directions in its Municipal Strategic Statement (MSS), identifies a series of different sized activity centres across the municipality. The three largest activity centres – Brunswick, Coburg and Glenroy, are identified to accommodate the most significant change of all the activity centres. In order to manage land use and plan for sustainable growth, Council has developed several key pieces of strategic work specific to each activity centre.

*Plan Melbourne 2017-2050*, the Victorian State Government's overarching strategic policy for the growth of Melbourne, identifies Brunswick as a major activity centre where there is opportunity for medium and higher density development close to jobs and services.

### Brunswick Activity Centre and the Brunswick Structure Plan

*The vision for the Brunswick Activity Centre is one of continued economic and social diversity and improved sustainability. Planning for growth and development will focus on three corridors: the Sydney Road/Upfield Corridor, Lygon Street and Nicholson Street. Core Industry and Employment Areas will be protected, Employment Areas will transition from traditional industrial uses to a broader range of employment uses, and declining industrial areas will transform into residential areas. (BACSP pg. 16)*

Amendment C134, approved 11 August 2016, implemented the objectives and guidelines of Brunswick Structure Plan (BSP) and the Addendum, which detailed Council's long-term vision for the development of a prosperous and sustainable activity centre. Amendment C134 also implemented the recommendations of the Sydney Road/Upfield Corridor Strategic Framework Plan, which further updated the recommendations of the BSP and Addendum within the Sydney Road/Upfield Corridor.

The panel appointed to consider Amendment C134 recommended Council prepare a policy neutral consolidated reference document to replace the various documents that outline the vision for the BAC detailed in the above paragraph. In October 2016 Council adopted the Brunswick Activity Centre Structure Plan Reference Document (BACSP).

This BACSP document supersedes the following documents as reference documents to the Moreland Planning Scheme:

- The Brunswick Structure Plan (2010)
- The Brunswick Structure Plan Addendum (2012)
- Sydney Road/Upfield Corridor Strategic Framework Plan (2014) (Strategic Framework Plan).

The BACSP also incorporates relevant objectives and strategies from the:

- Brunswick Integrated Transport Strategy (BITS) (2013)
- The recommendations of the Moreland Industrial Land Strategy 2015-2030 (MILS) as it pertains to land within the activity centre.

One of the key strategies of the BACSP under the theme of *Land Use Pattern and Activity* is to:

- Implement rezoning's where required to give effect to the MILS.

Proposed Amendment C164 will implement the outstanding land use directions of the MILS for the BAC in accordance with the BACSP.

### The Moreland Industrial Land Strategy 2015-2030

The Moreland Industrial Land Strategy 2015-2030 (MILS) was adopted by Council in July 2016 and implemented into the Moreland Planning Scheme through Amendment C158, gazetted on 6 April 2017. The MILS is the second industrial land strategy for the City of Moreland and it replaced the Moreland Industrial Land Use Strategy 2004 (MILUS), which recommended a comprehensive review after 10-15 years. This review was conducted in 2014/2015 and resulted in the development of the MILS.

The MILS provides a coordinated and evidence based approach to managing growth and strengthening our local economy. It complements Council's objectives for creating a sustainable urban environment where people have access to jobs and business services near to where they live and it ensures we are planning for local employment opportunities now and for future generations.

The MILS, and associated background work which underpinned it, provides a comprehensive analysis of the changing nature of employment in Moreland and implications for industrially zoned land.

The spatial directions of the MILS are represented on the Industrial Land Framework Plan (see **Figure 1** over the page) which categorises all industrial land within Moreland into one of the following three categories:

*Category 1 - Core industry and employment areas* which seek to maintain land for industry and other employment uses including office and restricted retail and prohibit new residential uses, or

*Category 2 - Employment areas* which seek to support transition from traditional industrial uses to a broader range of employment uses, and prioritise employment uses over residential uses in Employment Areas, or

*Category 3 - Transition - residential areas* which seek to support change in these areas to facilitate quality residential development and contribute to housing supply.

The MILS details a clear approach to rezoning land in accordance with the framework and flags the opportunity for Council to take a proactive approach in order to achieve specific strategic visions such as for the BAC. The below excerpt from the MILS sets out when it is considered appropriate for land in the MILS to be proactively rezoned.

#### *When will land be rezoned?*

*It is not intended that all land identified within the Industrial Framework Plan with potential for an alternative zone would be rezoned all at once.*

*Some rezoning of land may be initiated by Council where it is necessary to proactively implement a specific strategic vision (e.g. within Activity or Neighbourhood Centres).* (Emphasis added)

*Other rezonings will occur incrementally, usually at the request of a proponent (landowner or otherwise). Such amendment requests will be assessed against the relevant MILS category, any other relevant strategic directions for the site or precinct expressed in the MSS, and the site or precinct context.*

Extract from the MILS Section 6. Planning Scheme Recommendations

Proposed Amendment C164 seeks to proactively implement the land use directions of the MILS for land within the BAC to achieve Council's vision for the BAC as outlined in the Brunswick Activity Centre Structure Plan Reference Document. A detailed map which shows the MILS Areas within the BAC affected by proposed Amendment C164 is provided over the page at **Figure 2**.

Figure 1: Moreland Industrial Land Strategy Framework Plan.

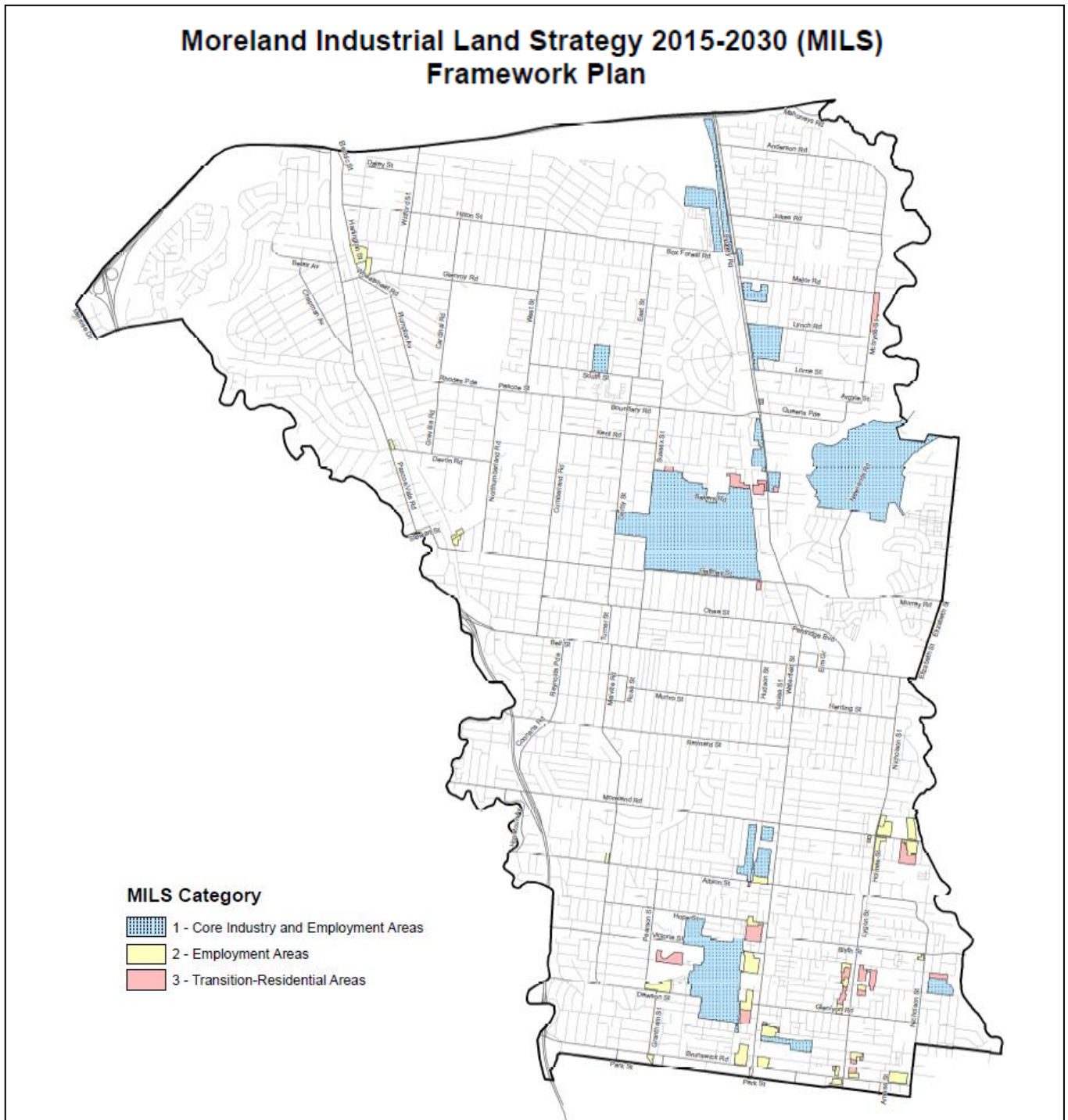
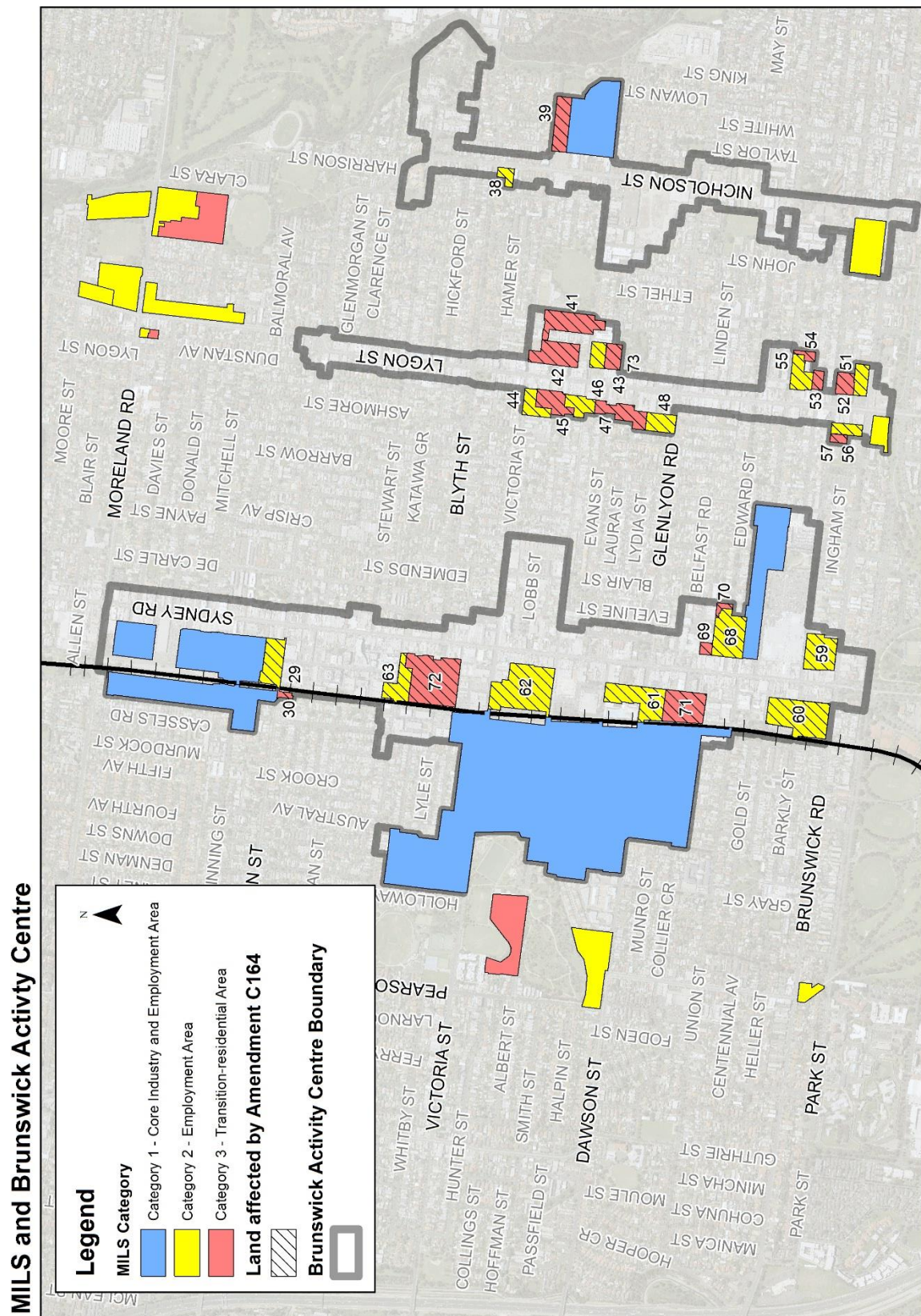




Figure 2: Land within the Brunswick Activity Centre effected by the MILS and Amendment C164



### SECTION 3: ZONE SELECTION AND LAND USE

#### Rezoning of Land identified in the MILS

To achieve the land use directions outlined in the MILS and the Brunswick Activity Centre Structure Plan for the BAC, rezoning of land currently within Industrial 1 and 3 Zone and Commercial 2 Zone is required. The MILS provides specific direction on the appropriate zones to apply within three strategic land use categories (Category 1, 2 and 3).

The tables on the following pages provide an assessment of land within each of the MILS categories. The tables identify the most appropriate zone for land within category 1, 2 and 3 based on their inclusion within the BAC.

The tables are not intended to provide the detail on the proposed zone for each address included within the Amendment. Rather, they provide a holistic assessment of the most appropriate zone to be applied to land within category 1, 2, and 3 within the BAC.

**Figure 3** on page 22 shows a complete summary map of the proposed zoning changes and indicates which zone each property is proposed to be included within. **Section 8** of this Report provides the full detail of each individual property included within Amendment C164 and the zone and overlay/s proposed to be applied.

#### Rationale for zone selection

Table 1, 2 and 3 below set out the rationale for the zone selection for all land to be rezoned. Each table provides in the left hand column the information in the MISL regarding the potential zones for each category. The right hand column provides the rationale for the zone selected to be applied to this category through amendment C164.

Table 1: Category 1 MILS Areas – No rezoning proposed

MILS Implementation Direction	Appropriate zone for these areas within the BAC
<p><i>Implementation (Category 1 – Core Industrial Areas)</i></p> <ul style="list-style-type: none"> <li>• <i>Retain the Industrial 1 and Industrial 3 Zones (IN1Z and IN3Z) to the majority of land in Core Industry and Employment Areas to support industry and complementary businesses and prohibit residential uses.</i></li> <li>• <i>Apply the Commercial 2 Zone (C2Z) in Core Industry and Employment Areas to facilitate restricted retail uses and prohibit residential uses.</i></li> <li>• <i>Continue to apply the existing local planning policy for Caretaker's Houses (clause 22.05) to ensure that caretaker's houses are not used as a way to create separate dwellings within industrial areas.</i></li> </ul>	<p>Category 1 Core Industrial Areas within the BAC will continue to prohibit residential uses and will retain a mix of Industrial 1 and Industrial 3 zoned land.</p> <p><b>Amendment C164 does not propose to rezone Category 1 Core Industrial Areas away from the existing IN1Z and IN3Z.</b></p>

Table 2: Category 2 MILS Areas – Rezoning proposed

MILS Implementation Direction	Appropriate zone for these areas within the BAC
<p><i>Implementation (Category 2 – Employment Areas)</i></p> <ul style="list-style-type: none"> <li>• <i>Apply the Industrial 3 and Commercial 2 Zones (IN3Z and C2Z) to prioritise employment.</i></li> <li>• <i>Where residential uses are to be permitted, consider the following options:</i> <ul style="list-style-type: none"> <li>○ <b>Apply the Commercial 1 Zone (C1Z) and prioritise employment uses as set out in above strategies, or</b></li> <li>○ <i>Apply the Special Use Zone or Comprehensive Development Zone and use the schedule to the zone to tailor use provisions to establish permit triggers for residential and other uses, as necessary, or</i></li> <li>○ <i>Apply a mix of zones over larger sites, with zones and revised MILS categories applied to ensure employment uses are prioritised. (i.e Remove the Employment Area Category as required and replace with the Core Industry and Employment Area (Category 1) to designate employment areas and the Transition Residential Area (Category 3) to designate residential areas within the site.)</i></li> </ul> </li> <li>• <i>Apply an appropriate planning tool such as an Incorporated Plan Overlay (IPO) or Development Plan Overlay (DPO) in conjunction with any rezoning, to confirm the location of employment uses.</i></li> </ul>	<p>All of the land affected by proposed Amendment C164 is within the BAC boundary, defined in the Brunswick Structure Plan Reference Document. Activity centres are identified in the MSS and Plan Melbourne to accommodate significant change, and there is a clear policy position to achieve increased housing densities and provide a broad mix of retail uses (including convenience and comparison shopping), commercial and cultural activity, and a diverse mix of employment options.</p> <p>For this reason the Commercial 1 Zone is the most appropriate zone choice for Category 2 - Employment Areas. The Industrial 3 Zone and Commercial 2 Zone prohibit residential uses and are not appropriate. The retention of industrial land in the Category 1 Core Industrial Areas will continue to prohibit residential uses and exclusively provide employment opportunities.</p> <p><b>Amendment C164 proposes to rezone Category 2 Employment Areas to the Commercial 1 Zone.</b></p> <p>The rezoning of Category 2 Employment Areas as proposed by Amendment C164 will fully implement the MILS directions for Category 2 Areas within the BAC.</p>

Table 3: Category 3 MILS Areas – Rezoning proposed

MILS Implementation Direction	Appropriate zone for these areas within the BAC
<p><i>Implementation (Category 3 – Transition-residential Areas)</i></p> <ul style="list-style-type: none"> <li>• <b>Apply the Mixed Use Zone (MUZ), Residential Growth Zone (RGZ), or General Residential Zone (GRZ). Zone selection will be informed by the size and location of the site and the ability to manage off</b></li> </ul>	<p>The MUZ is the most appropriate zone choice for Category 3 - Transition-residential Areas within the BAC. Amendment C164 proposes to rezone category 3 properties to the MUZ.</p> <p>Council's strategic framework at clauses 21.03-1, 21.03-2 and 21.03-3 sets out a number of key</p>

*site impacts and integrate with the scale of the surrounding neighbourhood at site or precinct boundaries. Given the objective for Transition Residential Areas to make a contribution to overall housing supply, the Neighbourhood Residential Zone (NRZ) should only be used in specific circumstances, such as very small and isolated sites.*

strategies in regards to housing. These strategies identify which zones should be used to encourage higher density housing and, where development should pay greater respect to neighbourhood character. These strategies include specific guidance for category 3 Transition-residential Areas:

*Encourage increased density housing to be located on former industrial sites designated as Transition Residential Areas (Category 3) in the Moreland Industrial Land Strategy 2015-2030 that have been rezoned to the Mixed Use Zone (MUZ) or Residential Growth Zone (RGZ).*

The MUZ is included within the suite of residential zones in the Victorian planning Provisions (VPPS) and includes the following purpose relating to the provision of housing at higher densities:

*To provide for housing at higher densities*

#### Land use

The MUZ is preferred over the RGZ, Neighbourhood Residential Zone (NRZ) and General Residential Zone (GRZ) as it allows greater flexibility in land uses including allowing some industrial uses. This is important as the MILS seeks to support existing industrial business. The RGZ only supports a limited number of non-residential uses in appropriate locations.

#### Built form

Category 3 Transition-Residential Areas include a large number of properties with existing non-residential uses and non-residential built form. The MUZ will allow greater flexibility with regard to future uses and encourage higher density housing which is consistent with the objectives of the MILS and the role of Moreland's activity centres.

The Neighbourhood Residential Zone (NRZ) and General Residential Zone (GRZ) are used to encourage minimal and incremental housing growth. In the context of the MILS the NRZ and GRZ would be considered on a limited basis for MILS Areas. They would only be used in locations which



	<p>are not part of or close to an activity centre and surrounded by low scale residential development.</p> <p><b>Amendment C164 proposes to rezone Category 3 Transition-residential Areas to the Mixed Use Zone.</b></p> <p>The rezoning of Category 3 Transition-residential Areas as proposed by Amendment C164 will fully implement the MILS directions for Category 3 Areas within the BAC.</p>
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### Detailed discussion on the application of zones

There are approximately 288 properties across the BAC included in Amendment C164. Some of these properties have already been rezoned away from an industrial zone through previous amendments. These rezonings however were not in accordance with the current MILS policy, and don't accord with the above rationale in tables 1, 2 and 3.

The below table outlines the how zones will be applied across the BAC based on the rationale in tables 1, 2 and 3 and the existing zone.

Table 4: Zone Application

Existing zone and MILS category scenario	Proposed approach for Amendment C164
<b>CATEGORY 1 MILS AREA</b> <ul style="list-style-type: none"> <li>Currently Zoned either <b>Industrial 3 Zone (IN3Z)</b> or <b>Industrial 1 Zone (IN1Z)</b> or <b>Commercial 2 Zone (C2Z)</b></li> </ul>	<p>Land in a Category 1 Area is not proposed to be rezoned to ensure that industrial and employment uses are protected and residential uses are prohibited as per the directions in table 1.</p> <p><b>Recommendation:</b></p> <p><b>No rezoning is proposed to land within Category 1.</b></p>
<b>CATEGORY 2 MILS AREA</b> <ul style="list-style-type: none"> <li>Currently Zoned either <b>Industrial 3 ZONE (IN3Z)</b> or <b>Commercial 2 Zone (C2Z)</b></li> </ul>	<p>In accordance with the recommendations of Table 2, this land should be rezoned to the Commercial 1 Zone.</p> <p><b>Recommendation:</b></p> <p><b>Rezone land to Commercial 1 Zone.</b></p>
<b>CATEGORY 2 MILS AREA</b> <ul style="list-style-type: none"> <li>Currently Zoned <b>Commercial 1 Zone (C1Z)</b></li> </ul>	<p>Land in MILS Area's 59, 60, 61, 62 and 63 was rezoned to the Commercial 1 Zone by Amendment C134, prior to the adoption of the MILS in July 2016. The proposed approach to MILS Category 2 Areas, as outlined in Table 2, is to rezone them to C1Z. As these properties are already within the C1Z it is</p>

	<p>considered that no further zone change is required to implement the land use directions.</p> <p><b>Recommendation:</b></p> <p><b>No change. Existing zone aligns with MILS category.</b></p>
<p><b>CATEGORY 3 MILS AREA</b></p> <ul style="list-style-type: none"> <li>Currently Zoned <b>Industrial 3 Zone (IN3Z)</b>, <b>Commercial 2 Zone (C2Z)</b></li> </ul>	<p>In accordance with the recommendations of Table 3, this land should be rezoned to the Mixed use Zone.</p> <p><b>Recommendation:</b></p> <p><b>Rezone land to Mixed Use Zone.</b></p>
<p><b>CATEGORY 3 MILS AREA</b></p> <ul style="list-style-type: none"> <li>Currently Zoned <b>Commercial 1 Zone (C1Z)</b></li> </ul>	<p>Land in MILS Area's 71 and 72 was rezoned to the Commercial 1 Zone by Amendment C134, prior to the adoption of the MILS in July 2016. The proposed approach to Category 2 Areas as outlined in Table 3 is to rezone them the Mixed use Zone.</p> <p><b>Recommendation:</b></p> <p><b>Rezone land to Mixed Use Zone.</b></p>
<p>Land is split between two MILS categories - <b>Category 2</b> And <b>Category 3</b></p>	<p>Some land straddles two MILS category boundaries, generally due to irregular property boundaries and where single properties have multiple street frontages. The C1Z is the most appropriate zone for Category 2 Areas and also it can accommodate the outcomes sought within a Category 3 Area. Therefore applying a C1Z to land which is in both categories is appropriate.</p> <p><b>Recommendation:</b></p> <p><b>Rezone land to Commercial 1 Zone.</b></p>
<p>Land is split between two MILS categories - <b>Category 1</b> And <b>Category 2</b></p>	<p>Some land straddles two MILS category boundaries, generally due to irregular property boundaries and where single properties have multiple street frontages. Category 1 Areas should prohibit residential uses therefore a C1Z or MUZ would not be appropriate for this land. The employment outcomes sought by Category 2 can be achieved within a zone that prohibits residential uses.</p> <p><b>Recommendation:</b></p> <p><b>Apply a tailored zone response (see specific example below in Table 4).</b></p>

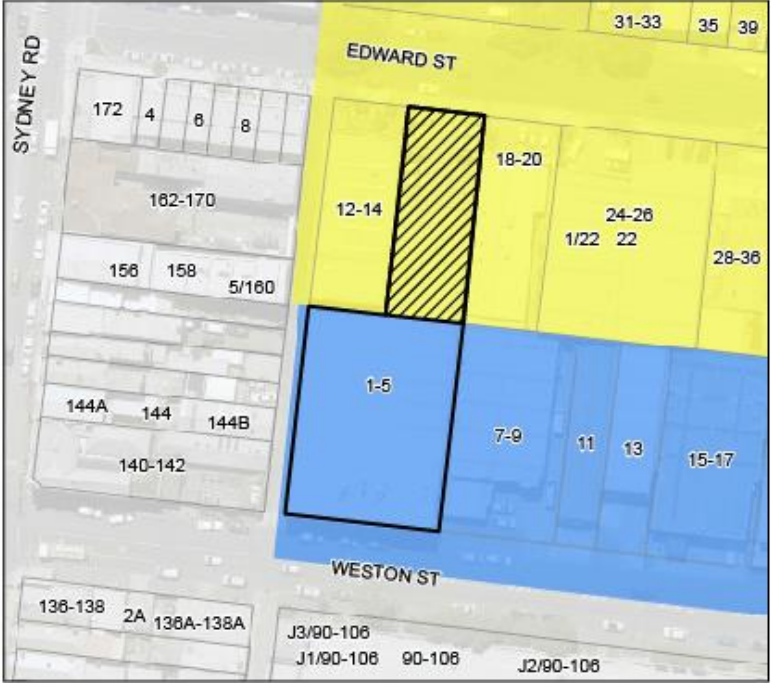
### Land in two zones or effected by two MILS categories

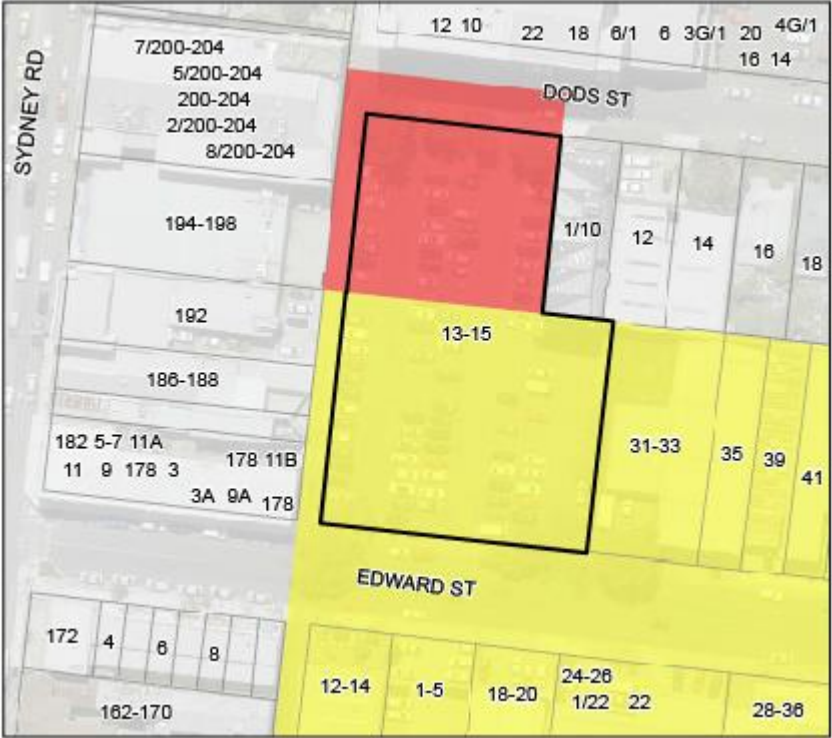
It is proposed to rezone all affected properties in accordance with the recommendations outlined above. However there are a small number of occasions (seven) where land included within Amendment C164 is either:

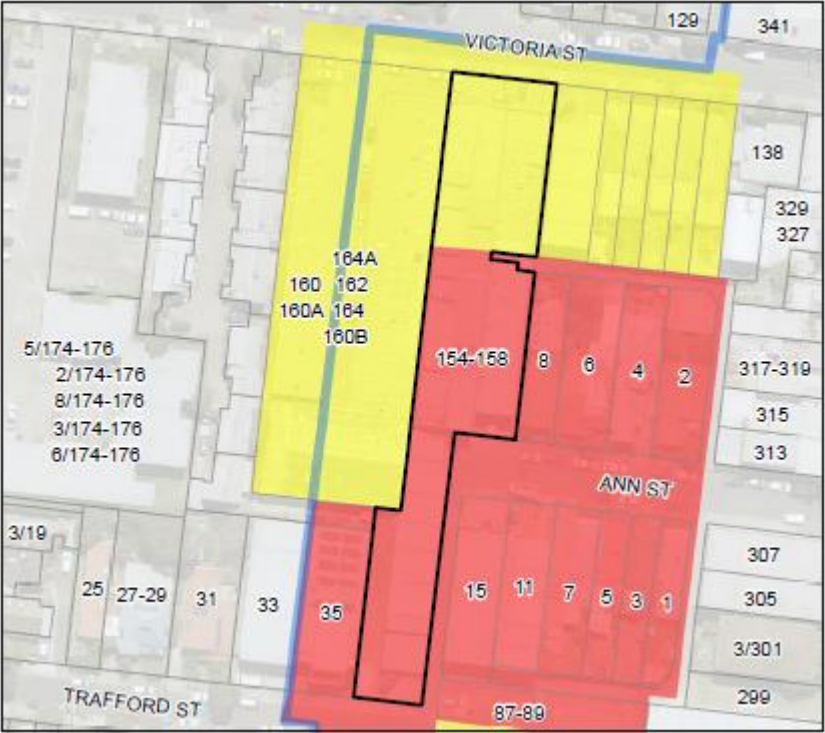
- Land which exists in two MILS categories, or
- Land which exists in two different zones.

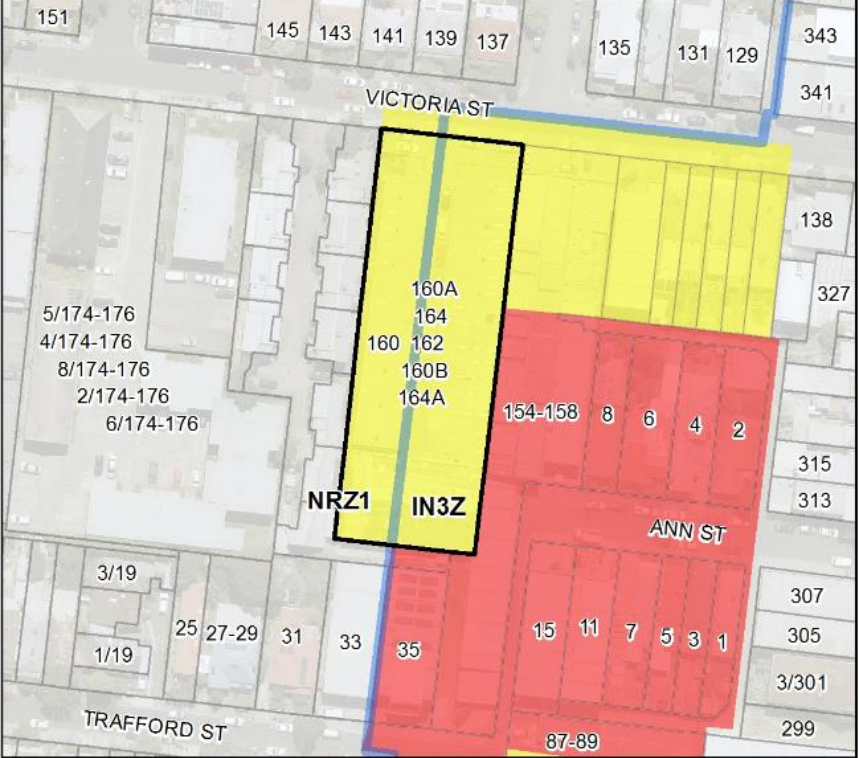
These properties require a tailored response. The particular properties effected by this are outlined in **Table 5** over the page and detail is provided in relation to how they are proposed to be treated by Amendment C164. **Figure 3** Amendment C164 – Proposed Rezoning, on the page 22, shows a complete summary of the rezoning proposed across the BAC.

Table 5: Land in two zones/two MILS categories proposed to be rezoned

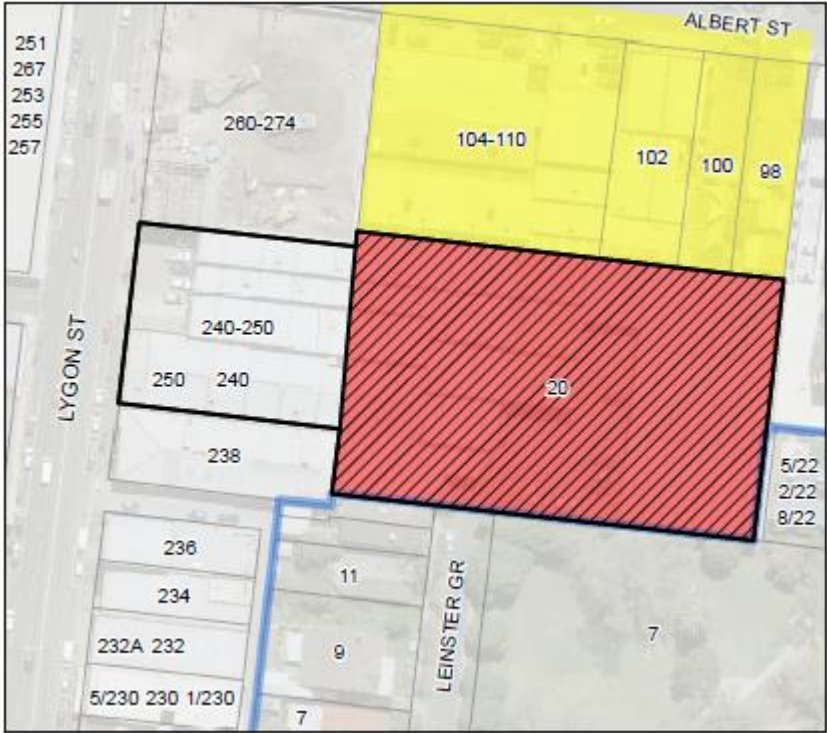
Property	Issue and recommendation
<p>1-5 Weston Street, Brunswick</p> <p>MILS Area 68</p>	<p>1-5 Weston has frontages to both Weston Street and to Edward Street. There are different MILS categories which apply to each section. The northern part of the land which fronts Edward Street is in a Category 2 Employment Area and the southern part of the land fronting Weston Street is in a Category 1 Core Industrial and Employment Area.</p> <p>As Category 1 Core Industrial and Employment Areas prohibit residential uses, rezoning the property to the Commercial 1 Zone is not appropriate because it allows residential uses as of right. It proposed to rezone the northern part of the site which fronts Edward Street to the C1Z.</p> <p><b>Recommendation:</b></p> <p><b>Apply the C1Z to the northern part of 1-5 Weston Street.</b></p>  <p> <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Category 1 – Core Industrial and Employment Areas  <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Category 2 – Employment Areas  <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></span> Subject Land  <span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> Part of property to be rezoned </p>

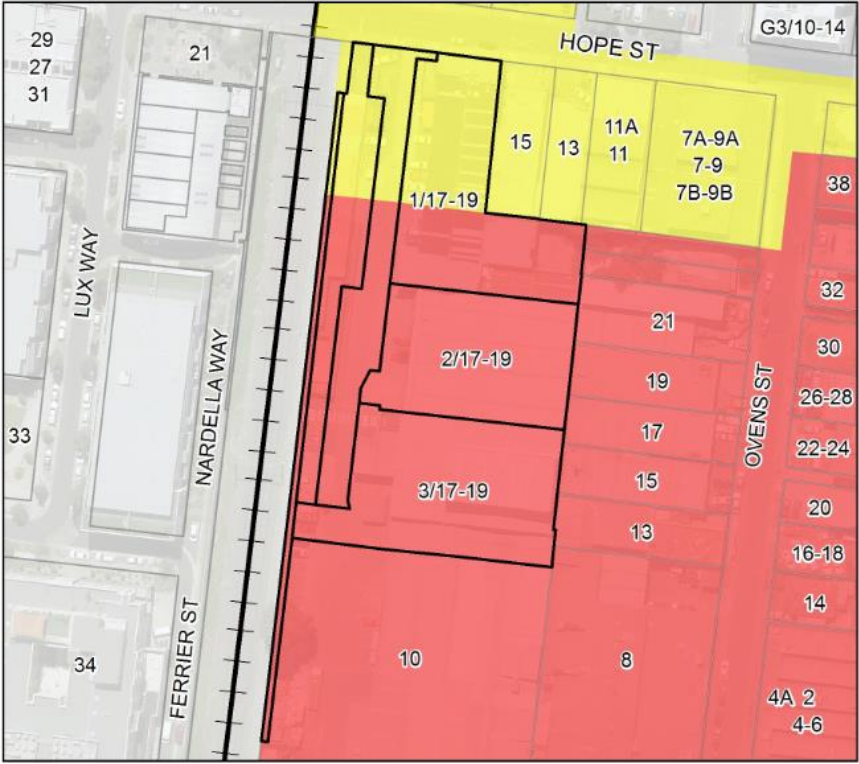
Property	Issue and recommendation
<p>13-15 Edward Street, Brunswick</p> <p>MILS Area 68, 69</p>	<p>13-15 Dodds Street has frontages to both Dodds and Edward Streets. There are different MILS categories which apply to each section. The Dodds Street frontage is in Category 3 and the Edward Street frontage is in Category 2. The C1Z is the appropriate zone to apply because it allows for residential uses to Dodds Street and employment uses at the Edward Street frontage.</p> <p><b>Recommendation:</b></p> <p><b>Apply the C1Z to 13-15 Dodds Street.</b></p>  <p> <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Category 2 – Employment Areas  <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Category 3 – Transition-residential Areas  <span style="display: inline-block; width: 20px; height: 10px; border: 2px solid black; margin-right: 5px;"></span> Subject Land </p>

Property	Issue and recommendation
<p>154-158 Victoria Street, Brunswick</p> <p>MILS Area 44, 45</p>	<p>154-158 Victoria Street extends from Victoria Street through to Ann Street and Trafford Street and has frontages to all three streets. The Ann and Trafford Street frontages are within MILS Area 45 which is Category 3. The C1Z is the appropriate zone to apply because it allows for residential uses in the Anne and Trafford Street part s of the property and employment uses in the part of the property with a frontage to Victoria Street.</p> <p><b>Recommendation:</b></p> <p><b>Apply the C1Z to 154-158 Victoria Street.</b></p>  <p> <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Category 2 – Employment Areas  <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Category 3 – Transition-residential Areas  <span style="display: inline-block; width: 20px; height: 10px; border: 2px solid black; margin-right: 5px;"></span> Subject Land  <span style="display: inline-block; width: 20px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Activity Centre Boundary </p>

Property	Issue and recommendation
<p>160 Victoria Street, Brunswick</p> <p>MILS Area 44</p>	<p>160-164 Victoria Street is a single land holding split into a number of properties used for industrial/commercial uses. The western half of the land is in the NRZ1 and the eastern half is in the IN3Z. The entire property is within MILS Area 45 and is designated as a Category 2 Employment Area. The NRZ1 does not allow for commercial/employment uses. This is considered a zoning anomaly and it is proposed to rezone the entire property to the C1Z.</p> <p><b>Recommendation:</b></p> <p><b>Apply the C1Z to 160-164 Victoria Street.</b></p>  <p> <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Category 2 – Employment Areas  <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Category 3 – Transition-residential Areas  <span style="display: inline-block; width: 20px; height: 10px; border: 2px solid black; margin-right: 5px;"></span> Subject Land  <span style="display: inline-block; width: 20px; height: 2px; background-color: blue; margin-right: 5px;"></span> Activity Centre Boundary </p>



Property	Issue and recommendation
<p>20 Leinster Grove (240-250 Lygon Street), Brunswick</p> <p>MILS Area 73</p>	<p>20 Leinster Grove is part of a larger property known as 240-250 Lygon Street. The part of the site which fronts Lygon Street is in the C1Z and has an approved planning permit for a multi storey residential building which has recently started construction. The rear part of the site is in the C2Z and is in a Category 3 Area. It is proposed to rezone<sup>3</sup> the rear part of the site to the MUZ. As the rear part is in category 3 and will be developed separately to the front part of the site this is considered appropriate.</p> <p><b>Recommendation:</b></p> <p><b>Apply the MUZ to the rear part of 240-250 Lygon Street (known as 20 Leinster Grove).</b></p>  <p> <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Category 2 – Employment Areas  <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Category 3 – Transition-residential Areas  <span style="display: inline-block; width: 20px; height: 10px; border: 2px solid black; margin-right: 5px;"></span> Subject Land  <span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> Part of property to be rezoned  <span style="display: inline-block; width: 20px; height: 2px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Activity Centre Boundary </p>

Property	Issue and recommendation
<p>17-19 Hope Street, Brunswick</p> <p>MILS Area 63, 72</p>	<p>17-19 Hope Street is made of six land parcels which have primary access from Hope Street. The land is currently zoned C1Z. It is proposed to retain this land within the C1Z to avoid land locking parcels with different zoning. The Category 3 designation will still apply to the rear lots of 17-19 Hope Street. The C1Z allows for residential uses and is appropriate.</p> <p><b>Recommendation:</b></p> <p><b>No changes are proposed to 17-19 Hope Street (retain within the C1Z).</b></p>  <p> <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Category 2 – Employment Areas  <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Category 3 – Transition-residential Areas  <span style="display: inline-block; width: 20px; height: 10px; border: 2px solid black; margin-right: 5px;"></span> Subject Land </p>

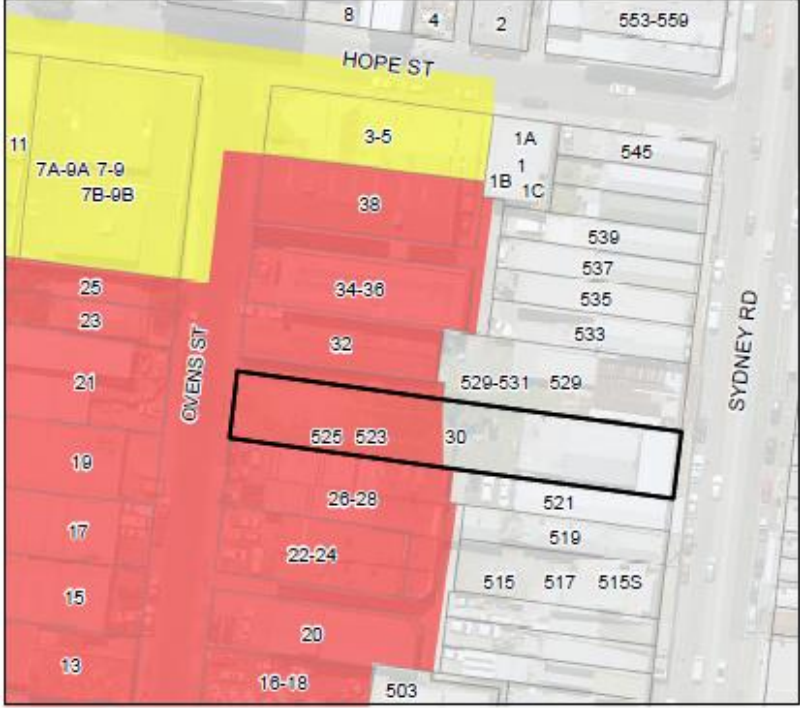
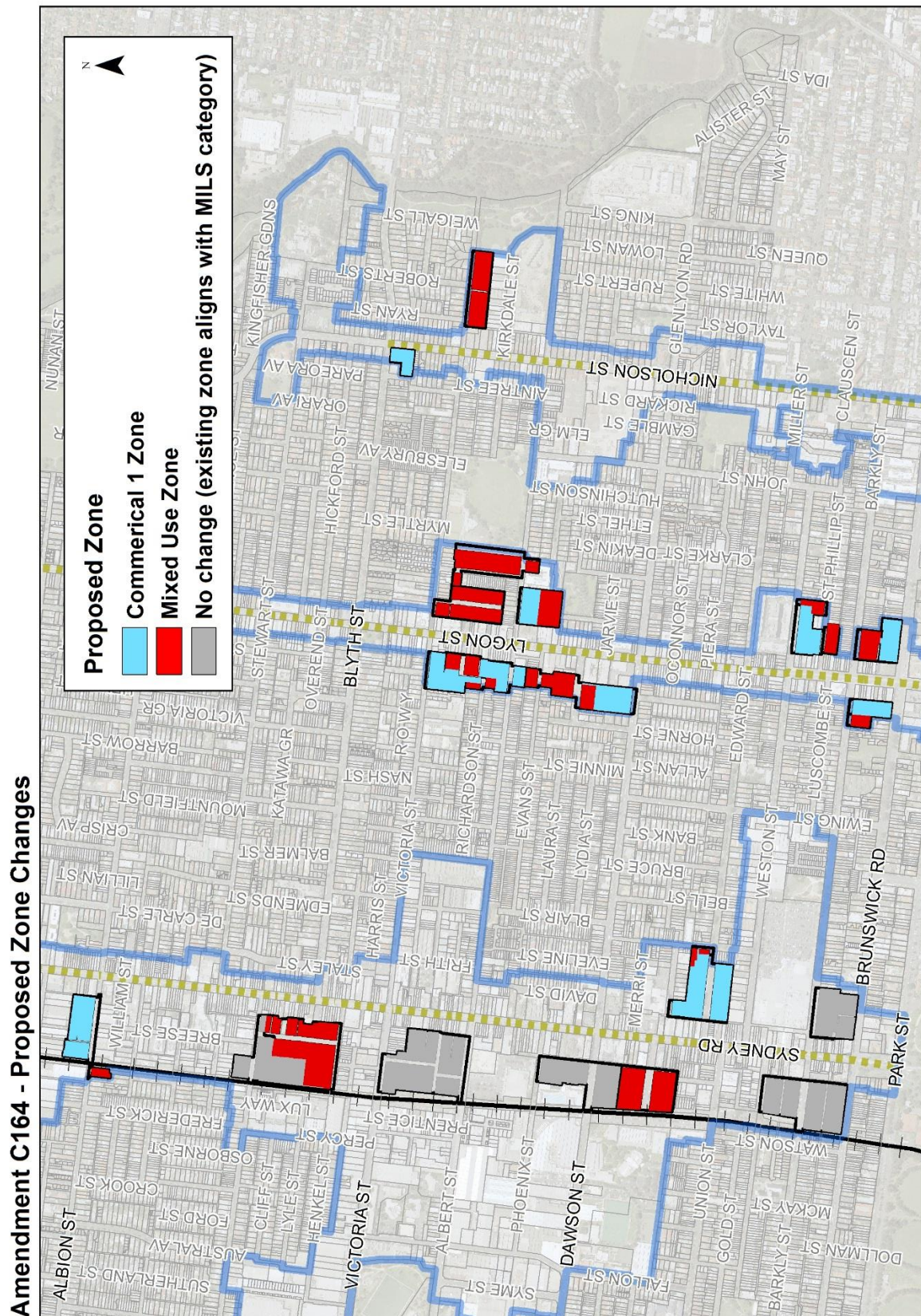
Property	Issue and recommendation
<p>523 Sydney Road, Brunswick</p> <p>MILS Area 72</p>	<p>523 Sydney Road extends through to Ovens Street at the rear. It is proposed to be retained within the C1Z to avoid placing land in two zones. The rear part of the property which fronts Ovens Street is in a Category 3 MILS Area. The C1Z allows for residential uses and is appropriate.</p> <p><b>Recommendation:</b></p> <p><b>No changes proposed to 523 Sydney Road (Retain within the C1Z).</b></p>  <p> <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Category 2 – Employment Areas  <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Category 3 – Transition-residential Areas  <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></span> Subject Land </p>



Figure 3: Amendment C164 – Proposed Rezoning



#### **SECTION 4: BUILT FORM AND THE DESIGN AND DEVELOPMENT OVERLAY**

Within the BAC, it is appropriate for built form guidance to be provided through a Design and Development Overlay (DDO). An existing DDO applies to each of the three corridors within the Brunswick Activity Centre (BAC), Sydney Road (DDO18), Lygon Street (DDO19) and Nicholson Street (DDO20). The DDO's identify areas which are affected by specific requirements relating to the design and built form of new development within the Activity Centre. The DDO's implement the built form vision for the BAC as outlined in the BACSP. The DDO's include specific guidance relating to built form, public realm and amenity, including guidance where development abuts land adjoining the activity centre.

It is proposed to extend DDO schedules 18, 19 and 20 to include all the properties rezoned by Amendment C164. Some land proposed to be rezoned by Amendment C164 was included within the DDO through Amendment C134, although the land remains within an Industrial or Commercial 2 Zone. In these areas, there is no need to alter the existing DDO.

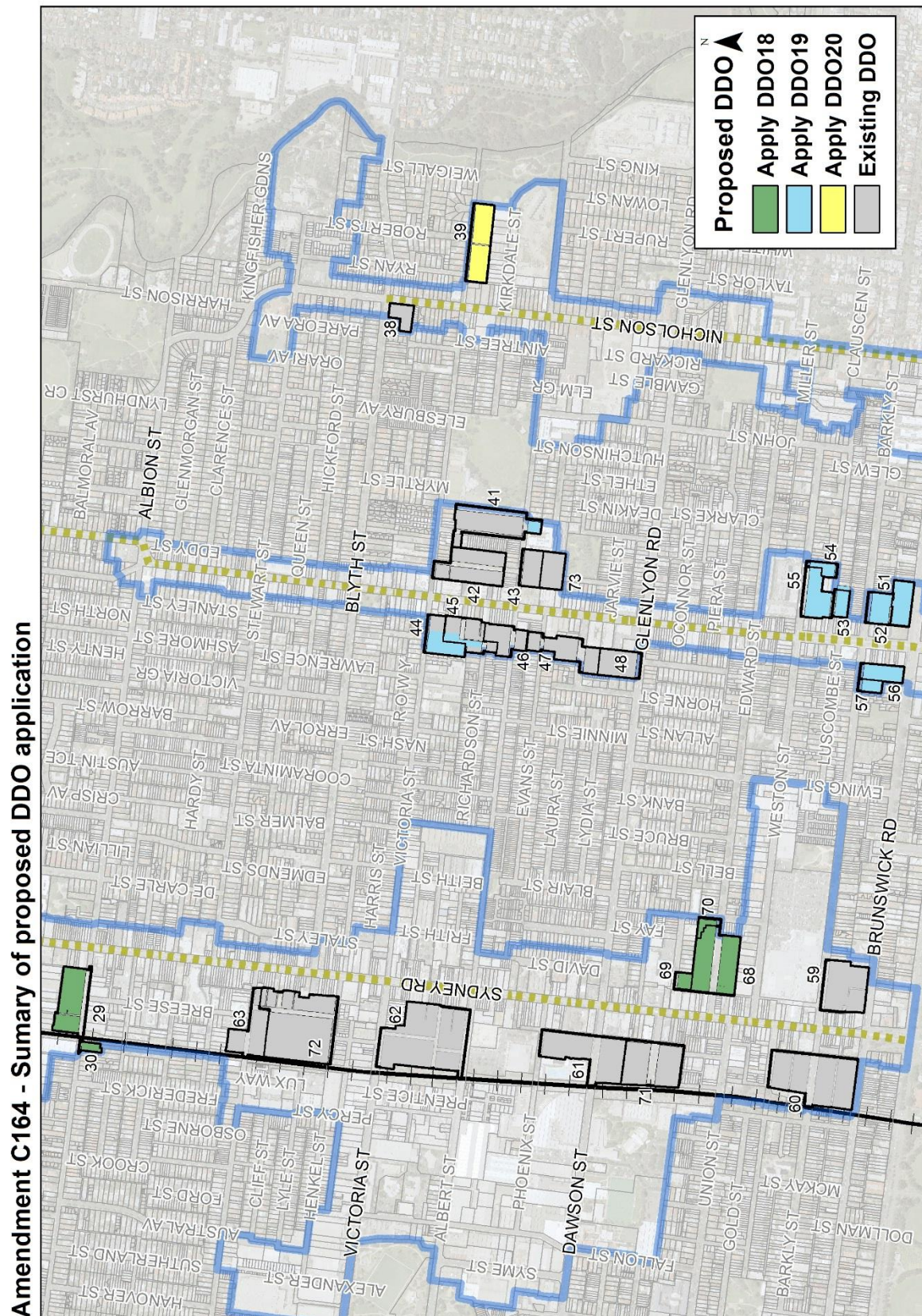
Including land within the DDO's will provide guidance on the following matters:

- Height and urban design outcomes
- Land use conflicts and residential interface treatment
- Specific built form guidance for Category 2 Employment Areas

**Figure 4**, on the following page, shows the proposed DDO application across the BAC.



Figure 4: Amendment C164 – Proposed Design and Development Overlay Application



### Detailed discussion on the application of the DDO

There are approximately 288 properties across the BAC included in Amendment C164. And some of these properties are already included within DDO18, 19 and 20 through previous amendments.

The below table outlines how the DDO will be applied across the land proposed to be rezoned by Amendment C164.

Table 6: Design and Development Overlay Application

Existing built form scenario	Proposed approach for Amendment C164
<ul style="list-style-type: none"> <li>DDO 18, 19 or 20 ALREADY APPLIES</li> <li><b>INCLUDES A PREFERRED HEIGHT</b></li> </ul> <p>Property is within an existing DDO schedule (18, 19 or 20) applied through Amendment C134, and has an existing preferred height shown.</p>	<p>A number of properties proposed to be rezoned by Amendment C164 are already included within DDO's 18, 19 or 20.</p> <p>These properties are within an industrial zone and were proposed to be rezoned Amendment C134, however this was not supported by the panel appointed to consider the amendment. This was because of the review of the MILUS, which was being undertaken at a similar time and the outcomes of this review and any revision to the directions for industrial land being unclear. The Panel did however support the inclusion of this land within the proposed DDO's to guide future built form.</p> <p>These properties have already undergone significant and rigorous height and built form analysis, which has been tested with the community through an independent Planning Panel process as part of Amendment C134 to the Brunswick Activity Centre. For this reason it not proposed to review the preferred DDO height guidance for these properties.</p> <p><b>Recommendation:</b></p> <p><b>No changes proposed.</b></p>



<ul style="list-style-type: none"> <li>• DDO 18, 19 or 20 ALREADY APPLIES</li> <li>• <b>DOES NOT INCLUDE A PREFERRED HEIGHT</b></li> </ul> <p>Property is within an existing DDO schedule (18, 19 or 20) applied through Amendment C134 and has no preferred height shown.</p>	<p>A small number (2) of properties are already included within one of the three DDO schedules but have no preferred height specified. This occurred through Amendment C134. It appears that this may be an anomaly which can be corrected through this process.</p> <p>Analysis to determine a preferred height. Will be undertaken for these sites.</p> <p><b>Recommendation:</b></p> <p><b>Amend the DDO schedule in accordance with this recommendation based on the findings of the Urban Design analysis.</b></p>
<ul style="list-style-type: none"> <li>• <b>DDO 18, 19 OR 20 DO NOT CURRENTLY APPLY TO THE LAND</b></li> </ul> <p>Property is outside of existing DDO 18, 19, 20.</p>	<p>Analysis to determine preferred height and built form outcomes required to inform the content of the DDO to be applied. See section 'Urban Design analysis to inform the DDO content' for a detailed explanation of this analysis.</p> <p><b>Recommendation:</b></p> <p><b>Apply the DDO and amend the DDO schedule to implement height and built form outcomes</b></p>
<ul style="list-style-type: none"> <li>• <b>ALL CATEGORY 2 EMPLOYMENT AREAS TO WHICH DDO18, 19 or 20 APPLIES</b></li> <li>• <b>ALL CATEGORY 2 EMPLOYMENT AREAS TO WHICH DDO18, 19 or 20 WILL BE APPLIED</b></li> </ul> <p>All Category 2 Employment Areas in the BAC, including existing properties which are within the Commercial 1 Zone.</p>	<p>It is proposed to include additional built form guidance for all Category 2 Employment Areas that have been rezoned to allow for residential uses (either through amendment C134 or proposed amendment C164) to assist in creating high quality commercial and residential development and to achieve specific outcomes sought by MILS for this land.</p> <p>Clause 21.03 of the MSS includes the following strategies for Category 2 – Employment Areas:</p> <p><i>5.3 Ensure employment uses are prioritised over residential uses in Employment Areas. Where multi-use development including a residential component is proposed, the amount of employment floorspace should be at least equivalent to the amount of all proposed ground and first floor building floorspace (inclusive of car parking, other services and circulation space).</i></p> <p><i>5.4 Encourage flexible floor plate layouts and increased floor to ceiling heights at ground and first floor to facilitate a variety of employment uses over time.</i></p> <p><b>Recommendation:</b></p>

	<b>Amend DDO schedules 18, 19 and 20 to include specific guidance for Category 2 – Employment areas including objectives and built form requirements.</b> (refer to discussion below)
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### Changes to the DDOs for Category 2 Employment Areas – Further Discussion

The MSS includes the following strategies at Clause 21.03-2:

*Facilitate the transition of Employment Areas to accommodate a broader range of employment generating uses, including a mix of industry and office based uses and other compatible employment uses.*

*Ensure employment uses are prioritised over residential uses in Employment Areas. Where multi-use development including a residential component is proposed, the amount of employment floorspace should be at least equivalent to the amount of all proposed ground and first floor building floorspace (inclusive of car parking, other services and circulation space).*

*Encourage flexible floor plate layouts and increased floor to ceiling heights at ground and first floor to facilitate a variety of employment uses over time.*

Extract from Clause 21.03-2

Ensuring that employment outcomes are achieved within Category 2 Employment Areas is an expected component of development in rezoned land and therefore the inclusion of built form requirements in DDO's 18, 19 and 20, which ascribe this, are considered a necessary element of the amendment.

Commercial and employment uses have different built form requirements to residential uses and therefore specific built form guidance is proposed to be included into the three DDO's. This will ensure that built form outcomes, like low ceiling heights and inflexible floor plates won't prevent or discourage commercial and employment uses from locating within new development. This will also provide a clear nexus between both the policy statements of the MSS and explicit design outcomes sought with Category 2 Areas of the BAC.

### Proposed changes to the DDO18, 19 and 20

It is proposed to include the following additional objectives (or similar) into DDO schedules 18, 19 and 20:

- *To encourage development to provide residential accommodation only where it is located above ground floor and first floor employment spaces*
- *To encourage commercial design built forms at ground and first floor of development.*
- *To encourage commercial activation at the ground level of development.*

It is proposed to include the following built form requirements (or similar) into DDO schedules 18, 19 and 20:

- *Development within Category 2 – Employment Areas should achieve commercial built form outcomes, including increased floor to ceiling heights and flexible floor plates, at ground and first floor to facilitate opportunities for employment uses.*

- *Ground floor commercial spaces should provide for commercial activation, through entrances, transparent glazing and architectural features which encourage interaction and visual interest.*

### Rationale of changes

The policy intent of the proposed changes is already contained within Councils MSS and was inserted as part of Amendment C158. Therefore, although this will create stronger policy guidance for the development of properties within a Category 2 Employment Area, Amendment C164 is not introducing a 'new' policy direction in this regard.

This additional guidance is considered necessary and an appropriate way to ensure that built form outcomes further the MILS policy objectives and to ensure a variety of employment uses are possible in Category 2 Employment areas. This approach has been used previously in DDO22 to the Moreland Planning Scheme which applied to a former MILUS precinct which has recently been redeveloped. The Victorian Civil and Administrative Tribunal (VCAT) in its decision (Caydon CP Developments Pty Ltd v Moreland CC [2014] VCAT 357 (28 March 2014)), regarding a development within this area, supported Councils position that reducing the amount of commercial floor space, in this example deleting the entire first floor component and replacing it with dwellings, was not consistent with the land use and built form outcomes sought both in its MSS, through the MILUS, and DDO22, which makes specific reference to commercial built form outcomes at ground and first floor.

Senior Member Baird in her decision stated that:

*...while DDO22 does not apply to land use but, with other parts of the Scheme, it confirms the policy direction about the form of development of which commercial use is an expected component.*

Paragraph 25 of Caydon CP Developments Pty Ltd v Moreland CC [2014] VCAT 357

Although a DDO cannot dictate land use, there are specific built form outcomes which will encourage and ensure that commercial and employment uses can locate within new development. This includes higher floor to ceiling heights and flexible floor plates. The VCAT decision highlights the importance of the nexus between built both form outcomes sought and use outcomes, particularly in a discretionary planning system.

### Flexibility for different employment uses

Providing flexibility within new development for commercial and employment generating uses is also considered a key component of the MILS requires implementation through the DDO. In the VACT decision of Russo v Moreland CC [2010] VCAT 1027 (18 June 2010), which considered the development of a former MILUS Multi-use Employment Area site in a Business 2 Zone (now Commercial 1 Zone), Member Naylor noted that:

*...Council is keen to see the provision of the first floor as office space but is flexible as to how many tenancies it contains (e.g. it could be one large space or contain multiple tenancies). It seems to me the Council's flexibility is a good thing and the opportunity exists for there to be, potentially, multiple tenancies and possibly even two storey office spaces created as opposed to merely ground and first floors. For example, an internal staircase could provide the opportunity for a retail-style shop front with an office component behind and above.*

Paragraph 9 of Russo v Moreland CC [2010] VCAT 1027

The proposed changes to the DDO's will provide for flexibility in size and types of spaces where employment activities may occur on the land, which should encourage the provision of employment generating uses within Category 2 Employment Areas.

The introduction of specific built form controls into the DDO's will assist in implementing these strategies and ensure a consistent approach to Category 2 Employment Area land across the BAC.

### Urban design analysis to inform the DDO content

Council's Urban Design Unit has conducted a site by site analysis of:

- All land to be rezoned by Amendment C164 that is not already within a DDO.
- All land to be rezoned by Amendment C164 that is within existing DDO18, 19, or 20 where no height is specified in the DDO.

All land within the existing DDO 18, 19, 20 which is currently zoned to allow for residential use and has a preferred height specified, has not been assessed. Urban design analysis is already existing to support the existing heights included within the DDO. No changes to this are required or proposed.

Sit by site analysis has been used to determine a preferred height for each property reviewed, based on the existing built form policy context. Street wall and frontage guidance has also been analysed. The urban design analysis undertaken in accordance with the following methodology:

1. Review of the following documents:
  - Existing DDO's 18, 19 and 20 (Moreland Planning Scheme)
  - Brunswick Activity Centre Structure Plan Reference Document (October 2016)
  - Sydney Road Upfield Corridor Strategic Framework Plan (DLA)
  - Draft Brunswick Structure Plan (2010)
  - Brunswick Structure Plan Addendum (2012)
  - Statutory Implementation Options for Industrial Precincts in Brunswick MAC (SGS)
  - Brunswick Precinct Industrial Rezoning Model (Planisphere).
2. Context assessment for sites with no preferred height including:
  - Desktop visual review of all precincts (Google Street View) and Council GIS software (moreMaps)
  - Review of surrounding preferred heights and individual street character
  - Review of any other relevant overlay controls including heritage overlays
  - Subject site analysis including site depth and width consideration
  - Preferred future character consideration including MILS category.

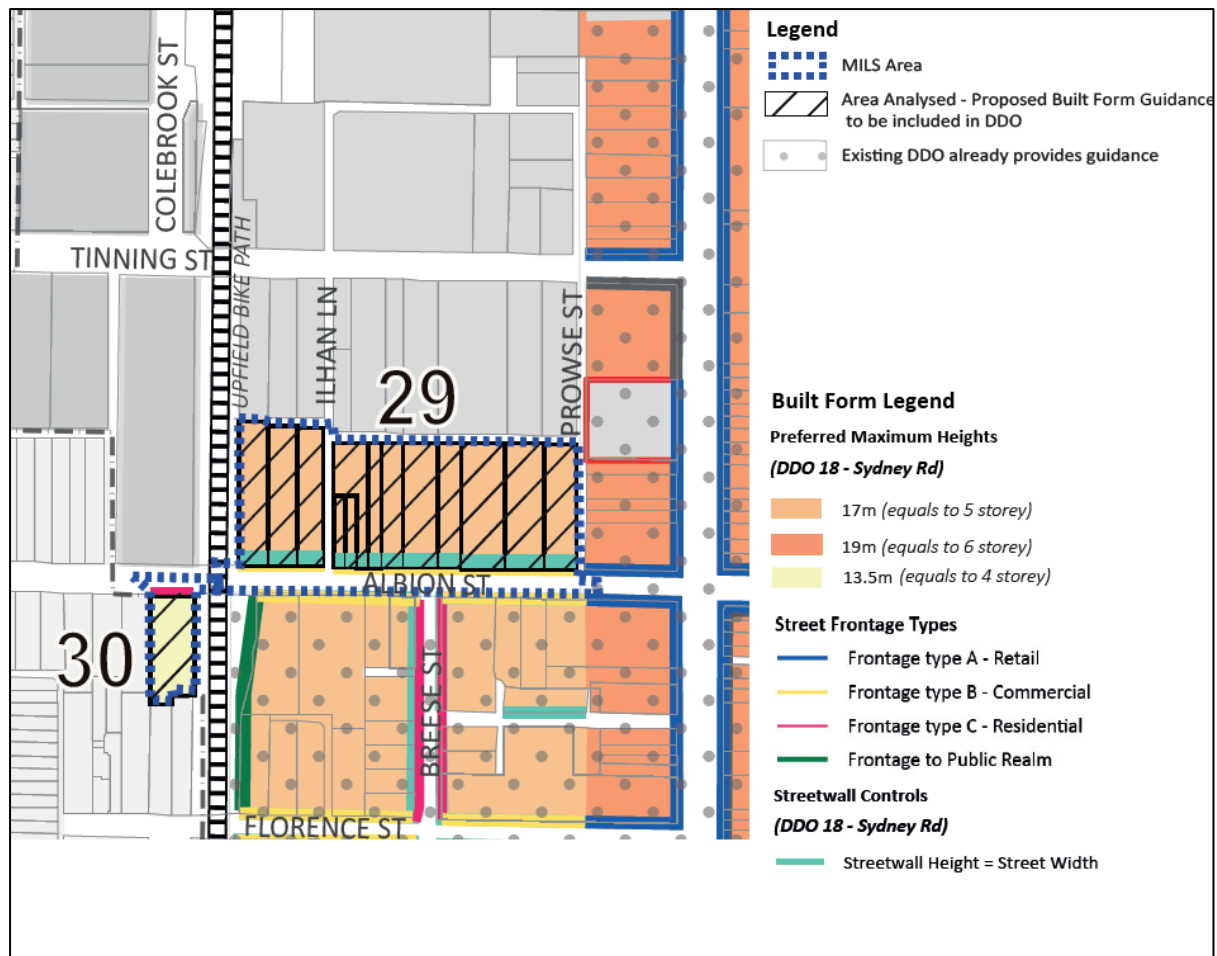
Based on the findings of steps 1 and 2 a recommendation for preferred height, and any additional changes or comments (where required) was made.

The Proposed Built form guidance maps which follow, indicated which properties have been analysed (shown with hatching) and the outcomes proposed. The maps also includes the existing surrounding built form controls (height/frontage/street wall) taken from BACSP. The analysis presented in the following maps will inform relevant DDO mapping, and be reflected in an updated version of the BACSP when the amendment is approved.

The table underneath each map details the exact nature of the controls proposed to be included in the DDO, as per the example below:

MILS Area No	MILS Cat	Property	Existing Built Form Control	Proposed Built Form Control	Existing Height in DDO	Proposed Height in DDO	Other Controls Proposed in DDO/BACSP	Detailed Analysis
#	Cat 2 or Cat 3	Address detail	None or Existing DDO	Recommendation	Existing height shown in metres and storeys	Recommended height shown in metres and storeys	Street wall or Frontage type	Urban Design assessment of the changes

Map 1: Proposed Built Form Guidance to be included in DDO18 - MILS Area 29, 30



Summary and analysis and proposed DDO/BACSP content:

MILS Area No	MILS Cat	Property	Existing Built Form Control	Proposed Built Form Control	Existing Height in DDO	Proposed Height in DDO	Other Controls Proposed in DDO/BACSP	Detailed Analysis
29	2	191, 193-195, 197-199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219 Albion Street	None	Apply DDO18	None	17m (5 storeys)	Add Street wall height of 1:1 (12.5m)	Albion street is a Principle Pedestrian Network (PPN) street therefore solar access to footpaths needs to be maintained (DLA report). Add street wall height control to ensure that development creates an appropriate sense of street enclosure (the DDO specifies street wall height=street width with Albion Street approximate width of 12.5m). This will ensure that Albion Street and the properties south of this narrow street have adequate solar access. The proposed height for the site is the same as per the previous BSP Addendum which is considered still appropriate
29	2	6 Ilhan Lane	None	Apply DDO18	None	17m (5 storeys)	None	The proposed height for the site is the same as per the previous BSP Addendum which is

								considered still appropriate. The site has no street frontage.
30	3	220 Albion Street	None	Apply DDO18	None	13.5m (4 storeys)	Add Frontage Type C Residential	It is recommended that the maximum building height is lowered to 13.5m or 4 storey from the BSP Addendum's 15m building height (5 storey residential height). The site is an isolated site on western side of Upfield railway where any major height will not create a consistent streetscape. The surrounding land is in the NRZ and has a two storey maximum height. These properties are also affected by a heritage overlay. The site is currently used as a commercial building and can remain to be use as a business as long as the current DDO's residential frontage (Frontage Type C Residential) is retained to create a ground floor transition to the residential dwellings. The site is a wide site (19 m) which can provide the required DDO's side setback to residential zone outside the activity centre. Additional street wall control is not necessary as the maximum height 13.5m is close to the recommended 12.5m for the street wall.

Map 2: Proposed Built Form Guidance to be included in DDO18 - MILS Area 68, 69, 70

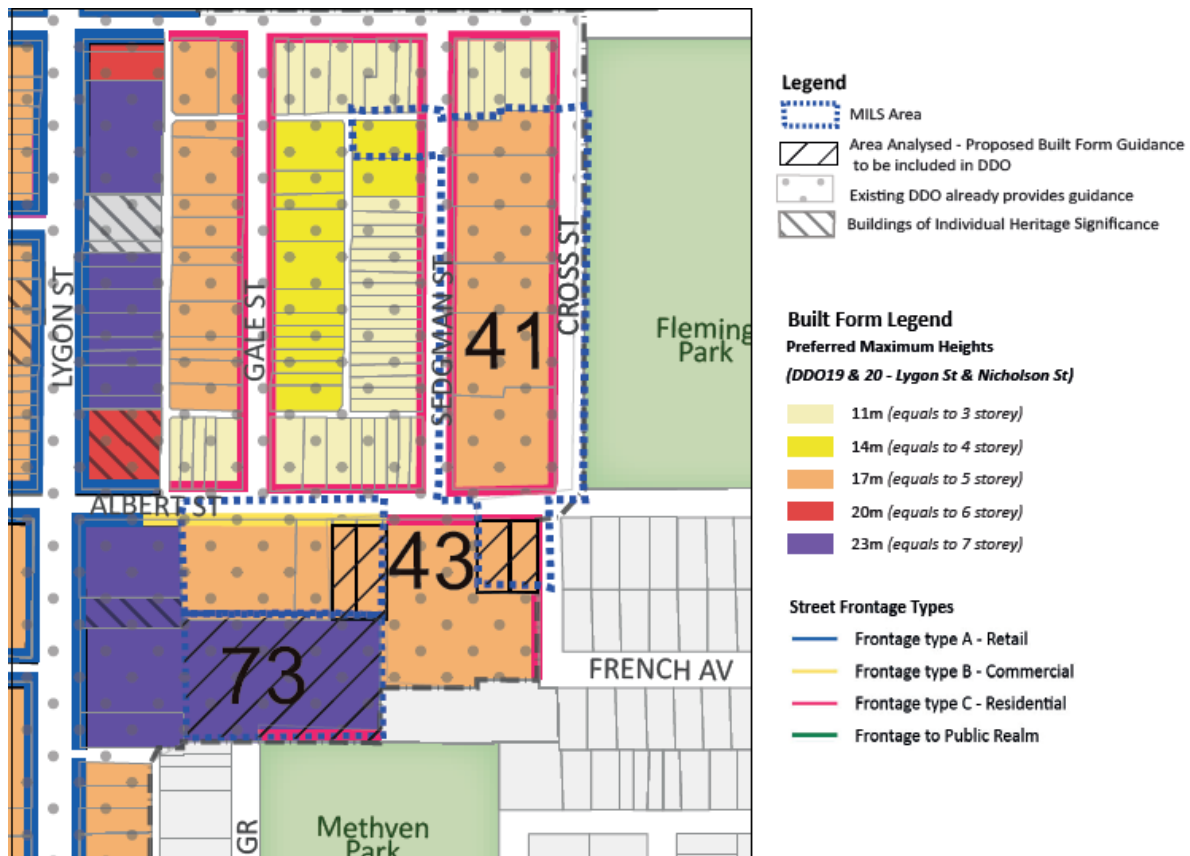




## Summary and analysis and proposed DDO/BACSP content:

MILS Area No	MILS Cat	Property	Existing Built Form Control	Proposed Built Form Control	Existing Height in DDO	Proposed Height in DDO	Other Controls Proposed in DDO/BACSP	Detailed Analysis
68	2	12-14, 13-15, 18-20, 22, 1/22, 24-26, 28-36, 31-33, 35, 39, 41, 43-45, 47, 55, 57, 59-61 Edward Street	None	Apply DDO18	None	20m (6 storeys)	Apply street wall control: street wall = street width	Extend the maximum building height of the current control North of the site for Dods Street (20m - 6st). This height is appropriate considering the width of the street, the categorisation of MILS type 2, and a general higher height applied in the surrounding area. The adjacent neighbours on the south are to be retained within an industrial zone which is therefore not a sensitive interface. Properties along Weston St's to the south have higher height of 25m (8 storey). A street wall height equal to street width is applied to Edward Street to create appropriate street enclosure scale for the new 20m height. This will mitigate impact of excessive overshadowing on the southern side footpaths.
69	3	13-15 Edward Street	None	Apply DDO18	None	20m (6 storeys)	None	Extend the maximum building height of the current control East of the site for Dods Street (20m - 6st). The site is currently a Council carpark which can accommodate similar height to the neighbour.
70	3	63-65 Edward Street and 17 Charles Street	None	Apply DDO18	None	20m (6 storeys)	None	Extend the maximum building height of the proposed 20m - 6st for MILS precinct 68. Although Charles Street north has a strong residential character, this section of the street has a strong commercial character therefore extending higher built form is considered appropriate. This section of the street is also wider which mitigates negative impacts to properties across the street.

Map 3: Proposed Built Form Guidance to be included in DDO19 - MILS Area 41, 43, 73

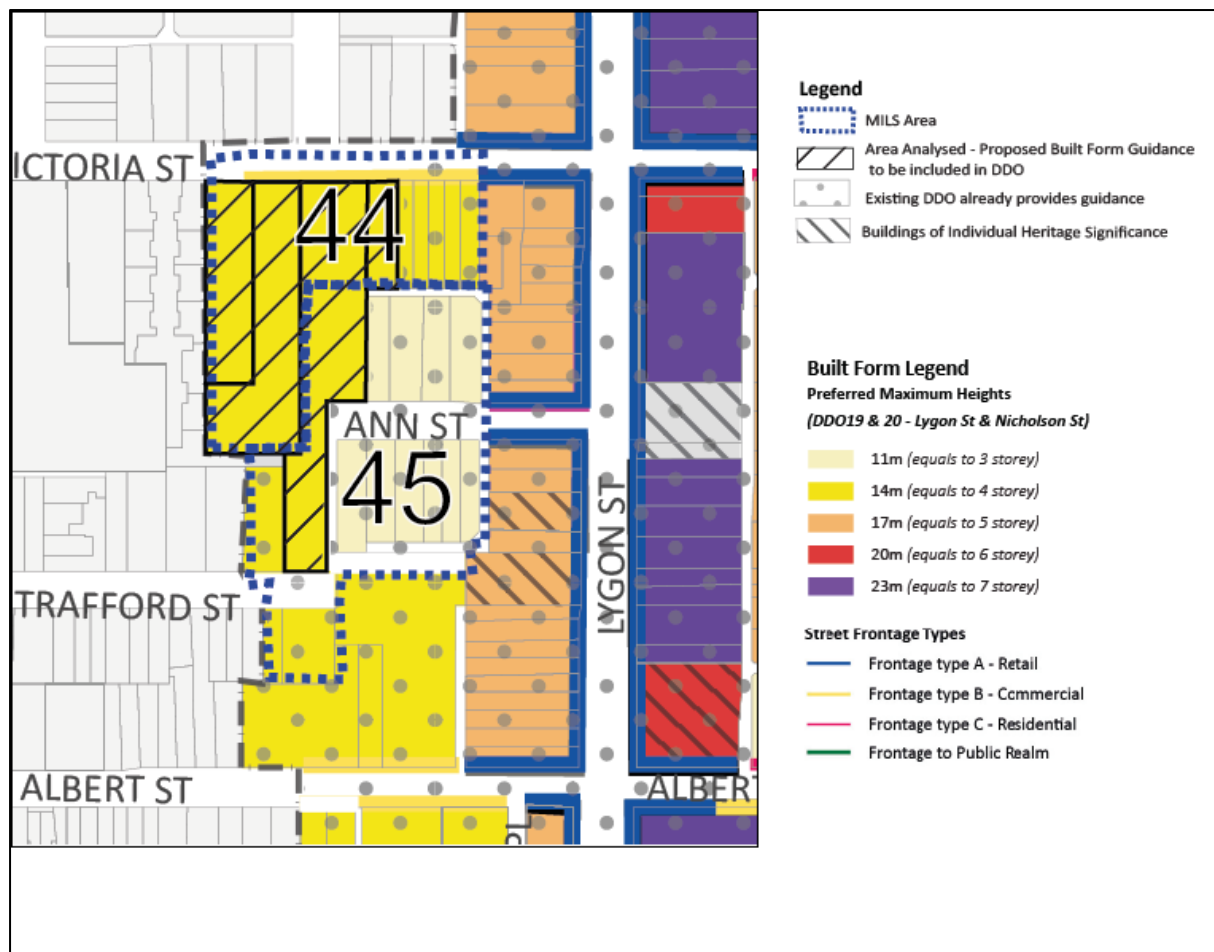


Summary and analysis and proposed DDO/BACSP content:

MILS Area No	MILS Cat	Property	Existing Built Form Control	Proposed Built Form Control	Existing Height in DDO	Proposed Height in DDO	Other Controls Proposed in DDO/BACSP	Detailed Analysis
41	3	88, 90 Albert Street	None	Apply DDO19	None	17m (5 storeys)	None	It is proposed to extend existing building height control of DDO 19 which affects the adjacent properties to the site. Extending the heights will create a consistent streetscape and built form for this precinct. The site has no sensitive abutments and is separated from lower scale residential by French Avenue. The proposed height for the site is the same as per the previous BSP Addendum.
43	2	98, 100 Albert Street	DDO19	No change (Retain DDO19)	None (Error)	17m (5 storeys)	None	The overall control is appropriate for the site. It is proposed to apply the same height as the surrounding properties to create a consistent streetscape and built form for this precinct. It appears to be an error that no height was specified for these properties despite already being included within DDO19. The proposed height for the site is the same as per the previous BSP Addendum.
73	3	20 Leintser Grove	DDO19	No change	23m (7 storeys)	No change (Retain 23m)	Add Type C residential frontage	Add Frontage Type C Residential for the boundary along Methven Park to create active frontages to

		(Rear of 240-250 Lygon Street)		(Retain DDO19)				the park. BPIRM recommends Methven Park Interface (page 71). Individual entry doors to ground floor dwellings should be provided for the properties adjacent to public land (DDO 19 Building layout and detailed design), this can be done by creating 'paper road' or a pedestrian path within the site to avoid conflicting private access from the park.
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Map 4: Proposed Built Form Guidance to be included in the DDO19 - MILS Area 44, 45

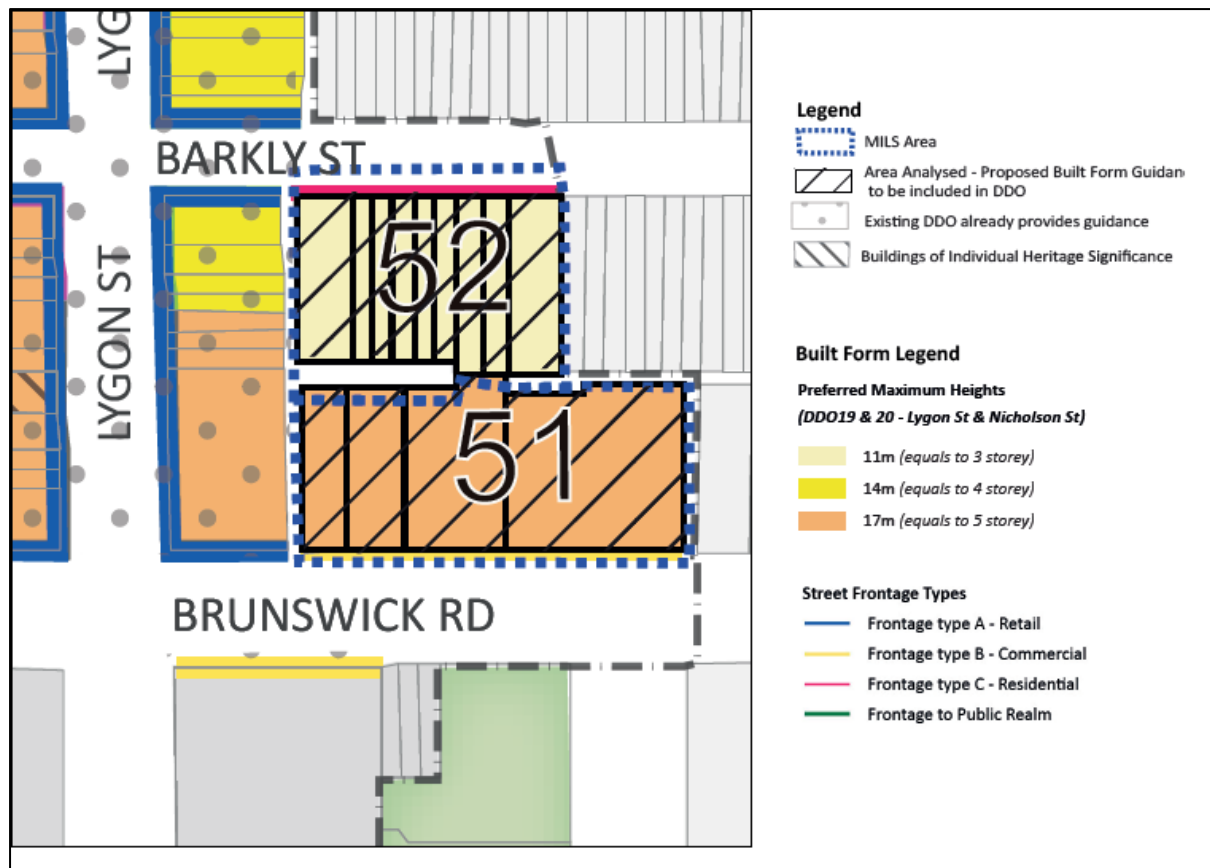


Summary and analysis and proposed DDO/BACSP content:

MILS Area No	MILS Cat	Property	Existing Built Form Control	Proposed Built Form Control	Existing Height in DDO	Proposed Height in DDO	Other Controls Proposed in DDO/BACSP	Detailed Analysis
44	2	150-152 Victoria Street	DDO19	No change (Retain DDO19)	None	14m (4 storeys)	None	The overall control is appropriate for the site. It is proposed to apply the same height as the surrounding properties to create a consistent streetscape and built form for this precinct. The proposed height for the site is the

								same as per the previous BSP Addendum.
44	2	154-158 Victoria Street	None	Apply DDO19	None	14m (4 storeys)	None	The overall control is appropriate for the site. Extend the existing building height control of DDO 19 to the site. It is proposed to apply the same height as the surrounding properties to create a consistent streetscape and built form for this precinct. The site is a long site with rear within MILS 45 on Ann Street and Trafford Street.
44	2	160-162 Victoria Street	None	Apply DDO19	None	14m (4 storeys)	None	The overall DDO control is appropriate for the site. Extend the existing building height control of DDO19 to the site. It is proposed to apply the same height as the surrounding properties to create a consistent streetscape and built form for this precinct. The proposed height for the site is the same as per the previous BSP Addendum.
44	2	164 Victoria Street	None	Apply DDO19	None	14m (4 storeys)	None	Extend the existing building height control of DDO19 to the site. It is proposed to apply the same height as the surrounding properties to create a consistent streetscape and built form for this precinct. The neighbouring residential is a new 2-storey townhouse, gabled roof, which will not be impacted negatively by the proposed 4 storey for the site.
45	3	(Rear of) 154-158 Victoria Street	None	Apply DDO19	None	14m (4 storeys)	None	The overall control is appropriate for the site. Extend the existing building height control of DDO19 to the site. It is proposed to apply the same height as the surrounding properties to create a consistent streetscape and built form for this precinct. The site is a long site with rear within MILS 45 on Ann Street and Trafford Street. The four storey height will create an appropriate transition with the expected scale of surrounding land.

Map 5: Proposed Built Form Guidance to be included in the DDO19 - MILS Area 51, 52

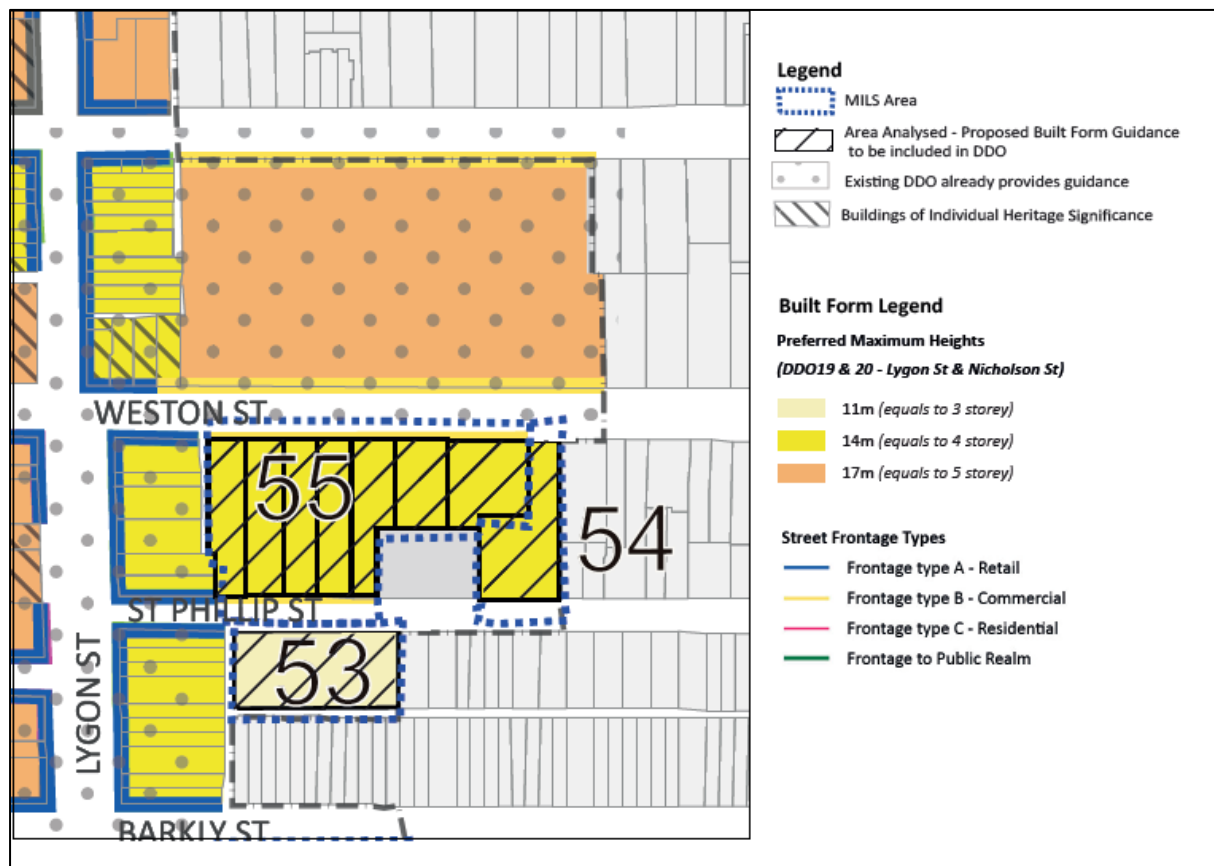


Summary and analysis and proposed DDO/BACSP content:

MILS Area No	MILS Cat	Property	Existing Built Form Control	Proposed Built Form Control	Existing Height in DDO	Proposed Height in DDO	Other Controls Proposed in DDO/BACSP	Detailed Analysis
51	2	85-89, 95-101, 103, 105 Brunswick Road	None	Apply DDO19	None	17m (5 storeys)	None	The overall control is appropriate for the site. Extend the existing building height control of DDO19 to the site. Although the BSP Addendum suggested 4 storeys for these properties, Brunswick Rd is a very wide street, and therefore a higher building height is appropriate. A five storey preferred height will create a consistent character which wrap around onto Lygon Street. It is noted that the precinct is physically separated from the surrounding residential land via a laneway.
52	3	112 Barkly Street	None	Apply DDO19	None	11m (3 storeys)	None	Although occupied by a non-contributory warehouse the site is a narrow and located in the middle of Victorian era heritage precinct. Future development should respect the low-density residential character of Barkly St. The proposed height for the site is the same as per the previous

								BSP Addendum which is considered still appropriate (11m). the site is within a heritage overlay.
52	3	114, 116, 118, 120, 122, 124, 126 Barkly Street	None	Apply DDO19	None	11m (3 storeys)	None	These sites are narrow, intact Victorian terraces. Future development should respect the low-density residential character of Barkly St. The proposed height for the site is the same as per the previous BSP Addendum which is considered still appropriate (11m). The site is within the heritage overlay.
52	3	128 Barkly Street	None	Apply DDO19	None	11m (3 storeys)	None	The proposed height for the site is the same as per the previous BSP Addendum (11m) which is considered still appropriate. The current use is commercial. Future development should respect the low-density residential character of Barkly St. The site is within the heritage overlay therefore the residential character with landscape setback is recommended to be retained.

Map 6: Proposed Built Form Guidance to be included in the DDO19 - MILS Area 53, 54, 55

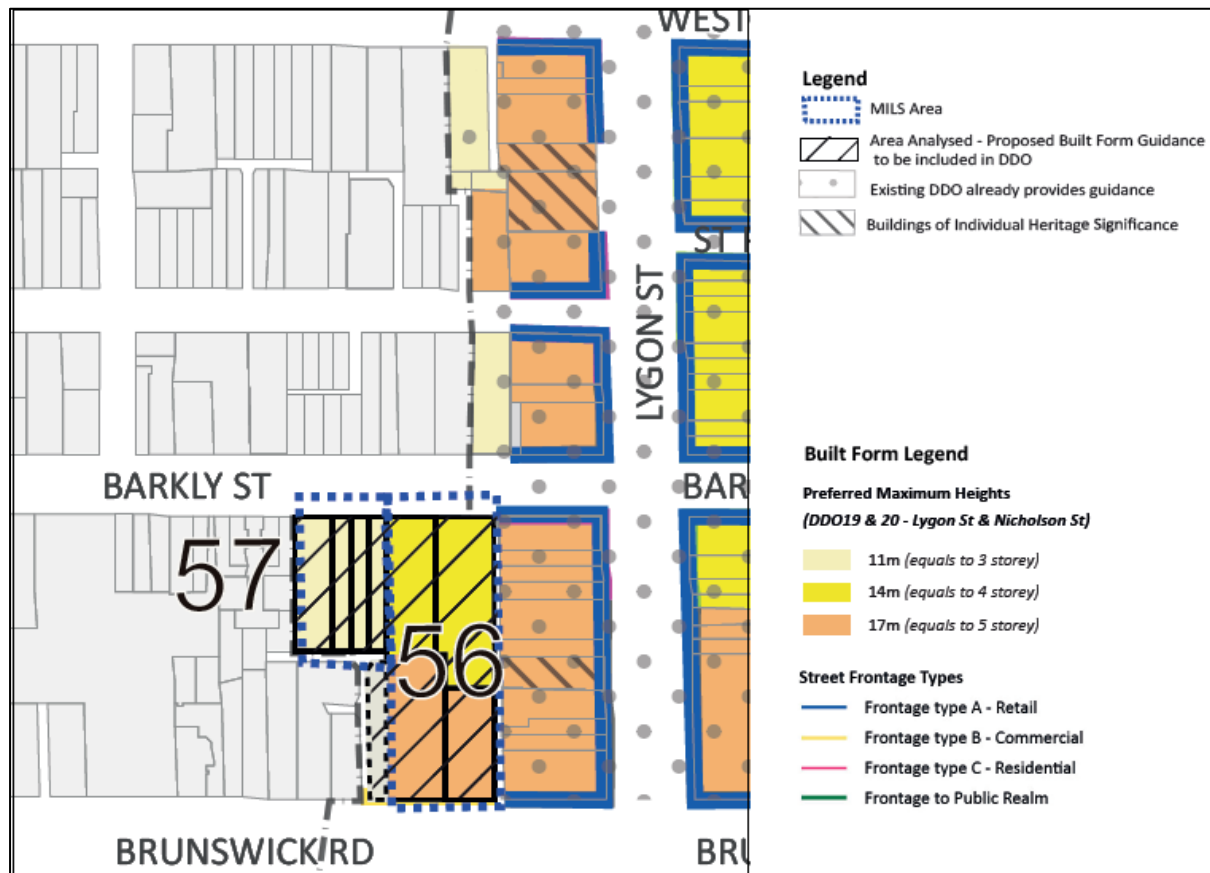


Summary and analysis and proposed DDO/BACSP content:

MILS Area No	MILS Cat	Property	Existing Built Form Control	Proposed Built Form Control	Existing Height in DDO	Proposed Height in DDO	Other Controls Proposed in DDO/BACSP	Detailed Analysis
53	3	2-12 St Phillip Street	None	Apply DDO19	None	11m (3 storeys)	None	The proposed height for the site is the same as per the previous BSP Addendum which is considered still appropriate. It is recommended that Frontage C is removed to allow flexibility of other type of street interfaces. The existing 2 storey brick building used as a multi-office/warehouse is considered a good contribution to the street and can be easily retained with the proposed 3 storey height. The sites across the road have a commercial frontage designation, which will create a consistent low/medium-rise commercial precinct which is appropriate for the narrow St Phillip street, and could accommodate small boutique offices or studios. The surrounding land is low scale 1-2 storey residential in character.
54	3	146 Weston Street	None	Apply DDO19	None	14m (4 storeys)	None	The proposed height for the site is the same as per the previous BSP Addendum which is considered still appropriate. It is recommended that Frontage C is removed to allow flexibility of other type of street interfaces, responding either to the West (commercial frontage) if amalgamation occur or residential frontage to the East. There is no strong justification for a residential frontage for this isolated frontage control.
55	2	120, 122, 124, 126, 132-134, 136-138, 142-144 Weston Street	None	Apply DDO19	None	14m (4 storeys)	None	The proposed height for the site is the same as per the previous BSP Addendum (14m) which is considered still appropriate. These properties have existing commercial built form and a preferred height of 4 storeys will provide an appropriate transition in height from the lower scale development to the south and the higher built form of the former Tip Top site to the north.



Map 7: Proposed Built Form Guidance to be included in the DDO19 - MILS Area 56, 57

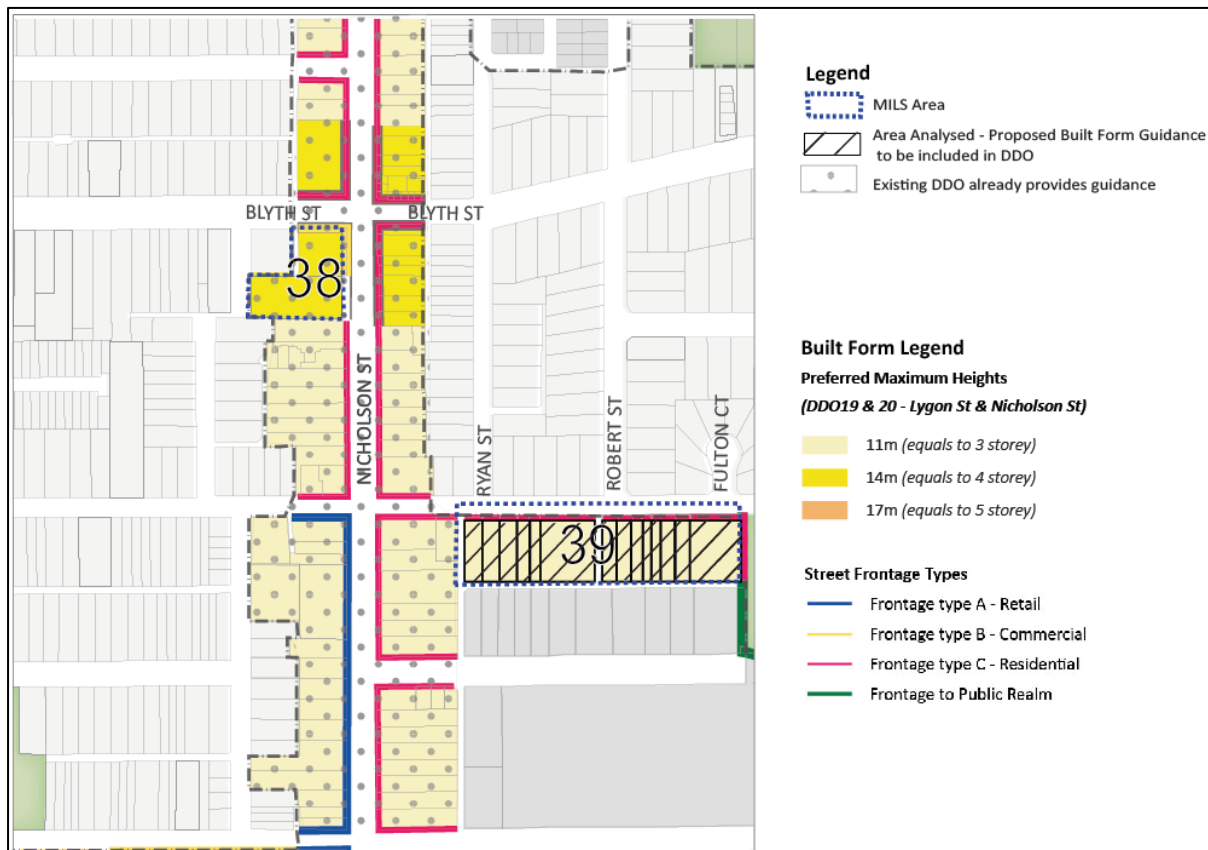


Summary and analysis and proposed DDO/BACSP content:

MILS Area No	MILS Cat	Property	Existing Built Form Control	Proposed Built Form Control	Existing Height in DDO	Proposed Height in DDO	Other Controls Proposed in DDO/BACSP	Detailed Analysis
56	2	130 Barkly Street	None	Apply DDO19	None	14m (4 storeys)	None	BSP Addendum recommends 4st for the site, this height is considered appropriate for the site. The site is wide and abuts land with a preferred height of 5 storeys to the east. Given that Barkly Street is residential in character a lower preferred height of 4 storeys will provide a transition to the lower scale residential character to the west.
56	2	107 Brunswick Road	None	Apply DDO19	None	17m (5 storeys)	None	Although the BSP Addendum suggested 4 storeys for these properties, Brunswick Rd is a very wide street, and therefore a higher building height is appropriate. A five storey preferred height will create a consistent character which wrap around onto Lygon Street.
56	2	109 Brunswick Road (front)	None	Apply DDO19	None	17m (5 storeys)	None	Although the BSP Addendum suggested 4 storeys for these properties, Brunswick Rd is a very wide street, and therefore a higher building height is

								appropriate. A five storey preferred height will create a consistent character which wrap around onto Lygon Street.
56	2	109 Brunswick Road (rear)	None	Apply DDO19	None	14m (4 storeys)	None	Although the front of this property is recommended for 5 storeys, this is not appropriate for the rear of the site which fronts Barkly street. Given that Barkly Street is residential in character a lower preferred height of 4 storeys will provide a transition to the lower scale residential character to the west.
57	3	134, 136, 138, 140 Barkly Street	None	Apply DDO19	None	11m (3 storeys)	None	The proposed height for these sites is the same as per the previous BSP Addendum (11m) which is considered still appropriate. These properties interface with low scale residential development across Barkly Street and existing three storey townhouses. 11m provides an appropriate transition from the taller forms of the activity centre to the east and the lower scale residential built form to the west.

Map 8: Proposed Built Form Guidance to be included in the DDO20 - MILS Area 38, 39



## Summary and analysis and proposed DDO/BACSP content:

MILS Area No	MILS Cat	Property	Existing Built Form Control	Proposed Built Form Control	Existing Height in DDO	Proposed Height in DDO	Other Controls Proposed in DDO/BACSP	Detailed Analysis
38	2	221 Nicholson Street	DDO20	No change (Retain DDO20)	14m (4 storeys)	No change (Retain 14m)	None	This site has existing commercial built form and is operated by the radio station Triple R. The Existing four storey preferred height will assist in creating a consistent streetscape and built from character for this intersection.
39	2	219 Nicholson Street	DDO20	No change (Retain DDO20)	14m (4 storeys)	No change (Retain 14m)	Remove Frontage Type C Residential	It is recommended that Frontage C is removed to allow flexibility of other type of street interfaces. There's a potential for ground floor commercial use as per current use or a new residential frontage for apartment typology. The site is a transitional site which can be either more similar to the northern neighbour (commercial frontage) or southern neighbour (residential frontage).
39	3	12-14 Victoria Street	None	Apply DDO20	None	11m (3 storeys)	Add Frontage Type C Residential	Add Frontage Type C Residential for the boundary along Kirkdale Park to create active frontage to the park. Individual entry doors to ground floor dwellings should be provided for the properties adjacent to public land (DDO20 Building layout and detailed design), this can be done by creating 'paper road' or a pedestrian path within the site to avoid conflicting private access from the park. The 'Frontage to Public Realm' interface applied to this edge has not been clarified and may not have multiple direct entry requirements. The proposed height for the site is the same as per the previous BSP Addendum (11m) which is considered still appropriate.
39	3	18, 20, 22, 24, 26, 28, 30, 32-36, 38, 40, 42, 44, 46 Victoria Street	None	Apply DDO20	None	11m (3 storeys)	Add Frontage Type C Residential	The proposed height for the site is the same as per the previous BSP Addendum which is considered still appropriate. A three storey height will provide an appropriate transition to the lower scale residential development to the north, some of which is included within a heritage overlay. The rear of these sites abuts a non sensitive interface across a laneway to industrial buildings which front Kirkdale street.

## SECTION 5: ENVIRONMENTAL AUDIT OVERLAY

*Ministerial Direction No. 1 – Potentially Contaminated Land (Direction No. 1)* requires planning authorities when preparing planning scheme amendments, to satisfy themselves that the environmental conditions of land proposed to be used for a sensitive use (defined as residential, child-care centre, pre-school centre or primary school), agriculture or public open space are, or will be, suitable for that use. This includes any land known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.

The Environmental Audit Overlay (EAO) is a mechanism provided in the VPPs and planning schemes to ensure the requirement for an environmental audit under Direction No.1 is met before the commencement of the sensitive use or any buildings and works associated with that use. The application of the overlay, in appropriate circumstances, ensures the requirement will be met in the future but does not prevent the assessment and approval of a planning scheme amendment.

### Approach to the application of the Environmental Audit Overlay

In preparing Amendment C164 Moreland City Council engaged Golder Associates to conduct a detailed investigation into 16 industrial areas (approximately 137 properties) in order to determine which of those areas would be recommended to be included in an Environmental Audit Overlay as part of any rezoning which would allow for sensitive uses.

When conducting this investigation Golder Associates collected data from multiple sources, including historic planning schemes, current and historical aerial photographs, utilising Sands & McDougall business directories, internet records, council records, “Brunswick Major Activity Centre – Environmental Audit Overlay Assessment, 15 December 2011”, and checking EPA priority sites, audits and groundwater quality restricted use zones.

Using this information Golder Associates have made an assessment of contamination risk across the Brunswick Activity Centre, including reviewing some sites which have been considered by previous investigations.

### Previous Environmental Audit Overlay assessment

In 2011 as part of background work for Amendment C134, which implemented the Brunswick Structure Plan into the Moreland Planning Scheme, an assessment of potentially contaminated land was conducted by Sinclair Knight Merz (SKM); this investigation culminated in the *Brunswick Major Activity Centre – Environmental Audit Overlay Assessment, 15 December 2011* report. This report made recommendations regarding whether the EAO should be applied to land which was rezoned to allow for sensitive uses. Part of these investigations included assessment of land which ultimately wasn’t rezoned through the C134 process. Where sites were identified through this process as needing an EAO it is recommended that this is sufficient justification to apply the EAO. Additionally there were some sites which were recommended to not be included in the EAO. Given the passage of time and an absence of understanding as what may have occurred on the sites since the 2011 report was conducted, these sites have been reassessed by Golder.

### Methodology for EAO application

As part of the brief provided to Golder, a Council and DELWP (formerly DSE/DPCD) adopted methodology was provided. The methodology is broadly informed by *Ministerial Direction No. 1 – Potentially Contaminated Land (Direction No. 1)* and the *General Practice Note for Potentially Contaminated Land June 2005*. The methodology can briefly be outlined as follows:

- Step 1 – Visual Inspection
- Step 2 – Research Historic land use
- Step 3 – Based on Step 2, confirm those properties that have had a continuous residential or otherwise non-pollution land uses since first developed
- Step 4 – Consider the potential for sub-soil/groundwater contaminants from adjoining properties.

Refer to *Brunswick MILS Rezoning Assessment of Potential for Contamination (GOLDER Pty. Ltd. 28 March 2017)* for further detail.

### Summary of proposed EAO application

**Figure 5** on page 46, shows a complete summary map of the proposed EAO application for the BAC. This map includes whether a property is proposed to be included with an EAO and which assessment (Golder or SKM) recommended its inclusion or exclusion. The map also indicates properties which are already affected by the EAO.

Table 7 outlines the recommendations of the Golder and SKM assessments and the number of properties effected by the recommendations. This information is shown spatially on the map over the page. Detailed mapping is included as part of the proposed changes to the EAO in the formal amendment material. (Note that assessment has only been provided for the properties which are proposed to be rezoned through Amendment C164; properties which were rezoned through Amendment C134 to a zone which allows sensitive uses, have already been assessed appropriately).

Individual assessment of the properties considered by Golder can be found in *Brunswick MILS Rezoning Assessment of Potential for Contamination (GOLDER Pty. Ltd. 28 March 2017)*.

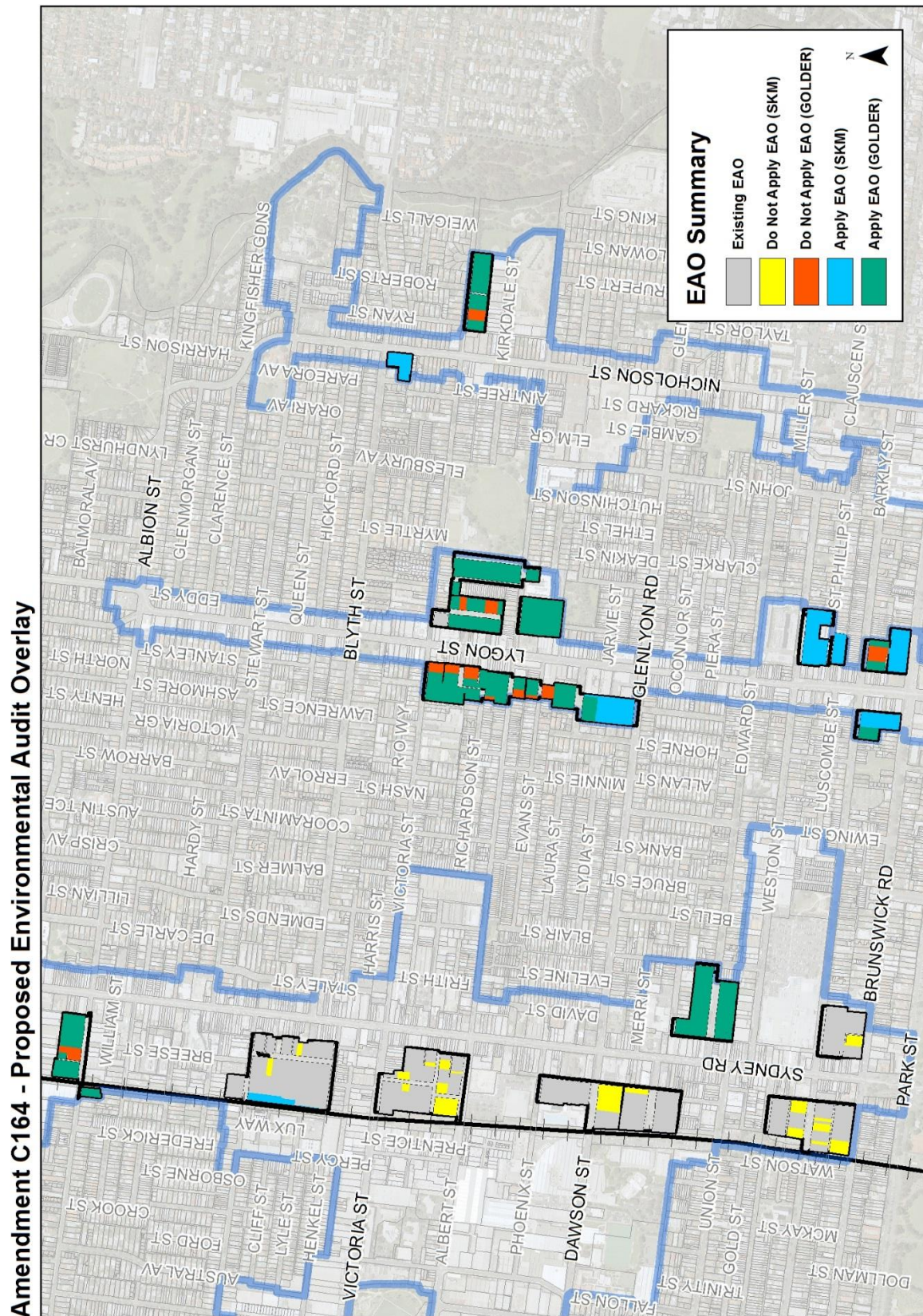
Table 7: Environmental Audit Overlay Application Rationale

Property scenario and assessment detail	Proposed approach to Amendment C164
<ul style="list-style-type: none"> <li>Existing EAO</li> <li>Proposed to be rezoned to allow sensitive uses.</li> </ul>	<p>There are 85 properties which already have an EAO applied to them, and are proposed to be rezoned to allow for sensitive uses to occur. The properties were proposed to be rezoned through Amendment C134 to allow sensitive uses however the properties were ultimately not rezoned. It appears that the EAO may have been applied previously in error, due to mapping not being updated, or pre-emptively.</p> <p><b>No changes proposed.</b></p>
<ul style="list-style-type: none"> <li>Proposed to be rezoned to allow for sensitive uses.</li> <li>Previously recommended for inclusion within an EAO however the land has not been rezoned to allow sensitive uses, thus an EAO has not been applied.</li> </ul> <p>(SKM, 2011)</p>	<p>There are 22 properties which were previously recommended by the 2011 SKM assessment to be included in an EAO however this was not implemented as the properties were not rezoned to allow sensitive uses.</p> <p><b>Apply the EAO to these properties.</b></p>
<ul style="list-style-type: none"> <li>Property has been rezoned to a zone which allows sensitive uses.</li> </ul>	<p>There are 44 properties which have already been rezoned to allow for sensitive uses. Application of the EAO was</p>

<ul style="list-style-type: none"> <li>No EAO applied as not required.</li> </ul> <p>(SKM, 2011)</p>	<p>considered at this time and the sites were not identified as having potential for contamination. No EAO was applied.</p> <p><b>No changes proposed.</b></p>
<ul style="list-style-type: none"> <li>Property proposed to be rezoned to a zone which allows for sensitive uses.</li> <li>Property has been recommended to be included in an EAO.</li> </ul> <p>(Golder, 2017)</p>	<p>There are 98 properties which have been identified as having the potential for contamination and are recommended for inclusion within an EAO.</p> <p><b>Apply the EAO to the properties.</b></p>
<ul style="list-style-type: none"> <li>Property is proposed to be rezoned to a zone which allows for sensitive uses.</li> <li>Property has low risk for potential contamination and is not recommended to be included in an EAO.</li> </ul> <p>(Golder, 2017)</p>	<p>There are 39 properties which have been assessed as having a low risk for potential contamination and are not recommended for inclusion within an EAO.</p> <p><b>Do not apply EAO, no changes proposed.</b></p>



Figure 5: Amendment C164 – Proposed Environmental Audit Overlay application for land to be rezoned





## SECTION 6: PARKING OVERLAY

Amendment C164 proposes to apply the Parking Overlay (PO1) to all land to be rezoned to MUZ or C1Z.

### Transport policy context

Moreland City Council is committed to supporting sustainable communities. Council has produced an extensive body of work over a number of years relating to transport and car parking, including the Brunswick Integrated Transport Strategy (BITS) and the Moreland Integrated Transport Strategy (MITS). While the MITS provides overall guidance for the management of transport issues across the municipality the BITS provides specific recommendations with relation to traffic and car parking strategies in the Brunswick Activity Centre (BAC).

One of the key objectives of the MITS and BITS is to drive a mode shift toward more environmentally sustainable travel behaviour. Brunswick has an abundance of public transport options which includes three tramlines, one through each of the main corridors, the Upfield train line and numerous cross city bus routes. There are also established bicycle routes for both commuter and recreational users including the Merri Creek Trail, Moonee Ponds Creek Trail and Upfield Shared Bike Path. One of the methods for directing people towards sustainable travel choices is to limit the ability for increased car ownership and to provide the ability for housing without or with minimal car parking provision to be developed.

### Parking Overlay application in Moreland

In 2012 The Minister for Planning made changes to the Victorian Planning Provisions (VPP) as they relate to the car parking; Amendment VC90 introduced a new Parking Overlay and provided new rates for calculating parking provision and introduced new guidelines for decision making. Included in the changes was the introduction of a 'Column B' rate, which if 'switched on' through the application of the Parking Overlay, provide for a reduced parking provision pursuant to Clause 52.06. The Column B rates are intended to apply to specific areas including activity centres, commercial and mixed use zones, which have lower parking demand or policy justification for a reduced rate. As part of the roll out of the new provisions the state planning department, the then Department of Planning and Community Development (now DELWP), provided an accelerated process for applying the Parking Overlay (PO) which was consistent with the intended use of the PO and Practice Note 57. Moreland City Council participated in this process.

Council resolved to request that the Minister for Planning to apply a Parking Overlay (Schedule 1) to introduce the 'Column B' car parking rates at Clause 52.06 of the Moreland Planning Scheme to all land located within Business 1, 2, 3, 4 and 5 zones (Now the Commercial 1 and Commercial 2 Zones), the Mixed Use Zone and the Activity Centre Zone within the City of Moreland (See DED6/13).

In 2015, as part of the approval of Amendment C123, the Department of Environment, Land, Water & Planning (DELWP) introduced the PO1 to all Commercial 1 (C1Z), Activity Centre (ACZ), Residential Growth (RGZ1) and Mixed Use (MUZ) zoned land across the municipality. Accordingly

### Amendment C164 and the Parking Overlay

Amendment C164 proposes to apply the PO to all land which is rezoned to MUZ and C1Z. This approach is consistent with the existing application of the PO across the municipality and the policy directions in the MITS and BITS for land within the BAC. A map showing a spatial summary of the proposed application of the PO1 is included at **Figure 6** on page 49.

### Summary of proposed Parking Overlay application

**Figure 6** on the following page, shows a complete summary map of the proposed Parking Overlay application for the BAC. The map indicates:

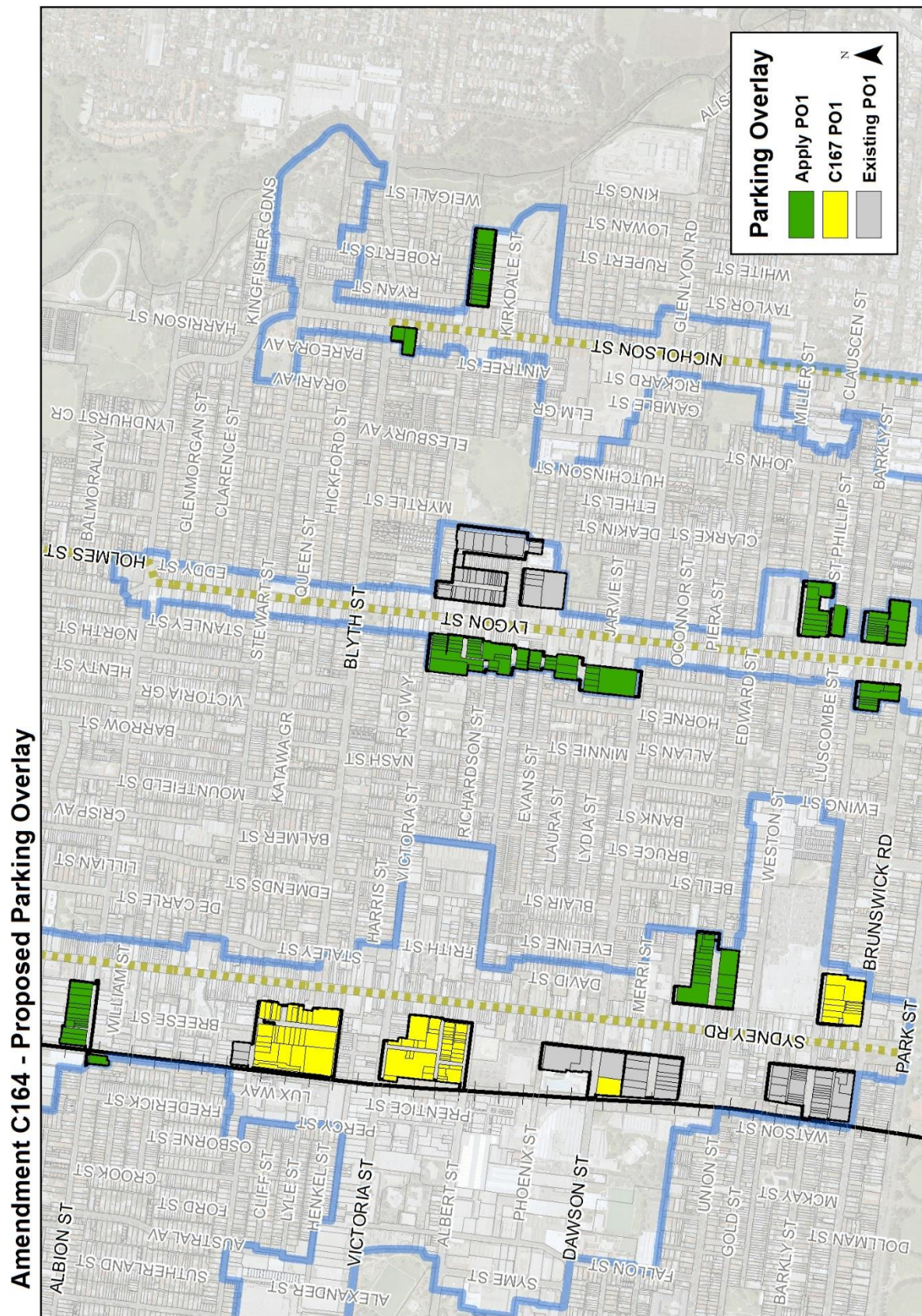
- whether the PO1 is proposed to be applied as part of Amendment C164 (Apply PO1);
- whether there is an existing PO1 affecting the land (Existing PO1); or
- whether the PO1 is proposed to be applied through Amendment C167 (C167 PO1).

The BACSP will be implemented into Clause 21.04 Reference Documents of the Moreland Planning Scheme through proposed Amendment C167. Amendment C167 makes consequential changes to the DDO 18, 19 and 20 and the Parking Overlay that apply within the Brunswick Activity Centre, to ensure these overlays make reference to the updated Reference Document (the BACSP).

Table 8: Parking Overlay Application Rationale

Property scenario	Proposed approach for Amendment C164
Property is proposed to be rezoned to the Commercial 1 Zone by Amendment C164.	There are 60 properties which are proposed to be rezoned to the Commercial 1 Zone by Amendment C164.  <b>Apply the PO1 to the property.</b>
Property is proposed to be rezoned to the Mixed Use Zone by amendment C164.	There are 58 properties which are proposed to be rezoned to the Mixed Use Zone by Amendment C164.  <b>Apply the PO1 to the property.</b>
The property is in an existing Commercial 1 Zone and not proposed to be rezoned by Amendment C164.  Parking Overlay not applied through amendment C23 in error	There are 80 properties which are currently zoned C1Z and categorised as a Category 2 Employment Area.  Amendment C167 proposes to apply the PO1 to these properties to correct an error in the PO1 application.  <b>No change is proposed.</b>
Property is already affected by the Parking Overlay Schedule 1.	There are 90 properties which are already affected by PO1. These properties were included in the PO1 as part of Amendment C123.  <b>No change is proposed.</b>

Figure 6: Amendment C164 – Proposed Parking Overlay application



## SECTION 7: CONCLUSION

The MILS provides a sound strategic base for decision making regarding the future of industrial land within Moreland. The MILS provides clear land use directions for *Category 1 Core Industrial*, *Category 2 Employment* and *Category 3 Transition-residential* land within the municipality and proposed Amendment C164 will implement these land use directions into the Moreland Planning Scheme for the Brunswick Activity Centre (BAC) through the retention of *Category 1 Core industrial* Areas and the rezoning of *Category 2 Employment* and *Category 3 Transition-residential* Areas.

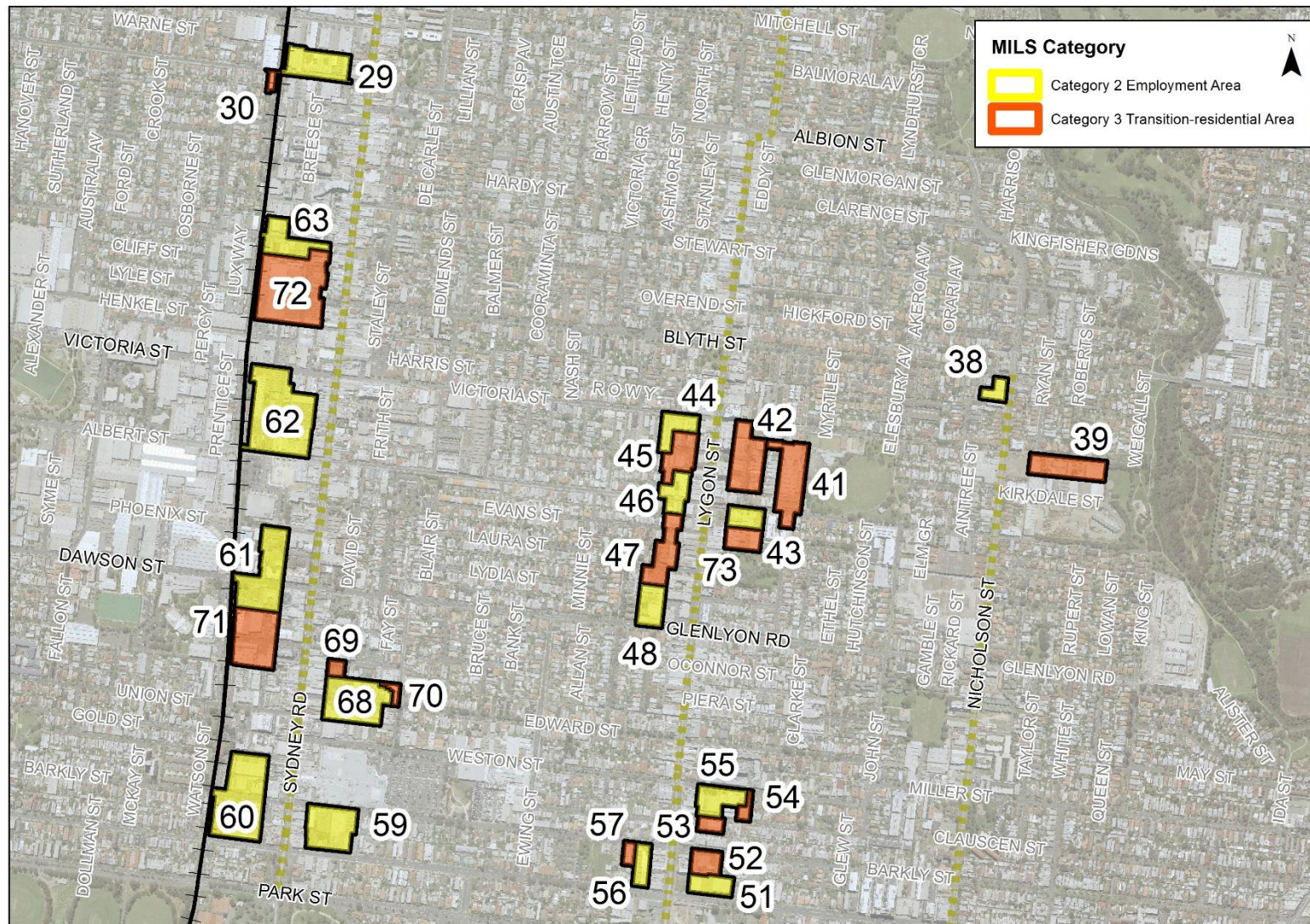
Amendment C164 will implement recently adopted Council policy in a proactive manner, which will assist in creating and maintaining a strong and prosperous economy, sustainable neighbourhoods, and helping Moreland to achieve the vision and its broad sustainability objectives for the BAC.

## **SECTION 8: INDIVIDUAL PROPERTY SUMMARY OF PROPOSED CHANGES**

The following section provides complete details of each property included in Amendment C164 and the effect of the amendment, including proposed heights. The properties are organised by MILS Areas spatially and include a map to help orientate the reader and to locate particular properties.



Figure 7: Amendment C164 MILS Area Numbers



Sydney Road Corridor	
MILS Area	Page Number
29	55
30	55
59	72
60	72
61	75
62	77
63	80
68	84
69	84
70	84
71	75
72	80

Lygon Street Corridor	
MILS Area	Page Number
41	58
42	58
43	58
44	62
45	62
46	62
47	65
48	65
73	58
51	67
52	67
53	70
54	70
55	70
56	67
57	67

Nicholson Street Corridor	
MILS Area	Page Number
38	57
39	57



# MILS Areas 29 and 30

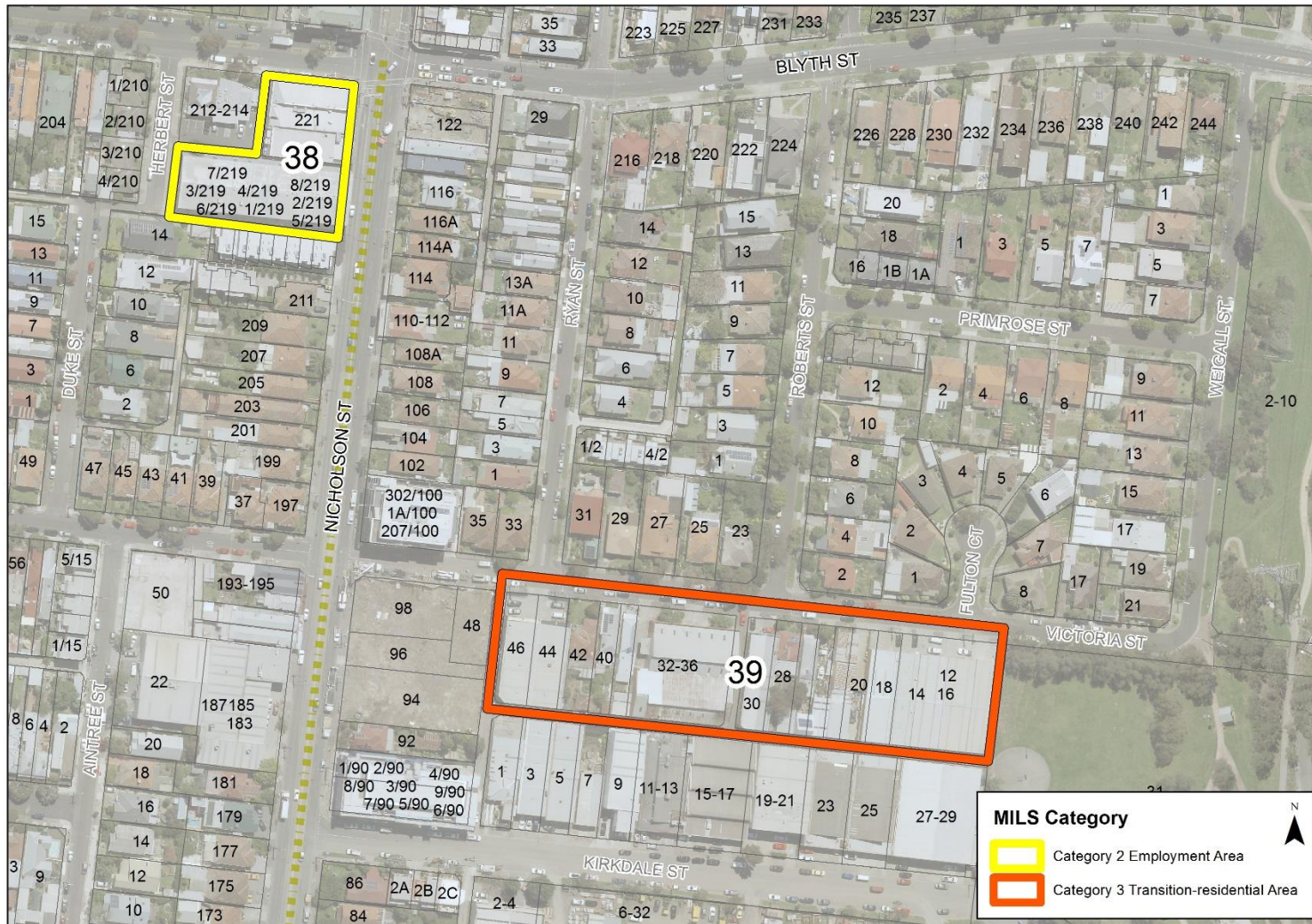


## MILS Areas 29 and 30

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
1	191 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
2	193-195 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
3	197-199 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
4	201 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
5	203 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
6	205 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
7	207 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
8	209 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
9	211 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
10	6 ILHAN LANE BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	17	None
11	213 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
12	215 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
13	219 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
14	217 ALBION STREET BRUNSWICK 3056	29	2	IN1Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	17	Add Streetwall control (Streetwall height = street width)
15	220 ALBION STREET BRUNSWICK 3056	30	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	13.5	None



# MILS Areas 38 and 39

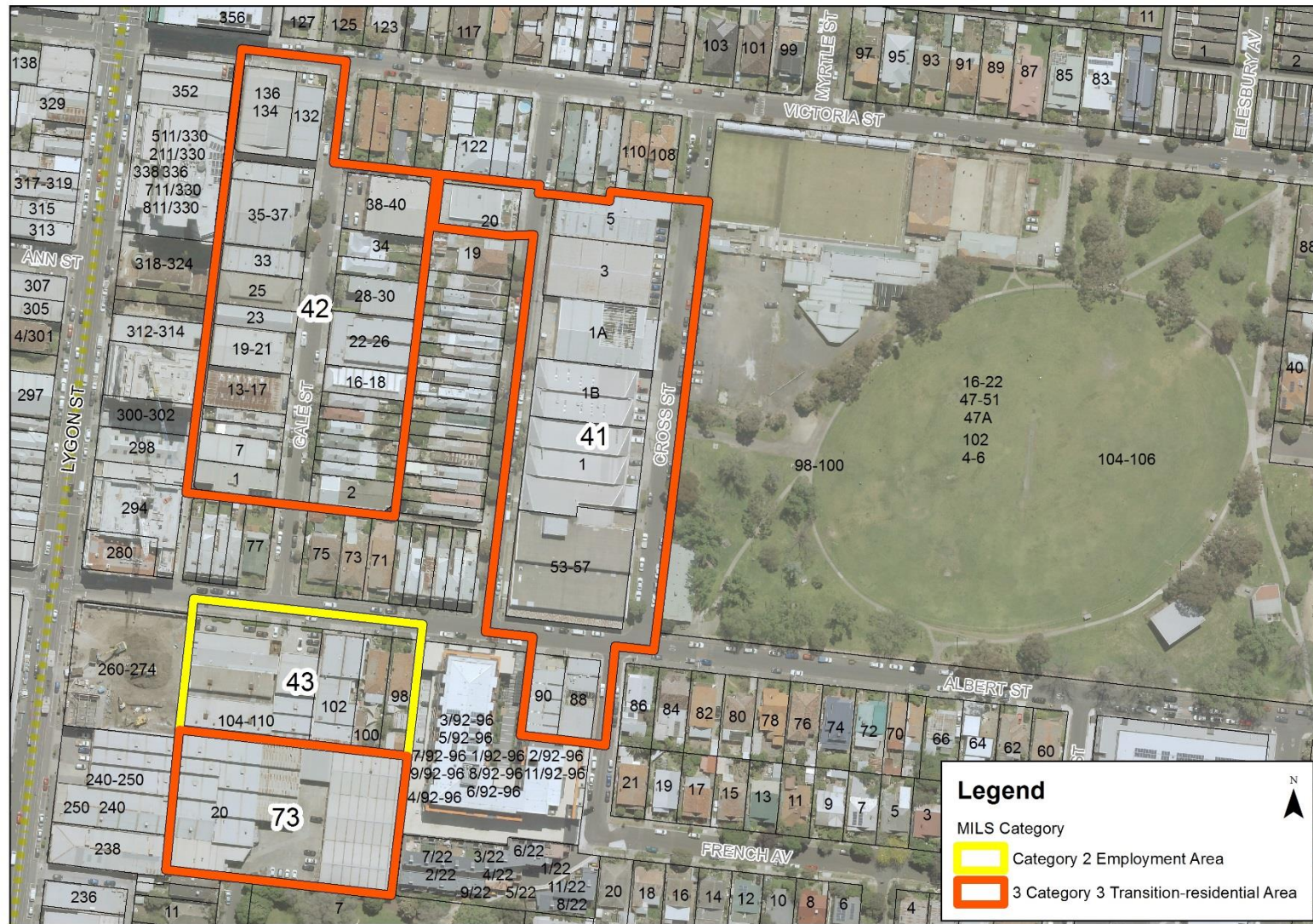


## MILS Areas 38 and 39

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
16	221 NICHOLSON STREET BRUNSWICK EAST 3057	38	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Existing DDO20	14	No change	None
17	219 NICHOLSON STREET BRUNSWICK EAST 3057	38	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Existing DDO20	14	No change	Remove Frontage Type C Residential (No frontage control proposed)
18	12 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
19	20 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
20	22 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
21	24 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
22	26 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
23	30 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
24	40 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
25	42 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
26	44 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
27	46 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
28	18 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
29	28 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
30	32-36 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential
31	38 VICTORIA STREET BRUNSWICK EAST 3057	39	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO20	None	11	Add Frontage Type C Residential



# MILS Areas 41, 42, 43 and 73



## MILS Areas 41, 42, 43 and 73

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
32	20 SEDGMAN STREET BRUNSWICK EAST 3057	41	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
33	1A CROSS STREET BRUNSWICK EAST 3057	41	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
34	3 CROSS STREET BRUNSWICK EAST 3057	41	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
35	5 CROSS STREET BRUNSWICK EAST 3057	41	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
36	88 ALBERT STREET BRUNSWICK EAST 3057	41	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Apply DDO19	None	17	None
37	53-57 ALBERT STREET BRUNSWICK EAST 3057	41	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
38	90 ALBERT STREET BRUNSWICK EAST 3057	41	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Apply DDO19	None	17	None
39	1 CROSS STREET BRUNSWICK EAST 3057	41	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
40	1B CROSS STREET BRUNSWICK EAST 3057	41	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
41	34 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
42	38-40 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
43	132 VICTORIA STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO19	17	No change	None
44	28-30 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
45	19-21 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
46	23 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
47	25 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
48	33 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
49	35-37 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
50	39 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None



51	2 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
52	4 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
53	6 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
54	8 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
55	10 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
56	14 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
57	16-18 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
58	1 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
59	7 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
60	9 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
61	11 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
62	13-17 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
63	134 VICTORIA STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO19	17	No change	None
64	22-26 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
65	32 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
66	12 GALE STREET BRUNSWICK EAST 3057	42	3	C2Z	MUZ	Existing PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
67	98 ALBERT STREET BRUNSWICK EAST 3057	43	2	C2Z	C1Z	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	None	17	None
68	100 ALBERT STREET BRUNSWICK EAST 3057	43	2	C2Z	C1Z	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	None	17	None
69	102 ALBERT STREET BRUNSWICK EAST 3057	43	2	C2Z	C1Z	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
70	104-110 ALBERT STREET BRUNSWICK EAST 3057	43	2	C2Z	C1Z	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	17	No change	None
71	20 LEINSTER GROVE BRUNSWICK EAST 3057	73	3	C2Z	MUZ	Existing PO1	Apply EAO (GOLDER)	Existing DDO19	23	No change	Apply Frontage Type C Residential along the Methven Park boundary

**MILS Category**

- Category 2 Employment Area
- Category 3 Transition-residential Area

Streets shown: VICTORIA ST, ANN ST, LYGON ST, TRAFFORD ST, ALBERT ST, MINNIE ST, SAMUEL PL.

Lot numbers and groups:

- Group 44 (Yellow outline): 164, 162, 160, 160B, 160A, 164A
- Group 45 (Yellow outline): 154-158, 8, 6, 4, 2
- Group 46 (Yellow outline): 93-97, 91
- Group 47 (Yellow outline): 118-120
- Group 42 (Orange outline): 136, 134, 132, 39, 35-37, 33, 25, 23, 19-21, 13-17, 7, 1
- Group 43 (Yellow outline): 104-110

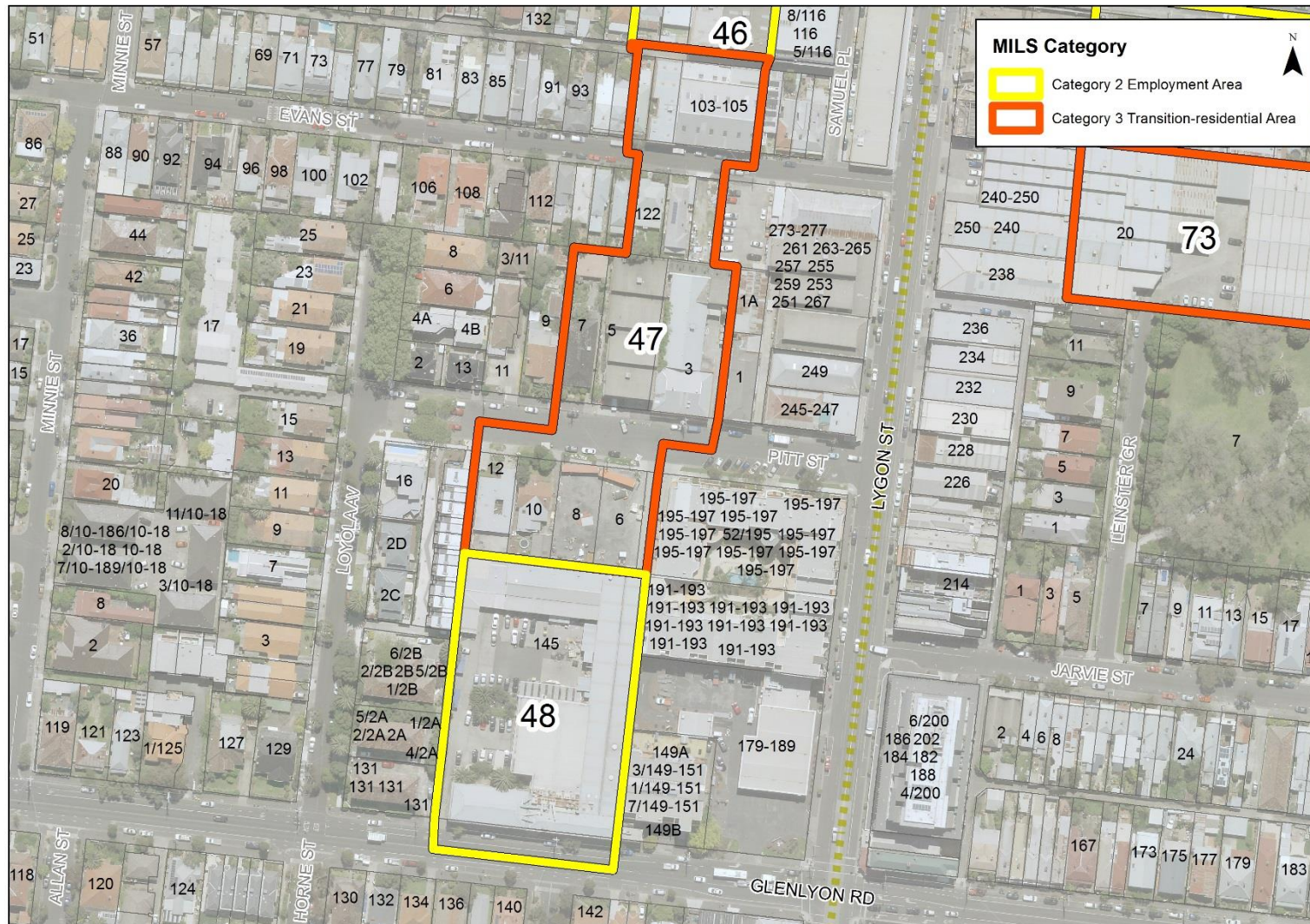
## MILS Areas 44, 45 and 46

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
72	142 VICTORIA STREET BRUNSWICK 3056	44	2	IN3Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
73	144 VICTORIA STREET BRUNSWICK 3056	44	2	IN3Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
74	146 VICTORIA STREET BRUNSWICK 3056	44	2	IN3Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
75	148 VICTORIA STREET BRUNSWICK 3056	44	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
76	150-152 VICTORIA STREET BRUNSWICK 3056	44	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	None	14	None
77	140 VICTORIA STREET BRUNSWICK 3056	44	2	IN3Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
78	160-164 VICTORIA STREET BRUNSWICK 3056	44	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO19	None	14	None
79	154-158 VICTORIA STREET BRUNSWICK 3056	45	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO19	None	14	None
80	6 ANN STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	11	No change	None
81	8 ANN STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	11	No change	None
82	11 ANN STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	11	No change	None
83	15 ANN STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	11	No change	None
84	36 TRAFFORD STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
85	1 ANN STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	11	No change	None
86	3 ANN STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	11	No change	None
87	5 ANN STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	11	No change	None
88	2 ANN STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	11	No change	None
89	7 ANN STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	11	No change	None
90	4 ANN STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	11	No change	None

91	35 TRAFFORD STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
92	38 TRAFFORD STREET BRUNSWICK 3056	45	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
93	124 ALBERT STREET BRUNSWICK 3056	46	2	IN3Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
94	93-97 ALBERT STREET BRUNSWICK 3056	46	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
95	87-89 ALBERT STREET BRUNSWICK 3056	46	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
96	122 ALBERT STREET BRUNSWICK 3056	46	2	IN3Z	C1Z	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	14	No change	None
97	91 ALBERT STREET BRUNSWICK 3056	46	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
98	118-120 ALBERT STREET BRUNSWICK 3056	46	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None



# MILS Areas 47 and 48

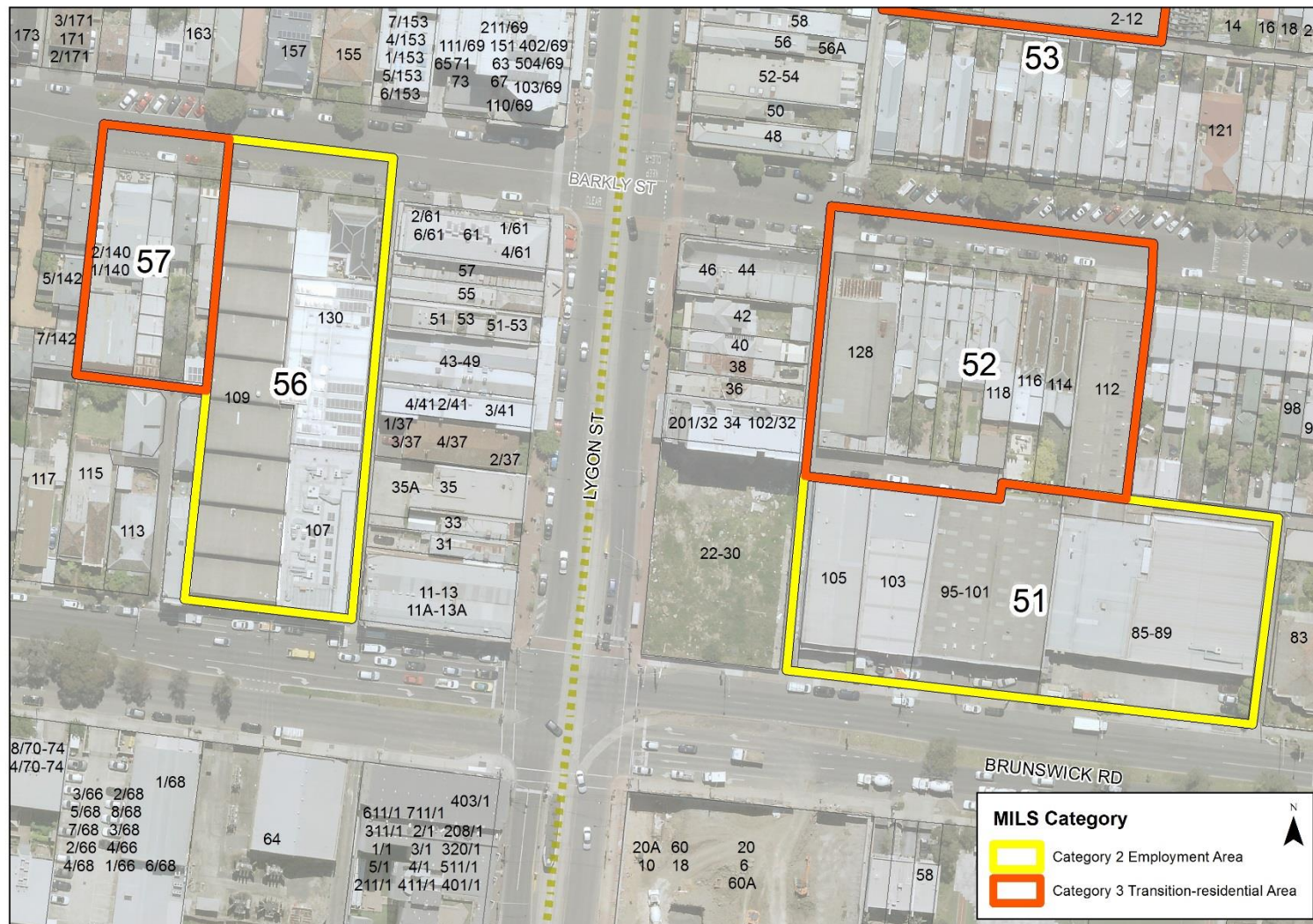


**MILS Areas 47 and 48**

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
99	3 PITT STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
100	6 PITT STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
101	8 PITT STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
102	126 EVANS STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	11	No change	None
103	103-105 EVANS STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	11	No change	None
104	5 PITT STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
105	124 EVANS STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	11	No change	None
106	10 PITT STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
107	122 EVANS STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	11	No change	None
108	7 PITT STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
109	12 PITT STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	14	No change	None
110	101 EVANS STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Existing DDO19	11	No change	None
111	99 EVANS STREET BRUNSWICK 3056	47	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Existing DDO19	11	No change	None
112	145 GLENLYON ROAD BRUNSWICK 3056	48	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Existing DDO19	14	No change	None



MILS Areas 51, 52, 56 and 57



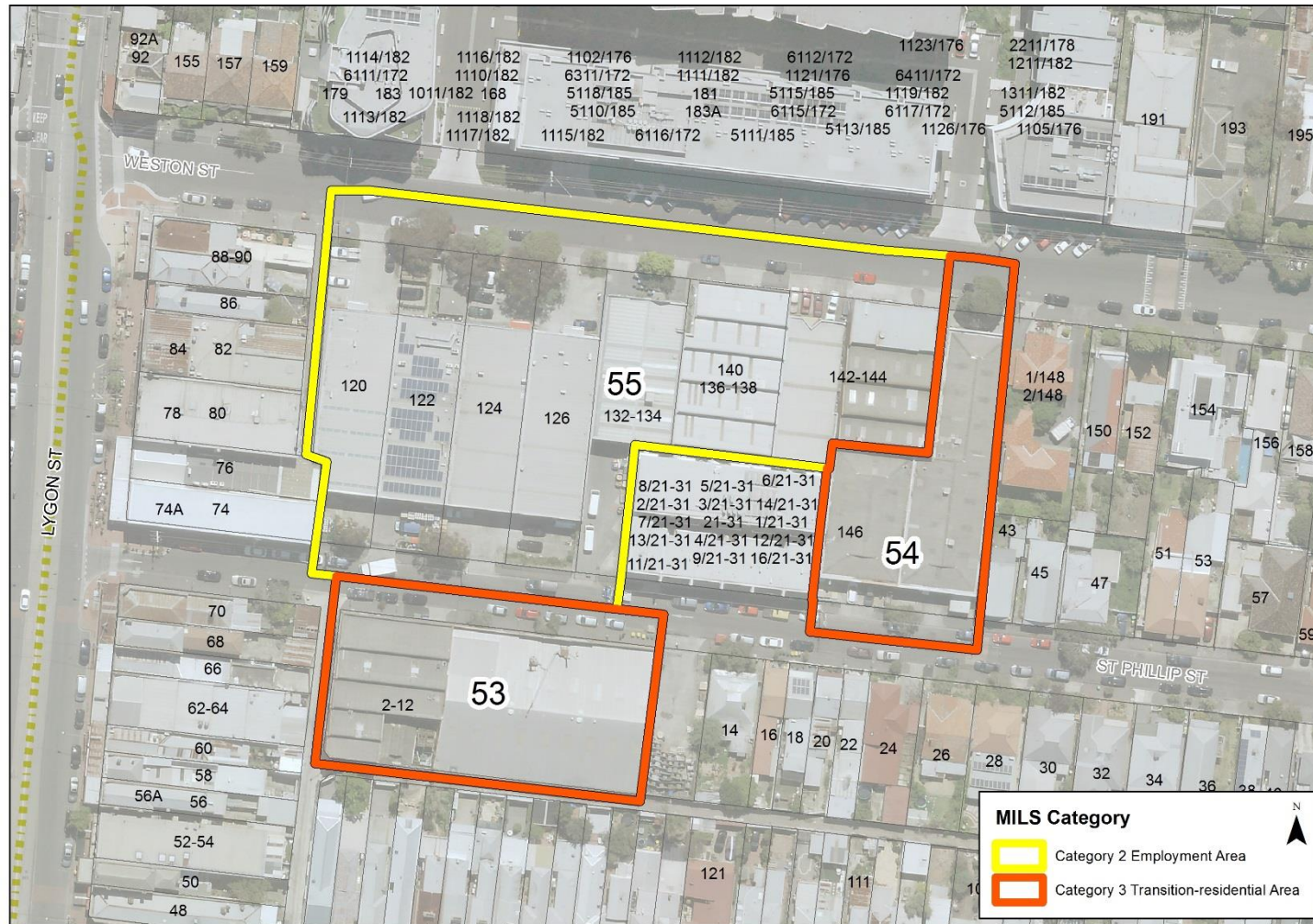
## MILS Areas 51, 52, 56 and 57

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
113	85-89 BRUNSWICK ROAD BRUNSWICK EAST 3057	51	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	17	None
114	95-101 BRUNSWICK ROAD BRUNSWICK EAST 3057	51	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	17	None
115	103 BRUNSWICK ROAD BRUNSWICK EAST 3057	51	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	17	None
116	105 BRUNSWICK ROAD BRUNSWICK EAST 3057	51	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	17	None
117	112 BARKLY STREET BRUNSWICK EAST 3057	52	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO19	None	11	None
118	114 BARKLY STREET BRUNSWICK EAST 3057	52	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO19	None	11	None
119	116 BARKLY STREET BRUNSWICK EAST 3057	52	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO19	None	11	None
120	118 BARKLY STREET BRUNSWICK EAST 3057	52	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO19	None	11	None
121	120 BARKLY STREET BRUNSWICK EAST 3057	52	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO19	None	11	None
122	122 BARKLY STREET BRUNSWICK EAST 3057	52	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO19	None	11	None
123	124 BARKLY STREET BRUNSWICK EAST 3057	52	3	IN3Z	MUZ	Apply PO1	Do Not Apply EAO (GOLDER)	Apply DDO19	None	11	None
124	126 BARKLY STREET BRUNSWICK EAST 3057	52	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO19	None	11	None
125	128 BARKLY STREET BRUNSWICK EAST 3057	52	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO19	None	11	None
126	130 BARKLY STREET BRUNSWICK 3056	56	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	17	None
127	109 BRUNSWICK ROAD BRUNSWICK 3056	56	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	17- 14	None
128	107 BRUNSWICK ROAD BRUNSWICK 3056	56	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	17	None
129	134 BARKLY STREET BRUNSWICK 3056	57	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO19	None	11	None
130	136 BARKLY STREET BRUNSWICK 3056	57	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO19	None	11	None
131	138 BARKLY STREET BRUNSWICK 3056	57	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO19	None	11	None

132	1-2/140 BARKLY STREET BRUNSWICK 3056	57	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO19	None	11	None
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# MILS Areas 53, 54 and 55

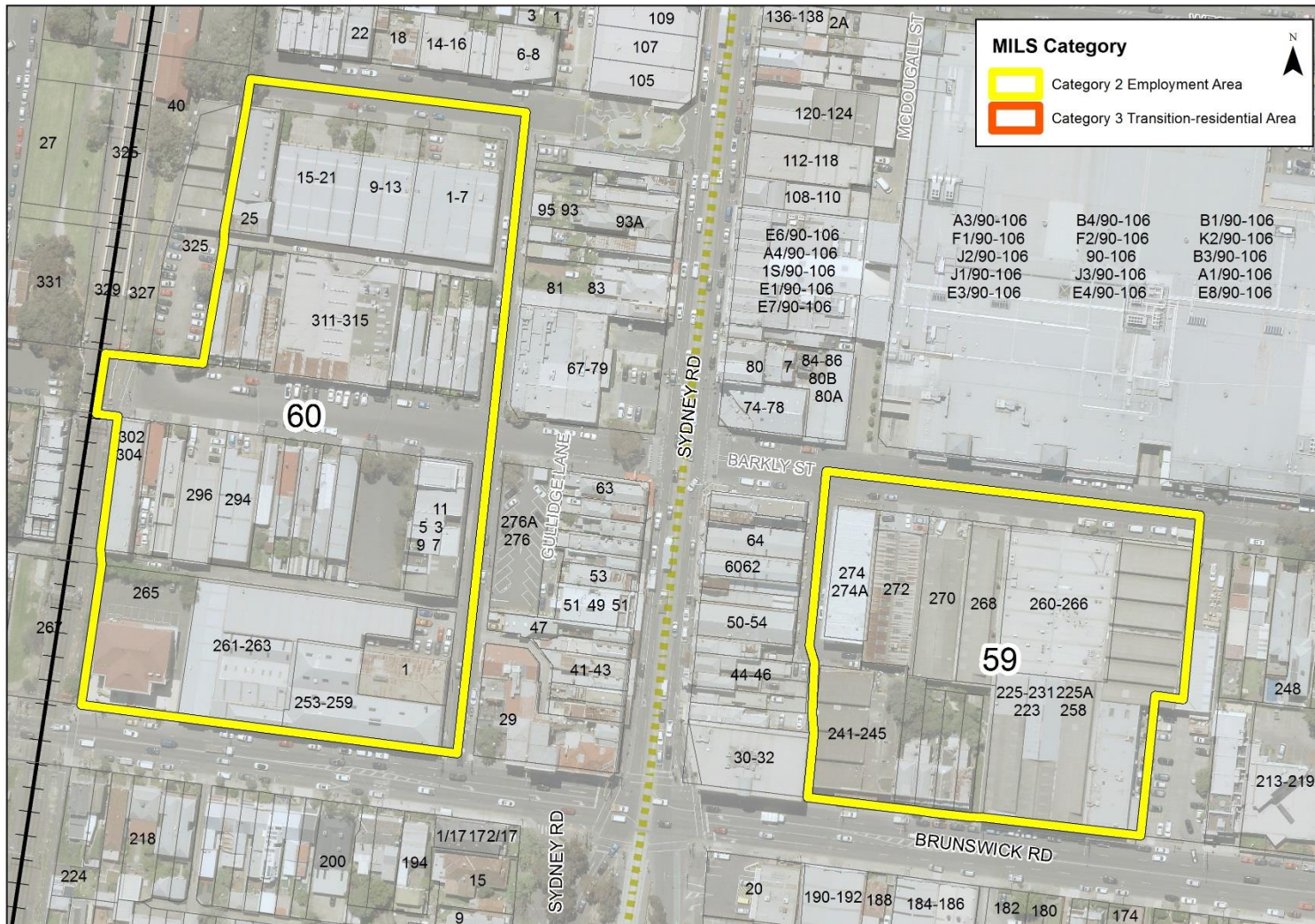


**MILS Areas 53, 54 and 55**

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
133	2-12 ST PHILLIP STREET BRUNSWICK EAST 3057	53	3	IN3Z	MUZ	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	11	Remove Frontage Type C Residential (No frontage control proposed)
134	146 WESTON STREET BRUNSWICK EAST 3057	54	3	IN3Z	MUZ	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	14	Remove Frontage Type C Residential from Weston Street (No frontage control proposed)
135	142-144 WESTON STREET BRUNSWICK EAST 3057	55	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	14	None
136	140 WESTON STREET BRUNSWICK EAST 3057	55	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	14	None
137	132-134 WESTON STREET BRUNSWICK EAST 3057	55	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	14	None
138	126 WESTON STREET BRUNSWICK EAST 3057	55	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	14	None
139	124 WESTON STREET BRUNSWICK EAST 3057	55	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	14	None
140	122 WESTON STREET BRUNSWICK EAST 3057	55	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	14	None
141	120 WESTON STREET BRUNSWICK EAST 3057	55	2	IN3Z	C1Z	Apply PO1	Apply EAO (SKM)	Apply DDO19	None	14	None



# MILS Areas 59 and 60





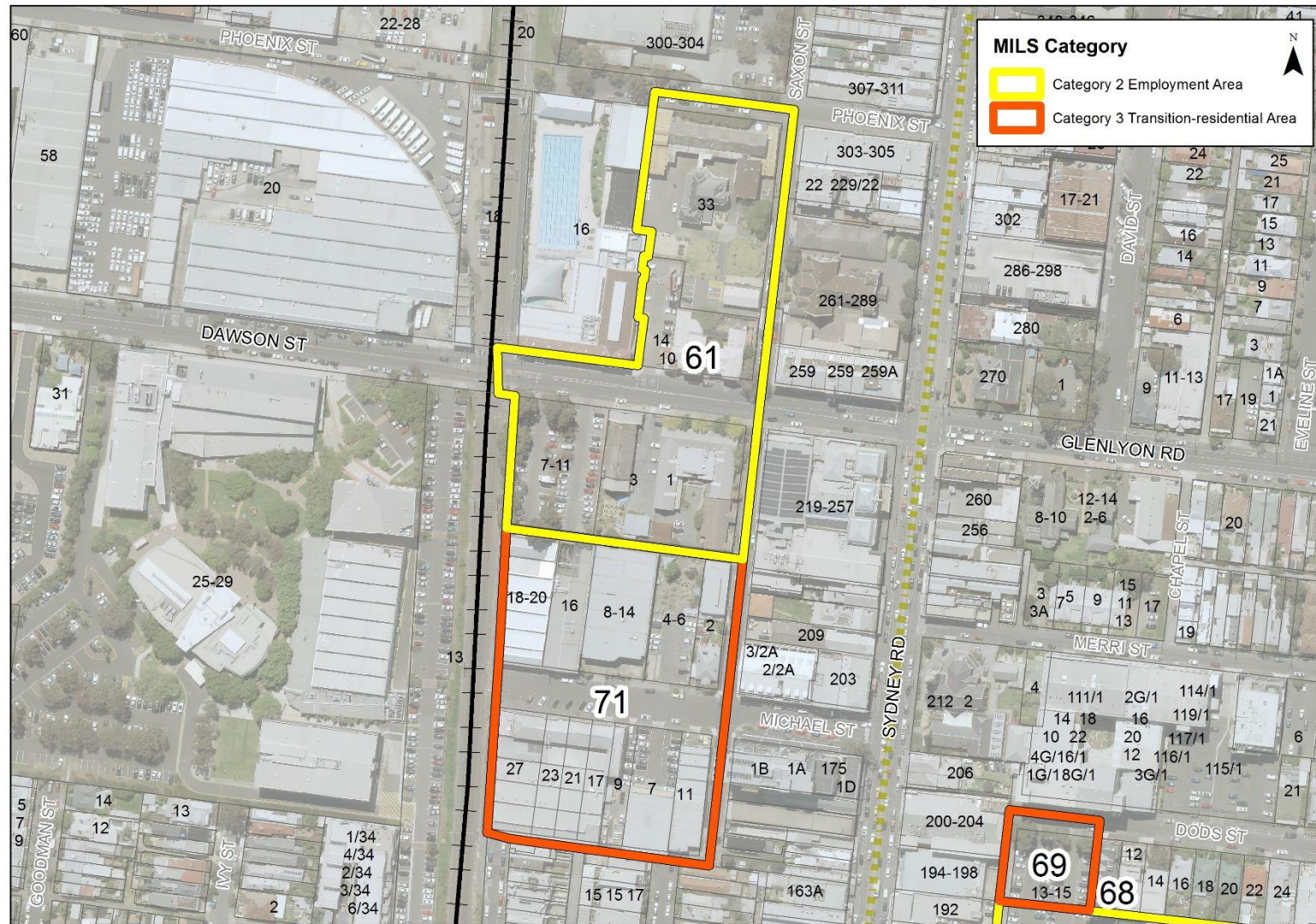
## MILS Areas 59 and 60

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
142	225-231 BRUNSWICK ROAD BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
143	260-266 BARKLY STREET BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
144	233 BRUNSWICK ROAD BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
145	235 BRUNSWICK ROAD BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
146	268 BARKLY STREET BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
147	237 BRUNSWICK ROAD BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
148	239 BRUNSWICK ROAD BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
149	270 BARKLY STREET BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
150	241-245 BRUNSWICK ROAD BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
151	272 BARKLY STREET BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
152	274 BARKLY STREET BRUNSWICK 3056	59	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
153	302 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
154	BLACK STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
155	278-282 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
156	299 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
157	301 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
158	303 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
159	1-7 WILSON AVENUE BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
160	305 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None

161	284 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
162	307 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
163	309 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
164	286 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
165	311-315 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
166	288 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
167	290 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
168	9-13 WILSON AVENUE BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
169	292 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
170	294 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
171	15-21 WILSON AVENUE BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
172	296 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
173	317 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
174	319 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
175	298 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
176	321 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
177	300 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
178	323 BARKLY STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
179	25 WILSON AVENUE BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
180	253-259 BRUNSWICK ROAD BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
181	1 BLACK STREET BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
182	261-263 BRUNSWICK ROAD BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None

183	265 BRUNSWICK ROAD BRUNSWICK 3056	60	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
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# MILS Areas 61 and 71

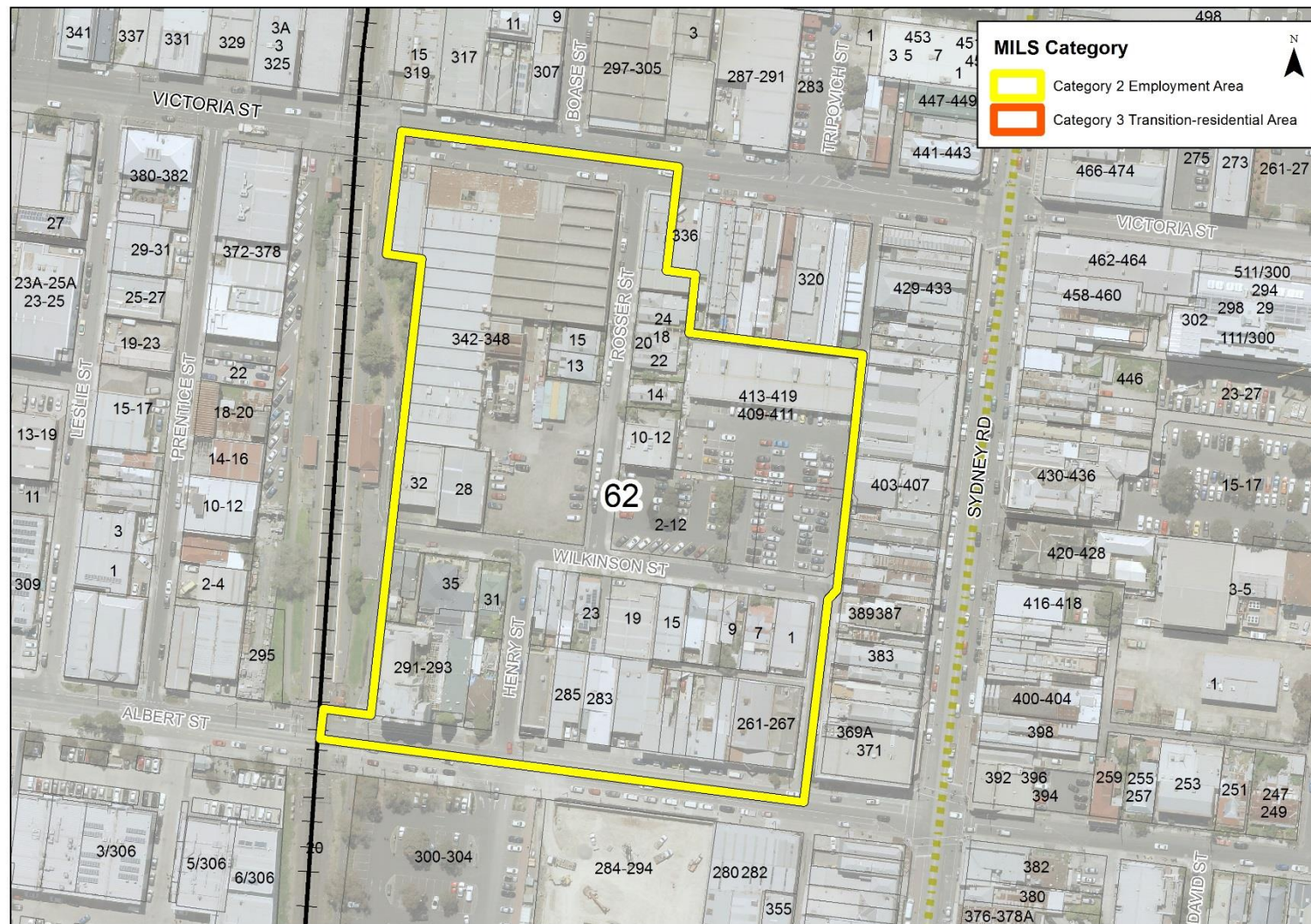


## MILS Areas 61 and 71

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
184	33 SAXON STREET BRUNSWICK 3056	61	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	17	No change	None
185	7-11 DAWSON STREET BRUNSWICK 3056	61	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
186	10 DAWSON STREET BRUNSWICK 3056	61	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
187	1 DAWSON STREET BRUNSWICK 3056	61	2	C1Z	No change	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
188	18-20 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
189	2 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
190	4-6 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
191	8-14 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
192	16 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
193	9 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
194	17 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
195	21 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
196	23 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
197	27 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
198	1 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None
199	7 MICHAEL STREET BRUNSWICK 3056	71	3	C1Z	MUZ	Existing PO1	Existing EAO (SKM)	Existing DDO18	25	No change	None



# MILS Areas 62



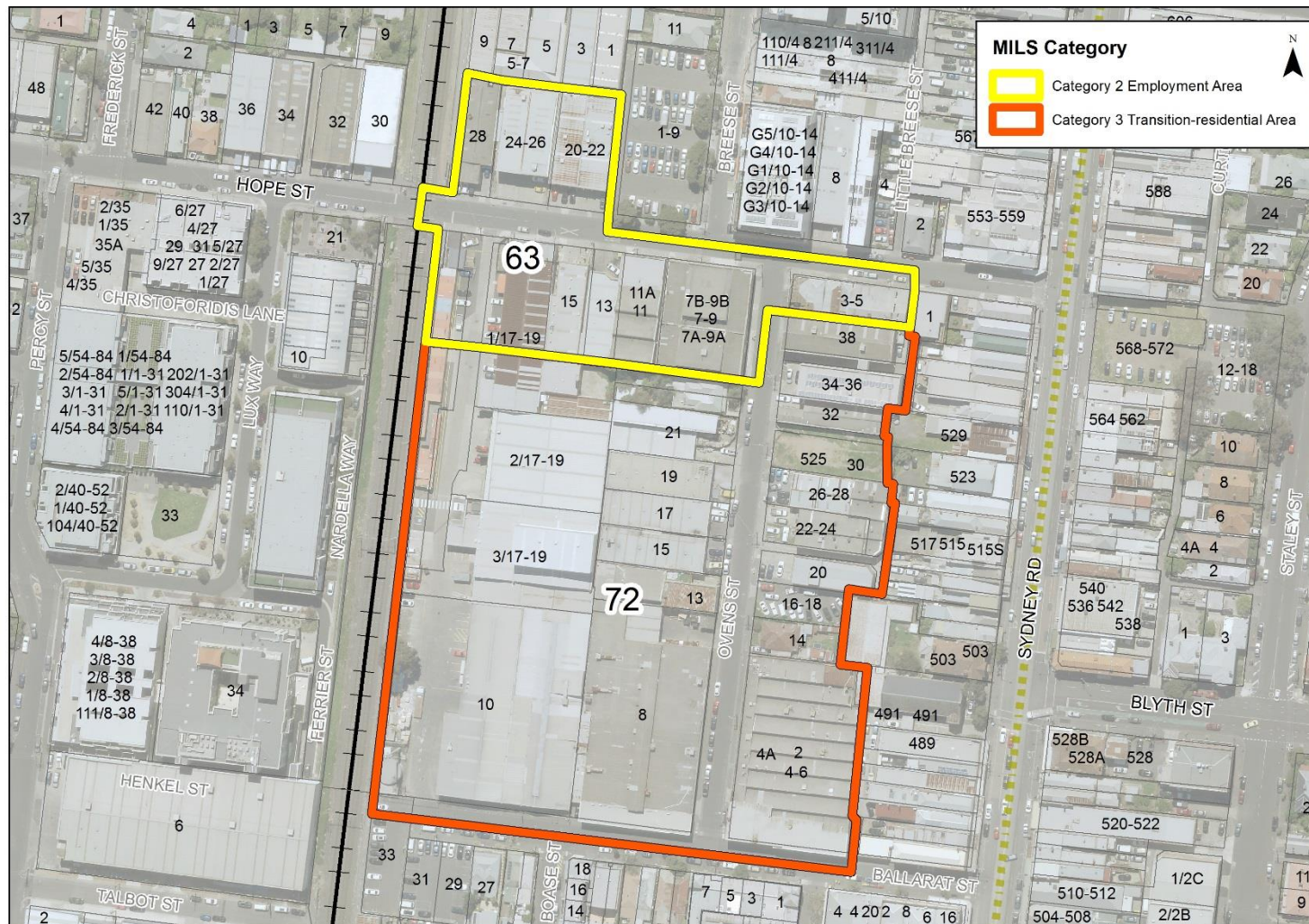


## MILS Areas 62

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
200	15 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	15	No change	None
201	19 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	15	No change	None
202	269 ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
203	271-273 ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
204	23 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
205	277A ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
206	275-277 ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
207	28 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
208	275A ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
209	25 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
210	279-281 ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
211	27 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
212	32 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
213	29 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
214	283 ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
215	31 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
216	285 ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
217	35 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
218	287 ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None

219	37 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
220	291-293 ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
221	289 ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
222	39 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
223	409-411 SYDNEY ROAD BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	15	No change	None
224	261-267 ALBERT STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
225	1 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	15	No change	None
226	2-12 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	15	No change	None
227	7 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
228	9 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
229	11 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
230	WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	15	No change	None
231	13 WILKINSON STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	15	No change	None
232	10-12 ROSSER STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	15	No change	None
233	14 ROSSER STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	15	No change	None
234	18 ROSSER STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
235	338-340 VICTORIA STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
236	342-348 VICTORIA STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None
237	13 ROSSER STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
238	15 ROSSER STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	25	No change	None
239	368-370 VICTORIA STREET BRUNSWICK 3056	62	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	25	No change	None

# MILS Areas 63 and 72



## MILS Areas 63 and 72

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
240	1/17-19 HOPE STREET BRUNSWICK 3056	63	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
241	7-9 HOPE STREET BRUNSWICK 3056	63	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
242	11 HOPE STREET BRUNSWICK 3056	63	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
243	13 HOPE STREET BRUNSWICK 3056	63	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
244	15 HOPE STREET BRUNSWICK 3056	63	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
245	20-22 HOPE STREET BRUNSWICK 3056	63	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	17	No change	None
246	24-26 HOPE STREET BRUNSWICK 3056	63	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	17	No change	None
247	28 HOPE STREET BRUNSWICK 3056	63	2	C1Z	No change	Existing PO1	Existing EAO (SKM)	Existing DDO18	17	No change	None
248	3-5 HOPE STREET BRUNSWICK 3056	63	2	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
249	19A HOPE STREET BRUNSWICK 3056	72	3	C1Z	No change	Apply PO1*	Apply EAO (SKM)	Existing DDO18	17	No change	None
250	13 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
251	3/17-19 HOPE STREET BRUNSWICK 3056	72	3	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
252	15 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
253	17-19 HOPE STREET BRUNSWICK 3056	72	3	C1Z	No change	Apply PO1*	Apply EAO (SKM)	Existing DDO18	17	No change	None
254	4/17-19 HOPE STREET BRUNSWICK 3056	72	3	C1Z	No change	Apply PO1*	Apply EAO (SKM)	Existing DDO18	17	No change	None
255	17 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
256	2/17-19 HOPE STREET BRUNSWICK 3056	72	3	C1Z	No change	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None

257	19 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
258	21 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
259	23 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	17	No change	None
260	25 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	17	No change	None
261	2 BALLARAT STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
262	14 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
263	8 BALLARAT STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
264	10 BALLARAT STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	19	No change	Rationalise height to follow the property boundary (apparent mapping error)
265	20 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
266	26-28 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
267	16-18 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Do Not Apply EAO (SKM)	Existing DDO18	17	No change	None
268	22-24 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
269	34-36 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
270	32 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None
271	38 OVENS STREET BRUNSWICK 3056	72	3	C1Z	MUZ	Apply PO1*	Existing EAO (SKM)	Existing DDO18	17	No change	None



**MILS Category**

- Category 2 Employment Area
- Category 3 Transition-residential Area

**Map Labels:**

**Streets:** SYDNEY RD, DODS ST, EDWARD ST, CHARLES ST

**Parcels and Addresses:**

- 208A-210A, 208-210, 206
- 2/200-204, 6/200-204, 5/200-204, 200-204, 7/200-204, 8/200-204, 1/200-204
- 194-198, 192, 186-188, 184, 178, 5-7, 11A, 11, 9, 11B, 31-1A, 9A, 3A, 178, 182
- 172, 4, 6, 8, 8A, 10
- 162-170, 5/160, 158, 156, 8/160, 1/160, 154, 150-152, 148, 146, 144B, 144A, 144, 140-142
- 2G/1, 1G/1, 102/1, 8G/1, 305/1, 113/1, 219/1, 12, 16, 406/1, 22, 114/1, 10, 303/1, 119/1, 216/1, 14, 18, 205/1, 20, 117/1, 6, 311/1, 116/1, 115/1, 4G/1, 3G/1, 206/1, 6/1, 107/1, 211/1, 203/1, 110/1, 118/1, 220/1, 111/1, 401/1, 112/1, 309/1
- 21, 23, 2
- 13-15, 12, 14, 16, 18, 20, 22, 24, 5/26-28, 2/26-28, 26-28, 6/26-28, 4/26-28, 30, 17E, 17D, 17C, 17B, 17A
- 31-33, 35, 39, 41, 43-45, 47, 55, 57, 59-61, 63-65, 17, 70
- 68, 69, 70, 71
- 67-69, 71, 73, 8, 6, 4, 77, 38, 40, 42, 2A, 2, 3/44, 46, 2B, 31, 33-35
- 1-5, 7-9, 11, 13, 15-17, 19, 21, 23, 25, 27

**MILS Areas 68, 69 and 70**

No	Property Address	MILS Area	MILS Category	Existing Zone	Proposed Zone	Parking Overlay	Environmental Audit Overlay	Design and Development Overlay	Existing Height	Proposed Height	Other changes
272	59-61 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
273	28-36 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
274	57 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
275	55 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
276	47 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
277	43-45 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
278	22 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
279	41 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
280	39 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
281	18-20 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
282	13-15 EDWARD STREET BRUNSWICK 3056	68/69	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
283	35 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
284	31-33 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)

285	12-14 EDWARD STREET BRUNSWICK 3056	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
286	1-5 WESTON STREET, BRUNSWICK EAST 3057	68	2	IN3Z	C1Z	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	Add Streetwall control (Streetwall height = street width)
287	63-65 EDWARD STREET BRUNSWICK 3056	70	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	None
288	17 CHARLES STREET BRUNSWICK 3056	70	3	IN3Z	MUZ	Apply PO1	Apply EAO (GOLDER)	Apply DDO18	None	20	None

## SECTION 9: REFERENCES

1. Brunswick Integrated Transport Strategy (BITS) (*GTA Consultants, 2013*)
2. Brunswick MILS Rezoning Assessment of Potential for Contamination (*GOLDER Pty. Ltd. 28 March 2017*)
3. Brunswick Activity Centre Structure Plan Reference Document 2016 (*Moreland City Council, 2016*)
4. Brunswick Major Activity Centre – Environmental Audit Overlay Assessment (*SKM 15 December 2011*)
5. Brunswick Precinct Industrial Rezoning Model (*Planisphere, 2010*).
6. Brunswick Structure Plan (*Moreland City Council, 2010*)
7. Brunswick Structure Plan Addendum (*Moreland City Council, 2012*)
8. Moreland Integrated Transport Strategy (MITS) (*Moreland City Council, 2010*)
9. The Moreland Industrial Land Strategy (2015-2030) (*Moreland City Council, 2016*)
10. The Moreland Industrial Land Use Strategy 2004 (*Hansen Partnership and National Economics, 2004*)
11. Statutory Implementation Options for Industrial Precincts in Brunswick MAC (*SGS Planning and Economics, 2012*)
12. Sydney Road Upfield Corridor Strategic Framework Plan (*David Lock Associates, 2014*)