

# BRUNSWICK MILS

## Urban Design Presentation

### Introduction

#### Structure of this presentation:

- Section 1: The overarching approach/methodology for the urban design analysis
- Section 2: The specific urban design rationales for the MILS precincts (focusing on several sites which Council had received submissions for)



## Section 1: Methodology

- A new urban design analysis for 25 MILS precincts in Brunswick
- Site by site analysis for sites: which are not already within the DDO, or where no height is specified in the DDO



# Methodology

## In proposing the new preferred building height:

- Visual review analysis for all precincts
- Review of surrounding preferred heights and individual street character
- Review of any other relevant overlay controls including heritage overlays
- Site depth and width consideration
- Preferred future character consideration including MILS category.

## In proposing other controls:

- edge condition (streetwall & setback): street enclosure, overshadowing, strong street character
- ground floor character (frontage)
  - strong presence of economic activity,
  - strong residential street character
  - interface to open space



# Methodology

Review of the following documents:

- **Existing DDO's 18, 19 and 20 (Moreland Planning Scheme)**
- Brunswick Activity Centre 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).

## Section 2:

# Sydney Road Corridor

1. Character of Sydney Road
2. Character of West and East side of Sydney Road



## Section 2: Sydney Road Corridor

1. Character of Sydney Road
2. Character of West and East side of Sydney Road
3. Off-the corridor character
  - 1:1 street proportion
  - overshadowing criteria for key pedestrian streets
  - setbacks adjacent to residential zones outside activity centre

Figure 2: Upper level setbacks and heights (streets other than Sydney Road)

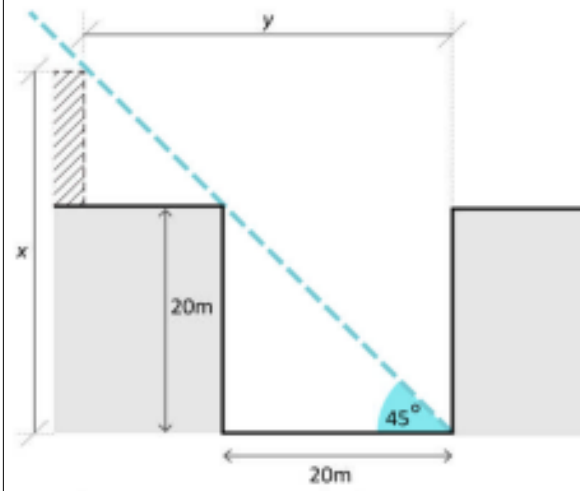
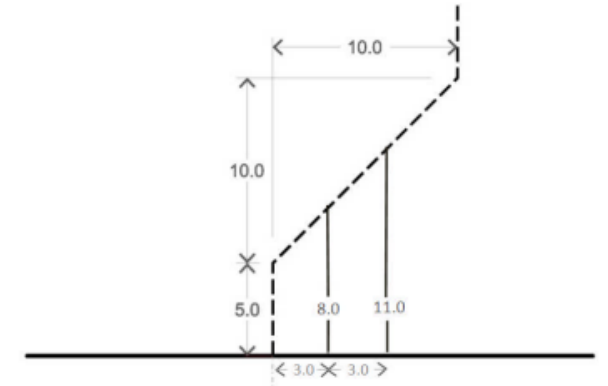


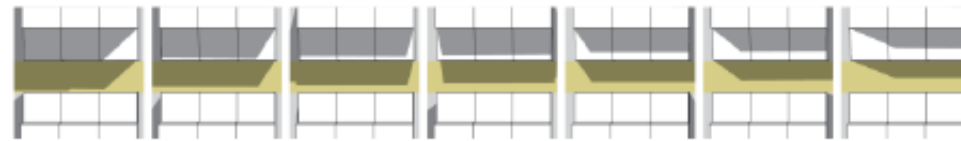
Figure 3: Setbacks adjacent to residentially zoned land outside the activity centre

Figure 3: Setbacks adjacent to residentially zoned land outside the activity centre



Street Wall Height = Street  
Width 25m max height 13m  
setback above 12m Street Wall

NORTH

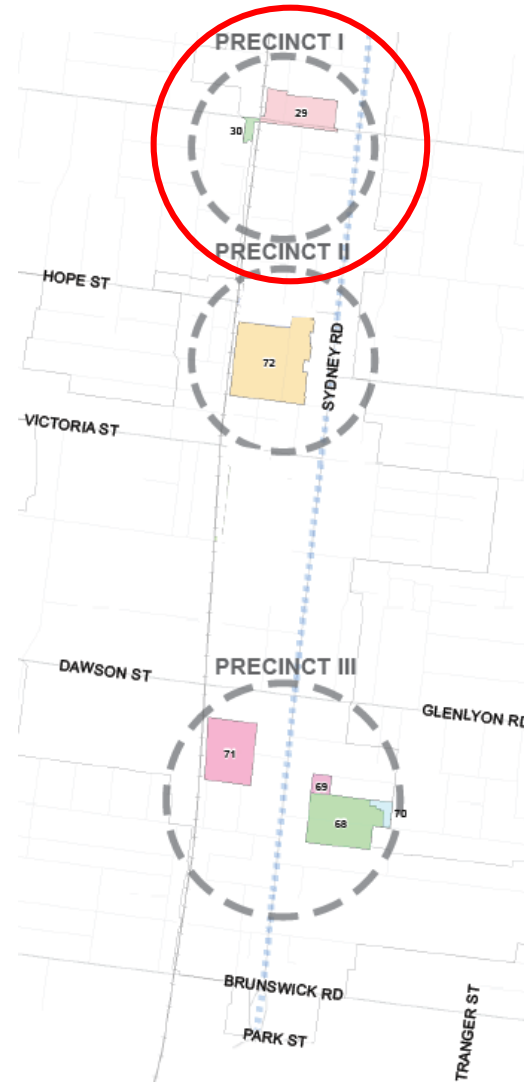


SOUTH

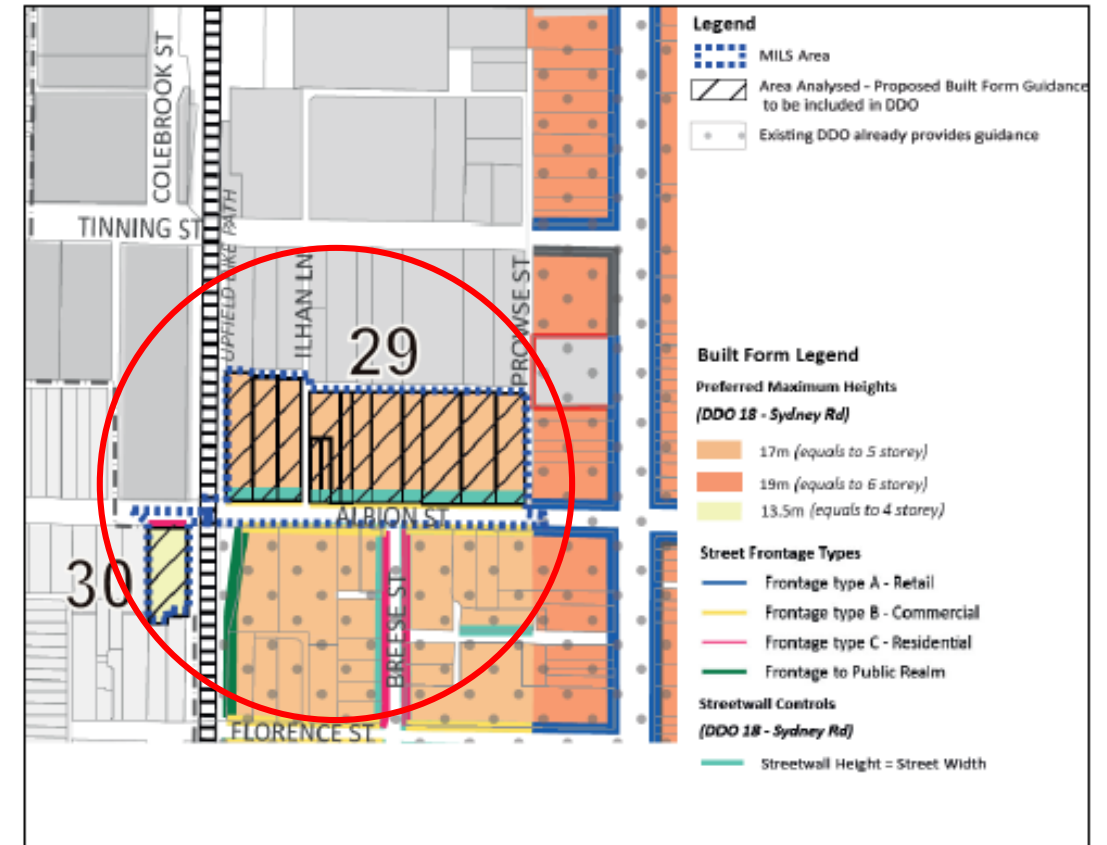
Shadow Analysis – 'Compliant' Development in Key east-west Pedestrian Streets: 20m wide street at the top (Victoria Street, Albert Street, Dawson Street, Brunswick Road, Albert Street west, Barkly Street and Union Street) and 12m wide street at the bottom (Albion Street and Albert Street east)

# PRECINCT I

## MILS 29 & 30



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





# PRECINCT I

## MILS 29 & 30



*Albion St streetscape*



*205 Albion St, 207 Albion St, 209 Albion St, 211 Albion St,  
213 Albion St, 6 Ilhan Lane (Single dwelling at rear)*



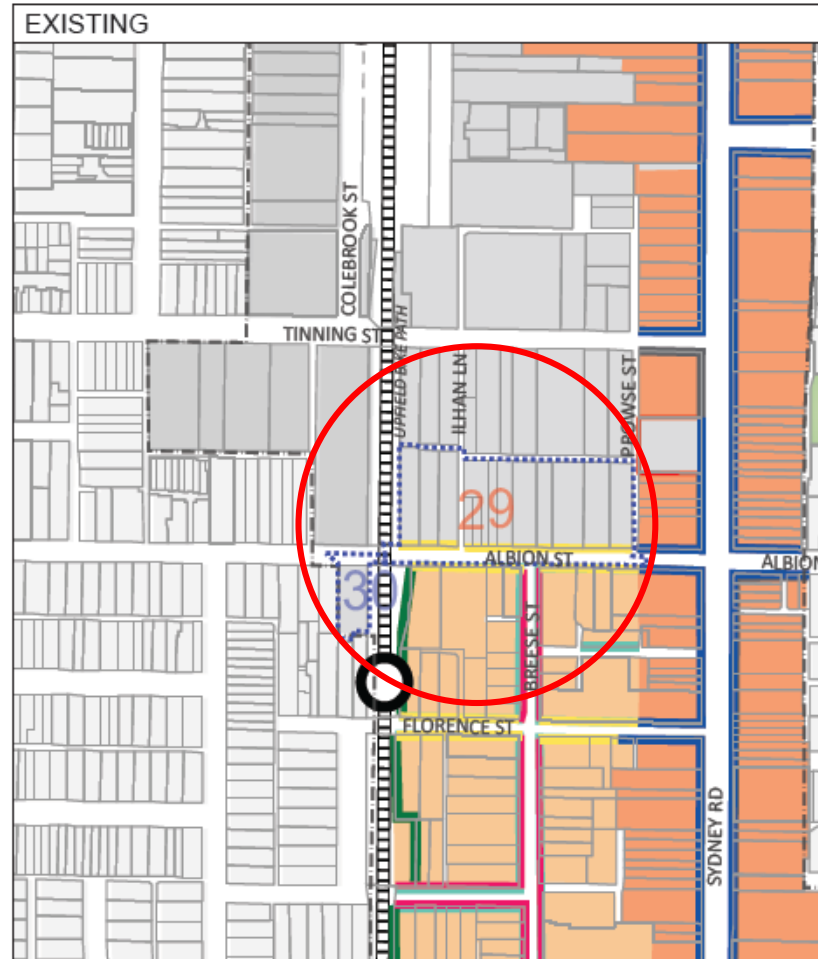
*220 Albion St - Fishing Tackle*





# PRECINCT I

## MILS 29 & 30

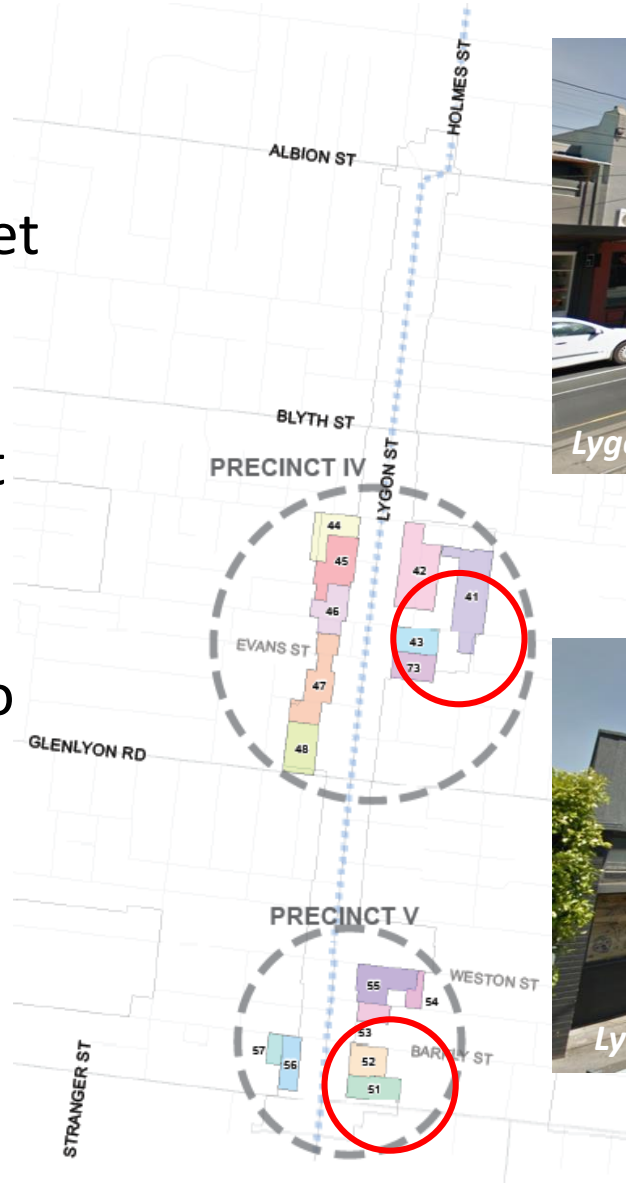


Map 1: Proposed Built Form Guidance to be included in DDO18 - MILS Area 29, 30



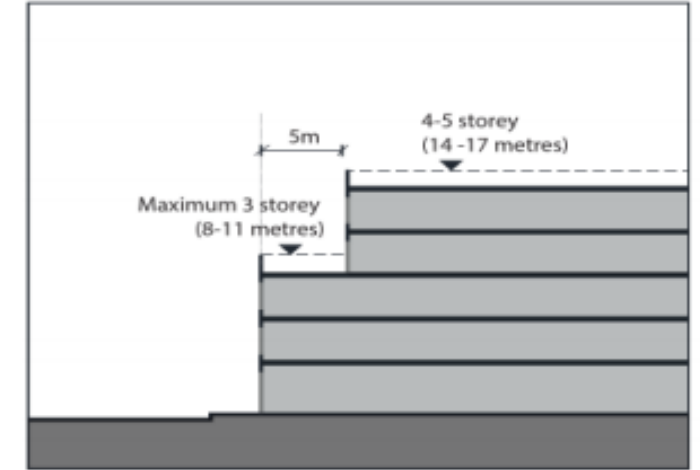
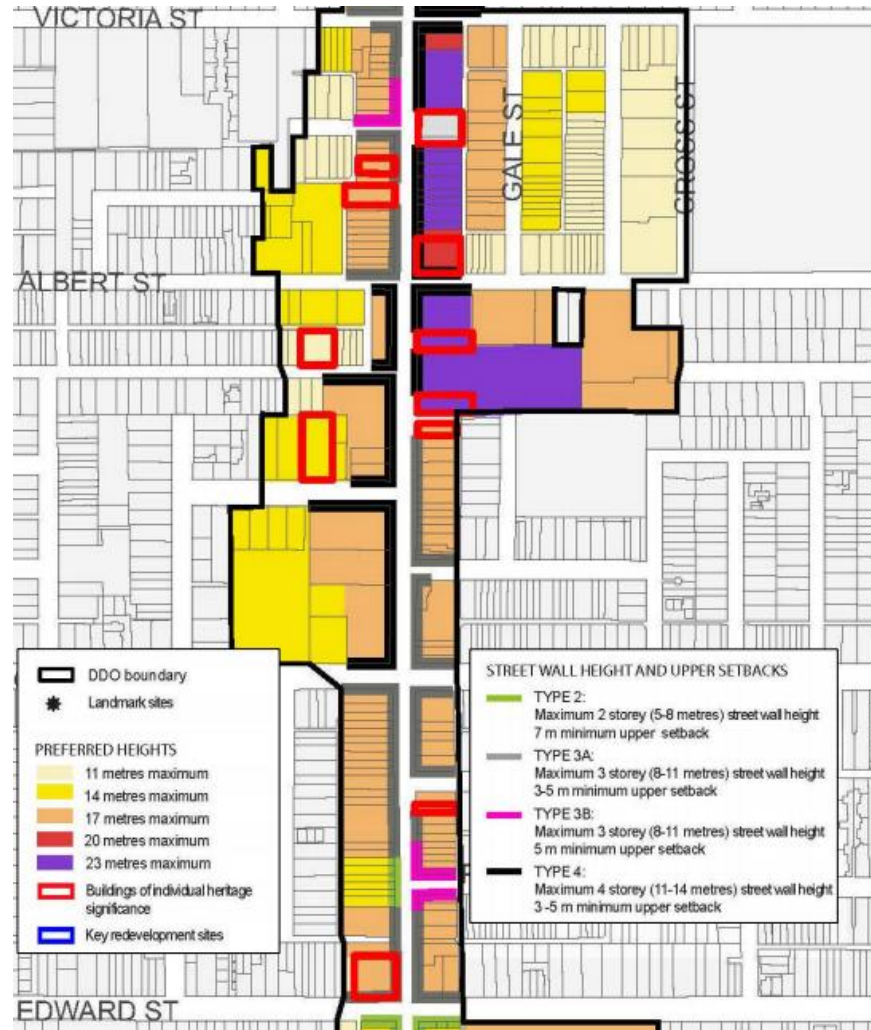
# Lygon St Corridor

1. Character of Lygon Street
2. Off-the-corridor street character
  - No streetwall height for off-the corridor street
  - Setbacks adjacent to residentially zoned land outside the activity centre



# Lygon St Corridor

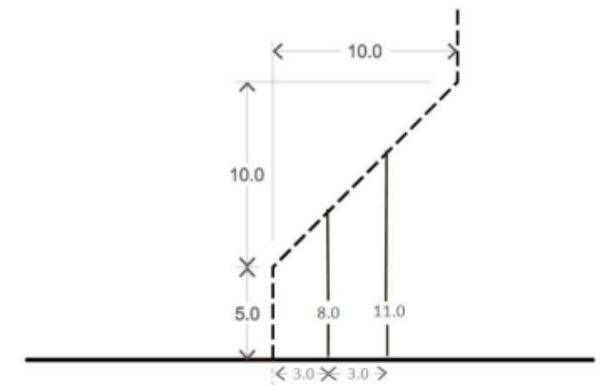
1. Character of Lygon Street
2. Off-the-corridor street character
  - No streetwall height for off-the corridor street
  - Setbacks adjacent to residentially zoned land outside the activity centre



**TYPE 3B:** Maximum 3 storey (8-11 metres) street wall height  
5 m minimum upper setback

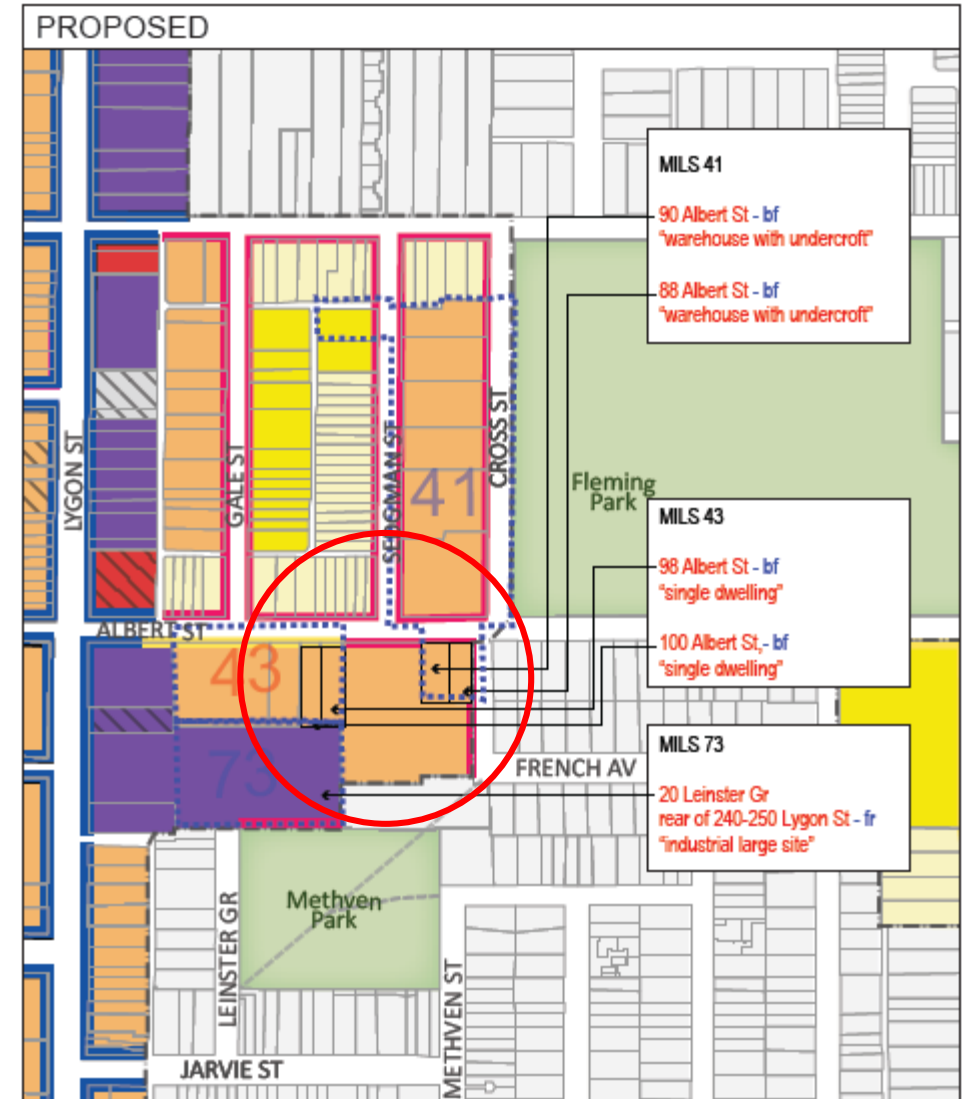
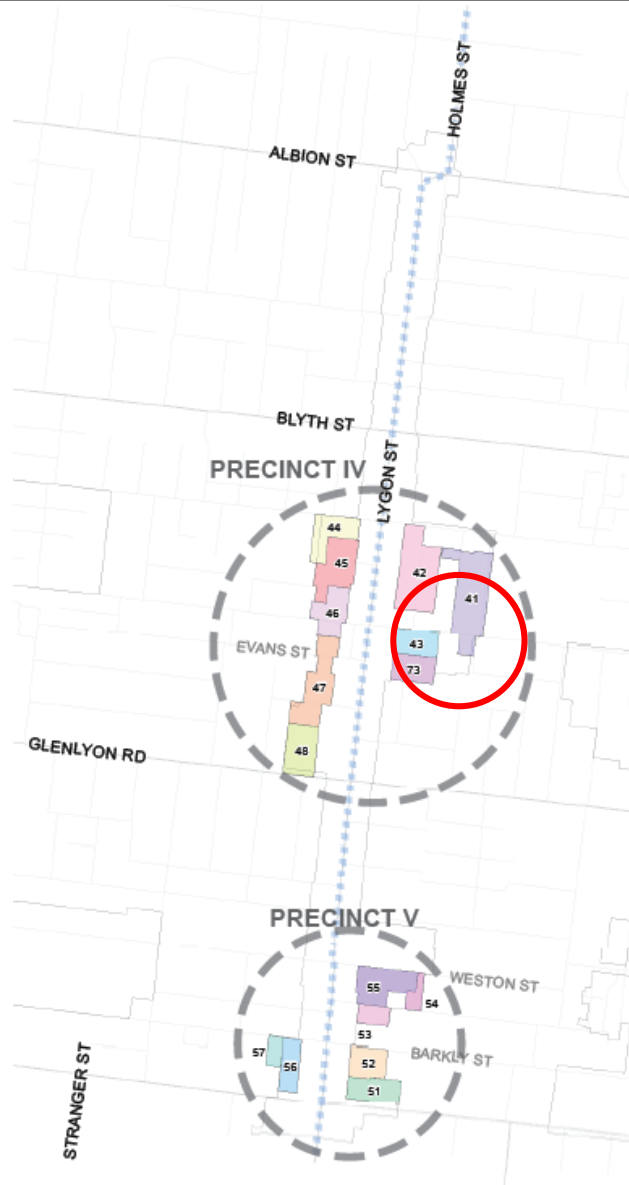
## Setbacks adjacent to residentially zoned land outside the activity centre

**Figure 3: Setbacks adjacent to residentially zoned land outside the activity centre**



# PRECINCT IV

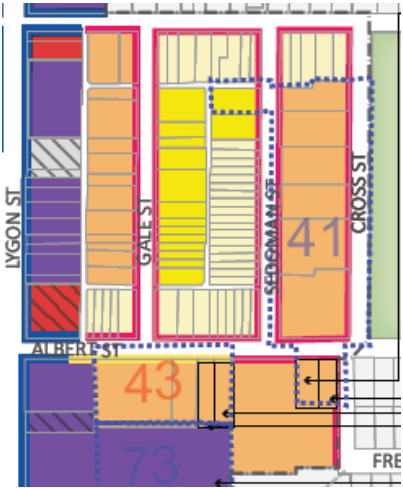
## MILS 41 & 43



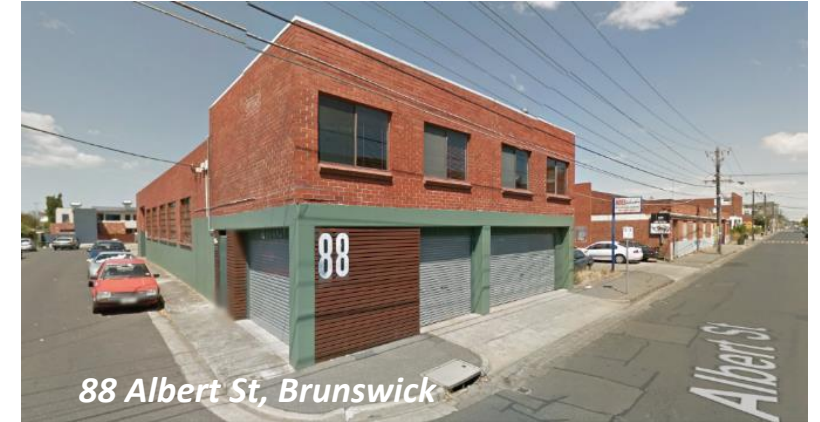


# PRECINCT IV

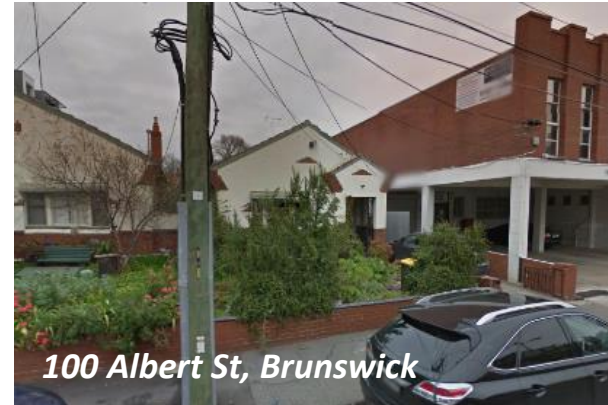
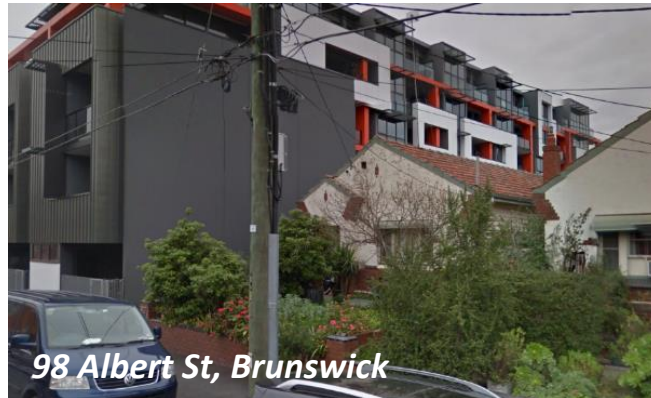
## MILS 41 & 43



### MILS 41



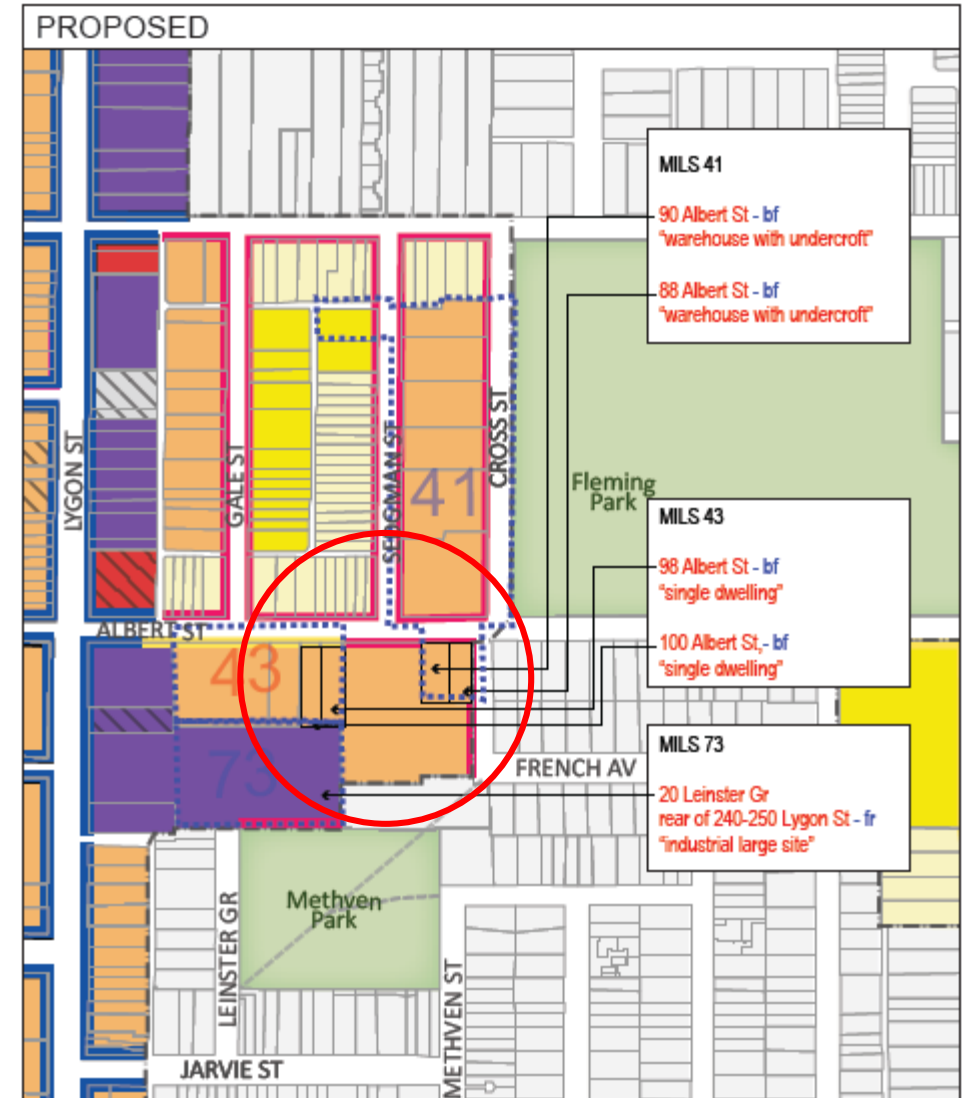
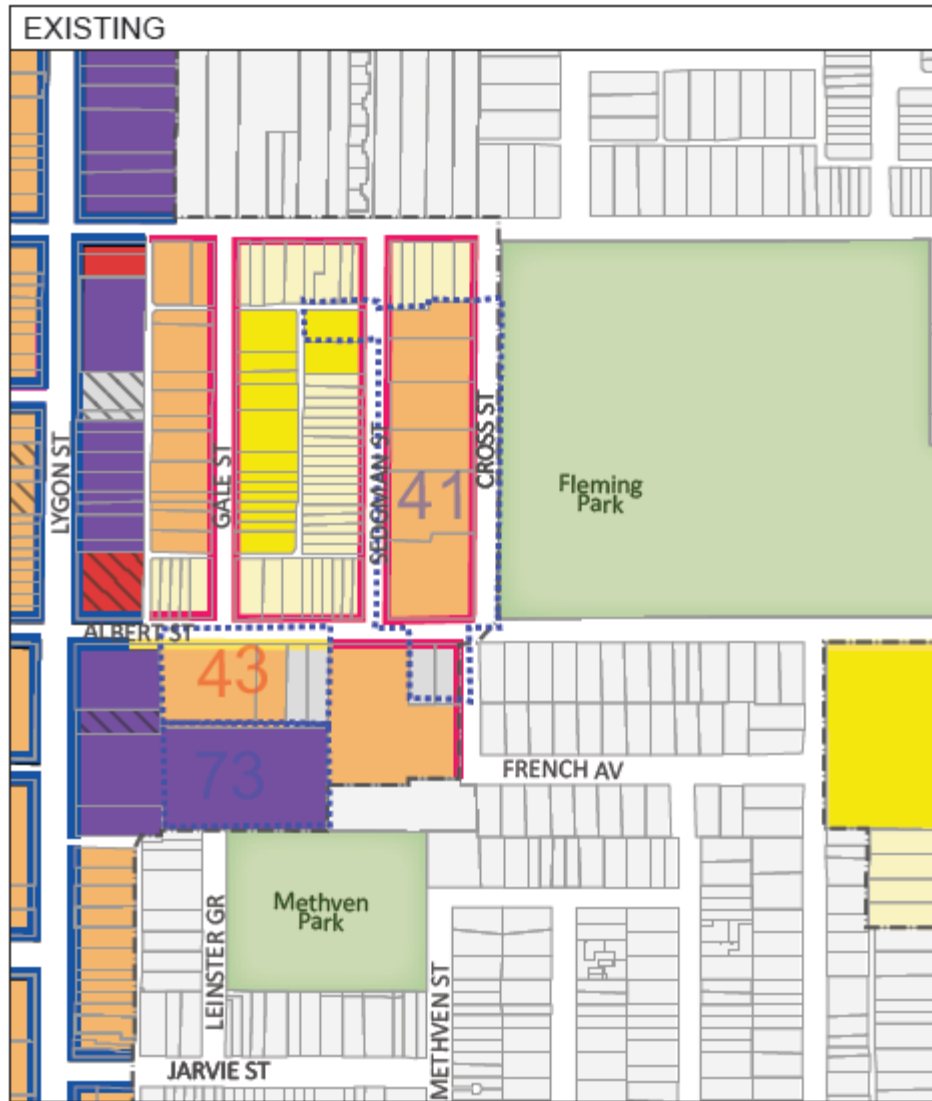
### MILS 43





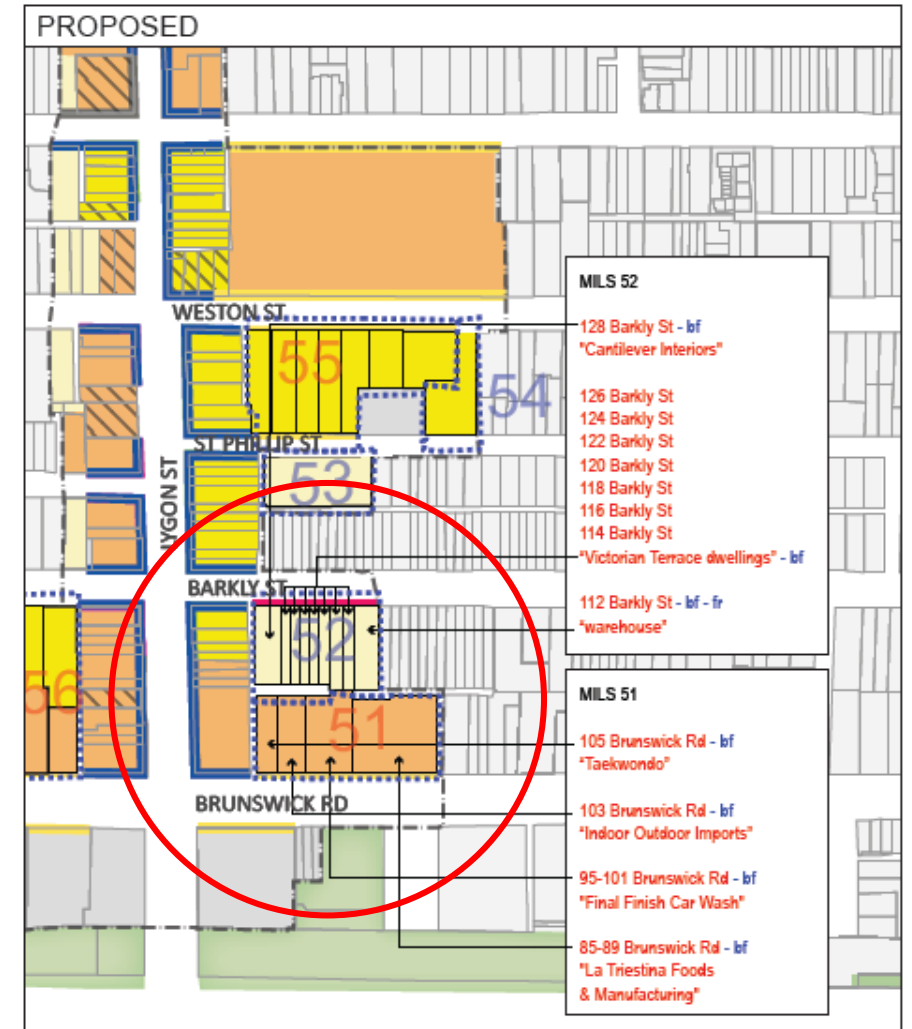
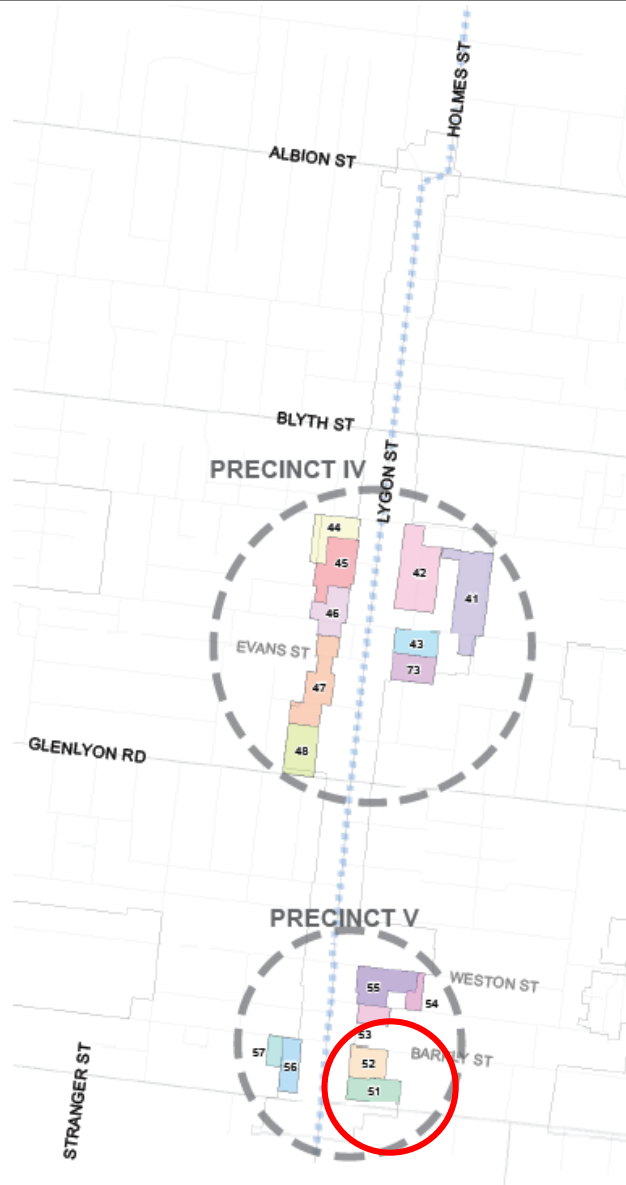
# PRECINCT IV

## MILS 41 & 43



# PRECINCT V

## MILS 51 & MILS 52



# PRECINCT V

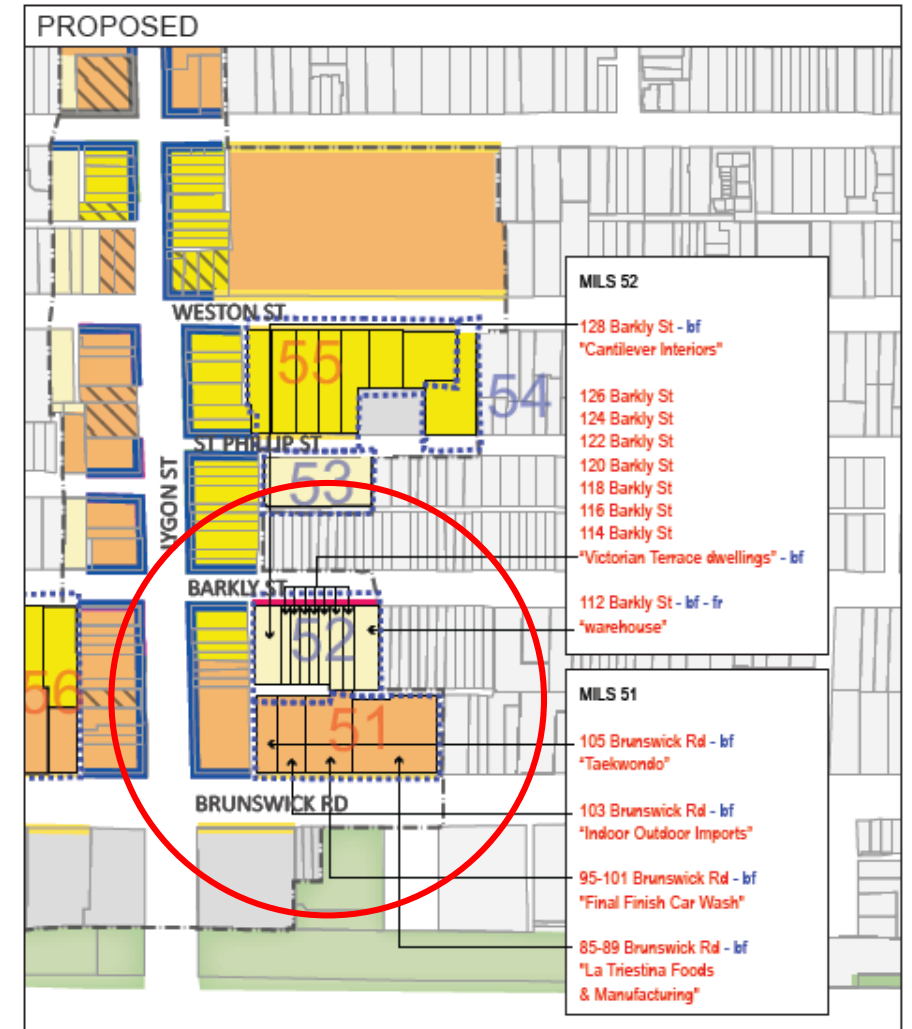
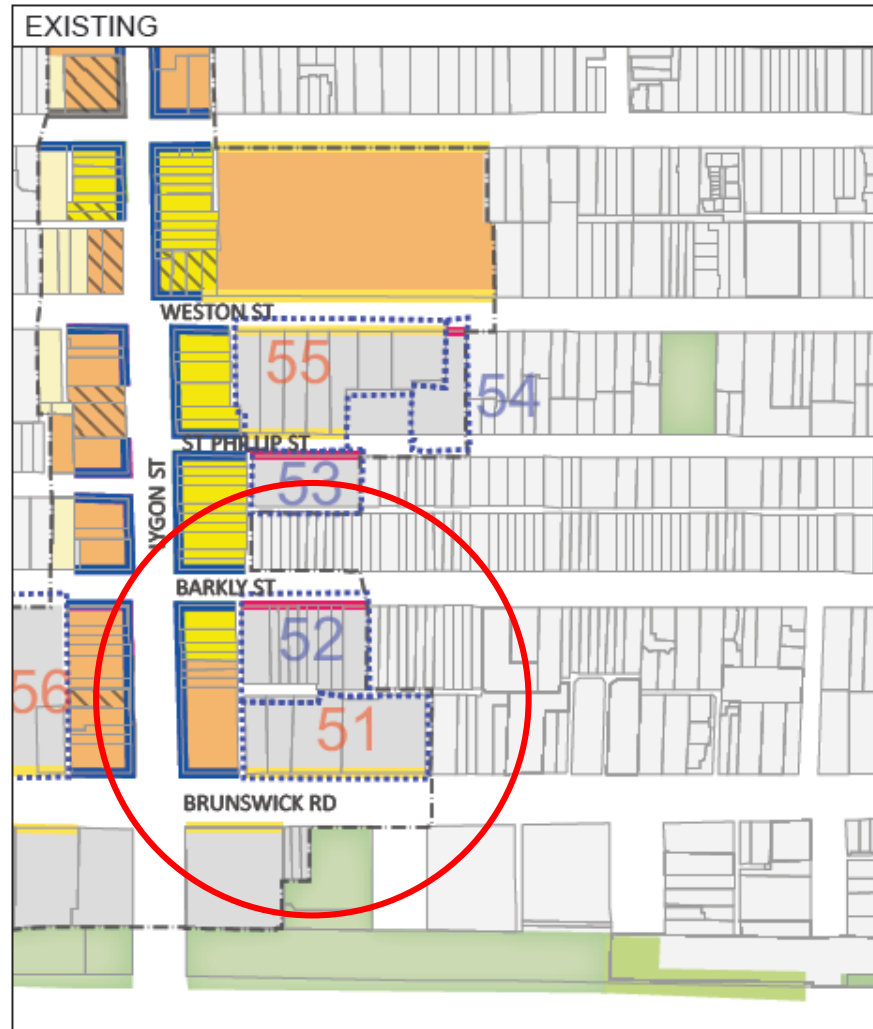
## MILS 51 & MILS 52

**Preferred Maximum Heights**  
(DDO19 & 20 - Lygon St & Nicholson St)

- 11m (equals to 3 storey)
- 14m (equals to 4 storey)
- 17m (equals to 5 storey)
- 20m (equals to 6 storey)
- 23m (equals to 7 storey)

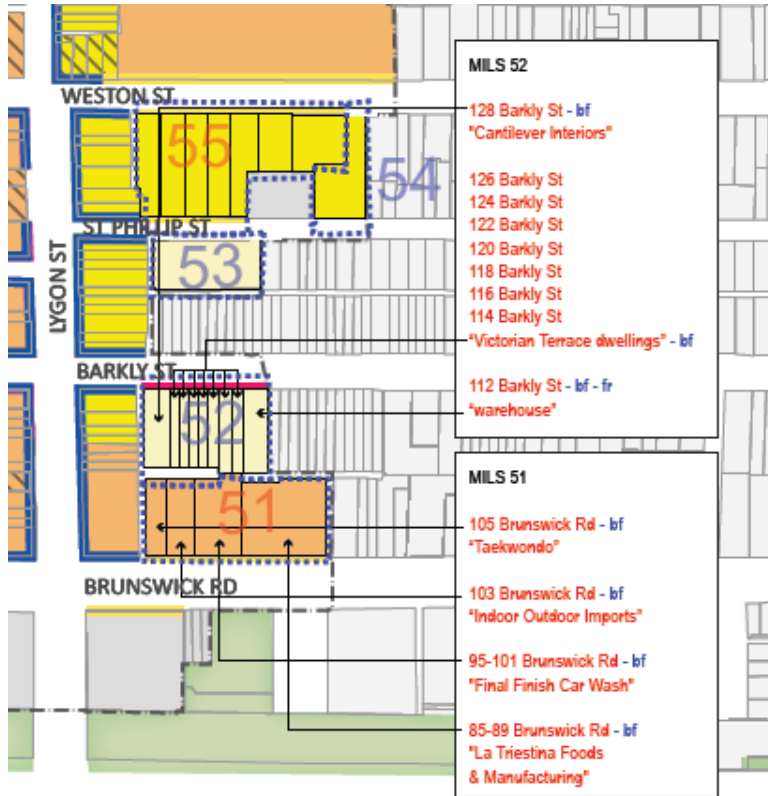
**Street Frontage Types**

- Frontage type A - Retail
- Frontage type B - Commercial
- Frontage type C - Residential
- Frontage to Public Realm



# PRECINCT V

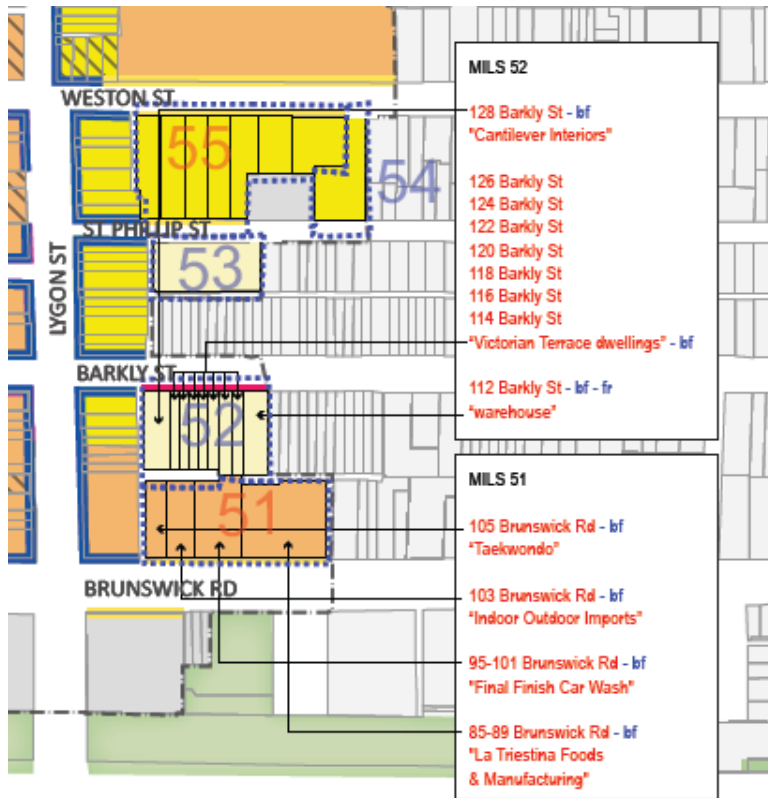
## MILS 51





# PRECINCT V

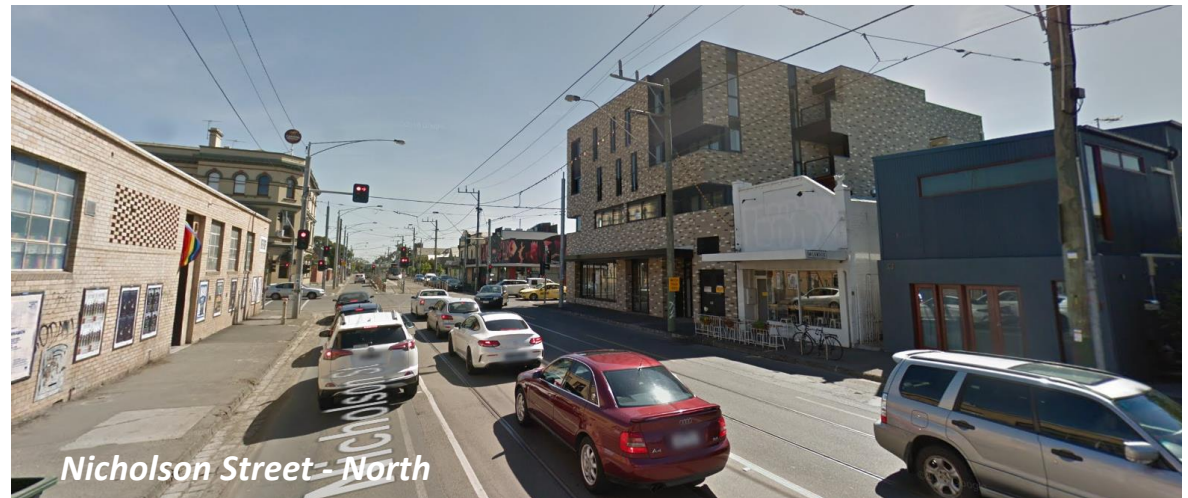
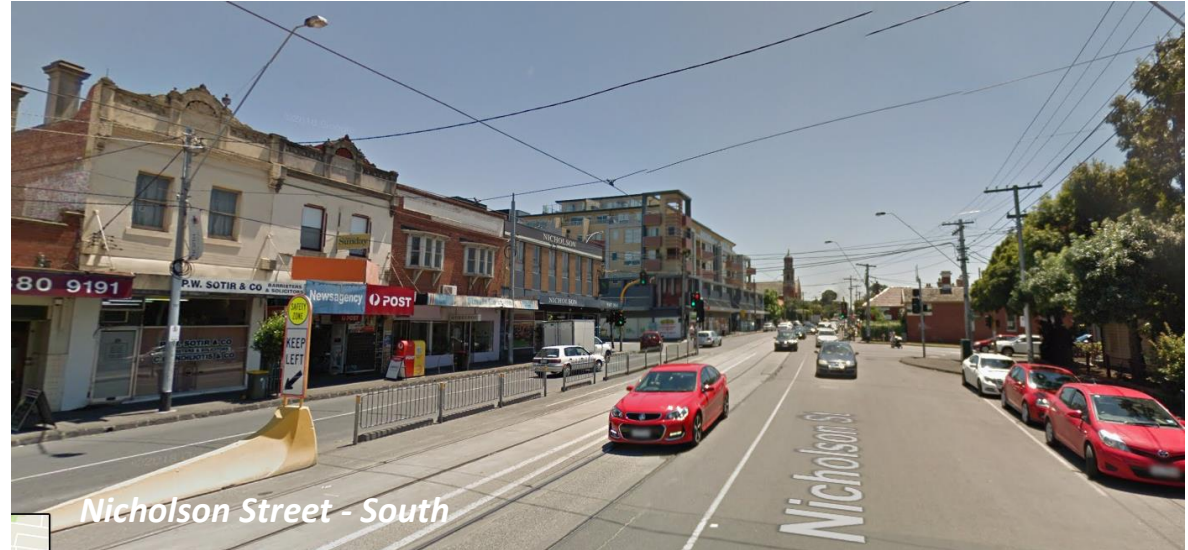
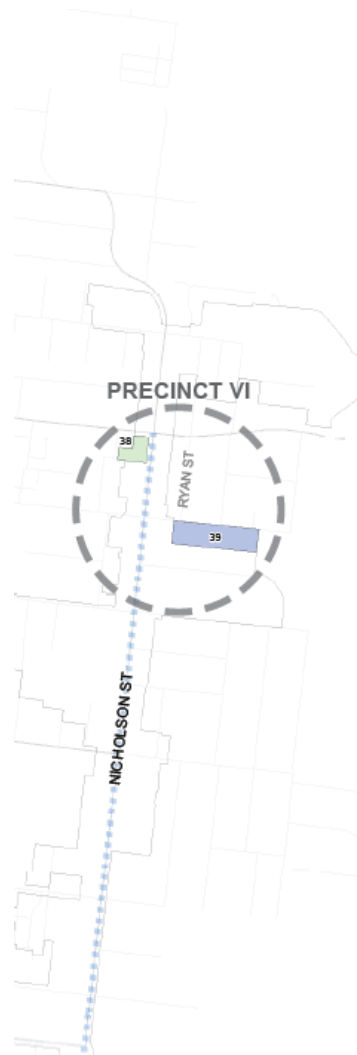
## MILS 52





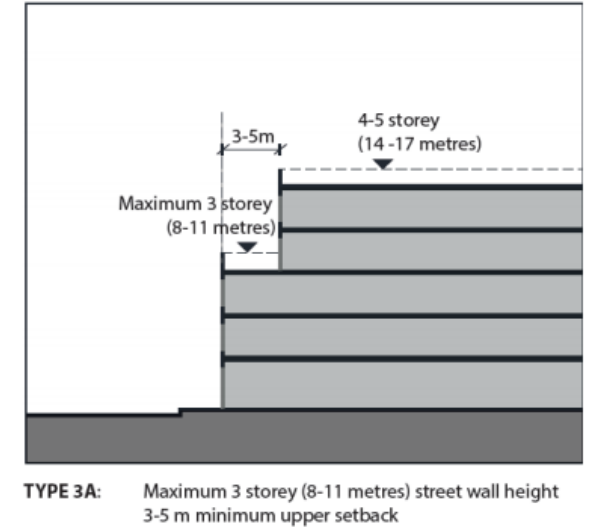
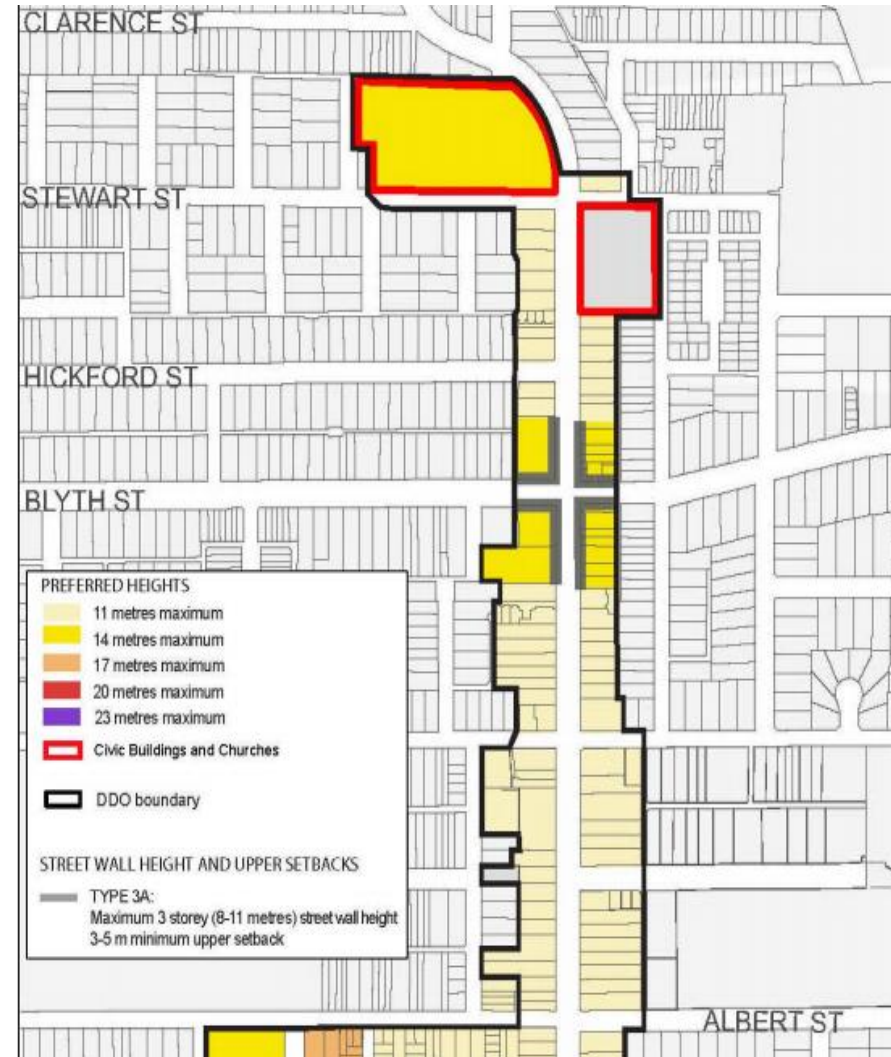
# Nicholson St Corridor

## 1. Character of Nicholson Street



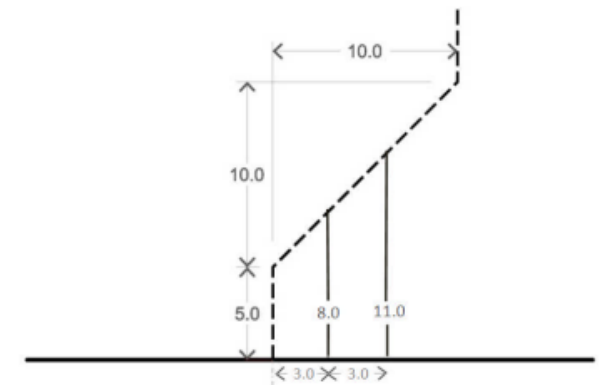
# Nicholson St Corridor

1. Character of Nicholson Street
2. Off-the-corridor street character
  - No streetwall height for off-the corridor street
  - Setbacks adjacent to residentially zoned land outside the activity centre



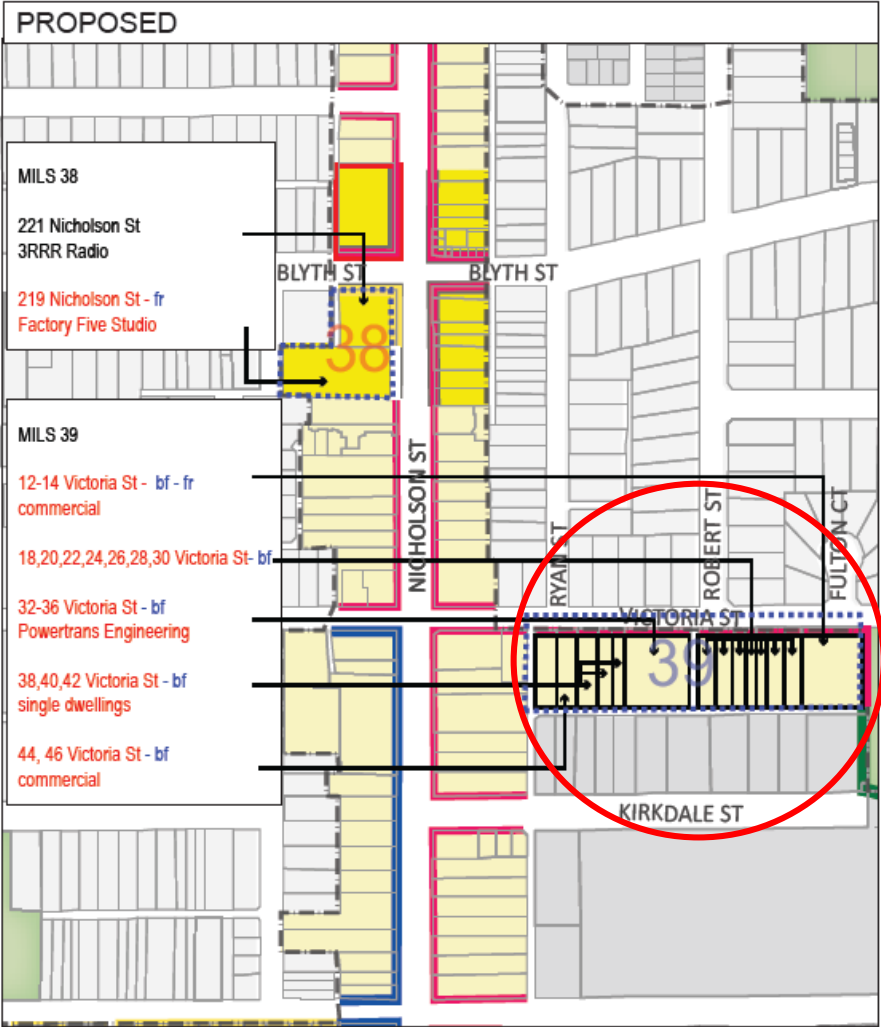
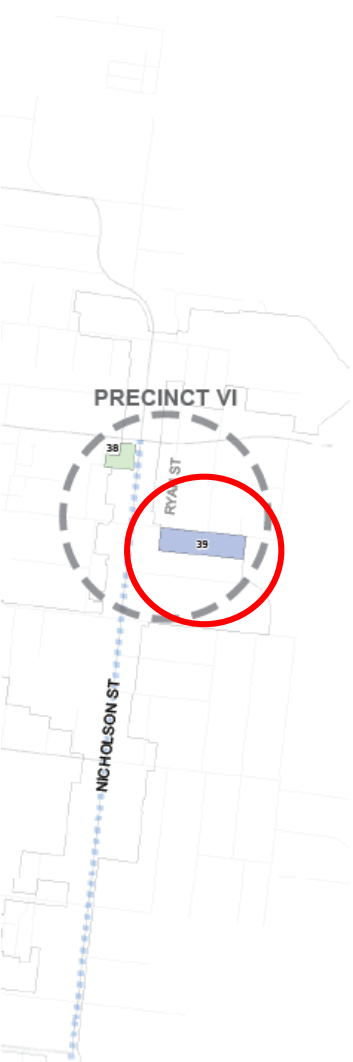
## Setbacks adjacent to residentially zoned land outside the activity centre

Figure 3: Setbacks adjacent to residentially zoned land outside the activity centre



# PRECINCT V

## MILS 39



# PRECINCT V

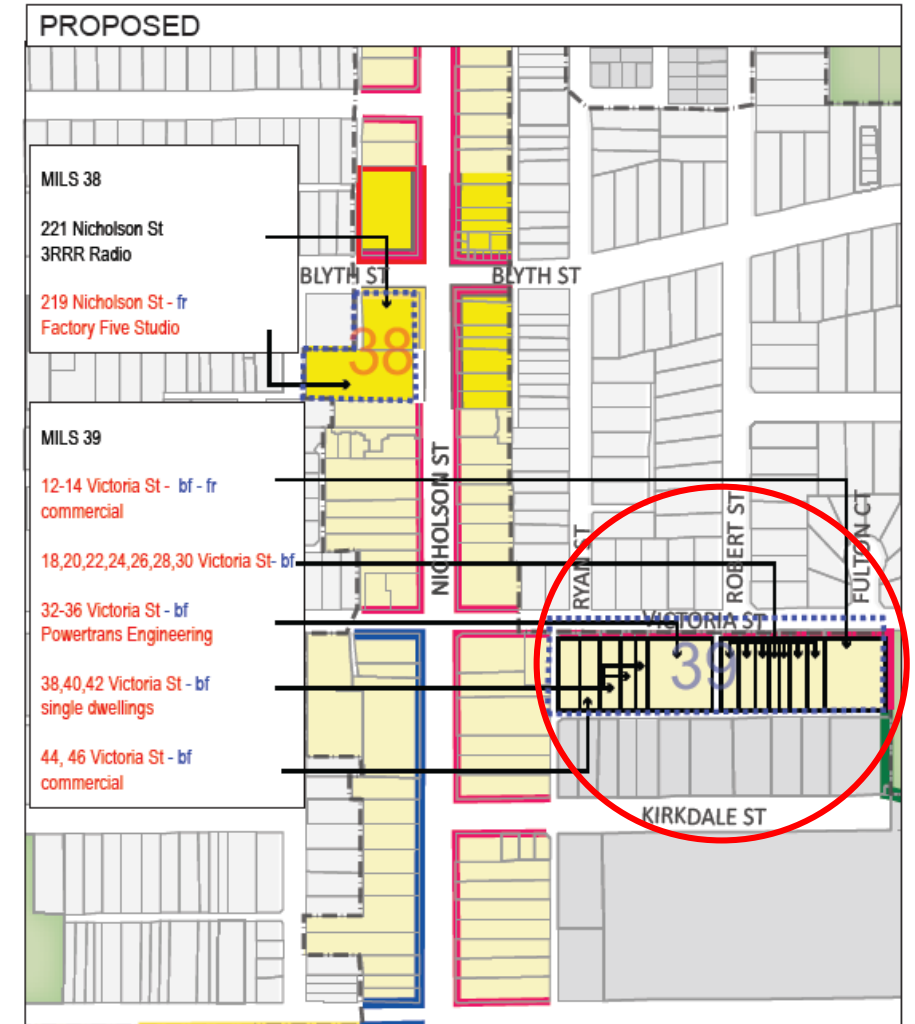
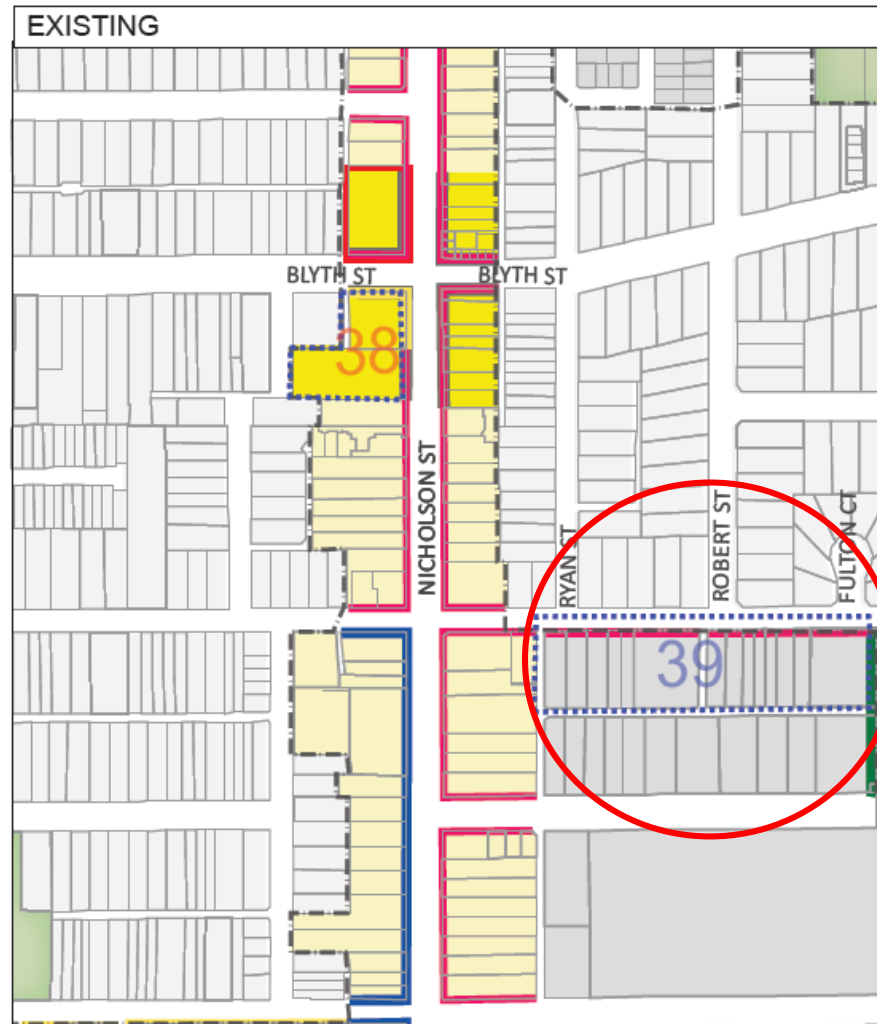
## MILS 39

### Preferred Maximum Heights (DDO19 & 20 - Lygon St & Nicholson St)

- 11m (equals to 3 storey)
- 14m (equals to 4 storey)
- 17m (equals to 5 storey)
- 20m (equals to 6 storey)
- 23m (equals to 7 storey)

### Street Frontage Types

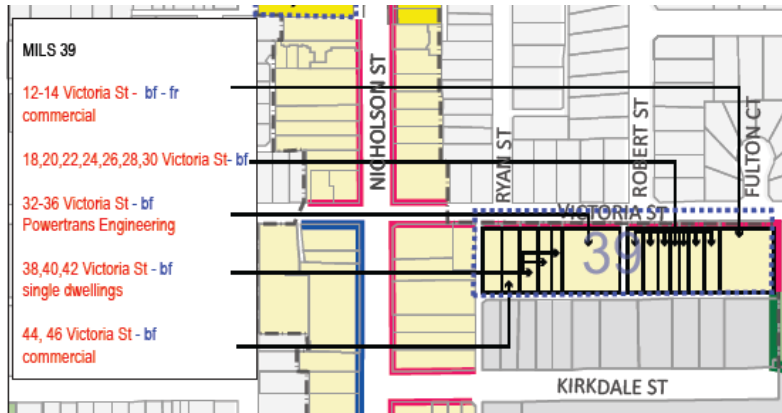
- Frontage type A - Retail
- Frontage type B - Commercial
- Frontage type C - Residential
- Frontage to Public Realm





# PRECINCT V

## MILS 39







Moreland City Council