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PLANNING & PROPERTY | **PARTNERS**

## PLANNING REPORT

50-52 Breese Street & 655-661 Sydney Road, Brunswick  
24 November 2025

Prepared for: Brunswick Market Developments Pty Ltd

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# 1 Introduction

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## 1.1 Project Overview

This report accompanies an application to the State Government’s Development Facilitation Program (‘DFP’) for the land at 50-52 Breese Street & 655-661 Sydney Road, Brunswick (‘Site’) and its redevelopment for 43 dwellings.

Planning & Property Partners Pty Ltd is engaged as town planning consultants on behalf of *Brunswick Market Developments Pty Ltd*. This application and development is to be delivered via Clause 53.23 of the Merri-Bek Planning Scheme (‘Planning Scheme’) recognising its State significance and opportunity to deliver on the need and demand for additional and affordable housing in such inner-city locations.

The provision of alternative and affordable housing by our client is a fundamental component of the application and, amongst other features of the proposed design response, demonstrates a measurable and significant broader community benefit.

The application proposes 43 dwellings in a two to three storey townhouse configuration. The Site is suitably positioned to accommodate these dwellings as a result of its positioning centrally within the long established mixed use area of Brunswick, between Sydney Road and the Anstey train station. The architecture proposed displays a high level of design excellence and is complementary to other recent developments within the Brunswick area and the neighbourhood character expectations.

This application follows ongoing consultation with the Department of Planning and Environment representatives and the need and demand for additional housing across the State, particularly in locations such as the Site within existing urban areas excellently serviced by existing infrastructure and amenities.

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## 1.2 Statutory Approval Process

The proposal is a priority project satisfying the pathway criteria of Clause 53.23 of the Planning Scheme, via the ‘Category 3’ route given the provision of affordable housing combined with the proposal’s exemplary design, liveability and sustainability components.

The Site is currently within the Commercial 1 Zone (‘C1Z’) pursuant to provisions of the Planning Scheme. A Design and Development Overlay (‘DDO18’), Parking Overlay (‘PAO1’), Development Contributions Plan Overlay (‘DCPO1’), Environmental Audit Overlay (‘EAO’) and Special Building Overlay (‘SBO’) apply to the Site. It is noted the SBO only applies to a very small portion of the Site. Finally, the Heritage Overlay (‘HO149’) currently applies to the eastern portion of the Site. This portion of the Site is in the process of being subdivided, is not being developed and ultimately does not form part of the proposal. Accordingly, HO149 does not apply to the proposal. However, the proposal must still be respectful of the nearby HO149.

Under the proposed planning controls, the proposal triggers a planning permit as follows:

- To use the land for accommodation and construct a building or construct or carry out works in the C1Z.
- To construct a building or construct or carry out works in the DDO18.
- To reduce the number of on-site car parking spaces pursuant to Clause 52.06-5 of the Planning Scheme.
- To construct a building or construct or carry out works in the SBO1.

## 1.3 Accompanying Documents

This report is accompanied by architectural plans and ‘Design Report’ prepared by *Molonglo* and the following specialist consultant reports:

- ‘Landscape Drawings’ prepared by *Tim Pilgrim Gardens Pty Ltd*;

- ‘Sustainability Management Plan’ prepared by *Wrap Consulting Engineers Pty Ltd*;
- ‘Traffic Engineering Assessment’ prepared by *Traffix Group Pty Ltd*; and
- ‘Waste Management Plan’ prepared by *One Mile Grid Pty Ltd*.
- ‘Preliminary Site Investigation Summary’ prepared by *Geotesta Pty Ltd*.
- ‘Heritage Letter’ prepared by *Bryce Raworth Pty Ltd*.

## 2 Site Context

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### 2.1 The Subject Site

The Site is located centrally within Brunswick and extends across four parcels of land formally identified as Lot 1 on Title Plan 257052H, Lot 1 on Title Plan 129123C, Lot 1 on Title Plan 830385J and Lot 1 on Title Plan 971497H. No restrictive covenants or easements encumber the Site.

We note that Lot 1 on Title Plan 830385J is currently approved to be subdivided into two lots (SP/2024/220, approved 13/03/2025). Proposed Lot 2 on Plan of Subdivision 928148 will ultimately establish the underlying parcel of land to contain to the proposed development.

A copy of the Site’s title documents is provided at **Appendix A**.

The Site is generally rectangular in shape and orientated in an east-west format. It has a frontage to William Street to the north for approximately 58 metres, frontage to Breese Street to the west for approximately 39 metres and frontage to Florence Street to the south for approximately 61 metres. The overall site area is 2,317 square metres.

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Figure 1: Aerial view of the Site and surrounds

Source: [www.landchecker.com.au](http://www.landchecker.com.au)

As shown in Figure 1, the Site is located between the Upfield line rail corridor to the west, noting Anstey Station’s proximity within walking distance, and Sydney Road to the east.

The Site is currently improved by a commercial building, being the location of the Brunswick Market. Associated car parking facilities and a ramp up to rooftop car parking is also existing on the Site. Multiple existing vehicle crossovers are present on the northern, southern and western road frontages to the Site.

### 2.2 Strategic Context

The Site is located within a commercial area of Brunswick which is identified as the Brunswick Activity Centre, under the Planning Scheme. The Brunswick Activity Centre extends along the Sydney Road corridor and includes existing commercial and mixed use land to the east and west of Sydney Road. Land within the Brunswick Activity Centre is primarily C1Z land with land located within the Mixed Use Zone ('MUZ'), Residential Growth Zone ('RGZ') and Transport Zone ('TRZ') making up the balance. Under the Planning Scheme, the Brunswick Activity Centre is defined as a Major Activity Centre. Its role and function in addition to providing for commercial activity is to accommodate substantial residential and mixed use growth, supporting the commercial activity within the centre and benefitting from the significant public infrastructure existing within close proximity.

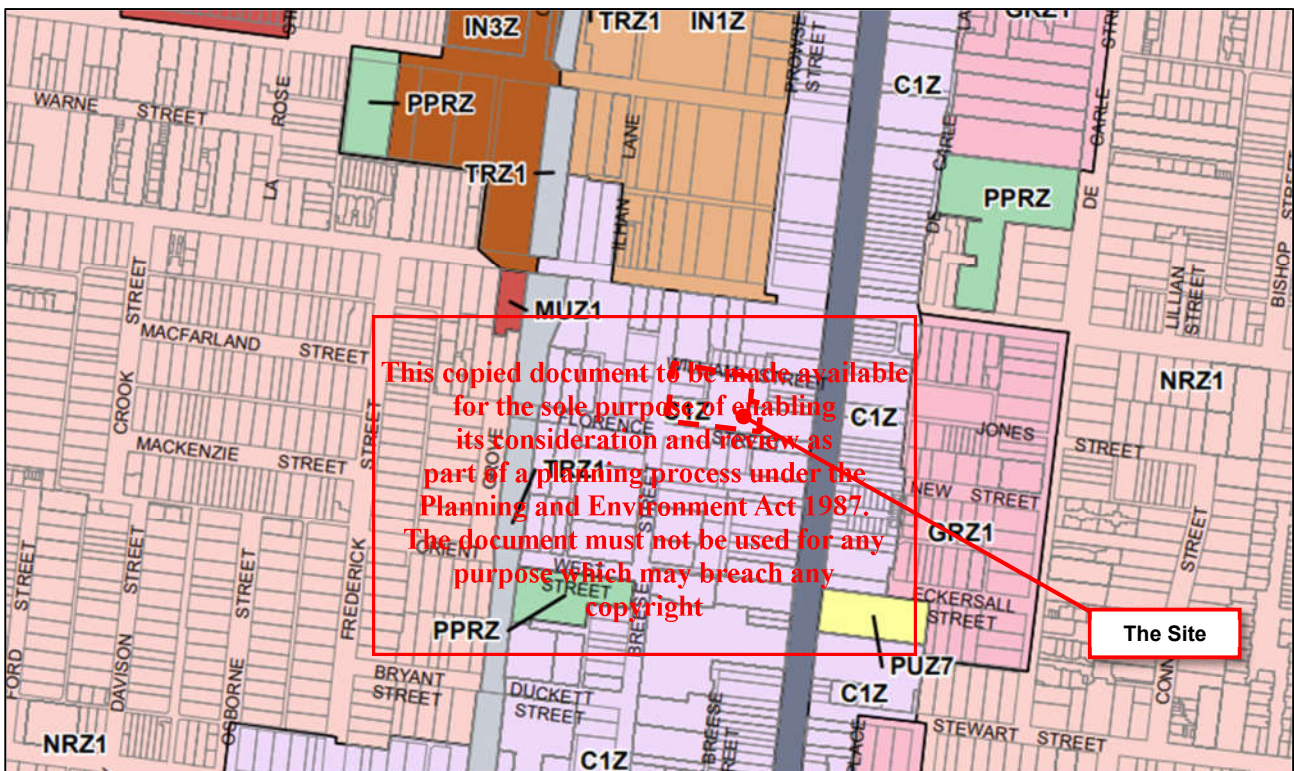


Figure 2: Zoning Controls

Source: DTP

The Site is immediately accessible to the multiple public transport options including the Anstey Railway Station which forms part of the broader Principal Public Transport Network. Other public transport opportunities within proximity of the Site include:

- Tram Route 19 operating Flinders Street Station – Coburg North
- Bus Route 503 operating Essendon – East Brunswick via Albion Street
- Bus Route 508 operating Alphington – Moonee Ponds via Northcote and Brunswick
- Bus Route 509 operating Brunswick West – Barkly Square Shopping Centre via Hope Street and Sydney Road

The Site's accessibility to these facilities intrinsically encourages its use and development for an urban renewal project incorporating residential dwellings and affordable residential living.

The Site, within its broader context is shown below at Figure 4.

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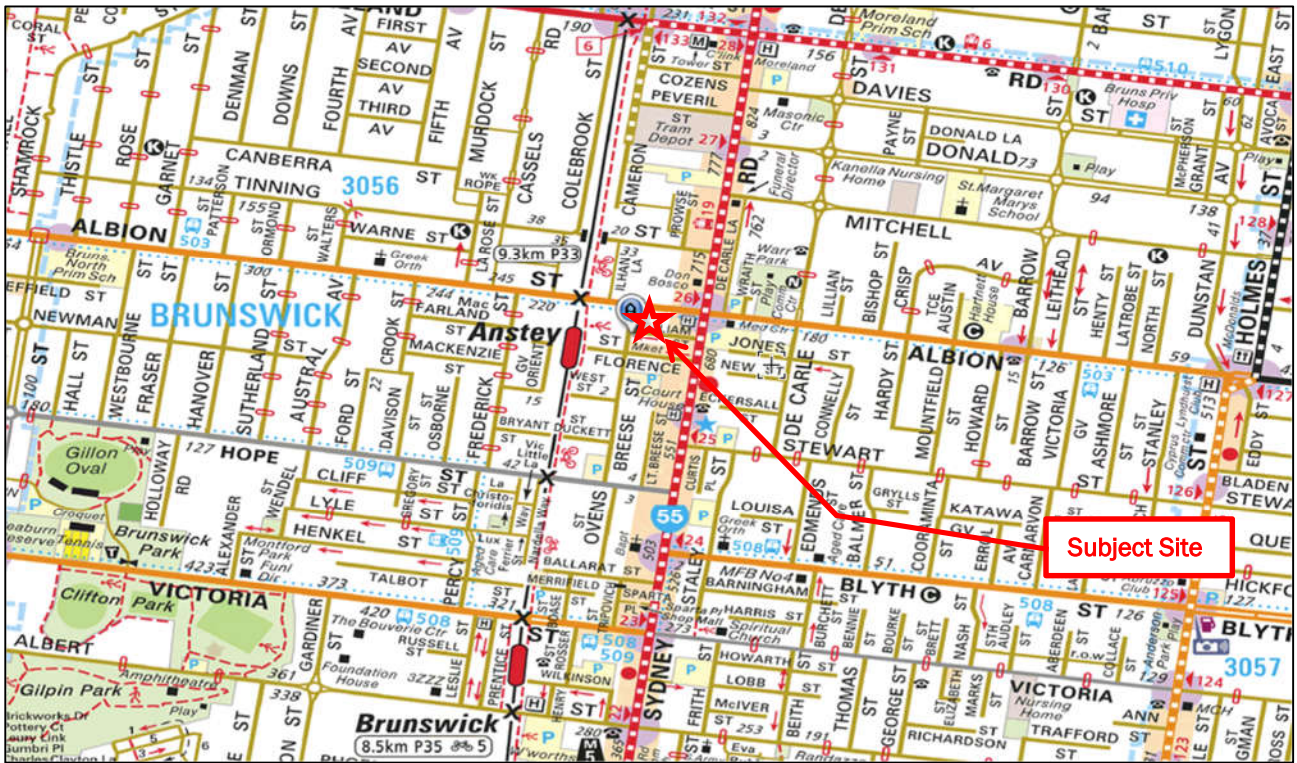


Figure 4: Site Surrounding Context

Source: street-directory.com.au

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## 3 Proposal

The proposal seeks use and development of the Site for 43 townhouse dwellings, 5 dwellings (11.6%) designated as affordable housing.

The proposed townhouse design delivers a highly resolved architectural, landscape and urban design outcome, presenting positively to all three street frontages while maximising internal amenity and usability for future residents.

The development will prioritise the delivery of dwellings that are socially, financially and environmentally sustainable. The proposal also responds directly to the broader challenge of housing affordability across Metropolitan Melbourne, aligning with the purpose of Clause 53.23 of the Planning Scheme.

Specifics of the proposal are further described below.

### 3.1 Built Form Details

The proposed built form comprises eight groupings of predominantly three storey townhouses, offering diversity of bedroom configurations and layout typologies. The design response prepared by *Molonglo*, represents an exemplary architectural and urban design outcome for this strategic site and delivers a meaningful residential contribution to the Brunswick Activity Centre.

Key built form outcomes of the proposal are as follows:

- The proposal includes 38 townhouses at three storeys, addressing each of the Site's street frontages. The dwellings contain a mix of two and three bedroom layouts. Five two storey affordable housing dwellings are integrated throughout the development. A total of 43 dwellings are proposed.
- A mix of layout typologies provides variation and choice for future residents and include, multiple living spaces and bathrooms.
- Townhouses are strategically sited to positively address all street frontages, with front and rear recesses adding visual interest, reducing bulk, and creating additional open space and landscaping opportunities. The dwellings also include habitable windows addressing each street frontage which encourages strong passive surveillance opportunities.
- All dwellings include dedicated storage, with bicycle parking integrated into the two and three bedroom typologies (along with additional bicycle parking in the mobility hub).
- Maximum building heights are 10.39 metres.
- Dwellings are grouped into clusters of up to five, ensuring fine grain character, reduced bulk, and multiple pedestrian access points from all street frontages.
- A network of landscaped pathways supports pedestrian movement through the Site and facilitates access to each dwelling.
- Dwellings are orientated north-south or east-west (along Breese Street) to maximise solar access, with solar energy systems proposed for all rooftops.

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### 3.2 Materials, Façade Design and Landscaping

The proposal places sustainability at the core of its design, with careful attention to materials, façade articulation, and landscaping:

- Metal cladding is proposed as a primary architectural element for the upper storeys, paired with floor-to-ceiling glazing at ground level and full-height windows to the upper floors to enhance natural light and transparency.
- Recessed front and rear facades break up the built form, reduce visual bulk, and enhance passive surveillance both within the Site and toward the public realm.

- Landscaping is integral to the design, with extensive planting along all street frontages to soften the built form and improve the public interface. Internally, deep soil zones and generous planting enhance residential amenity and support urban greening objectives. Tree Canopy cover proposed sits at 21% and represents a strong landscaping outcome within the local context.

Together, these elements establish a cohesive and exemplary design outcome, balancing built form, materiality, and landscaping across the site.

### 3.3 Communal Facilities

The proposal includes a generous and well-integrated mix of communal facilities, forming a core part of the development’s design and fostering a strong sense of community.

A village square is located near the western end of the Site, designed to promote social interaction among residents and accommodate community events, exercise, and workshops. The space is enhanced with a planter arbour, providing shade and contributing to the landscape character.

At the centre of the Site, a community tool store and workbench offers informal space for residents to engage in gardening, bicycle maintenance, and other practical tasks.

Aligned with the project’s sustainability objectives, additional communal amenities include:

- A recycling hub along the eastern boundary, featuring shared waste and recycling collection facilities; and
- A mobility hub, also along the eastern edge, providing secure bicycle parking and access to a car share vehicle.

These shared spaces support resident well-being and recreational needs, encourage environmentally conscious living, and foster social connection through interaction, recreation, and community-led activities.

### 3.4 Parking, Access and Loading

The development proposes a shared car space located in the southeast corner of the Site, available to all residents. This space will accommodate a car share vehicle managed by an established provider and will be equipped with electric vehicle charging.

In line with the project’s sustainability focus, no private car parking is provided for individual dwellings. Instead, residents are supported to use active and sustainable transport options, which is appropriate given the Site’s strategic location close to public transport, shared paths, and local services.

To further support alternative transport modes, the proposal includes generous bicycle parking, with spaces provided:

- Within each dwelling.
- In the mobility hub.
- Throughout the pedestrian pathways across the site.

For waste collection, a recycling hub is located along the eastern boundary. A roller door opens to the rear laneway, allowing for convenient bin collection—consistent with existing waste collection practices for neighbouring properties along Sydney Road.

The images below illustrate key external and internal aspects of the proposal.

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50-52 Breese Street & 655-661 Sydney Road,  
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Figure 4: Proposed Development

Source: *Molonglo Pty Ltd*

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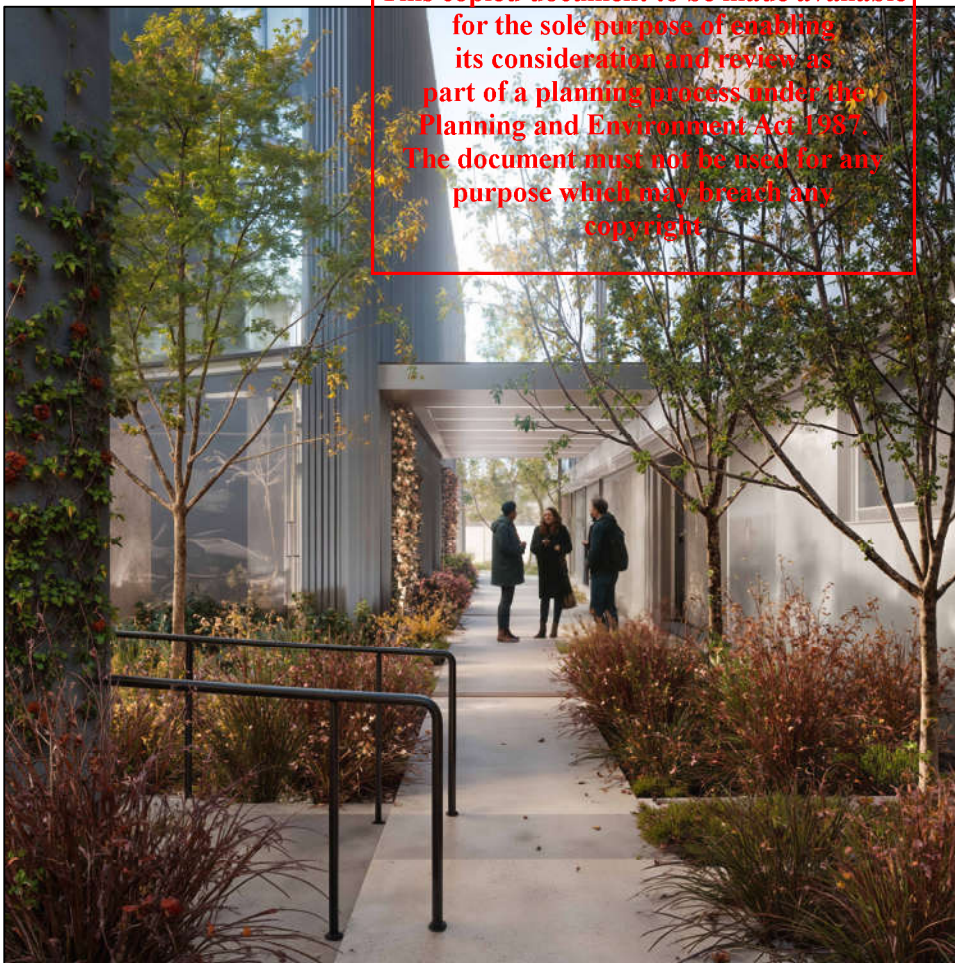


Figure 5: Proposed internal accessways

Source: *Molonglo Pty Ltd*

## 4 Town Planning Context

The Site is located in the C1Z is affected by the DDO18, PO1, EAO, SBO1 and DCPO1. The below further expands upon relevant Planning Policy and Planning Scheme controls applying to the Site.

### 4.1 Municipal Planning Strategy

The Municipal Planning Strategy provides high level strategic direction for development outcomes within the Merri-bek Municipality. The following directions of the Municipal Planning Strategy are relevant to the proposal:

- Clause 02.03-1 Activity centres
- Clause 02.03-4 Built environment and heritage
- Clause 02.03-5 Housing

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The Strategic Framework Plans contained at Clause 02.04 provides further context to be considered in conjunction with identified relevant strategies. The 'Activity Centre Framework Plan' and the 'Housing Framework Plan' are of particular relevance to the proposal and identify the Site within the 'Brunswick Activity Centre' and the 'Significant Change' area respectively. This is confirmed in Figures 6 and 7 below.

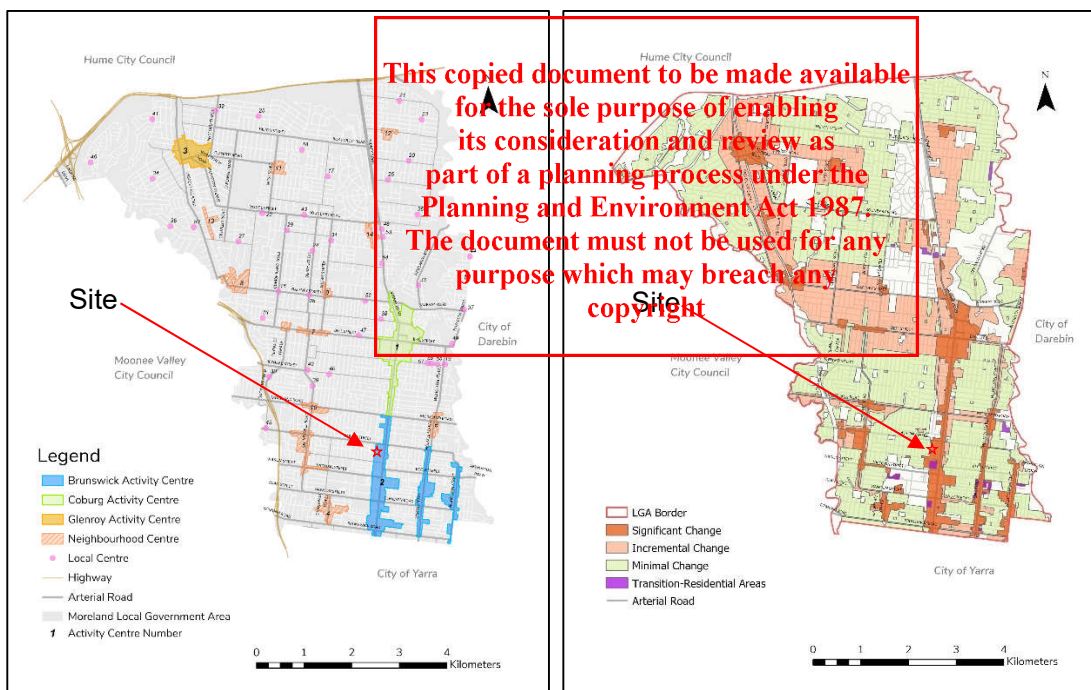


Figure 6: Activity Centre Framework Plan

Figure 7: Housing Framework Plan

### 4.2 Planning Policy Framework

The Planning Policy Framework provides general principles for land use and development in Victoria. Planning authorities must take account of and give effect to the general principles and the specific policies contained in the Planning Policy Framework. The following provisions of the Planning Scheme are most relevant to the proposal:

- Clause 11 Settlement
  - 11.03-1S Activity centres
  - 11.03-1R Activity centres – Metropolitan Melbourne

- Clause 15 Built Environment and Heritage
  - 15.01-11R Urban design – Metropolitan Melbourne
  - 15.01-1L Urban design in Merri-bek
  - 15.01-2S Building design
  - 15.01-2L Building design in Merri-bek
  - 15.01-2L-04 Energy efficiency in Merri-bek
  - 15.01-2L-05 Environmentally sustainable development
  - 15.01-5S Neighbourhood character
- Clause 16 Housing
  - 16.01-1S Housing supply
  - 16.01-1R Housing supply – Metropolitan Melbourne
  - 16.01-1L Homes in Merri-bek
  - 16.01-2S Housing affordability
  - 16.01-2L Housing affordability Merri-bek

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State, regional and local provisions of the Planning Policy Framework seek to constrain the outward expansion of Metropolitan Melbourne by fostering a more consolidated, sustainable and healthy city. This includes support for new housing close to services, jobs and public transport to accommodate the increasing population. This is substantially informed by *Plan for Victoria* which seeks to accommodate 70 percent of newly established residential development across Victoria within its established residential areas.

These policies outline that population increases are being experienced within Merri-bek, and that Council will adopt a targeted approach to meeting its future housing needs.

## **4.3 Zone**

### **4.3.1 Commercial 1 Zone**

The purpose of the C1Z as contained at Clause 34.01 of the Planning Scheme is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre*

Under the provisions of the zone, use of the land for 'accommodation' (dwelling) is a Section 1 use on the condition that any frontage at ground floor must not exceed 2 metres. The proposed residential frontage at the ground floor exceeds 2 metres and therefore, a permit is required pursuant to Clause 34.01-1.

A permit is required to construct a building or construct or carry out works under Clause 34.01-4 of the C1Z.

## **4.4 Overlays**

### **4.4.1 Design and Development Overlay – Schedule 18**

The purpose of the DDO18 as contained at Clause 43.02 of the Planning Scheme is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*

- To identify areas which are affected by specific requirements relating to the design and built form of new development.

DDO18 relates specifically to the 'Brunswick Activity Centre – Sydney Road and Upfield Corridor'.

Specific design objectives are provided at sub-clause 1.0 of Schedule 18 and include:

- To encourage a new mid-rise built form character with lower built form at the interfaces with the adjoining low rise residential areas.
- To complement the valued built form and heritage character along Sydney Road and respect the form, design and context of buildings of individual heritage significance in the precinct.
- To ensure the street wall remains the visually dominant element of all development in Sydney Road and that any height above the street wall is visually recessive, subservient and does not dominate the streetscape appearance.
- To establish a new cohesive built form character in off-corridor locations to the east and west of Sydney Road to achieve an appropriate balance between a sense of enclosure and openness and to ensure new street walls reinforce the existing character of street walls in nominated off-corridor streets.
- To protect the amenity of existing and proposed public open spaces and key pedestrian streets, and maintain reasonable amenity for residential properties within and adjacent to the activity centre.

Under the provisions of the DDO18, a permit is required to construct a building or construct or carry out works pursuant to Clause 43.02-2.

#### 4.4.2 Parking Overlay – Schedule 1

The PO1 applying to the Site relates to 'Mixed Use, Residential Growth, Commercial and Activity Centre Zones'. The Schedule varies car parking requirements for all uses listed in Table 1 of Clause 52.06-5 by applying the rate prescribed in Column B. The Proposal includes a single car parking space which is for the purpose of a shared car, to be utilised by residents. The reduction in car parking spaces proposed is sufficient for the Site, its context and proximity to public transport options and the overall design ethos of the proposal. The 'Traffic Engineering Assessment' prepared by *Traffix Group Pty Ltd* confirms the proposed arrangements with respect to car parking are acceptable and align with the requirements of the PO1.

#### 4.4.3 Development Contributions Plan Overlay – Schedule 1

The DCPO1 applying to the Site relates to the 'Merri-Bek Development Contributions Plan'. Pursuant to Clause 45.06-1, any permit granted must be consistent with the requirements of the Merri-Bek Development Contributions Plan.

#### 4.4.1 Environmental Audit Overlay – Schedule 1

The EAO applying to the Site requires potentially contaminated land is appropriately assessment and where required, remediated prior to the commencement of a sensitive land use or prior to carrying out any buildings or works. The inclusion of appropriately worded conditions is typical and recommended requiring any potential land contamination to be considered.

#### 4.4.1 Special building Overlay – Schedule 1

The SBO1 applying to the Site seeks to ensure considerations relating to possible overland flooding impacts are to be appropriately managed in accordance with the requirements of the appropriate floodplain management authority.

The portion of the Site affected by the SBO1 is minor, limited to the north-east corner. It is not considered that the proposed development will result in any adverse impacts with regards to the potential for flooding. The

proposed finished floor levels exceed the 1% Annual Exceedance Probability, as confirmed by Melbourne Water, by a minimum of 300mm.

Pursuant to Clause 44.05-2, a permit is required to construct a building or to construct or carry out works.

## 4.5 Particular Provisions

### 4.5.1 Clause 52.06 – Car Parking

Clause 52.06 of the Planning Scheme requires that prior to a new use or an increase in an existing use, the car parking provision required under Clause 52.06-5 must be provided to the satisfaction of the Responsible Authority.

The Site is located within the PPTN area, therefore the car parking rates in Column B of Clause 52.06-5 apply (and would apply irrespective of the PO1) as follows:

- One car parking space must be provided to each one or two-bedroom dwelling and two car parking spaces provided to each three-bedroom or more dwelling.

One share car parking space is provided as part of the proposal. This car parking arrangement is supported in the accompanying 'Traffic Engineering Assessment' prepared by *Traffix Group Pty Ltd* which further informs that no material impact on the operation of the existing road network is anticipated to arise as a result of the proposal. The Site's location and proximity to public transport networks, services and employment areas ensure the car parking proposed is sufficient for the Site and development.

Further detail regarding the proposed car parking provided on-site, vehicle access requirements and traffic generation is contained within the 'Traffic Engineering Assessment' prepared by *Traffix Group Pty Ltd*.

### 4.5.2 Clause 53.18 – Stormwater Management in Urban Development

Clause 53.18 – 'Stormwater Management in Urban Development' applies to all applications to construct a building within the C1Z. The purpose of Clause 53.18 is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

The proposed development will not result in the creation of any unreasonable stormwater runoff or create the entry of any excess pollutants. A Sustainability Management Plan has been prepared in support of the application by *Wrap Consulting Engineers Ptd Ltd* and details compliance with Clause 53.18 requirements.

### 4.5.3 Clause 53.23 – Significant Residential Development with Affordable Housing

The purpose of Clause 53.23 is:

- *To facilitate residential development that includes affordable housing to meet existing and future needs.*
- *To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.*
- *To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.*
- *To facilitate residential development with high quality urban design, architecture and landscape architecture.*

As outlined, given the proposal's combination of affordable housing and exemplary design standards the provided housing satisfies the 'Category 3' pathway of this control. Through this 'Category 3' process and as confirmed by DTP officers during the pre-application stages, a quantity surveyor report and written advice from CEO of Invest Victoria is submitted alongside this application.

The proposal is entirely consistent with Clause 53.23, seeking to facilitate high quality residential development incorporating additional affordable housing within an inner-city location, with a highly resolved urban design, architectural and landscape response.

#### **4.6 Clause 65**

Clause 65 sets out Decision Guidelines and Clause 65.01 sets out issues that the Responsible Authority must consider when making a decision. Those relevant to this application include:

- *The matters set out in Section 60 of the Act.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

The requirements of Clause 65 have been covered throughout this report and further analysis of key considerations is detailed in the following sections.

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## 5 Key Planning Considerations

### 5.1 Alignment with Planning Policy

The Site is strategically located within the Brunswick Activity Centre where planning policies encourage increased residential density to directly support the extensive commercial and mixed use development located within the centre area. Such areas present opportunities to leverage the availability of public transport, commercial uses and community services which are readily available. The resulting development provides for built form of a significant quality which greatly contributes to the character of this.

The proposal responds to the desired outcomes outlined in *Plan for Victoria*, in particular, Pillar 1 - Housing states that *'housing will be consistently functional, inclusive, accessible, fair and sustainable'*. These goals are at the core of the intention behind the proposal.

The proposal is also in strong alignment with relevant provisions of the Municipal Planning Strategy. Clause 02.03-1 (Settlement) identifies the role and function of the Brunswick Activity Centre to include *'Accommodate substantial residential/mixed-use growth and change to create a new character of increased density and scale of built form'*. The proposal directly supports the Activity Centre by providing a significant increase in residential dwellings over the Site and immediate locality. Furthermore, the character and scale of built form is both complementary and innovative for the Site and the broader Brunswick Activity Centre area.

The proposal directly responds to the strategic directions surrounding built environment, environmentally sustainable design and housing as per Clauses 02.03-4 and 02.03-5 respectively. The proposal is a housing development of exemplary design, improving the amenity of the local area and ensuring key sustainability practices are central to its design. The development provides critical dwelling stock within a municipality expected to cater for an additional 69,000 dwellings per *Plan for Victoria* targets. These dwellings ensure the inclusion of affordable housing options and are provided within a location stated for significant change.

With further regard to affordable housing, the proposal directly responds to housing affordability policy at Clause 16.01-2S (Housing Affordability) by providing more affordable housing closer to jobs, transport options and necessary services.

The proposal successfully implements relevant objectives and strategies of the PPF, and local planning policy noting:

#### Planning Policy Framework

- The introduction of an additional 43 residential dwellings within the defined Brunswick Activity Centre is consistent with objectives including:
  - *11.03-1S Activity centres: To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.*
  - *16.01-2S Housing supply: To facilitate well-located, integrated and diverse housing that meets community needs.*
- Increases housing density in an identified housing opportunity area and in response to objectives and strategies of Clauses 16.01-1S (Housing Supply) and 16.01-1R (Housing Supply – Metropolitan Melbourne), with excellent access to nearby jobs, services, and public transport.
- The proposal responds to the need for diversified, affordable housing stock within metropolitan Melbourne as sought by Clause 16.01-2S (Housing Affordability).
- The development contributes positively to the public realm and local amenity. This is achieved through the architectural design response carefully considering interfaces and utilising modern design philosophy and sustainability at the forefront of the proposals design. The proposal results in a visually appealing, highly functional, and highly sustainable residential environment for future residents in a

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strategically significant location which encourages alternate and active modes of transport. Such outcomes address objectives and strategies of clauses 15.01-1S (Building Design) and 15.01-1R (Urban Design).

### Planning Policy Framework (Local)

- Provides an excellent response to the local building design requirements of the Planning Scheme as contained at Clause 15.01-2L, providing very high quality, contemporary architecture which has specifically included detailed landscaping throughout. Areas providing for waste collection have also been appropriately included.
- Environmentally sustainable design objectives are fundamental to the proposal, with best practice achieved through key design elements such as solar orientation, inclusion of solar panels, passive design and the inclusion of substantial landscaping treatment. The proposal is consistent with the requirements of Clause 15.01-2L-05 (Environmentally sustainable development).
- The provision of an additional 43 townhouses within an identified 'significant change area' responds to strategies of Clause 16.01-1L (Homes in Merri-bek), where a variety of one to three bedroom townhouses are proposed on a large site where such additional housing is encouraged. The C1Z of the Site clearly encourages residential dwellings to be provided in support of existing and future commercial and community uses.

## 5.2 Community Benefits

The delivery of the proposal and the associated design response provides significant, broader community benefits through:

- Provision of additional affordable housing through the application's statutory processing via the Clause 53.23 pathway.
- Enhancements of the public realm through the development positively addressing each of the three street frontages. These interfaces are improved through the architectural design of the proposal in conjunction with the substantial and considered landscaping design.
- The proposal encourages the use of alternative modes of transport for residents and locates highly liveable housing within walkable catchments of significant retail and community services opportunities.
- Additional employment and job opportunities during the project's construction phase.
- Commitments to excel in standard ESD requirements.

## 5.3 Built Form and Urban Design Outcomes

The massing and scale of the proposed development are appropriate to the Site and have been informed by its surrounding context. This ultimately results in a further improvement to the local area, providing for a safe, healthy, functional and enjoyable residential development as per the objective of Clause 15.01-1S. Specifically, safety of the public realm is improved through increased passive surveillance opportunities provided from dwellings fronting onto each street adjoining the Site within habitable windows provided on all floors of the townhouses while ensuring the level of articulation and an appropriate internal layout aligning with Clause 15.01-1L. The significant extent of landscaping proposed, in conjunction with sustainable design initiatives provide for a healthy and walkable development.

Further local built form policy guidance is provided at Clause 15.01-2L and Clause 15.01-2L-04 of the Planning Scheme and which has been considered in the design response as follows:

- The building design presents high quality architecture, positively addressing all street fronts adjoining the Site. This includes the provision of waste storage facilities not being visible from the public realm, located within the building design.

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- One vehicle crossover is required to service the Site and is located in the south east corner of the development, fronting onto Florence Street. All other access locations into the Site are provided for pedestrian access and are treated with detailed landscaping. This results in visually appealing development which does not result in vehicle crossovers dominating the street scape.
- The built form design and orientation has been specifically designed to maximise solar access. This is provided in conjunction with passive design elements such as providing sufficient access to daylight and allowing through ventilation in each dwelling. The proposal ensures passive energy efficiency is a key component of its design. The provision of solar panels on the roof of the dwellings is included and reinforces the broader sustainability objectives of the proposal.
- The proposal provides dwellings which include useable habitable spaces which cater for the needs of future residents. These dwellings align with the objectives of Clause 55, although not an application requirement, and include multiple living spaces across all levels of the dwellings. Further, outdoor space is provided for each dwelling (not including the affordable housing dwellings) and allows sufficient space for residents' needs including space for a clothesline. The substantial communal open space facilities within the development and in close proximity to the Site provide for the full resident recreational needs.

The proposal is consistent with relevant objectives of DDO18. In particular, an appropriate built form scale is proposed with respect to street wall height and building layout objectives. More specifically, the proposal achieves compliance as follows:

- The townhouses are to be constructed to each street frontage boundary with a maximum height of 10.39m. This results in a street wall height consistent with the stated requirements, noting a height of between 9m-12m along Breese Street is preferred and a height of between 7m-10m along Florence Street.
- The development includes detailed facade treatment, building articulation and provides for multiple windows for each dwelling, on all levels. This results in a high quality architectural design which improves the visual amenity of the local area.
- The share car arrangement proposed for residents, rather than individual car parking spaces for each dwelling, results in a public realm and interface to the development which is not dominated by vehicle crossovers or visible car parking spaces. This adds to the improved local amenity proposed while encouraging increased use of key public infrastructure including the public transport options available and the Upfield Shared Path.
- The proposal ensures a high level of permeability for pedestrian access, facilitating a walkable neighbourhood for residents.

## 5.4 Traffic and Car Parking

As acknowledged earlier in this report, a reduction to the statutory car parking requirements is proposed and forms a key aspect of the development.

Critical to this assessment is the Site's location within the Brunswick Activity Centre, the alternative means of transport provided as part of the proposal and its excellent location to existing public transport infrastructure, including the renewed Anstey Railway Station. Significant bicycle parking spaces are provided, within the dwellings, the mobility hub and the internal laneways, which further encourages active transport modes within a locality capable of accommodating this type of people movement. A total of 78 bicycle parking spaces are included in total.

This application is accompanied by a detailed 'Traffic Engineering Assessment' prepared by *Traffix Group Pty Ltd*. The report concludes that the provision of car parking proposed by this application is entirely appropriate. The basis for this position is detailed at the conclusion which states:

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- the site’s location within the Brunswick Activity Centre (Sydney Road Precinct), and all the local services this provides within walking distance of the site,
- the availability of extensive alternative transport options ensures that residents are not in a situation of ‘transport disadvantage’, including:
  - the site highly walkable,
  - in close proximity to quality public transport services,
  - bicycle facilities and infrastructure, and
  - access to car share vehicles
- the reduced traffic impacts on the local and broader road network, including reduced environmental impact,
- there is demand for dwellings in Brunswick without car parking, and this development will be attractive to that segment of the market, and
- residents will not be able to maintain a car using public parking resources given current restrictions and parking availability.
- there are no traffic engineering reasons why a planning permit for the proposed residential development at 46-52 Breese Street, Brunswick should be refused, subject to appropriate conditions.

**5.5 ESD Performance**

With regards to the ESD performance of the building we rely upon the preliminary Sustainability Management Plan prepared by *Wrap Consulting Engineering Pty Ltd*. The proposal has been designed to respond to Clause 15.01-2L-02, requirements of the Planning Scheme and in accordance with BESS requirements where it exceeds ‘best practice’ ESD requirements, enabling it to achieve an ‘Australian excellence’ ESD rating.

The façade design response, internal townhouse layouts and incorporation of cross-ventilation through extensive windows at each end of the townhouses promotes excellent natural ventilation and daylight to living areas, given the orientation of the Site. This passive design feature is intended to limit reliance on mechanical heating and cooling throughout the year. High performance glazing to windows will ensure a reduction in thermal loads, which will be assisted by appropriate ratios of fenestration to façade areas of the development.

Sustainable transport modes such as walking, and cycling are strongly encouraged through the appropriate provision of lock-up bicycle spaces within the mobility hub, bicycle storage within the townhouses and additional racks throughout the Site, greatly exceeding the resident statutory requirement of Clause 52.34 and enabling residents to access nearby Upfield Line Shared Path. The Site’s location in close proximity to the Anstey Railway Station and Sydney Road tram route 19 services will only be enhanced in the future by the proposal, assist future residents and users in choosing alternative transport modes with the Site containing an overall walk score of 98 out of 100, deemed a ‘walkers paradise’.

The abovementioned design features and overall design response result in a building which displays an excellent ESD performance which is a feature attraction of the completed development; enhancing user comfort levels and reducing living costs over the lifetime of the building. Further detail regarding the proposal’s ESD performance is contained in the ‘Sustainability Management Plan’ prepared by *Wrap Consulting Engineering Pty Ltd*.

**5.6 Waste Management**

With regard to proposed waste management on the Site, the application relies upon the ‘Waste Management Plan’, prepared by *One Mile Grid Pty Ltd* which accompanies and forms part of this planning permit application.

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The proposal provides for a waste storage area on the eastern side of the site, and is provided external access via a 3.2 m wide roller door from William Street and the public laneway, and resident access via the southern east-west walkway and the Mobility Hub and car space from Florence Street.

The proposed waste storage locations will reduce the impact of these facilities on residents and the public realm and facilitate better management of recycling. Further detail in regard to the collection and management of waste is detailed in the accompanying 'Waste Management Plan' prepared by *One Mile Grid Pty Ltd*.

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## 6 Conclusion

As outlined in this submission, the proposed use and development of the Site appropriately meets the policy requirements and strategic direction of the Merri-bek Planning Scheme.

The location of the Site within the Brunswick Activity Centre strategically supports its development for 43 residential townhouses in the form and scale proposed. More specifically, the proposal:

- Aligns with key objectives and strategies of State and local planning policy through the provision of additional, affordable housing within an identified activity centre where *'significant housing change'* is to occur to accommodate a large portion of the forecasted population growth through *Plan for Victoria*.
- Promotes environmentally sustainable development as a key component of the design and includes a significant landscape contribution to the locality.
- Provides a building form and layout that actively engage with the public realm and respects the movement of pedestrians in and around the site, while increasing passive surveillance opportunities.
- Does not result in offsite amenity impacts as a result of the Site's location between the railway corridor and Sydney Road, amongst commercial/retail development.

On this basis, it is considered the proposal provides a well resolved design outcome for this strategic site and will deliver a significant net-community benefit to the immediate and broader area that warrants approval by the Minister for Planning.

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Page 1 of 1

VOLUME 10098 FOLIO 870

Security no : 124129439321P  
Produced 29/10/2025 11:04 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 129123C.  
PARENT TITLE Volume 07003 Folio 493  
Created by instrument R694880X 18/12/1991

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
THE BURNT ONES PTY LTD of "BUILDING 7" 1 DAIRY ROAD FYSHWICK ACT 2609  
AV333118P 14/02/2022

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AV333119M 14/02/2022  
NATIONAL AUSTRALIA BANK LTD

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**DIAGRAM LOCATION**

SEE TP129123C FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 50 BREESE STREET BRUNSWICK VIC 3056

**ADMINISTRATIVE NOTICES**

NIL

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Effective from 01/03/2022

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Document Assembled	<b>29/10/2025 11:04</b>

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<b>TITLE PLAN</b>	<b>EDITION 2</b>	<b>TP 129123C</b>
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<b>Location of Land</b> Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 125(PT)  Last Plan Reference: Derived From: VOL 10098 FOL 870 Depth Limitation: NIL	<b>Notations</b>          ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
---	---

<b>Description of Land / Easement Information</b>  ALL THAT PIECE OF LAND IN THE PARISH OF JIKA JIKA BEING PART OF CROWN PORTION 125 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON TOGETHER WITH A RIGHT OF CARRIAGE WAY OVER THE LAND SHOWN MARKED "A-1" ON THE SAID MAP	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 01/09/1999 VERIFIED: M.P
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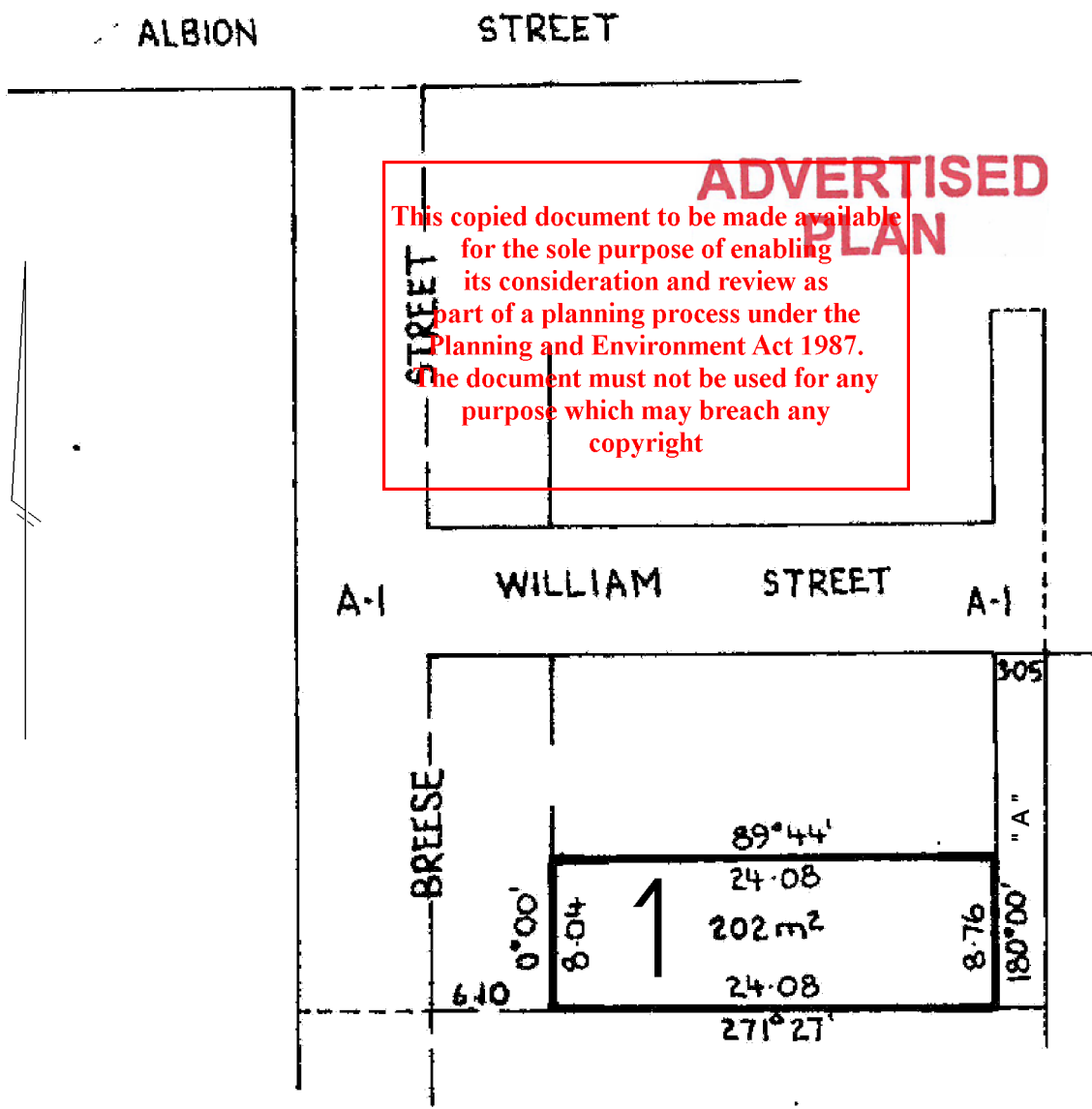


TABLE OF PARCEL IDENTIFIERS
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PARCEL 1 = CP 125 (PT)



**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 04274 FOLIO 716

Security no : 124129440299C  
Produced 29/10/2025 11:17 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 257052H.  
PARENT TITLE Volume 02766 Folio 086  
Created by instrument K596969 21/10/1983

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
THE BURNT ONES PTY LTD of "BUILDING 7" 1 DAIRY ROAD FYSHWICK ACT 2609  
AV333118P 14/02/2022

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AV333119M 14/02/2022  
NATIONAL AUSTRALIA BANK LTD

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**DIAGRAM LOCATION**

SEE TP257052H FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 52 BREESE STREET BRUNSWICK VIC 3056

**ADMINISTRATIVE NOTICES**

NIL

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PLAN**

TITLE PLAN	EDITION 2	TP 257052H
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**Location of Land**

Parish: JIKA JIKA  
 Township:  
 Section:  
 Crown Allotment:  
 Crown Portion: 125 (PT)

Last Plan Reference:  
 Derived From: VOL 4274 FOL 716  
 Depth Limitation: NIL

**Notations**

**ADVERTISED PLAN**

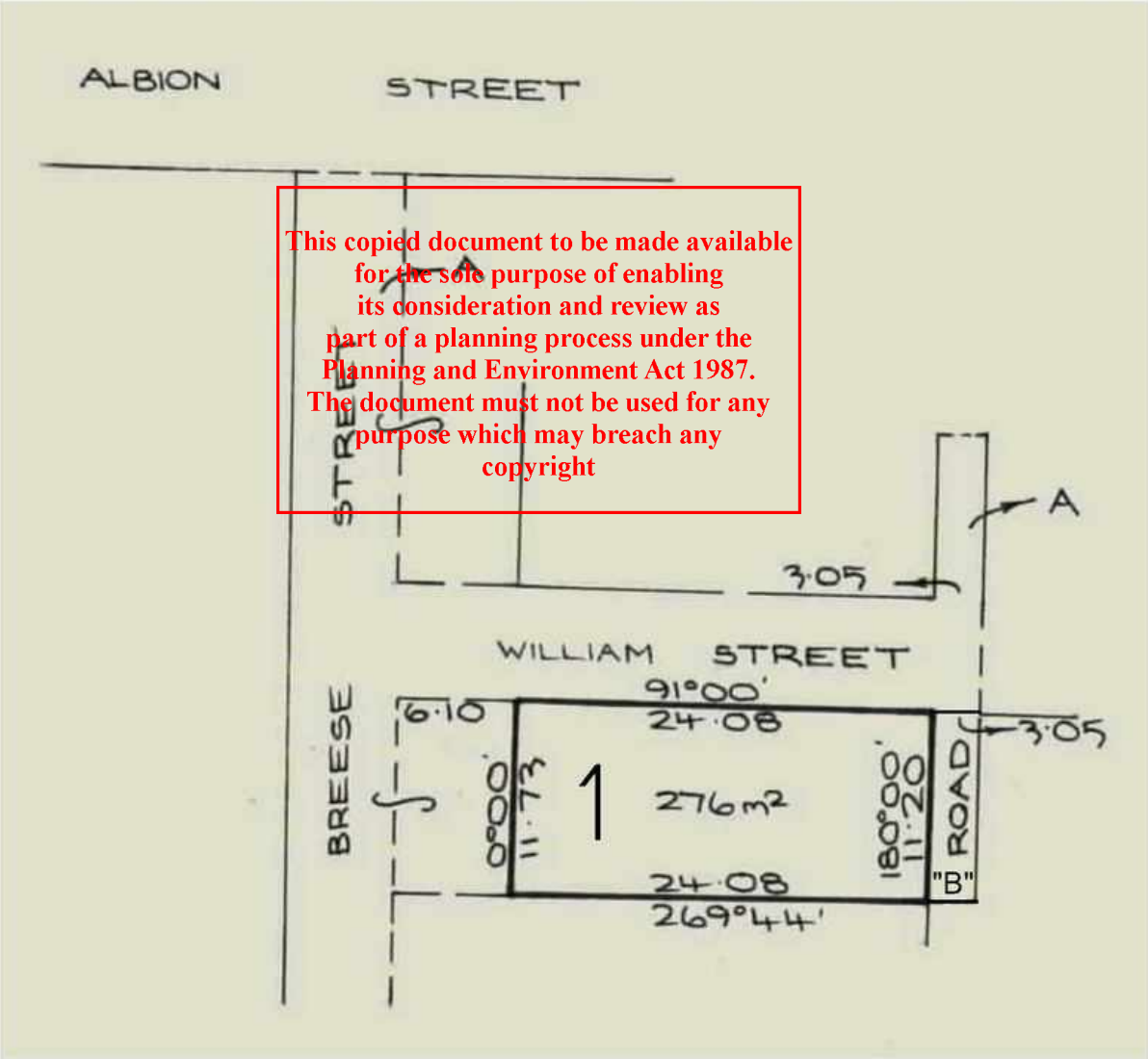
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

**Description of Land / Easement Information**

all that piece of land in the Parish of Jika Jika County of Bourke being part-of Crown Portion 125 which land is shown enclosed by continuous lines on the-- map hereon TOGETHER WITH a right of carriage way over the roads shown marked A on the said map - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 12/09/2000  
 VERIFIED: HG



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Page 1 of 2

VOLUME 08847 FOLIO 803

Security no : 124129439025L  
Produced 29/10/2025 11:00 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 830385J.

PARENT TITLES :

Volume 02776 Folio 098      Volume 04349 Folio 709      Volume 04732 Folio 399

Created by instrument D621825 29/01/1970

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

THE BURNT ONES PTY LTD of "BUILDING 7" 1 DAIRY ROAD FYSHWICK ACT 2609  
AV333118P 14/02/2022

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AV333119M 14/02/2022  
NATIONAL AUSTRALIA BANK LTD

CAVEAT as to part AE400912T 07/06/2006

Caveator

CITIPOWER PTY LTD

Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

07/06/2006

Estate or Interest

LEASEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

CITIPOWER PTY LTD

Notices to

CITIPOWER PTY LTD of LEVEL 8 40 MARKET STREET MELBOURNE VIC 3000

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**DIAGRAM LOCATION**

SEE TP830385J FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 2 of 2

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**ADMINISTRATIVE NOTICES**

NIL

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**TITLE PLAN**

**EDITION 2**

**TP 830385J**

**Location of Land**

Parish : JIKA JIKA  
 Township : -  
 Crown Allotment : -  
 Crown Portion : 125 (PT)  
 Section : -  
 Base record : DCMB  
 Last Plan Reference : -  
 Derived From : VOL. 8847 FOL. 803  
 Depth Limitation : NIL

**Notations**

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**Description of Land/ Easement Information**

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 COMPILED: Date 25/07/05  
 VERIFIED: A. DALLAS  
 Assistant Registrar of Titles

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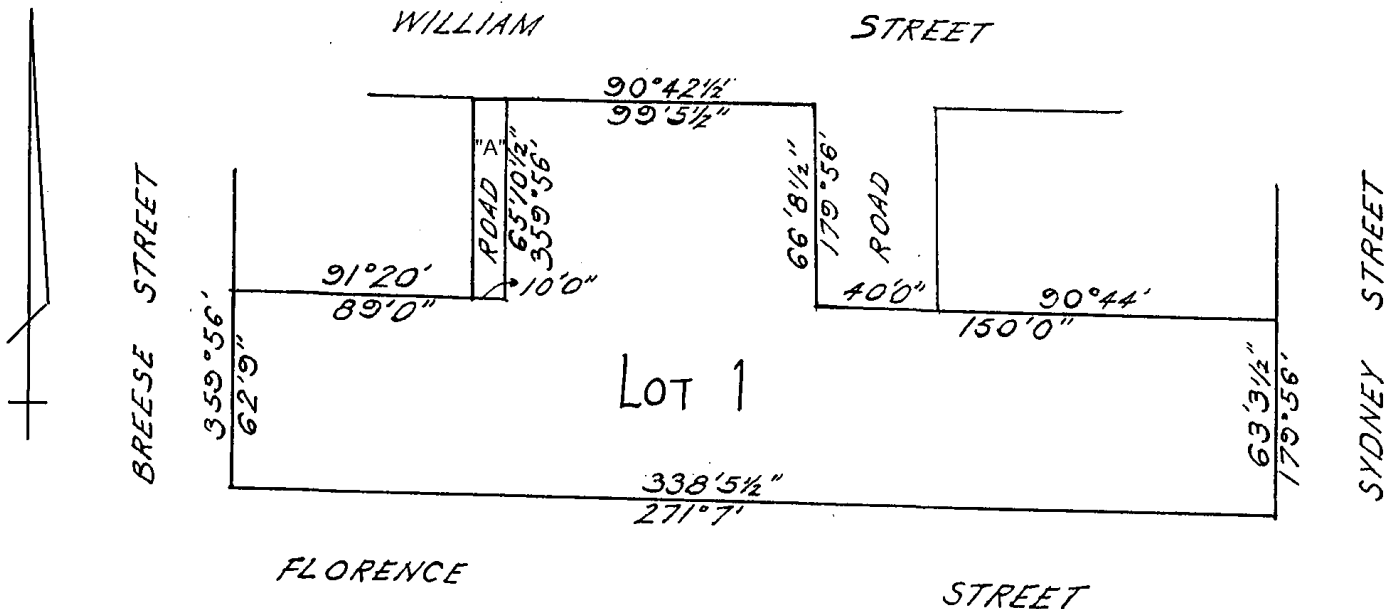


TABLE OF PARCEL IDENTIFIERS
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LOT 1 = C.P.125 (PT)

LENGTHS ARE IN FEET AND INCHES

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links



**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 12464 FOLIO 566

Security no : 124129438298C  
Produced 29/10/2025 10:50 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 971497H.  
Created by instrument AW482434K 31/03/2023

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
THE BURNT ONES PTY LTD of 41-49 KEELE STREET COLLINGWOOD VIC 3066  
AW751875E 20/04/2023

**ENCUMBRANCES, CAVEATS AND NOTICES**

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**DIAGRAM LOCATION**

SEE TP971497H FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

**ADMINISTRATIVE NOTICES**

NIL

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Effective from 20/04/2023

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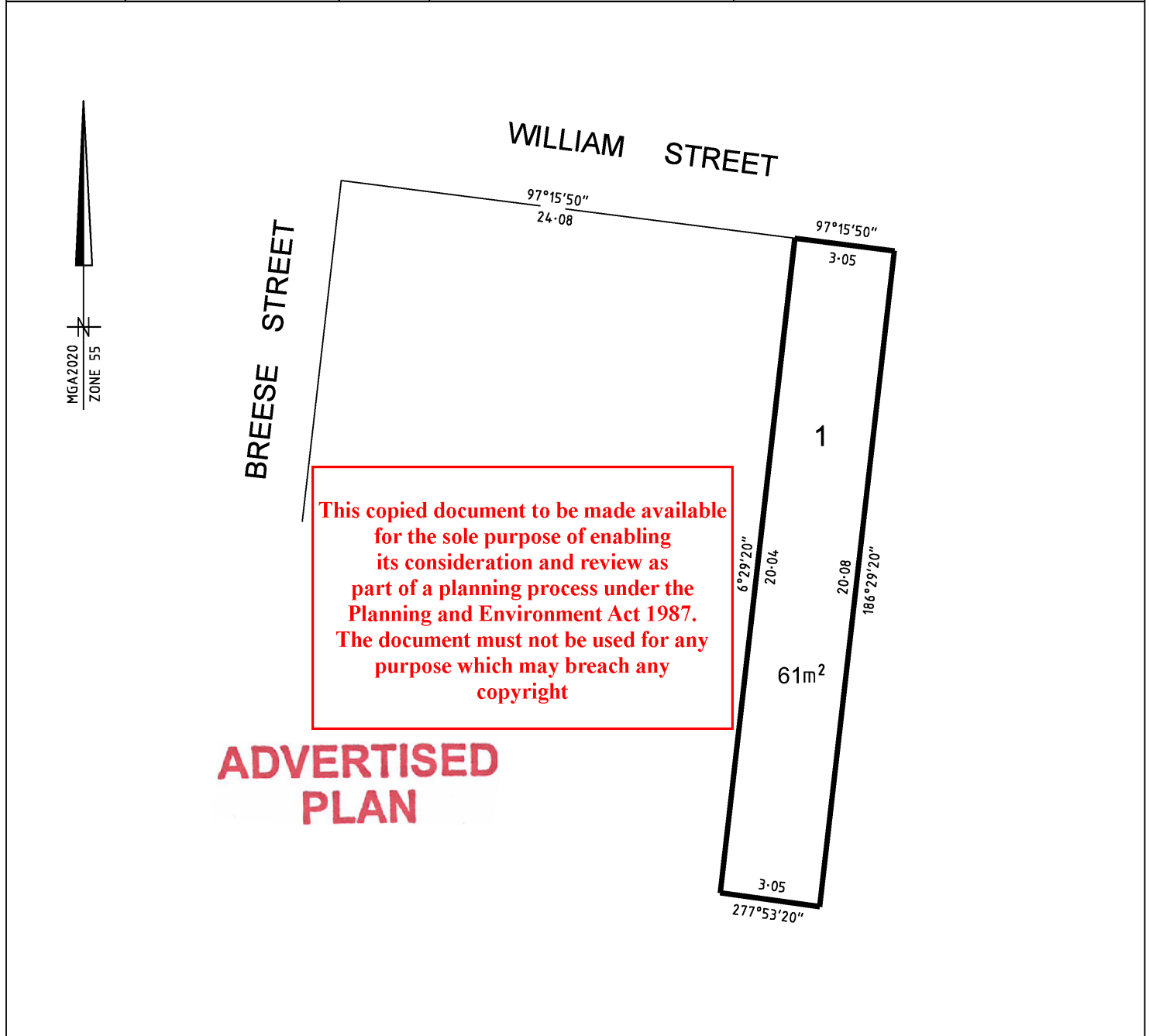
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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP971497H</b>
<b>LOCATION OF LAND</b> PARISH : JIKA JIKA TOWNSHIP: - SECTION: - CROWN ALLOTMENT : - CROWN SECTION: 125 (PART)  LAST PLAN REFERENCE: DERIVED FROM: Memorial Book 426 No 396  DEPTH LIMITATION : NIL	<b>NOTATIONS:</b>	
	THIS PLAN HAS BEEN PREPARED BY SMEC FOR TITLE DIAGRAM PURPOSES.	PLAN REGISTERED DATE: 31/03/2023  Assistant Registrar of Titles DS

**EASEMENT INFORMATION**

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of



ORIGINAL SHEET SIZE: A3	DEALING / FILE NUMBER: AW482434K	DEALING CODE: X207D
SCALE 1:125 1.25 0 1.25 2.5 3.75 5 LENGTHS ARE IN METRES	GOVERNMENT GAZETTE No: G46 page 4444 17 Nov 2022	SHEET 1 OF 1