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429 ALBERT STREET

BRUNSWICK

URBAN DESIGN TOWN PLANNING REPORT

JUNE, 2026 | REVISION [C]

lat STUDIOS

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01 URBAN CONTEXT ANALYSIS

EXISTING CONTEXT

The site at 429 Albert Street is located in Melbourne's inner-northern suburb of Brunswick - around 5km north of the Melbourne CBD.

Brunswick blends a rich multicultural character with creativity, anchored by the lively Sydney Road Shopping and dining strip, major retail at Barkly Square, and strong public transport links.

It is a hub for students and professionals alike, with RMIT University's Brunswick campus contributing to the dynamic local culture of design, arts and innovation.

The area has a wealth of parklands and recreation space that serve the local community and those farther afield. The Central Brunswick Parklands - including Clifton park, Gilpin Park, Brunswick Park and adjacent reserves forming an extensive green network of walking paths, sporting ovals and facilities.

Connected by cycling corridors and routes, the area is serviced by a diversity of urban and open space amenity.

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01 Clifton Park
02 Gilpin Park
03 RMIT University Brunswick Campus
04 The Royal Melbourne Hospital
05 Moonee Valley Racecourse
06 Melbourne Zoo
07 Barkly Square
08 Royal Park

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SITE CONTEXT

429 Albert Street is located at the heart of a significant chain of open spaces - including Gilpin, Clifton and Brunswick Parks - which run through the semi-industrial heart of Brunswick, east of Sydney Road. Recent developments near the site capitalise on these open spaces by facing onto them and physically connecting to the circulation networks, while also reflecting the material palette of the area's industrial heritage, as seen in the site images opposite.

Historically, the area was industrial, including the former Hoffman's Brickworks. The legacy of these previous land uses is reflected in the present-day architectural character of the area, particularly in site images 2, 3 and 9.

In recent years, much of the area has been targeted for renewal and residential development, reflecting Brunswick's evolution from an industrial precinct to a higher-density mixed-use neighbourhood. There are many direct visual links across the parklands between recent developments and the range of open space amenities.

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LOCAL AMENITY

429 Albert Street, Brunswick is in close proximity to the eclectic Brunswick Activity Centre, anchored by the Sydney Road corridor. The activity centre offers a well-connected mix of shops, cafes, creative industries and cultural venues.

It is a vibrant walkable area with significant open space amenity, in particular the Brunswick Central Parklands cluster adjacent to the site.

Primary and secondary schools, tertiary institutions and community facilities are within a 10-minute walk of the site.

Further west runs the border of the Merri-bek council area, along Moonee Ponds Creek. To the south crossing into the City of Melbourne council area is Royal Park and Melbourne Zoo.

Legend

	Project Site
	Local council area
	Railway corridor and station
	Roads
	Moonee Ponds Creek
	Open space
	Tertiary institutions
	Schools
	Brunswick Activity Centre *Sydney Road and Upfield Corridor*

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OPEN SPACE NETWORK

429 Albert Street, Brunswick is located amongst the Brunswick Central Parklands cluster.

These parklands cover approximately 19 hectares of central Brunswick at the boundary to West Brunswick and is the most significant open space in the area. As Brunswick and the immediate surrounds of the parklands has continued to develop, Brunswick Central Parklands continues to be a major hub of passive and active recreation for the local community.

Merri-bek City Council released the *Brunswick Central Parklands and Integrated Water Management Plan* in May 2023, which outlines the vision for the future of the parklands cluster as it continues to support a growing community.

As designated by Victorian Planning Authority, the Brunswick Central Parklands cluster is made up of two open space types. Brunswick Park, Gilpin Park and the south-eastern edge of Clifton Park are designated as parks and gardens (typically passive recreation). A.G Gillion Oval, Reaburn Reserve and the majority of Clifton Park are designated as sportsfields and organised recreation.

Legend

	Project Site
	Local council area
	Railway corridor and station
	Roads
	Moonee Ponds Creek
	Sportsfields and organised recreation
	Parks and gardens

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CONNECTIVITY

429 Albert Street is well-located at a hub of transport options and walkable connections. Many of the bus stops and tram stops can be accessed via the local street network or through the neighbouring open spaces, Gilpin Park and Clifton Park.

Within a 5 minute walking radius of the site, public transport connections include:

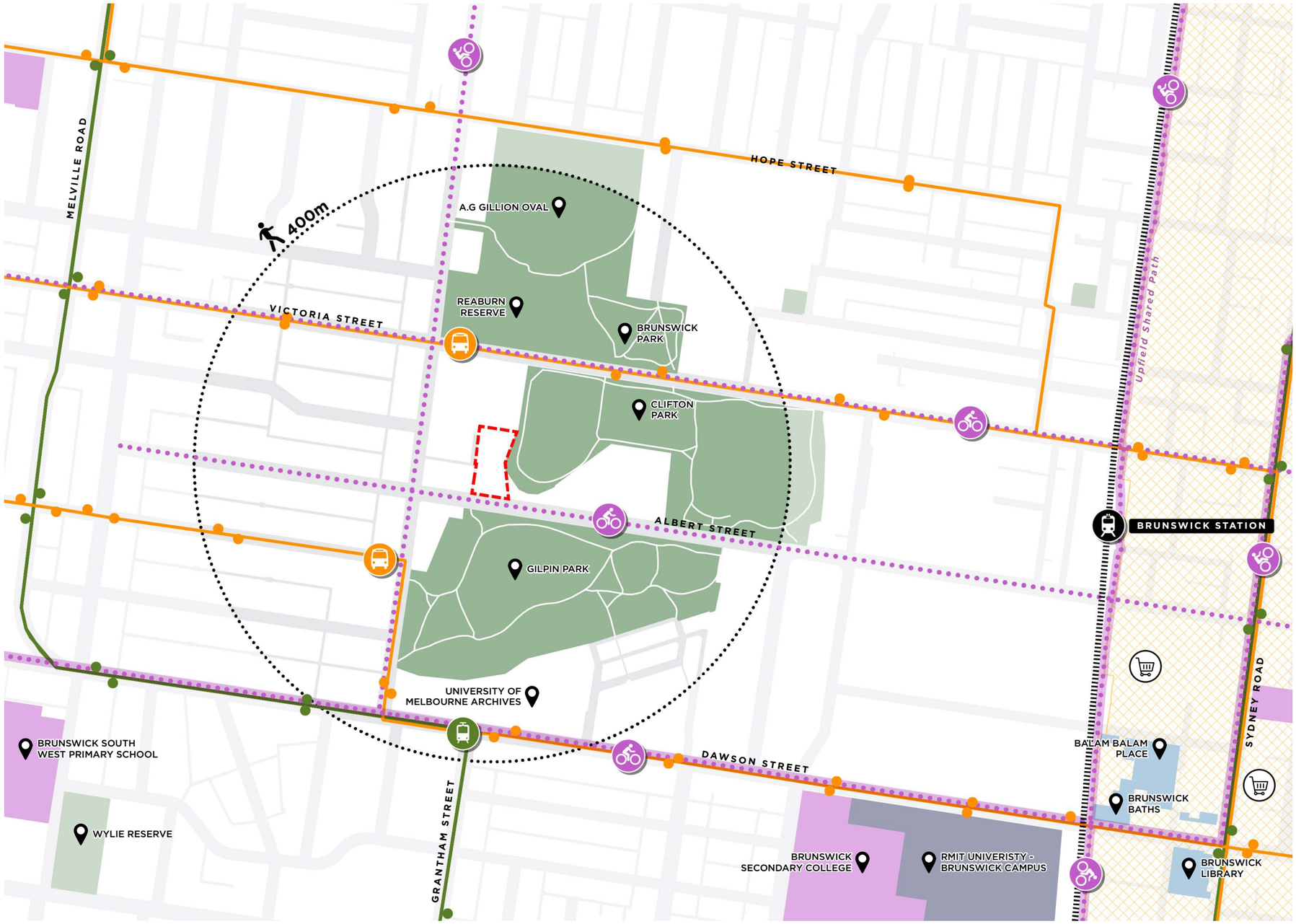
- Along Pearson Street, bus route 506 connects Moonee Ponds to Westgarth via Brunswick.
- Along Victoria Street, bus route 508 connects Moonee Ponds to Alphington via Brunswick and Northcote.
- At the corner of Dawson Street and Grantham Street, the 58 tram route connects West Coburg to Toorak via Melbourne CBD.

A Strategic Cycling Corridor route travels along Dawson Street to the south of the site and connects into the Upfield Shared Path. The Upfield Shared Path runs adjacent to the rail corridor and is one of the major cycling routes between Melbourne CBD and the northern suburbs.

Brunswick Station is a 10 minute walk east of the site. The rail corridor forms the edge of the Brunswick Activity Centre. Tram Route 19 runs along Sydney Road, between North Coburg and Flinders Street Station.

Legend

- Project Site
- Railway corridor and station
- Tram route and stops
- Bus route and stops
- Cycle route
- Strategic Cycling Corridor
- Open space
- Tertiary institutions
- Schools
- Community facilities
- Supermarket
- Brunswick Activity Centre
  Sydney Road and Upfield Corridor



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PLANNING CONTEXT

ZONING

The site is located within the Mixed Use Zone (MUZ1 – Merri-bek Mixed Use Areas) of the Merri-bek Planning Scheme. The purpose of the Mixed Use Zone is to provide for a range of residential and commercial uses that complement the mixed-use character of the locality.

MUZ1 includes an objective to maximise landscaping across the site, including retaining existing canopy trees and providing new canopy trees and vegetation.

0 50 100m

Legend

- Project Site
- Mixed Use Zone (MUZ1)
- Industrial Zone (IN3Z)
- Neighbourhood Residential Zone (NRZ1)
- Public Park and Recreation Zone

OVERLAYS

The site is subject to an Environmental Audit Overlay (EAO) and a Design and Development Overlay (DDO26 – Albert Street Urban Renewal Precinct), with a Heritage Overlay (HO56 – Daly Street Precinct) interfacing the site to the west.

The purpose of the EAO is to ensure that potentially contaminated land is suitable for uses that could be significantly adversely affected by contamination (e.g. residential use).

DDO26 supports medium-density residential development with a pedestrian scale along precinct edges and built-form separation that responds to the lower-scale existing dwellings and nearby heritage areas. It also emphasises strong pedestrian connections between Albert Street and Clifton Park, supported by passive surveillance of public spaces and internal communal areas. Landscape treatments should integrate with the surrounding parkland context and maximise park views from new dwellings.

0 50 100m

Legend

- Project Site
- Heritage Overlay
- Environmental Audit Overlay
- Design and Development Overlay

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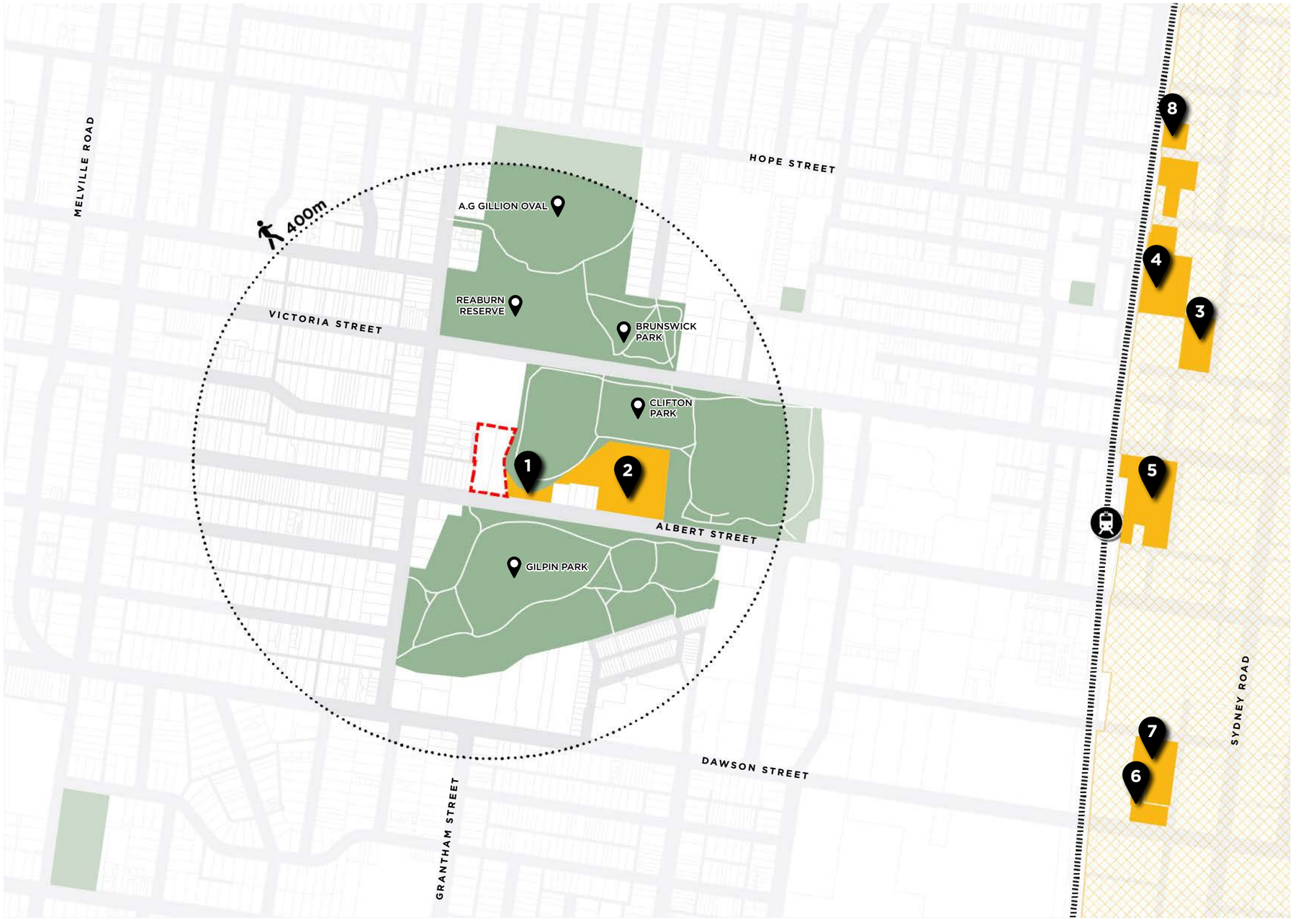
LOCAL DEVELOPMENT

RECENT DEVELOPMENT APPROVALS

Brunswick has seen significant change in recent years, with planning activity seeking to accommodate inner-city housing growth and changes in housing typologies. A move toward large residential developments and high density mixed-use has changed the urban fabric of the suburb.

State government is showing continued policy support for housing infill in established suburbs such as Brunswick. This is being achieved through efforts such as the Victorian Government's Development Facilitation Program which streamlines approvals for projects delivering new homes.

Some of the projects that are underway are outlined in the map opposite. Many are focused within the Brunswick Activity Centre, but there is a clear focus on lots adjacent to the significant open spaces of Clifton Park, Brunswick Park and Gilpin Park.



Legend

- Project Site
- Railway corridor and station
- Recent development approvals
- Open space
- Brunswick Activity Centre
  Sydney Road and Upfield Corridor

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427 Albert Street, Brunswick (Parklife 2)

Project status	Approved
Project type	Residential
Approved Building Height	7 storeys
Planning Scheme Max. Building Height	8 storeys with 4 storey podium
Compliance	Yes

395/411 Albert St, Brunswick (LIV Albert)

Project status	Under Construction
Project type	Residential
Approved Building Height	11 storeys
Planning Scheme Max. Building Height	8 storeys with 4 storey podium
Compliance	No

8 Ballarat St, Brunswick (Brunswick Yard)

Project status	Constructed
Project type	Residential
Approved Building Height	8 storeys
Planning Scheme Max. Building Height	17m
Compliance	No

17-19 Hope Street, Brunswick (Nightingale Ngarrga Terragulk)

Project status	Under Construction
Project type	Residential
Approved Building Height	8 storeys
Planning Scheme Max. Building Height	17-19 meters
Compliance	No

342-348 Victoria St, Brunswick

Project status	Under Construction
Project type	Residential
Approved Building Height	3-11 storeys (max 36.7m)
Planning Scheme Max. Building Height	25m
Compliance	No

10 Dawson St, Brunswick, VIC 3056

Project status	Under Construction
Project type	Residential
Approved Building Height	9 storeys
Planning Scheme Max. Building Height	25m
Compliance	No

33 Saxon Street, Brunswick (Milieu)

Project status	Approved
Project type	Mixed Use
Approved Building Height	9 storeys
Planning Scheme Max. Building Height	17m
Compliance	No

Nightingale Village, Duckett St

Project status	Constructed
Project type	Residential, Multiple Developments
Approved Building Height	4-7
Planning Scheme Max. Building Height	17m
Compliance	No

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OPEN SPACE AMENITY

LOCAL PARKS

429 Albert Street interfaces with the Brunswick Central Parklands cluster, one of the most significant open spaces within Merri-bek. The connected expanse of sportsfields, skateparks, heritage parks, natural bushland and dog off-leash areas provides a huge variety of passive and active recreational uses. New development should respond to this significance with high quality architecture and landscape that responds to the local ecology, climate and character of the area. There are opportunities to connect open spaces through pedestrian crossings and site through links.

1 Clifton Park
Consists of recreation spaces including a skate park, oval, pavilion, basketball half-court, synthetic soccer pitch and connected shared paths.

2 Brunswick Park
A Heritage park consisting of shade trees, shelters, picnic areas, barbecues and toilet facilities.

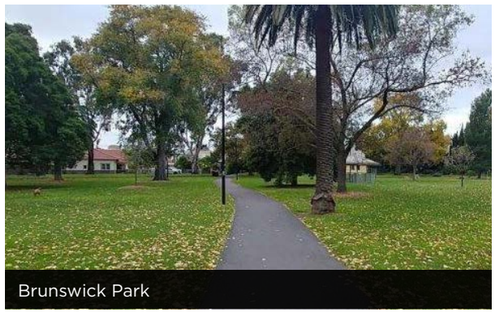
3 Reaburn Reserve
Connects with A.G Gillion Oval to the north and is home to West Brunswick Tennis Club, Brunswick Netball Club and Brunswick Mallet Sports Club. It predominantly supports active recreation and social sports.

4 Gilpin Park
A natural bushland park with shared pathways, play spaces, tennis tables, dog park, sheltered areas, picnic and barbecue facilities.

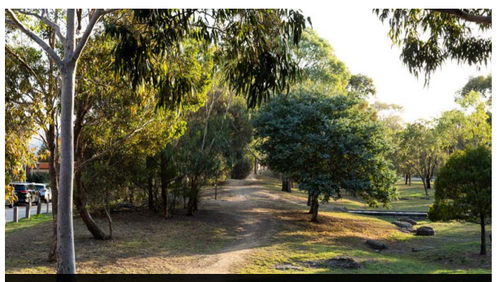
Legend

	Project Site
	Bus route and stops
	Existing pedestrian connections
	Future pedestrian connections
	Open space
	Wombat pedestrian crossing
	Future Albert Street Wombat crossing
	Existing Albert Street Wombat crossing

Clifton Park


Brunswick Park

Reaburn Reserve


Gilpin Park

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OPPORTUNITIES

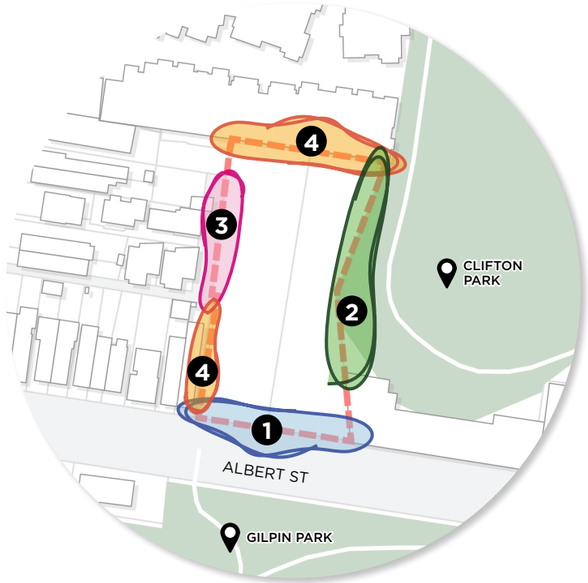
ACCESS

The site access points will utilise design interventions that minimise vehicle conflicts and prioritise passive surveillance, pedestrian permeability and cycle connections.

Entries to the site are prioritised as follows:

1. Eastern pedestrian access from Albert Street, views onto Gilpin Park.
2. Pedestrian access from Clifton Park to the east, maintaining views through to the existing laneway.
3. Pedestrian access from the existing laneway to the west, maintaining views through to Clifton Park.
4. Central pedestrian access from Albert Street, views onto Gilpin Park.
5. Vehicle access off Albert Street, utilising design treatments that will minimise vehicle conflict.

- Pedestrian access
- Vehicular access
- Views between access points



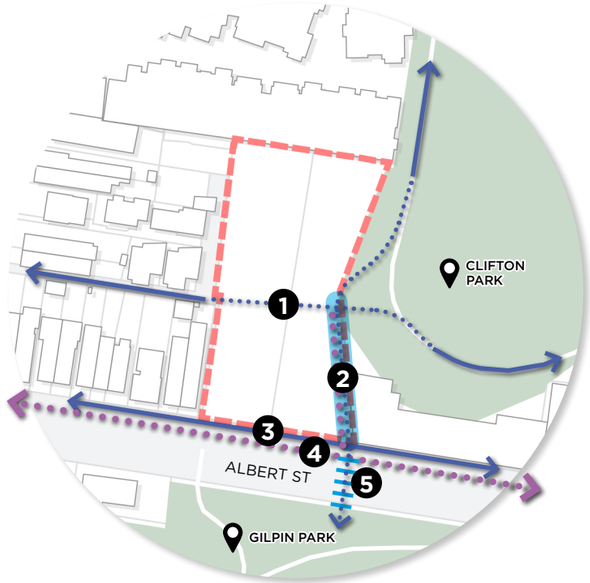
INTERFACES

The site interfaces with 4 different contexts and sensitivities that the design needs to respond to.

These include:

1. Albert Street urban interface; including protected cycling routes, busy road corridor, views across to Gilpin Park.
2. Soft open space interface; Clifton Park edge.
3. Access laneway interface; existing laneway with pedestrian priority.
4. Sensitive residential interface; to the north and south-west of the site is the existing low density residential.

- Urban interface
- Open space interface
- Laneway interface
- Residential interface



CONNECTIONS

The site interfaces with 4 different contexts and sensitivities that the design needs to respond to.

These include:

1. Through-site connection linking the laneway to Clifton Park.
2. North-south external path linking Albert Street with Clifton Park.
3. Albert Street pedestrian path enhanced through direct ground floor apartment addresses and lobby entry and single vehicle access point.
4. Safe transitions between the on-road bike path and site entries.
5. New wombat crossing connecting from the site to Gilpin Park.

- Cycle connections
- Pedestrian connections
- Primary Public Path on Private Land *Merri-bek Planning Scheme*

ACTIVE FRONTAGES

Active frontages and priorities are taken from City of Merri-bek's planning scheme for the Albert Street Urban Renewal Precinct. Frontages will deliver a safer user experience through passive surveillance and engaged ground planes.

It highlights the active frontages to the following zones:

1. Albert Street; an urban active frontage that engages with the street and Gilpin Park to the south.
2. Clifton Park; a landscaped active frontage that softens visual impact of the built form on the park and adjacent shared paths.
3. Primary Public Path; within private land of the site, the connection between Albert Street and Clifton Park should deliver active frontage looking onto the path.

- Active frontage to Albert Street
- Active frontage to Clifton Park
- Active frontage to Primary Public Path
- Primary Public Path on Private Land *Merri-bek Planning Scheme*

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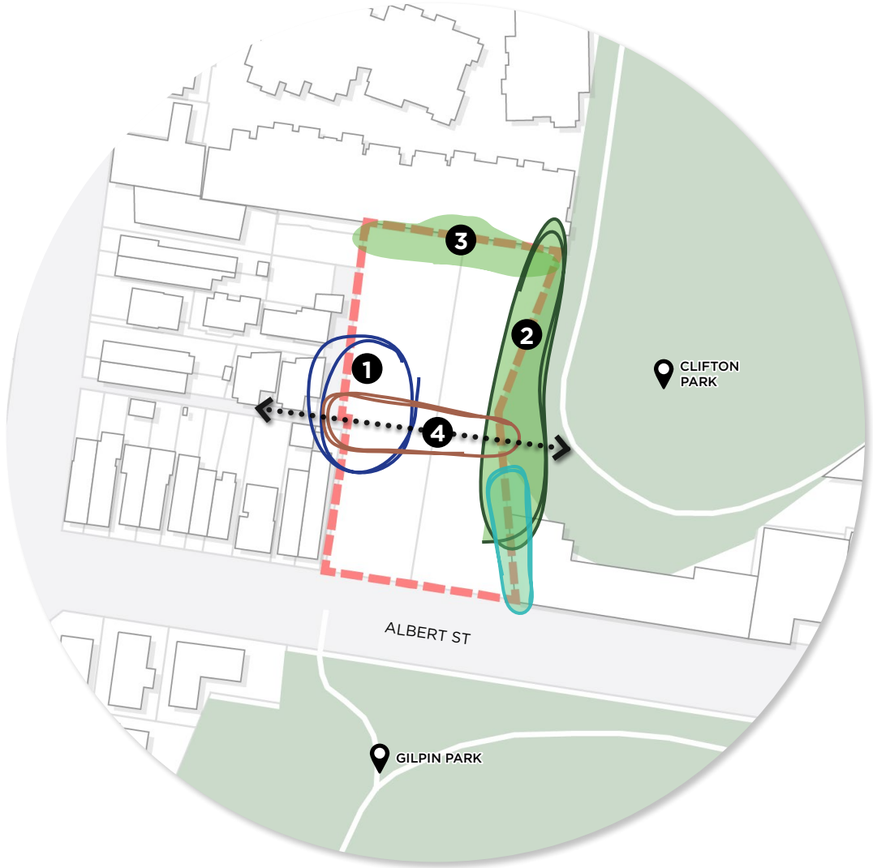
OPPORTUNITIES

BUILT FORM OPPORTUNITIES

The urban design analysis presents the following opportunities to deliver an integrated and contextually responsive built form outcome through the following:

1. Maintain views through the site for clear wayfinding, CPTED outcomes and an increased sense of connection to the park for the surrounding neighbourhood.
2. Deliver articulated built form massing to the north that responds to the residential apartment interface to the north, lower density housing to the west and Clifton Park.
3. Deliver robust massing to Albert Street continuing the new built form typology delivered to the east.

- Built form massing
- Clear sight lines
- Through site pedestrian link



LANDSCAPE OPPORTUNITIES

The built form opportunities, alongside the urban design analysis presents the following landscape opportunities to deliver an informed landscape outcome. This includes:

1. A neighbourhood park providing a buffer to the low-rise residential within the heritage overlay and providing opportunities for communal gathering.
2. A landscape interface that connects Clifton Park to the built form and helps define private, semi-private and public zones.
3. A landscape buffer within private courtyards to filter potential overlooking from the north and create a canopy interface between existing and new apartments when viewed from the park.
4. A publicly accessible pathway linking the laneway, neighbourhood park, lobby and Clifton Park both physically and through planting palette.

- Landscape edge
- Entry corridor
- Laneway connection
- Green shared path
- Through site pedestrian link
- Landscape buffer

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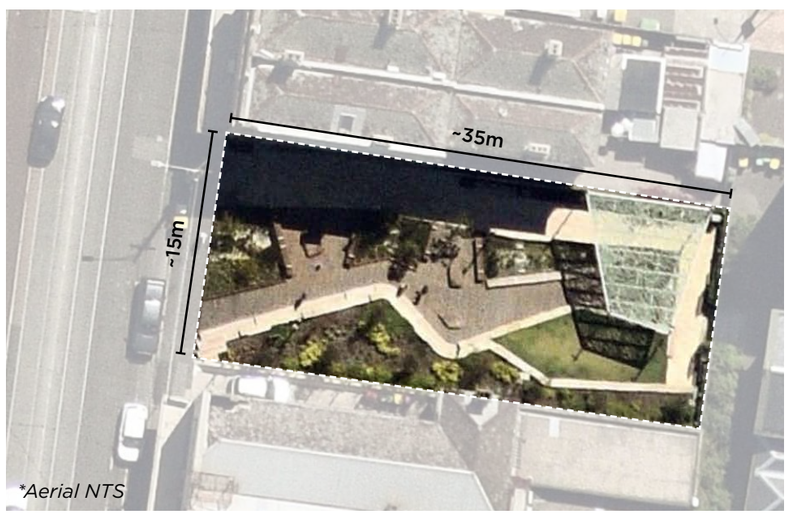
NEIGHBOURHOOD PARKS SPATIAL COMPARISON

The site has the opportunity to contribute to the diversity of public open space within the neighbourhood through the delivery of the arrival courtyard, entering from the existing laneway to the west. The 600m^2 of open space offers flexibility of programming for residents and the public alike. The hardscape terracing to the north and the soft lawn landscape to the south creates a diversity of spaces.

The following scale study spatially compares the neighbourhood parks to other similar-sized open spaces to understand what level of amenity can be achieved in an area of this size.



Michelle Guglielmo Park, Brunswick
GLAS Landscape Architects
~525 m^2

A versatile urban plaza space, includes:

- Trees, soft landscaping, lawn area and native planting.
- Timber decking and architectural canopy.
- Bench seats, drinking fountain, integrated artwork and film projectors.

Birmingham Street Pocket Park, Yarraville
Outlines Landscape Architecture
~600 m^2

Local open space converted from a closed road, includes:

- Trees, garden beds and lawn area, separating bike lanes and pedestrian paths.
- Variety or materiality to walkways.
- Integrated seating and lighting fixtures.

NEIGHBOURHOOD PARKS SPATIAL COMPARISON

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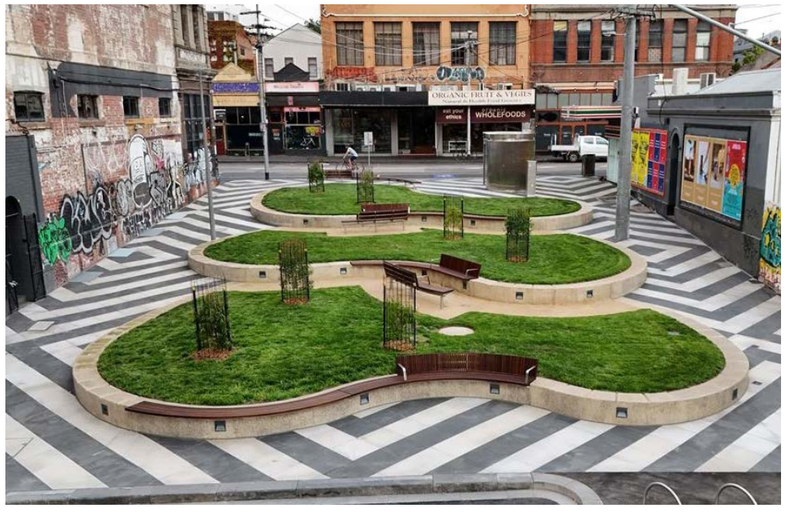

Otter Street Pocket Park, Collingwood
Taylor Cullity Lethlean
~540 m²

Stepped urban plaza, interfacing with the street, includes:

- Trees and terraced lawn areas.
- Public toilet.
- Integrated bench seating.

Oxford Street Park, Collingwood
Urban Initiatives
~500 m²

Street closure turned urban park, includes:

- Garden beds with native planting and lawn area.
- Timber decking area with in-ground feature lighting.
- Integrated sculptural bench seating.

NEIGHBOURHOOD PARKS SPATIAL COMPARISON

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Richmond Terrace, Richmond
Hansen Partnership
~660 m²

Street closure pocket park with heritage interfaces, includes:

- Retained and new trees, planting beds and lawn areas.
- Custom paving and unique feature lighting.
- Bench seats and drinking fountain.

Charles & Mollison Street Pocket Park
Hansen Partnership
~500 m²

Local open space converted from a closed road, includes:

- Custom steel planter beds and feature retaining walls with lawn areas.
- Architectural arbour with integrated lighting and screening with climbing greenery.
- Bench seating.

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