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Rev D  
Prepared by MGS Architects  
September 2024

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# 2-12 Wilkinson Street Brunswick Urban Context Report





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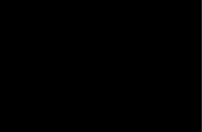


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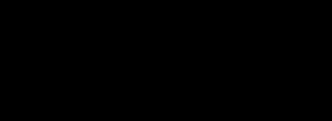
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Ark Resources

Document

2-12 Wilkinson Street Brunswick

Urban Context Report

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We acknowledge the Traditional Owners of Country throughout Australia  
and recognise their continuing connection to land, waters and culture.  
We pay our respects to their Elders past, present and emerging.

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# ADVERTISED PLAN Introduction

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1.1 Overview

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***Located at 2-12 Wilkinson Street in Brunswick, this project will provide a much-needed high-quality social housing apartment offering with a strong emphasis on fostering a resilient and inclusive resident community. The design includes numerous shared communal spaces that will encourage interaction among residents, to foster friendships and build social connections that will be critical to a potentially vulnerable group of residents.***

***Additionally, the innovative SO-HO model that will connect the development to the wider community through the integration of pop-up sized commercial spaces connected to ground-level dwellings along Wilkinson and Rosser Streets that will animate and activate the streets.***

***Haven Home Safe, Homes Victoria, Merri-bek Affordable Housing, and Merri-bek City Council are key partners in this project.***

Located centrally within Brunswick, with near immediate access to public transport opportunities and the amenities of the local area, the proposed project will deliver 39 new social housing units as a mix of 1- and 2-bedroom units.

The project will be delivered by Haven Homes Safe, with the funding support of Homes Victoria, conditional on the design meeting design requirements, such as Liveable Housing Australia Design Guidelines (Silver Level), to ensure that housing delivered is high quality and will support ageing in place.

Positioned on Wilkinson Street, a street nominated by Merri-bek City Council as a pedestrian priority street requiring street activation, the project incorporates an innovative housing model that combines ground-level apartments with modest, street-facing commercial spaces. This housing model seeks to empower respective residents to pursue small independent businesses which will further contribute to the vitality and diversity of the area.

The proposed development represents one of the first projects to be realised through the Merri-bek Affordable Housing (MAH) initiative. Identified as a site surplus to Council’s needs, and well suited to the provision of social housing, the team have undertaken an extensive process of engagement with MAH and Council officers to prepare preliminary designs to support the funding application process to Homes Victoria. The earlier iteration of the design was accompanied by a letter of support by Merri-bek City Council in support of the project’s funding application, a copy of which is provided with this submission.

Since the confirmation of funding, the design team have undertaken a thorough review of the design to:

- ensure it meets Homes Victoria’s requirements,
- adopt appropriate floor-to-floor heights (3.1m to typical levels),
- reduce number of south-facing apartments,
- remove reliance on visual screens for improved apartment outlook,
- allow for timber structural adoption,
- identify opportunities to increase number of apartments and bedrooms without materially impacting the development envelope or amenity impacts on the surrounding neighbourhood.

The project will deliver high-quality housing supported with outstanding common spaces that will support connections and a positive sense of community amongst its residents. The building will be indistinguishable from market accommodation in quality and its design will integrate well with its context by incorporating a local sense of character. The building will be sustainable, lowering its carbon footprint through material choices, high passive performance and by incorporating measures that will reduce water and energy use reliance.





# Site Analysis

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## 2.1 Strategic context

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The Brunswick Structure Plan identifies the site as within an area transitioning from industry to other uses. The structure plan identified key vision statements, many of which are relevant to the project:

### A celebration of our shared heritage

Although the site does not contain historic buildings, we have identified an opportunity for the development to reflect the industrious history of the locality through:

- the predominant use of simple materials such as brick,
- a reductive built form,
- an avoidance of decoration reflective of a paired back, predominantly industrial architecture of the area.

### Local action for global issues

Approaches to sustainable development in construction and operation have been integrated into our design approach. Beyond environmental sustainability, there are strong themes of social sustainability threaded through the project fundamentally through the delivery of social housing but additionally through investing in open and welcoming common areas, and through the incorporation of resident led retail spaces that will encourage positive connections between residents and their surrounding neighbours.

### A community linked by healthy transport options

The site is excellently located to reduce reliance on car travel. Located centrally within Brunswick, the project is within walking distance of retail, employment, community facilities such as Brunswick Library and Brunswick Baths, schools, and tertiary institutions.

Brunswick Train Station and Sydney Road trams are approximately 100m walk in either direction and the rail trail shared path network runs along the train line providing active transport southwards into the city and northwards to Coburg and beyond.

For these reasons, the proposal contains no car parking, unlocking the opportunity for better street activation, higher provision of apartments and reduced traffic impacts to local streets.

### A network of streets, places and spaces

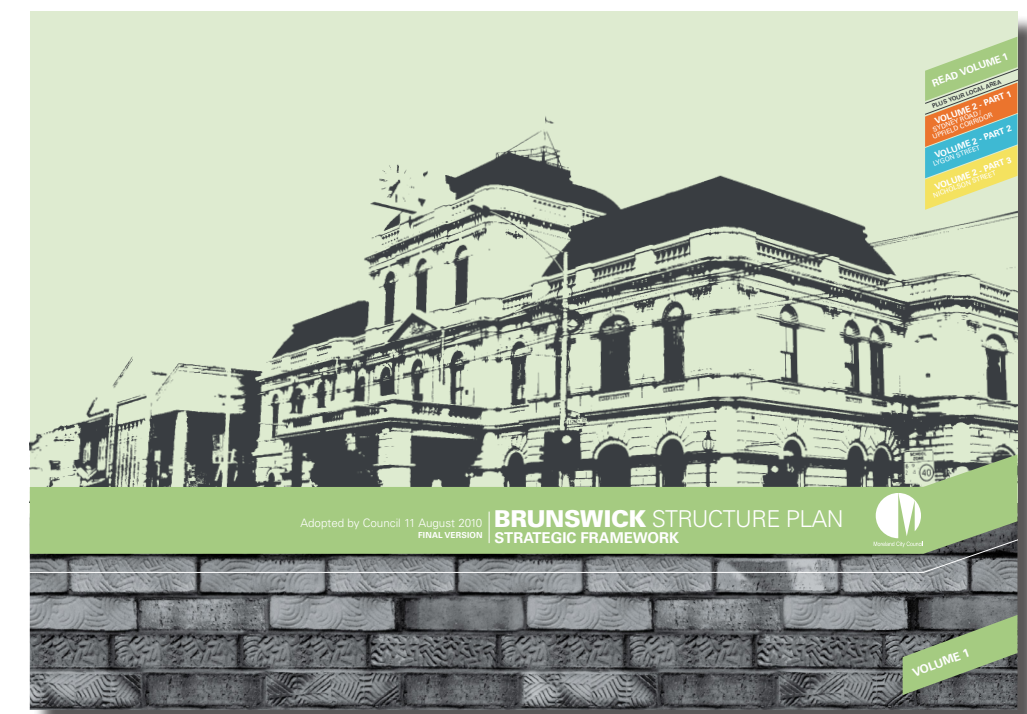
The project will transform an existing at-grade car park into a mixed-use development that will bring street life and activation as well as improve passive surveillance to both Wilkinson and Rosser Streets.

### Local jobs and services in a robust economy

The project recognises that one of the strengths of Brunswick is its diversity of offer and that, in particular, the abundance of independent businesses contributes to the vibrancy and uniqueness of the local neighbourhood. The development's innovative combination of commercial tenancies with residences at ground level will strengthen the local offer.

### Access, services, facilities and accommodation for all

The project will deliver 100% social housing, recognising a growing need for well-located and high-quality social housing that is suitable for ageing in place.





2.2 Site locality

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The subject site is located approximately 100m east from Brunswick Train Station. It also sits approximately 100m east from the arterial road of Sydney Road with tram and bus routes. The train line has a dedicated cycle path running adjacent, which connects to the Capital City trail and the CBD.

Located centrally within Brunswick, the site is within walking distance to retail, employment, schools, and tertiary institutions. The site is also located proximate to an abundance of social infrastructure, such as Brunswick Library and Brunswick Baths, and is within the Brunswick Activity Centre zone.

- Tram Line
- Railway Line
- Bus Route
- Shared User Path
- Key Pedestrian Streets
- Urban Public Space
- Subject Site  
2-12 Wilkinson Street
- Approved Developments
- Future Pedestrian Paths



2.3 Planning scheme

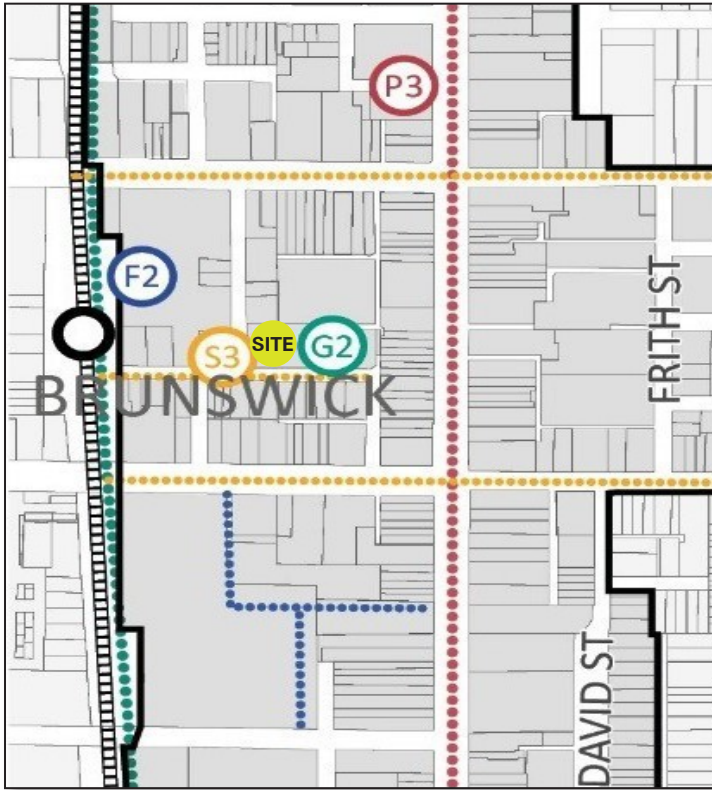
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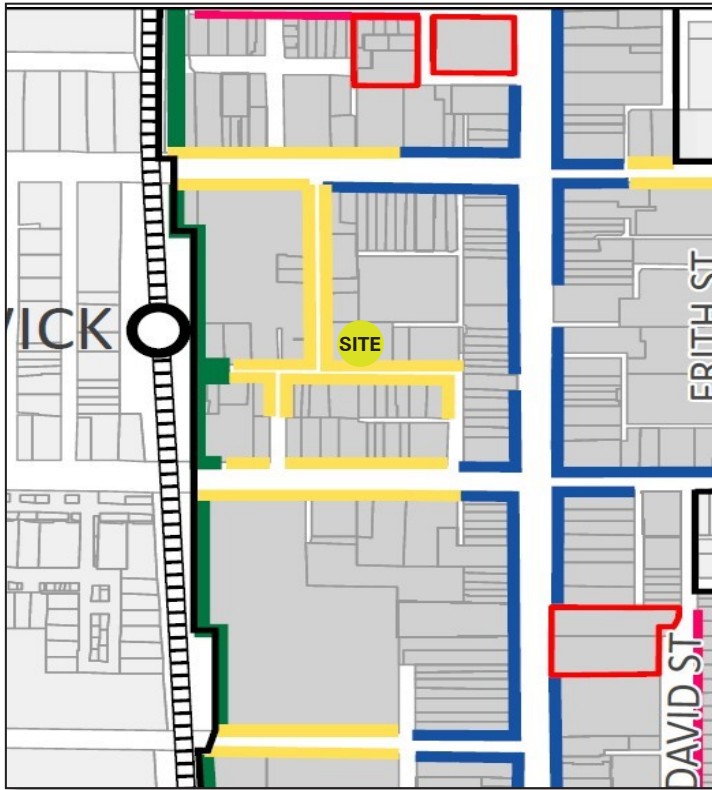
Map 1B: Overall Building and Streetwall Heights

- Preferred Maximum Heights - 15M
- Street wall Controls - Street wall Height = Street wall Width



Map 2B: Open Space and Public Realm Network

- S3 Schedule 18 to Clause 43.02 DDO: Improve pedestrian amenity on Wilkinson Street



Map 3B: Building Edge Conditions

- Frontage Type B Commercial (A display window and/or entrance, measuring at least 60% of the width of the street frontage of each individual premise)

The site is located within the planning scheme map DDO18, which outlines guidance relating to preferred heights, street walls, upper-level setbacks, shared boundary requirements, street frontage activation and amenity and shadows. The proposed design generally conforms with these requirements, with minor discrepancies not materially different to those of the earlier scheme presented to and supported by Council officers. Pertinent elements of Schedule 18 to Clause 43.20 of the DDO include:

- Preferred maximum building height of 15m
- Street wall height of between 7-10m on Wilkinson Street and Rosser Streets
- Upper-level setbacks to be minimum 5m (balconies can protrude by up to 2m)
- Development should not overshadow the opposite footpath of key pedestrian streets (Wilkinson Street) between 10am and 2pm at the equinox
- 60% display window and/or entrance to both Wilkinson Street and Rosser Street (active edges)
- Awnings to footpath to Wilkinson Street

Clause 15.01-2L of the Merri-bek Planning Scheme also states the following on Building setbacks:

- Up to 4 stories: 6m to living room or main balcony outlook, 3m to bedroom outlook
- 5-8 stories: 9m to living room or main balcony outlook, 4.5m to bedroom outlook



2.4 Existing conditions

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- The subject site is known as 2-12 Wilkinson Street, Brunswick. The site is roughly in a rectangular shape configuration with an uneven northern boundary, and has the following dimensions:
- The northern boundary abutting 10-22 Rosser Street and the Bunnings storage area is approximately 38 metres in length (measured in a “straight line”).
  - The eastern boundary along the Public Road is approximately 25 metres in length.
  - The southern boundary along Wilkinson Street is approximately 38 metres in length.
  - The western boundary along Rosser Street is approximately 27 metres in length.

This site has a total area of approximately 1,005 square metres.

There is an appurtenant right of carriageway easement to the north-west corner of the site, adjacent the neighbouring two-storey rendered/brick building known as 10-22 Rosser Street (currently used as a dance studio). The north-eastern half of the site boundary borders a service yard/storage area for the Bunnings Warehouse store.

To the east and northeast of the site is an existing council at-grade car park which provides short-stay parking for customers accessing local businesses. The eastern boundary of the site abuts a 9m wide Public Road confirmed by Council.

The site has been cleared of buildings for many years and except for a few trees and bushes to the northern interface, is largely paved. The site is presently occupied as a Council at-grade carpark.



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01. View from south-east corner of site, looking south towards Wilkinson Street



02. View from east boundary of site, looking north-west towards northern site boundary



03. View from north boundary of site, looking north-west towards 10-22 Rosser Street



04. View from Rosser Street (south), looking north



05. View from north-east corner of site, looking west towards Rosser Street



06. View from corner of Rosser and Wilkinson Streets, looking east



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07. View from west boundary of site, looking east



08. View from Wilkinson Street, looking north towards the site



09. View from north-east corner of site, looking south-west



10. View from Rosser Street (north), looking north



11. View from Rosser Street, looking south towards 19 Wilkinson Street development



12. View from Wilkinson Street, looking west towards station



2.5 Site observations

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Wilkinson Street

Wilkinson Street is a mix of single-story timber and brick terrace housing and light industrial buildings. A new residential development is under construction at 19 Wilkinson Street (opposite the site) to a height of 6 stories, reflective of the anticipated shift in scale for the streetscape as encouraged by the structure plan.

Rosser Street

The southern end of Rosser Street (opposite the site) is cleared of buildings in anticipation of its redevelopment reflected in its approved planning permits for a mixed-use development comprising a number of buildings ranging in scale from 8-11 stories. The development will incorporate some historic features, including a brick chimney and existing houses to Rosser Street. The completion of this development will significantly change the character of this street.

Key observations:

- A. Existing at-grade car park
- B. Formally designated local road
- C. Existing commercial building (AMS School of Dance) built to northern boundary
- D. Bunnings Warehouse yard
- E. 19 Wilkinson Street development (6-stories, currently under construction)
- F. 342-348 Victoria Street development (8-11 stories, current planning permit)

Local connections:

- G. Woolworths supermarket (180m walk from site)
- H. Brunswick Baths and Saxon Street Community Hub (450m walk from site)
- I. Brunswick Library (450m walk from site)
- J. RMIT University Brunswick (500m walk from site)

# Design Response

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### 3.1 Architectural design statement

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*The design of this development aims to be an active participant in its streetscape, creating a comfortable and safe community where its residents feel connected, supported, and empowered, through thoughtful design promoting social interaction, sustainability, longevity, and safety.*

The design for the project has been developed through the lens of the following key principles:

#### **A connected community**

The project should help bring together its residents; to each other and their neighbourhood. Through catering to the specific needs of its tenants, the development should be high quality and characterful, but not loud; generally indistinguishable from other high-quality contemporary development and responsive to local character through selection of materials and detailing. The project should be an active participant in its streetscape, connecting and contributing positively to the life of the local community. Beyond quality apartments, common spaces become an extension of living spaces. They should be generous and varied, providing opportunity spaces for social interaction, the forming of friendships and social connectedness that will contribute to health and resilience.

#### **A comfortable place to live**

Homes should be designed as a calm refuge, a comfortable place to retreat. Through careful design and investment in passive performance, reliance of heating and cooling systems and artificial lighting can be reduced, empowering residents with sustainable opportunities to create a comfortable home. Homes should be built to last, made for living that extends to older ages through flexibility for upgrades to provide enhanced accessibility.

#### **A safe place to be**

Catering to a vulnerable community, safety and perception of safety requirements are heightened. Common areas should be visibly accessible and provided with natural light and clear sightlines. Apartments should be positioned to provide eyes to the streets to discourage undesirable behaviour.



3.2 Design research & precedents

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Neighbourhood character

The neighbourhood character of Brunswick is deeply rooted in its rich historical heritage, shaped by its industrial past and the prevalent use of bricks throughout the area. As one of Melbourne’s oldest suburbs, Brunswick bears the architectural imprints of its industrial evolution, with remnants of warehouses, factories, and workers’ cottages peppering its streets.

The distinctive use of bricks in the area’s buildings not only reflects the pragmatic construction methods of the past but also adds to the unique visual and commercial identity of the neighbourhood as a key producer of bricks. These bricks, weathered by time and adorned with traces of their industrial origins, stand as silent witnesses to Brunswick’s evolution from an industrial hub to a vibrant urban enclave.

Amidst this historical backdrop, contemporary architecture in Brunswick takes on a distinctive character that pays homage to the area’s industrial heritage while embracing modern design principles. The architectural landscape is characterized by a pared-back aesthetic, where sleek lines and minimalist forms coexist harmoniously with the rugged charm of the old industrial buildings.

This juxtaposition of old and new, of tradition and innovation, contributes to the eclectic charm of Brunswick’s neighbourhood character. It’s a place where the past and present intersect, where history informs contemporary design, and where the distinctive use of bricks serves as a tangible reminder of Brunswick’s enduring identity amidst the ever-changing urban landscape of Melbourne.



1. Christopher Botterill Architect - Brunswick House



4. Taylor Reynolds Architects - Brunswick Multi-Use Residence



2. Former Downs and Sons Rope and Cordage Works factory



5. Breathe Architects - Nightingale 1



3. Former steel foundry, 14 Frith Street, Brunswick



6. Rothelowman - Tip Top Mixed-Use Development



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## Materiality and texture

The Former Hoffman Brickworks in Brunswick holds a significant place in the area's history, once bustling with the production of bricks and pottery. The use of bricks therefore presents an opportunity to celebrate the materiality and texture that define the site's character. Incorporating bricks into the design not only pays homage to the industrial heritage of the area but also adds warmth, depth, and a sense of authenticity to the proposed architectural design. In addition, the rich hues and varied textures of glazed bricks can bring colour and life to the building, creating a visual narrative that is both contemporary and reflects the site's storied past.

There is opportunity to pair the use of brick with other robust yet simple complementary materials to further highlight a contemporary design outcome. Similar to bricks, pre-finished textured fibre cement panels offer a range of finishes and colours as well as practical advantages, including durability without additional coating, ease of installation, and low maintenance requirements, making them both a practical and sustainable choice.

The materiality and texture of the proposed building should therefore not only contribute to the aesthetic richness of Brunswick's urban landscape but also embody a sustainable approach to preserving its industrial heritage.



7. Bricks from the Former Hoffman Brickworks, Brunswick



8. Pottery was also manufactured at the Hoffman Brickworks



9. Ribbed texture of corrugated iron sheets prevalent in the area



10. Karelse & den Besten - Fort Cortina, Amsterdam



11. Archipl-Architects - Community Health Centre, Ghent



12. MGS Architects - Ozanam House



### 3.3 Key building principles

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#### Siting and massing

Largely driven by the DDO, the building is conceived of a lower podium form with modest upper-level tower that is set back from the key street frontages.

The podium levels occupy most of the site, with a street wall presented to Wilkinson Street and a more varied setback arrangement to Rosser Street, providing opportunities for some tree planting to be dispersed with commercial frontages to the street.

A northern setback provides a deep soil zone for tree planting that will provide a buffer between the building and the adjacent car park and service yard at this interface. Tree planting areas are largely located to the north and west as these areas will receive good access to sunlight that will encourage healthy growth.

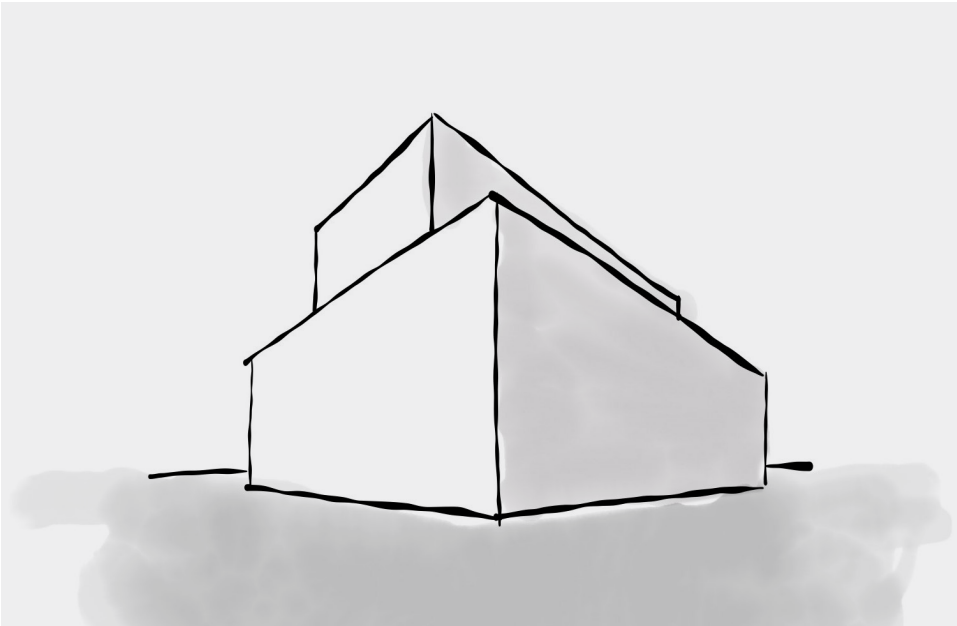
#### General planning and arrangements

The ground level introduces an innovative housing model that pairs apartments with modest commercial spaces. Tenants for these apartments will be carefully curated, pairing tenants with small businesses to these units in ensuring that they are used as intended and contribute positively to street activity.

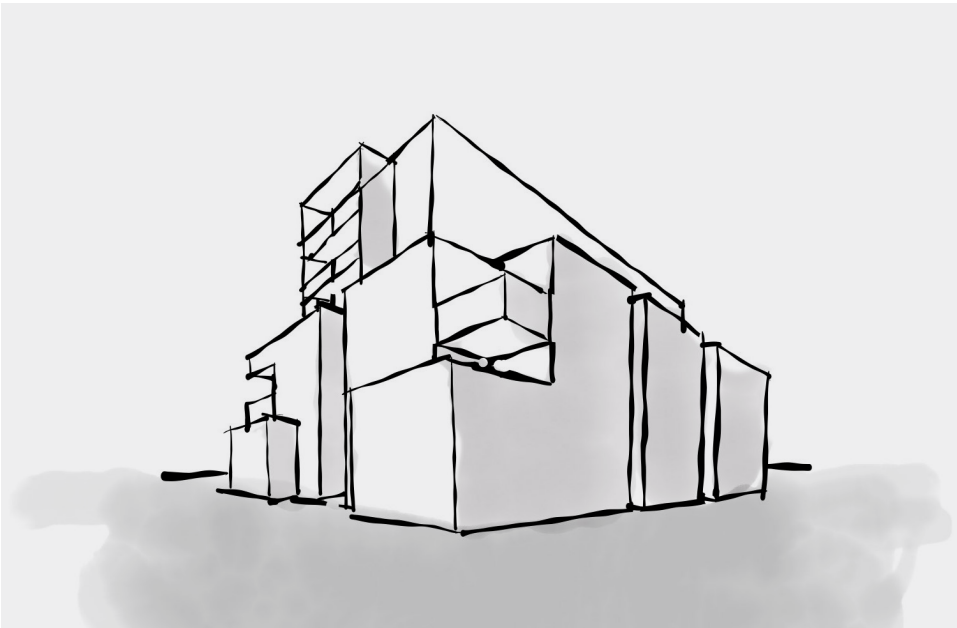
Despite the site having its major frontage towards Wilkinson Street oriented south, we have arranged the floor plates to minimise the number of south-facing apartments to optimise solar access for the development, and to provide additional opportunities for cross-ventilated units, achieving an additional 20% over minimum compliance requirements.

#### Rooftop spaces

The rooftops of both the podium and upper-level tower are leveraged for additional value through creating a diversity of high-quality spaces for resident use paired with a generous flexible common room that can be used for social gatherings and events. Apartment condensers are located at rooftop level, away from balconies where they impact the quiet enjoyment of apartments and balcony spaces. A generous solar PV setup on the rooftop level will reduce electricity drawn from the grid, taking advantage of clean energy, and reducing residents' utilities bills.



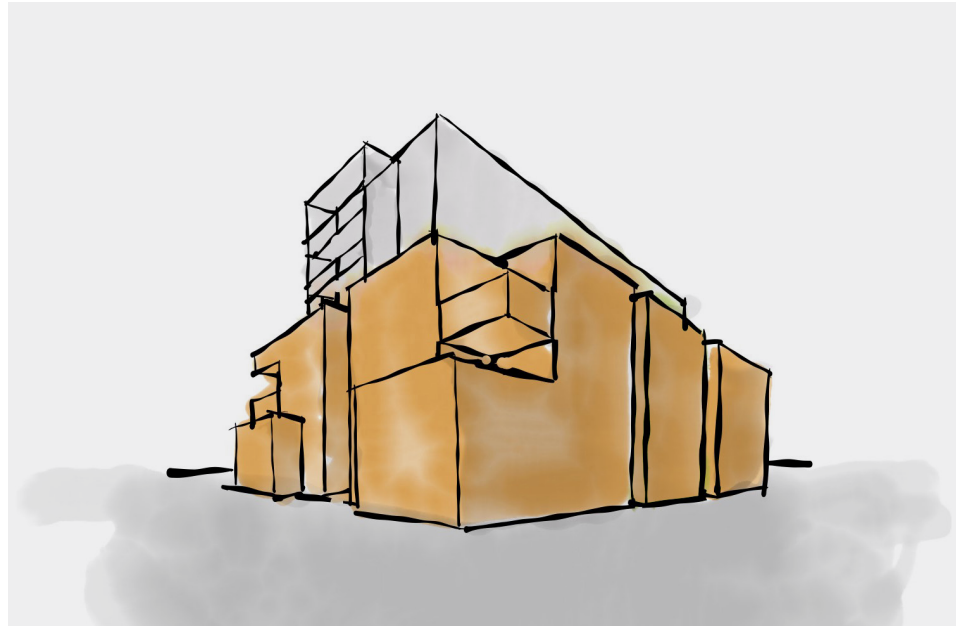
1. Setbacks to upper levels define a podium and tower form



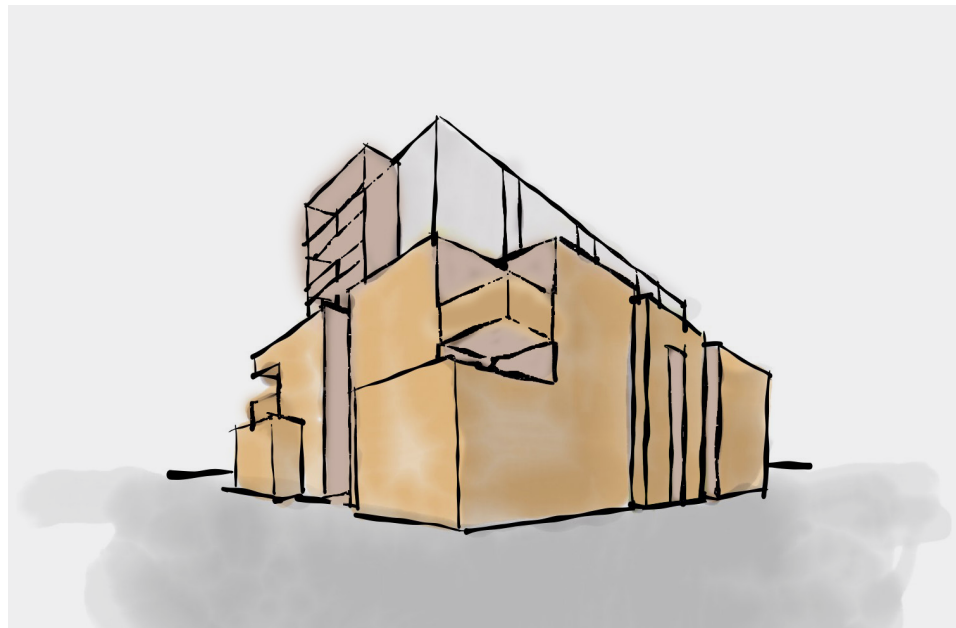
2. Break volumes down to present a streetscape of proportioned built form

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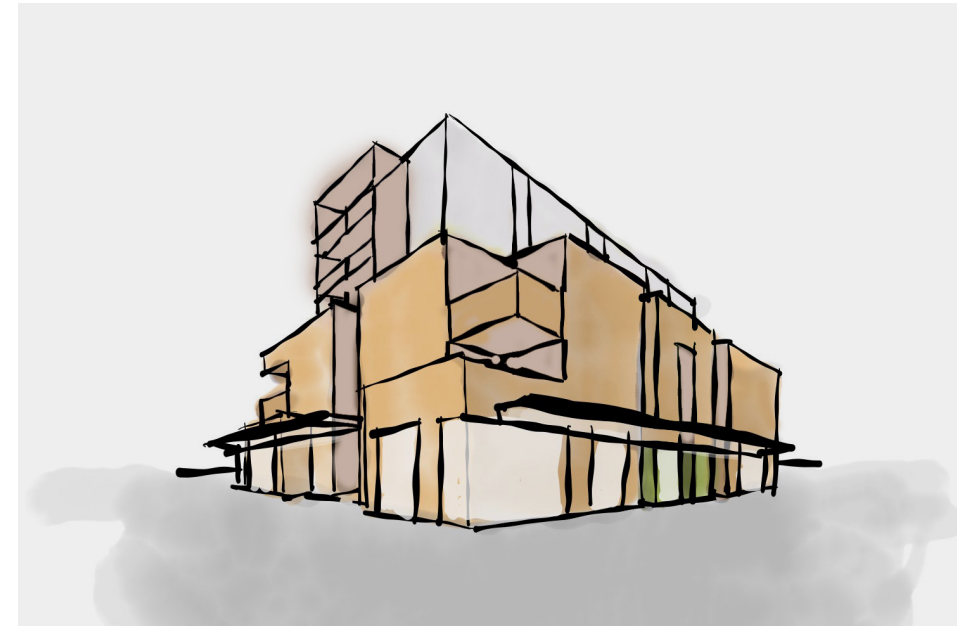
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3. Introduce brick to base to ground building and provide contextual response. Utilise lighter tones and visually recessive materials to upper levels.



4. Introduce tones to balconies to visually bind the upper and lower built forms of the building.



5. Provide weather protection to both street frontages, and activate with shop fronts. Use colour to define entrance for enhanced wayfinding.



6. Windows and openings loosen the facade expression, providing variation and character



### 3.4 Materiality & finishes

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We have sought to adopt materiality and finishes that are responsive to the local character, and that are aspirational and uplifting to its residents.

The lower podium levels are presented as a series of volumes, broken down by balconies to break down the visual mass of the buildings in response to the fine-grain character of the terrace housing and small industrial buildings opposite.

The podium incorporates orange-coloured hand-laid bricks that are prevalent in industrial buildings around the neighbourhood and in reference to the historic local brick manufacturing industries. The entrance of the building is highlighted through the use of grey/burgundy bricks, providing colour accents that aid wayfinding and to enliven the edges of the building at its street frontages at pedestrian level. Similar colour tones are applied to shopfronts and common areas within the building, as a wayfinding cue that highlights the public and communal facing components of the building's program.

The upper levels are clad with prefinished high-density fibre cement panels, predominantly in neutral light grey tones to be visually recessive. The use of a prefinished board as the predominant material will reduce applied finishes and present a more durable finish than paint or other applied products which would rely on continual reapplication.

Painted surfaces are generally contained to balcony areas, where maintenance access is straightforward. It is likely that these areas may experience more wear and tear due to frequent contact with furniture, etc, hence the ability to freshen up the balcony walls through reapplication of paint is a suitable outcome.

External palettes are repeated internally through the ground level lobby, including brick and fibre cement panels, presenting the lobby as an 'internal street' that is inviting to residents and visitors, as well as providing a higher level of durability to these high-use areas.

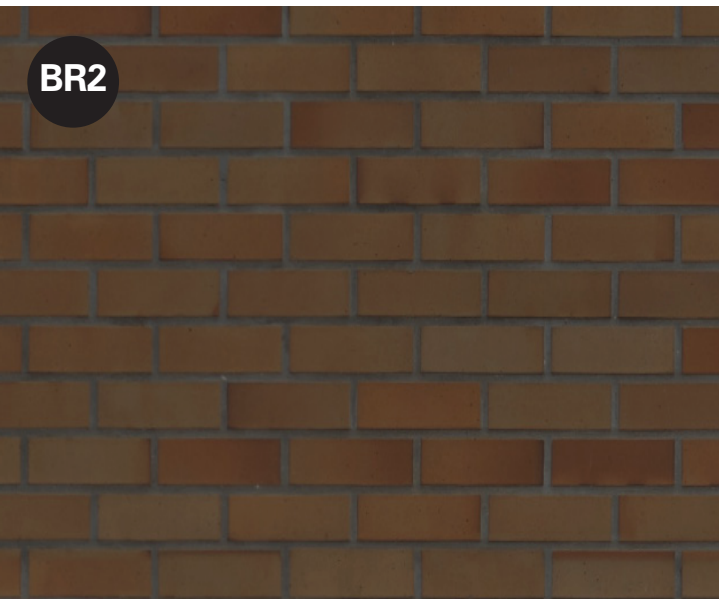
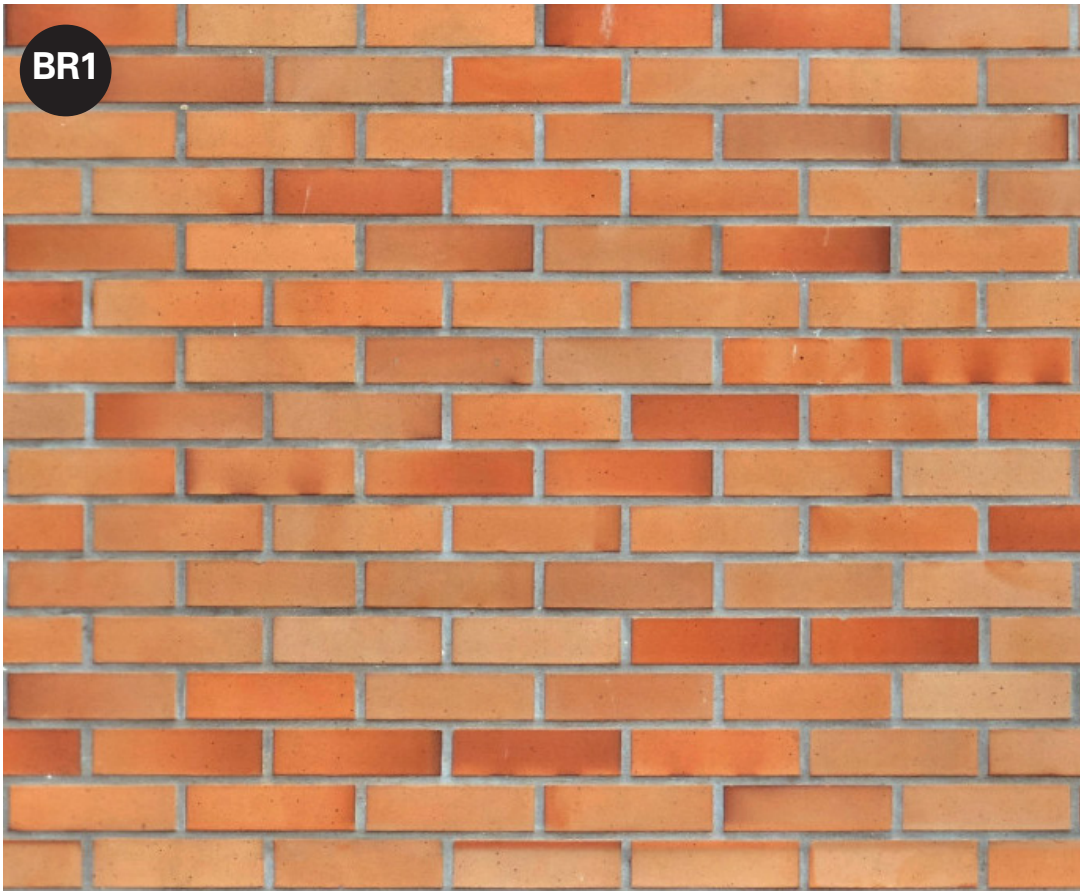
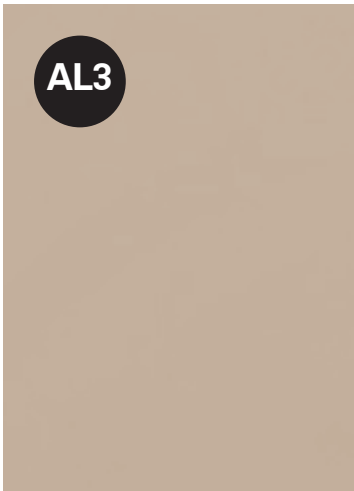
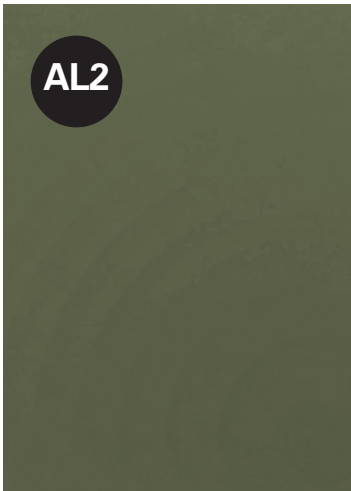
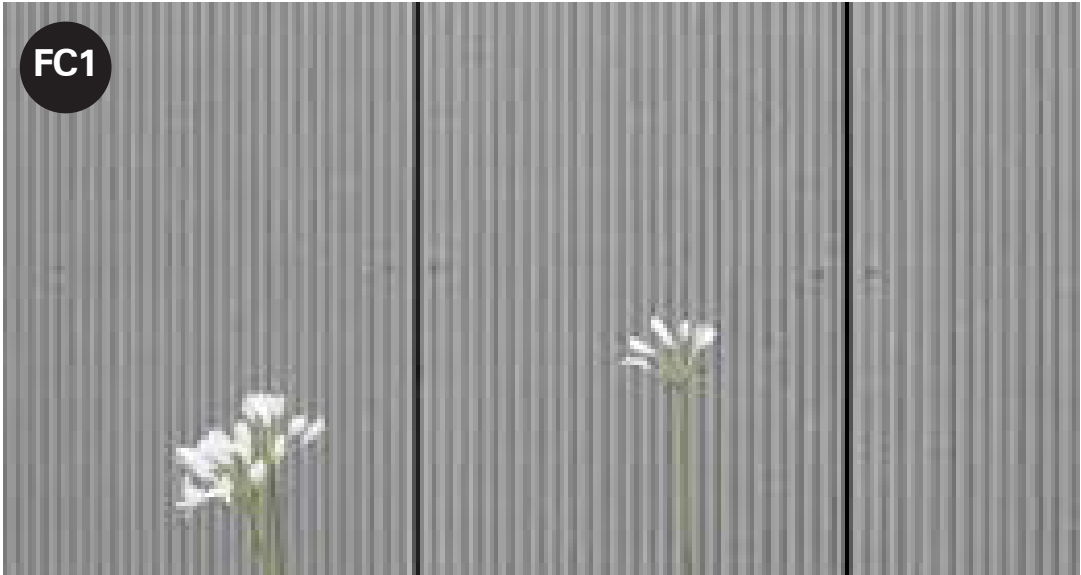
Overall, it is the design intent to present the building in enduring and timeless, locally inspired materials combined to form an exceptional building that will contribute positively and sit comfortably within its neighbourhood.





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- AL1** Powdercoat/paint - orange
- AL2** Powdercoat/paint - green
- AL3** Powdercoat/paint - off-white/cream
- BR1** Brick veneer, stretcher bond - red/orange
- BR2** Brick veneer, stretcher bond - grey/burgundy
- FC1** Pre-finished fibre cement panel, ribbed - light grey
- FC2** Pre-finished fibre cement panel, coloured - off-white/cream
- TM1** Timber battens (internal)



# Perspective Views

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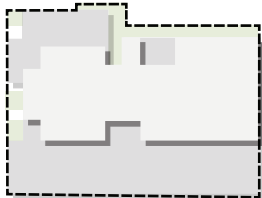
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Key plan

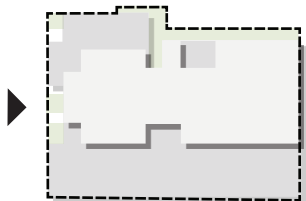
View from Rosser Street looking south





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Key plan

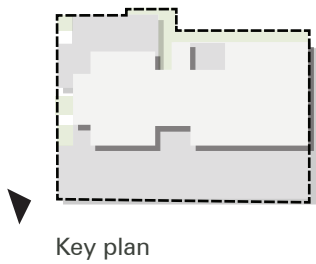
View from Rosser Street looking east





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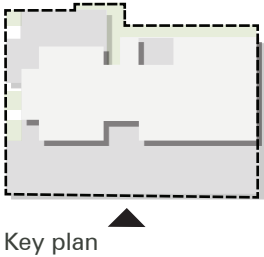
View from corner of Wilkinson and Rosser Streets looking north-east





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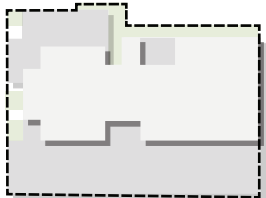
View from Wilkinson Street looking north





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Key plan

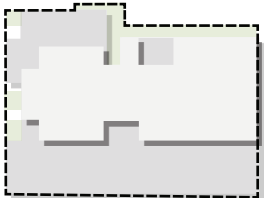
View from Wilkinson Street (east) looking north-west





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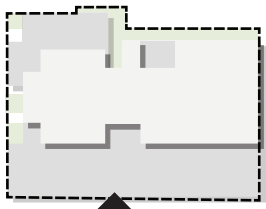
View from council carpark (north) looking south-west





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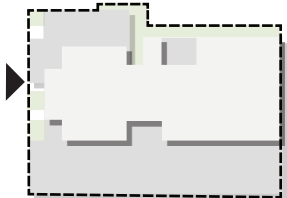
View of main building entrance





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Key plan

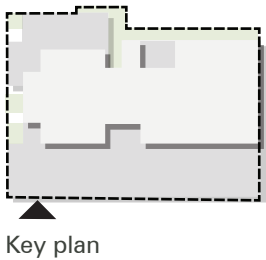
View of Rosser Street pedestrian frontage





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View of Wilkinson Street pedestrian frontage





# Appendix

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Letter of support from Merri-bek City Council on previous scheme

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Merri-bek Civic Centre  
90 Bell Street  
Coburg Victoria 3058  
T: (03) 9240 1111

Postal Address  
Locked Bag 10  
Brunswick Victoria 3056  
merri-bek.vic.gov.au



Doc. No.D22/436093  
Enq: Mike Collins  
Tel: 03 9240 2484

Director  
Homelessness Program Acquisition & Development  
Haven Home Safe

Dear Ms Ashley

Letter of Support – Wilkinson Street Village

I write in support of the Wilkinson Street Village project which is proposed to be developed on a former Council-owned car park site in Brunswick. Council is contributing this land (valued at \$4.1m in 2021) into the project and is committed to supporting a great housing and place outcome as a partner through the proposed Advisory Group.

Council recognises through its Community Vision and Council Plan 2021-25 that more social and affordable housing is urgently needed. A stark example is that 85% of low-income renting households in Brunswick are in housing stress (ABS RAID 2021). This project will provide homes for those where there is a particular high local need - singles and couples over 35, single women addressing family violence with a child/ren; and women over 55.

In 2018 Council established Moreland Affordable Housing (MAH), an arms-length company which was established with a purpose “to provide relief to persons who are homeless or whose life circumstances render them vulnerable to loss of affordable and secure housing, by providing either directly or through partnership with other organisations, a range of affordable accommodation options”. The development of the Wilkinson Street site is MAH’s first project and Council is very pleased to see the project progressing.

Council officers have worked closely with Haven Home Safe and MAH to realise a vision — beyond a building that works well, an environment that allows residents to thrive, leading to multi-generational positive impacts. Haven Home Safe has an exceptional track record as both a housing and service provider and we look forward to it drawing the best from its proposed partners while putting residents at the centre.

Council communicated openly and transparently to the community on its intentions for the car park site including the likely scale of the development and partnership with Haven Home Safe when it consulted before making the decision to transfer the land to MAH in 2021. The proposed project more than meets Council’s expectations on the ongoing community benefit that will be gained by developing the site, as well as being a great example of innovation and partnership.

Council planning officers have engaged in an extensive pre-application process with Haven Home Safe, including a number of pre-application meetings. Several iterations of detailed plans were reviewed, along with reports covering accessibility, urban context, sustainable management, and transport impact. As part of this process the proposal has also been

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reviewed by Council’s Urban Design, Environmentally Sustainable Design and Development Engineering teams. In summary, Council planning officers are of the view that the proposal is supportable, subject to refinements and the provision of further detail during the planning permit application process.

Officers are satisfied that the built form, including massing, height and setbacks and shadowing impact, of the building, is appropriately responsive to applicable planning policy (including Schedule 18 to the Design and Development Overlay).

The architectural expression and materiality of the proposed building is considered to be appropriate to the site context and is generally supported by Council’s Urban Design team.

While the proposal provides less employment floor space than sought by local policy (Clause 17.01-1L-02 of the Planning Scheme), on balance officers consider the proposed ground level layout of dwellings and associated commercial spaces to be supportable. The layout also provides an appropriate level of activation to both streetscapes.

Council’s Development Engineers reviewed the proposed full car parking waiver for the proposal and officers are supportive subject to appropriate bicycle parking being provided on site. Officers are confident this can be achieved.

The proposal was reviewed by Council’s Environmentally Sustainable Design team and officers are of the view that appropriate sustainability outcomes can be achieved.

Please contact [redacted] if you require any further information: [redacted]

Yours sincerely

DIRECTOR PLACE AND ENVIRONMENT

6 / 10 / 2022



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Building Design and Materials

Development must demonstrate excellence in architectural design including contextual response, form, articulation and materiality.

MGS Architects is an award-winning architectural practice, evidenced by our abundant recognition by our industry peers for excellence in our architectural work. Amongst our design accolades include many social and not-for-profit projects that have won both state and national awards for architectural excellence. Our projects are deeply contextual, as we seek to understand and derive a design concept that, for each of our projects, is unique and imbued with a strong sense of connectedness to place.

The proposal for 2-12 Wilkinson Street, in transforming an existing at-grade car park, provides an excellent opportunity to provide a valuable asset to the community through the provision of much needed high-quality affordable housing and a building that will complement and strengthen place-making for the precinct.

Primarily guided by the Development Design Overlay (DDO), the architectural design for the building features a lower podium form, complemented by a modest upper-level tower that is set back from the main street frontages. The elevations of the building present high-quality and locally inspired materials. The design approach seeks to harmonize the building’s scale and architectural character with its surroundings, demonstrating an appropriate contextual response.

The building forms a solid street wall along Wilkinson Street and a more varied setback configuration along Rosser Street. This strategic setback design not only adds visual interest but also creates opportunities for tree planting (where planting will thrive with adequate access to sunlight), integrating greenery into the urban fabric. The street wall height and upper-level setbacks are dimensionally compliant with the requirements of the DDO. A very minor overshadowing of Wilkinson Street’s southern footpath occurs in the hour of 10am at the Equinox, however pedestrians accessing the footpath at this time will still be walking within direct sunlight at this time and date. The shadow profiles cast by the proposed development are not materially different from those cast by the previous scheme that received Council’s letter of support in 2022.

Furthermore, a northern setback area has been designated to accommodate deep soil zones for tree planting, serving as a buffer between the building

and the adjacent car park and service yard. The location of tree planting areas predominantly to the north and west is intentional, as these orientations receive ample sunlight, essential for the healthy growth of vegetation. This thoughtful placement of greenery helps soften the built environment, enhancing the quality of the urban realm and promoting biodiversity. The total deep soil area of 80 sqm achieved is compliant with the minimum requirements of the Apartment Design Guidelines for Victoria.

Refer also to Sections 3.2 (Design research & precedents), 3.3 (Key building principles), and 3.4 (Materiality & finishes) of the report as further evidence of excellence in architectural design to contextual response, form, articulation and materiality.

Development must incorporate public-private interfaces which positively respond to the immediate context in a sensitive, attractive and engaging manner.

The project will provide a significant level of activity to both street frontages through the integration of commercial spaces into the Wilkinson and Rosser Street frontages. These modestly scaled tenancies, coupled with and included as part of ground story apartments, will complement similar scaled local and independent retail offerings to create an offer that compliments the larger and established retailers of the local area. Haven Home Safe, as housing operator for the development, is committed to the careful selection of tenants for apartments that include commercial spaces, to ensure that they are provided to tenants who will utilise the spaces for small businesses as intended.

Along Rosser Street, the varied setback arrangement allows for commercial frontages to engage organically with the streetscape, fostering a vibrant pedestrian experience and value add to the public realm through the incorporation of seaters into planter boxes for the general use of the broader community.

The main residential entrance is located on Wilkinson Street, the key pedestrian street interfacing the site. The residential entrance provides immediate access to bicycle racks for visitors, as well as combined access to a secure bicycle store for



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residents. The ground story lobby will be an open/ventilated space, that allows clear views for passive safety, and robust materials for a high level of durability through this key junction of activity and the stair connecting levels is designed as an open stair with generous proportions to encourage regular use for better health and environmental outcomes.

Back-of-house functions are kept, so far as practical, away from the key street frontages to minimise their impact on street character and amenity.

In addition to generous deep soil 'planter boxes' provided to Rosser Street, a contiguous deep soil planting zone is focussed along the northern boundary of the development. Footpaths through this zone will be permeable and suitable to enable the establishment of tree roots. This planting zone, with abundant access to northern sunlight, will enable mature trees to grow, creating a visual buffer and privacy to apartments to the existing at-grade car park and service yards currently located on the adjacent sites to the north of the property. Should these interfacing sites be redeveloped in the future, these trees will continue to provide visual buffering and privacy from future uses.

The development also includes a generous provision of common open spaces located at the podium and roof levels. Each of these spaces is provided with large planter boxes to allow small trees to grow, amongst other productive plantings to create attractive and high amenity spaces for the resident community to establish social connections, encouraging good social and community outcomes. The podium gardens will complement street-level planting to provide a good level of greenery to accompany the development, enhancing connections to gardens and nature for residents and the community.

☑ This must be demonstrated through a detailed materials schedule and appropriately scaled elevations of all public-private interfaces.

Refer to Section 3.4 (Materiality & finishes) of the report, and architectural drawings SK401 – 411 for detailed materials schedule and appropriately scaled elevations on all public-private interfaces.

☑ Commitment that the original architect or building designer will be retained from the planning permit process through to project completion.

Haven Home Safe has demonstrated commitment that MGS Architects will be retained from the planning permit process through to project completion.



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ESD and Building Performance

☒ The development must achieve a BESS score of 70% (any innovation points must be approved by Council officers)

BESS score =

Refer to BESS report prepared by ARK Resources which achieves a BESS score of 70%.

☒ A rooftop with a mix of communal open space, landscaping and solar PV. Alternatively, a rooftop with maximised solar PV may be provided.

Refer to rooftop plan in architectural drawing SK207 and landscape drawing TP7 – 8 which demonstrates a mix of communal open space, landscaping and solar PV.

☒ Gas-free dwellings (some gas fittings may be justified for non-residential uses).

All dwellings are designed to be gas-free. This has been scoped in the BESS report prepared by ARK Resources.

☒ 7.5 star NatHERS average.

Refer to NatHERS Energy Rating Assumptions report prepared by ARK Resources which achieves a 7.5 star average.

☐ Electrical infrastructure capable of supplying 12kWh of energy for charging during off peak periods, and a minimum level 2 (mode 3) 7kW, 32Amp single phase EV charging outlets to all residential car parking spaces. EV infrastructure and cabling must be provided.

N/A as no car parking spaces are provided within the development. Refer to Traffic Impact Assessment report prepared by OneMileGrid which justifies this.



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Building Accessibility

☒ The applicant must demonstrate that 75% of apartments (rounded to the nearest whole dwelling) meet the accessibility requirements of Standard B41 from Clause 55.07-7 or D17 from Clause 58.05-1 of the Moreland Planning Scheme.

% of compliant dwellings 77

Refer to BADS Compliance Check table in drawing SK611 which shows that 77% of dwellings are compliant with the accessibility requirements.

Community Benefit

*The applicant must provide one of the following, which should be secured through a Section 173 Agreement or other appropriate provision:*

☒

An affordable housing contribution equivalent to at least 3% of the dwelling yield (rounded to the nearest whole dwelling) offered at a 75% discount from market value; or

☐

Significant upgrade of existing community infrastructure or the delivery of new community infrastructure; or

☐


A substantially improved public pedestrian environment, delivered by the permit holder at their cost.

*The scope of works must be commensurate with the scale of the development and may include a combination of the following:*

- Facilities (such as seating, drinking stations) for public use;
- Widened public footpaths;
- A landscaped park or plaza;
- Publicly accessible pedestrian links that enhance connectivity;
- Pedestrian crossings;
- Water Sensitive Urban Design public realm treatments.
- Substantially improved pedestrian environment through delivery of communal facilities, widened public footpaths, a landscaped park or plaza and pedestrian links that enhance connectivity and are open to the sky.

☐

Another significant community benefit not listed, to the satisfaction of Council officers.



100% of the dwelling yield will be provided as social housing.



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PHOTO 1



PHOTO 2

## EXPLANATORY NOTES AND WARNINGS:

- THIS SURVEY HAS BEEN CARRIED OUT FOR THE EXCLUSIVE USE OF MORELAND AFFORDABLE HOUSING FOR THE PURPOSE OF DESIGN ON THE SITE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION.
- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF CALIBRE
- ACCURACY: DETAIL LOCATION  $\pm 0.05m$ , REDUCED LEVELS  $\pm 0.02m$ .
- TM LEVELS ARE TO BE CONFIRMED BY LEVELLING BEFORE THEY CAN BE USED FOR ANY CONSTRUCTION PURPOSES. CALIBRE MUST BE NOTIFIED SHOULD ANY DISAGREEMENT IN LEVELS BE FOUND.
- ALL REDUCED LEVELS HAVE NOT NECESSARILY BEEN SHOWN ON THIS HARD COPY PRINT. REDUCED LEVELS ARE SUPPLIED WITHIN THE DRAWING FILE ON LAYERS "PT\_HEIGHT" AND MAY BE FROZEN FROM VIEW FOR CLARITY.
- ABBREVIATIONS TO LEVEL VALUES:
  - T - TOP LEVEL
  - WH - WINDOW HEAD LEVEL
  - WS - WINDOW SILL LEVEL
  - G - ROOF GUTTER LEVEL
  - R - ROOF RIDGE LEVEL
- WHILST EVERY EFFORT HAS BEEN MADE TO LOCATE ALL FEATURES AND SERVICES WITHIN THE SURVEYED AREA, CALIBRE CANNOT BE HELD RESPONSIBLE FOR FEATURES CONCEALED, BURIED, OR UNDER CONSTRUCTION INCLUDING STRUCTURES AND FOOTINGS BELOW THE SURFACE LEVEL PROJECTING INTO THE SITE FROM ADJOINING PROPERTIES AT THE TIME OF SURVEY. WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THEIR EXISTENCE.
- PRIOR TO ANY DESIGN, DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETAIL THE LOCATION OF ALL SERVICES AND TO THE LOCATION OF FURTHER SERVICES.
- UNDERGROUND SERVICES INFORMATION HAS BEEN DERIVED FROM THE MELBOURNE ONE CALL SERVICE (MOCS). THESE ASSET RECORDS HAVE NOT BEEN GROUND TRUTHED. SERVICE LOCATIONS SHOULD BE CONFIRMED PRIOR TO DESIGN AND CONSTRUCTION WORKS.
- SERVICE INFORMATION SOURCE:
  - MOCS LINES
    - DRAINAGE
    - ELECTRICITY
    - GAS
    - SEWER
    - TELECOM
    - WATER

- POSITION OF BOUNDARIES OTHER THAN THOSE OF THE LAND UNDER SURVEY ARE ONLY APPROXIMATE AND HAVE BEEN DERIVED FROM VICMAP DIGITAL PROPERTY DATA. THEY HAVE NOT BEEN VERIFIED BY THIS SURVEY.

- BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON SURVEY AND ARE TO BE CONSIDERED PRELIMINARY UNTIL LAND REGISTRY APPROVAL.

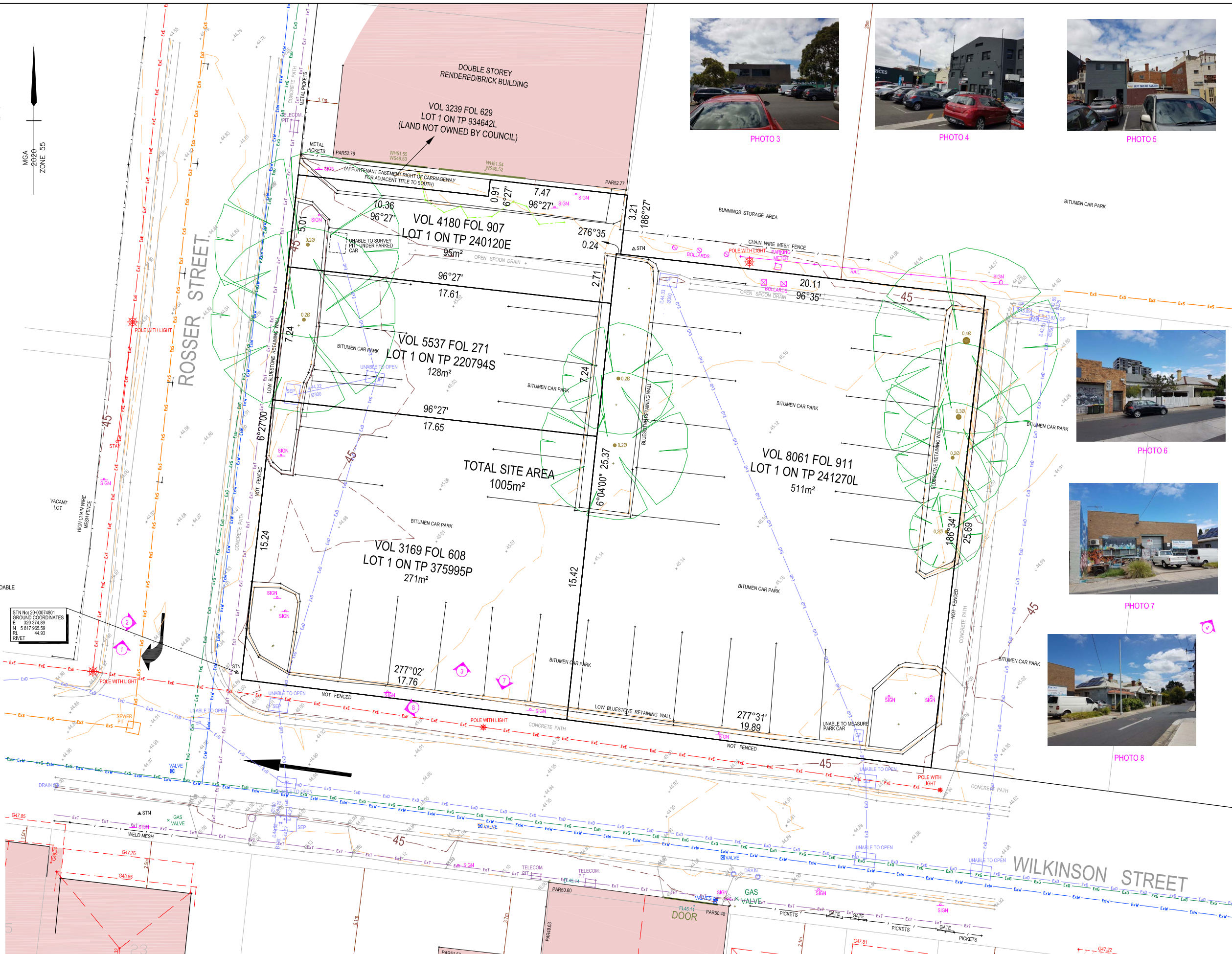


PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8

## NOTATIONS:

DATE OF SURVEY: 2/2/2021  
SURVEY COORDINATE DATUM IS MGA 2020  
TRUE MGA CO-ORDINATE FOR THE SITE IS HELD AT PM 575  
ALL OTHER CO-ORDINATES HAVE BEEN COMPUTED USING GROUND DISTANCES.

CONTOUR INTERVAL: 0.10m  
LEVELS SHOWN THUS  $\pm 0.12$  ARE IN METRES TO AUSTRALIAN HEIGHT DATUM  
LEVEL DATUM IS DERIVED FROM PM 575 WITH A STATED VALUE OF 46.75  
11 DENOTES PHOTO POINT

## CROWN DESCRIPTION:

COUNTY OF BOURKE  
PARISH OF JIKA JIKA  
CROWN PORTION 104

TITLE REF: REFER TO PLAN  
TOTAL AREA 1005m<sup>2</sup>  
LAST PLAN REF: REFER TO PLAN  
THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES

## PLAN OF TITLE RE-ESTABLISHMENT, FEATURES & LEVELS

2-12 WILKINSON STREET

BRUNSWICK

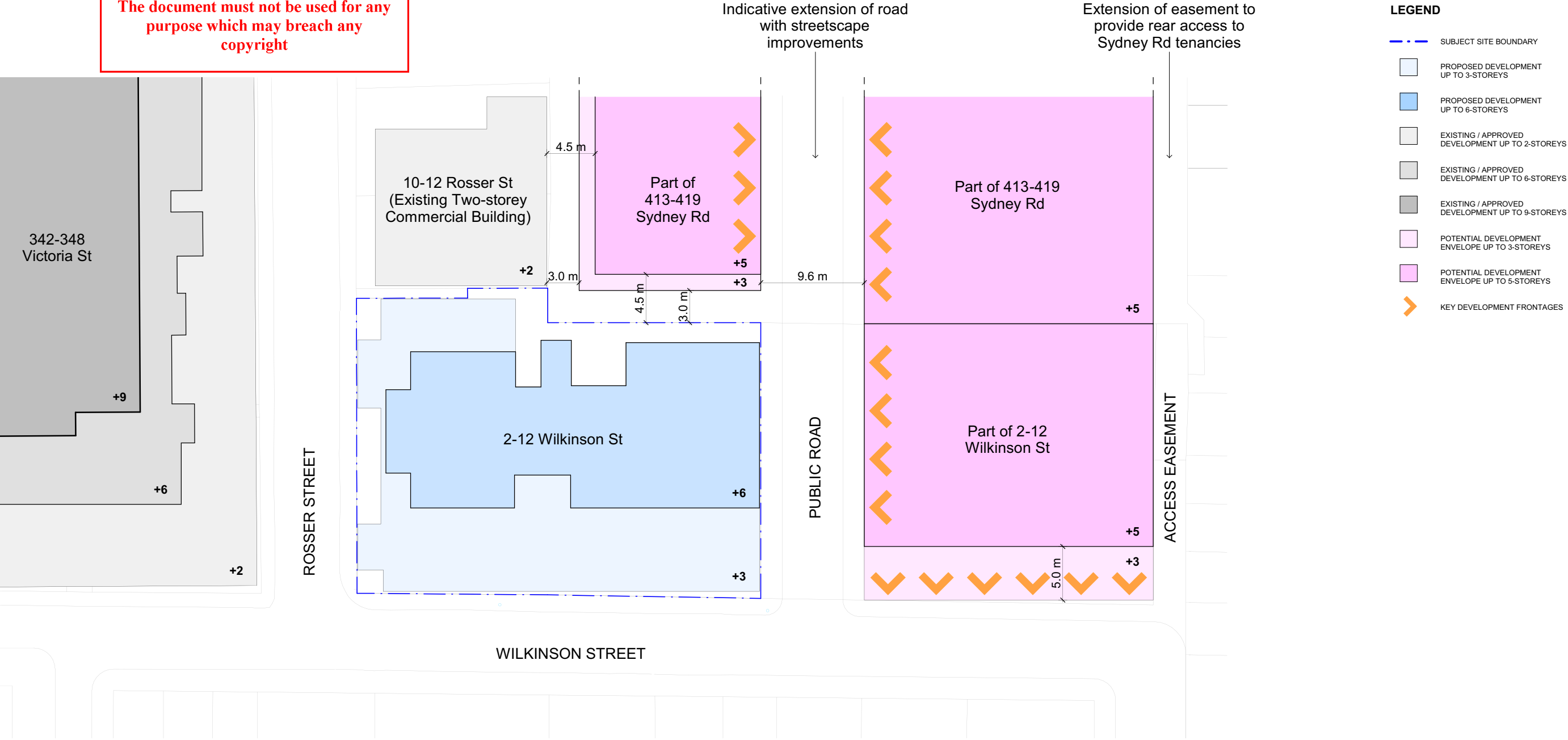
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SHEET 1 OF 1 SHEETS  
A1  
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VERSION: A  
20-000748/FLA01.DWG  
PN 18/02/2021



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1:200 @ A1

NOTE: ALL DIMENSIONS ARE APPROXIMATE

REVISIONS	PROJECT: WILKINSON STREET HOUSING 2 - 12 WILKINSON STREET, BRUNSWICK	PROJECT NUMBER 23063	CLIENT HAVEN HOME SAFE	DRAWING TITLE EQUITABLE DEVELOPMENT STUDY	DRAWN BY AL	CHECKED BY CL	DATE FEB 2024	SCALE As indicated @ A1 SIZE @ A3 SIZE	DRAWING NUMBER SK721	REVISION
TOWN PLANNING		REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF MGS ARCHITECTS PTY LTD.								



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Daylight modelling assessment based on equitable development to adjacent sites have been performed by Ark Resources (refer to Appendix H of the Sustainable Management Plan - Issue D). The model accounts for shading cast by these adjacent equitable developments, the results of which meet best practice daylight standards and thus the requirements of the BESS sustainability tool.

H.1.1 Development Summary

Living/Kitchen Areas

Level	Total of Rooms	Number Rooms meeting 'best practice'	% Rooms meeting 'best practice'
Ground Floor	4	2	50
Level 01	10	7	70
Level 02	10	10	100
Level 03	5	5*	100*
Level 04	5	5*	100*
Level 05	5	5*	100*
Total	39	34*	87%*

\*Indicates extrapolation

Bedrooms

Level	Total of Rooms	Number Rooms meeting 'best practice'	% Rooms meeting 'best practice'
Ground Floor	6	6	100
Level 01	11	11	100
Level 02	11	11	100
Level 03	9	9	100
Level 04	9	9	100
Level 05	9	9	100
Total	55	55*	100%*

\*Indicates extrapolation

Results for level 3 and above have been extrapolated based on results for the levels below and confirm that, on a whole of development basis, **87%** of living/kitchen areas and **100%** of bedrooms in the development meet the best practice daylight standard and thus the development meet the daylight requirements of the BESS sustainability tool.

H.2 Model Images

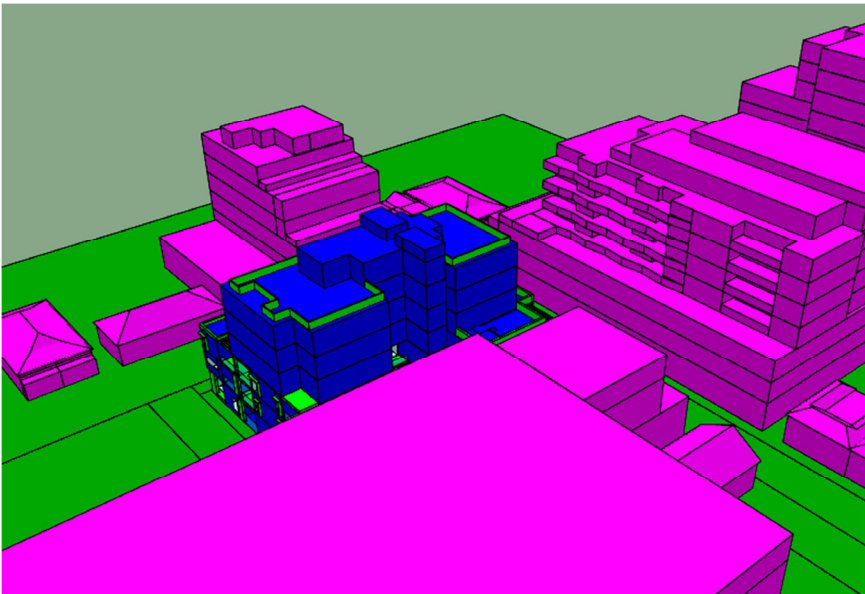


Figure 1 Model view from North-East

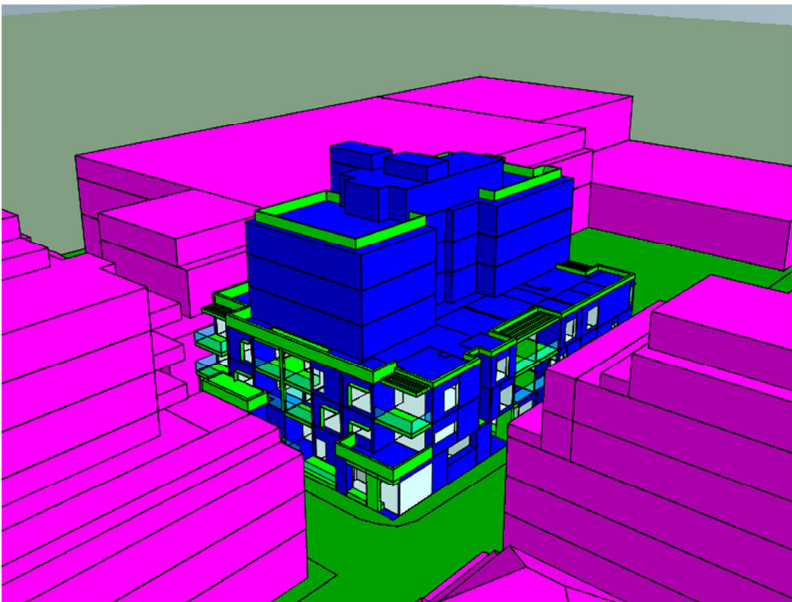


Figure 2 Model view from South-West



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Ark Resources Pty Ltd  
ABN 29 086 461369  
Suite 8 / 10 Northumberland Street  
South Melbourne, VIC 3205  
613 9636 0280  
arkresources.com.au

21.06.2024

Haven Home Safe  
52-56 Mary Street  
Preston, VIC 3072

Subject: 2-12 Wilkinson St —  
Equitable Development Analysis

The daylight assessment conducted for the development located at 2-12 Wilkinson St, Brunswick 3056, included an equitable development scenario provided by Human Habits on 18/06/2024. This statement outlines this equitable development scenario and daylight modelling images.

- The equitable development assumptions, illustrated in Figure 1 are as follows:
- Equitable development to the north with a height of 15 metres
  - Street wall height of 7 metres
  - Sections of building above street wall height set back 5 metres from the street.
  - Sections of building above 12 metres setback 4.5 metres from the shared boundary
  - No equitable development to the immediate east.

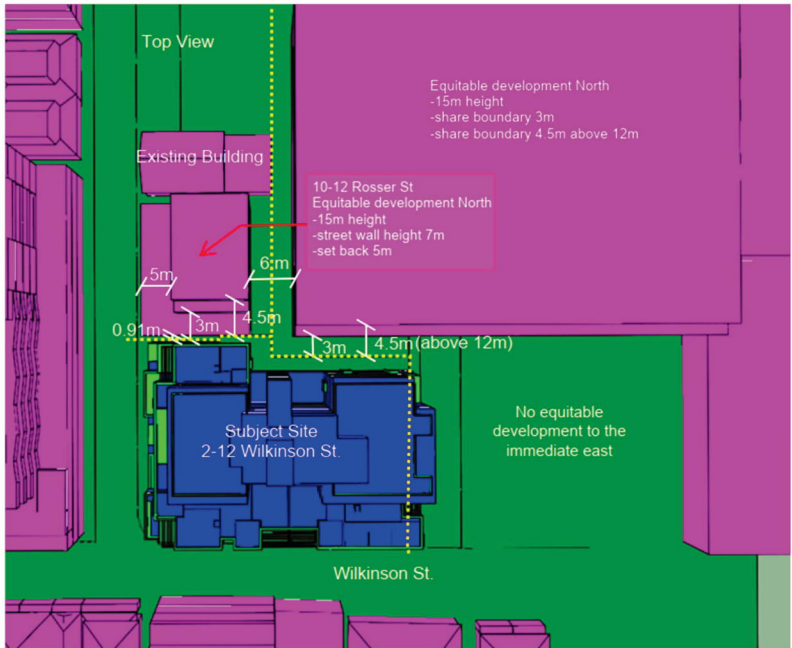


Figure 1 Equitable Development Assumption

The following images show the daylight model images to illustrate the equitable development assumptions in the context of the proposed development.

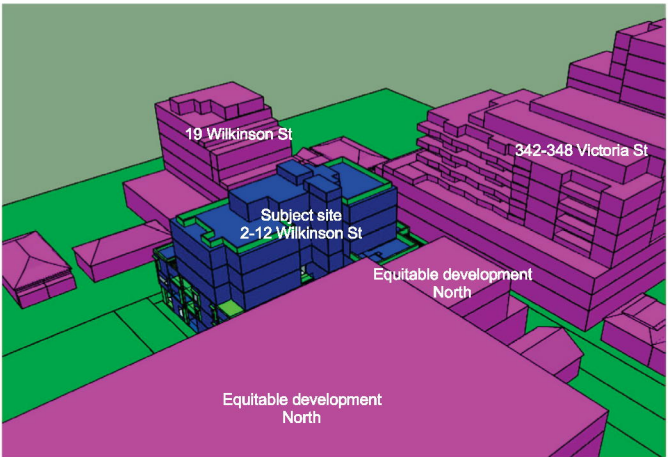


Figure 2 Model view from North-East

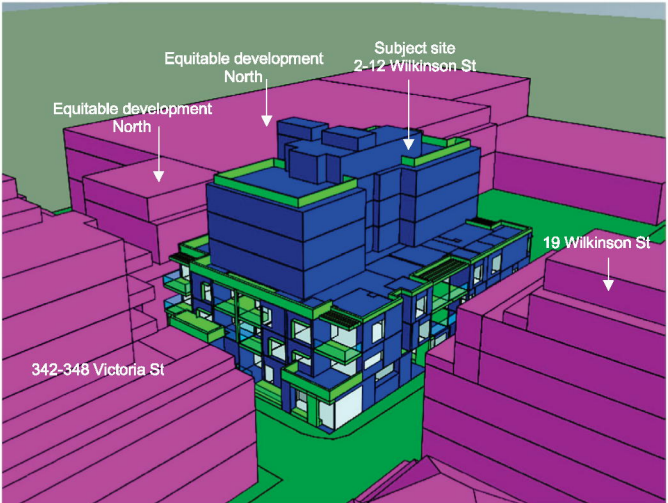


Figure 3 Model view from South-West



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