Brunswick Road, Nicholson Street, Barkly Street Development Precinct

Locational Context

- Residential Interface
- MOH Multi Dwelling Units
- Subject Site
- Approved Development Site (7 Storeys Mixed Use)
- Capital City Trail

Nicholson Village Neighbourhood Activity Centre
- Height transition down to Barkly St residential interface.

- Height transition along Barkly St towards single storey detached dwellings to the west.

- Opportunities to accommodate development of 6 storeys (particularly on deeper sites) that is largely screened from view from the public domain and well separated from residential interfaces whilst maintaining suitable height transitions away from prominent corner element (existing approval) at Brunswick Rd / Nicholson St intersection.

- Height transition along Brunswick Rd towards 2 storey blocks of flats to the west.

- Height transition between prominent corner element (existing approval) to the east and residential interfaces to the west and south along Main Road.

- Height transition down along Nicholson St away from prominent corner element (existing approval) at Brunswick Rd / Nicholson Street intersection.

- Prominent corner element (existing approval) addressing Brunswick Rd / Nicholson St intersection.
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View from Nicholson Road / Brunswick Road intersection

3 Storey step down
4 Storeys

Approved Development
7 Storeys
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View East along Brunswick Road

Existing 2 Storeys

6 Storeys (setback)

3 Storeys (transition)

4 Storeys
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View West across Brunswick Road

- Existing 2 Storeys
- 3 Storeys (transition)
- 4 Storeys
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View East along Barkly Street

3 Storeys

3 Storeys (setback)

2 Storeys
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View West along Barkly Street
Brunswick Road, Nicholson Street, Barkly Street Development Precinct
Redevelopment Concept - Potential Masterplan for 21-27 Brunswick Road

This Masterplan for 21-27 Brunswick Road is not a substitution for the preceding Height and Mass Study. Refer to previous diagrams for remainder of DDC022 precinct.

- Provides suitable two-storey transition to adjoining residential interface.
- Height transition along Brunswick Road to 2-storey block of flats to the West.
- Provides main vehicle access point to Brunswick Road and limited vehicle access to Barkly Street. Prevents through vehicle movements but provides pedestrian and visual link between the two streets.
- Building well screened from public domain and separated from residential interfaces.
- Townhouses provide presentation/transition to Barkly Street residential interface.

This diagram shows the potential layout and design for the development, with various buildings labeled A to J and described by their levels of height (2/3 levels, 3 levels, 4 levels, 6 levels). The map indicates the streets and their connections, with emphasis on the transition from commercial to residential areas.