

Buildings

Height and built form

- Low level buildings (height) to maintain 'Fitzroy' feel openness and light.
- Low scale on Smith Street – Quality development – Protect heritage views
- Height contextual - some instances of height next to heritage buildings
- Height possibly appropriate near main roads – keep height buildings out of “cottage areas”
- Bigger buildings closer to Smith Street and Johnson Street.

- Environment standards, public housing, not just heritage. Negotiate additional heights with developers (UK model)
- Restrict any new development to 9 metre height limit.
- 4 - 5 storeys
- No high rise
- Height of buildings to be limited
- Set backs for greater height
- Setbacks for greater height above 2 storeys
- Consistency scale, heights, set backs from main areas
- Historical height limit established
- One exception should not set precedent

- No further increase to the population density in the study area.
- West side of Little Oxford / further development
- Explore building above 'Officeworks'
- Don't have blanket ban on new building
- Size especially important
- Not monstrosities like Safeway.
- Overdevelopment

Heritage

- Historical character maintained
- Recognition of history of buildings
- Museum on original Coles site – Write to Coles – Smith Street
- Build up on heritage properties which doesn't comprise integrity of building
- Important to maintain integrity of building
- Protect heritage and uniqueness of area
- Renew heritage before lost rather than contemporary

- Not to conflict with heritage buildings
- Be sympathetic to existing buildings but not purely preserve because of age or era of building. Look at new building if they are beautiful. They can also be of interest.
- Renew heritage before lost rather than contemporary
- Not replicate heritage in new structures
- Not a reproduction.
- Harmonise with environments and heritage buildings – colour, form, height

- Historical advisors can cause problems with unrealistic expectations.
- Not taking into account buildings which are not heritage.
- Everything old is not heritage.
- 1920's houses & 1970's have heritage value too.
- Why are some houses similar, yet one is heritage and one is not?

- Use of colour in houses – should be rules which provide for sympathetic colours to heritage area

Design

- Protect human scale of streets
- Clear guidelines for developments to ensure same expectations and ruling for all
- Balance environment standards and social requirements (public housing)
- Opportunities to encourage active frontage at street level in residential development
- Urban street frontage.
- Green design (encourage)
- No square buildings that are not environmentally sound e.g. no eaves require airconditioning overlook confirm green architecture
- Could be more on excellent design without having to reference heritage
- Allow for contemporary design in its place
- Quality of design / improvements is paramount
- New architecture to be a new layer
- Sympathetic architectural design
- Size of apartments – more larger accommodation to suit families
- Disability access
- Diversity in housing / level
- Diversity in built form

Character

- Eclectic, cosmopolitan mix
- Neighbourhood character
- Cohesiveness

Amenity

- Light and space of current – residence to be protected
- Loss of awnings, verandas – sad

Developer requirements

- Forced to accommodate public space
- Developments should contribute to public housing and other (open space not included balcony's)
- Developers don't give anything back to area.
 - Just take! No social conscience or sense of community.
 - Just grab what they can take.

General

- Maintaining diversity social, economic and built environment
- Banco development needs to be revisited

Land use

- Maintain mix – community gardens – public house / retail / café / markets / public services / pubs / music / community hubs
- Maintaining diversity social, economic and built environment
- Strategic retail precinct
- Multicultural hubs
- Fitzroy feel (keep it) Cafes, pubs, art

Shops

- Don't want to turn it into Brunswick Street / avoid "Lygonisation"
- We don't want it to become a restaurant strip
- Retail qualities are being eroded

- Diversity of shops
- More options for living locally – not needing to leave suburb
- Mix of uses / food shops – need to maintain daily necessities of residents
- Want to retain locally owned shops – creates a sense of village
- Don't bring more and more national chains for food – we want diversity to match the area.
- Deli / market – we want choice ~ don't want to be forced into eg: home brands. We want choice in everything – food wise.
- More supermarkets – Aldi
- Competing supermarket / delis

- Paris end on Smith Street - good things happening
- Need to make Smith street ' more up market' ' lots of \$2 shops'
- Want to keep Salvos, quirky places, Lebanese grocery, Soul Foods
- Keys for attracting business
- Need for incentive to "move to Smith Street"
- Gateway now is MacDonald's and 7/11

- Enhance diversity / appeal of area / attract things into street
- Protect the things we love about Smith Street
- New arrivals should accommodate existing enterprises
- Commercially – better mix good
- Mixed clothing and food.
- Real shopping. Butchers, fresh fruit, deli, fresh pasta store
- Small specials shops – especially food
- Asian grocery
- Butchers
- Milk Bars
- Delicatessen
- Fresh fruit and vegetables – market
- Repairs – Hardware shop
- Gym – Sport centres
- Study on mix of retail outlets
- Community bank
- Tourist businesses
- Fresh fish shop

- Change and progression to attract diverse type of traders (quality traders) and visitors. Many people won't cross Gertrude from South end.
- Look for opportunities (outlet stores) north of Johnson.
- Consideration of some business expanding activities

Licensed Premises

- Close Safeway bottle shop.
- Limit new liquor outlets

Market

- Market on Smith Street like we used to have.
- Market – similar to Queen Victoria – maybe covered – Rose Street market
- Market to bring in people, and for residents
- Sunday market – Rotary bring people in. Lions Club etc.
- Monthly market

Industry

- Service station
- Industrial areas – these provide jobs.
- Industrial zones to increase activity i.e. cafes, music.
- Mixed use of current factory/ warehouse sites
- Rezone Johnson Street from light industrial
- Better understanding of specific areas for development Johnston Street primarily

Vacant premises

- There are a lot of vacant premises
- TAFE site on Wellington Street
- Exploration of vacant commercial lots

Art and Culture

- Cinemas - Dynamic affect on small business around
- Art area – further promotion and diversing
- Impact of Gertrude Street / take up and spreading into Smith Street
- Importance of cultural activities

Open Space

- Open space – parks
- Park usage
- Inadequate plant seating in park. No design
- Lack of open space

Mix of Uses

- Limit “Wholesale” outlets – retain residential areas
- Derby street 52 years businesses

Character

- Maintain nature of residential areas, don't allow retail to creep
- Make residential areas residential, not business / residential
- No conversion of residential properties to business

Interface

- Noise issues re. prior occupants

Hours of Operation

- Control of opening hours
- Not concerned about the hours

General

- Can the Smith Street cope with population / good now but planning for future

Transport

- Like parts of central Melbourne.
- Traffic – Narrow down local roads and plant more trees on Smith - shared recognition and place with indigenous community
- European style piazza and pedestrian zones. Bikes, more routes.
- Trams and cars both existing on Smith Street – options for less car congestion
- Look to options / explore what else has been done in Melbourne and elsewhere – council to investigate
- Social parking factors influencing walking / cycling – safety, lighting, cultural factors
- Safety factors influencing peoples decisions for active transport
- Trams, buses, bikes only.
- Reduce traffic / increase pedestrian and bike access
- Traffic (diverse views) balance – needs of pedestrians, business, cars

Pedestrians

- Smith Street pedestrian zone
- On-street trading obstacle course, doesn't seem to have rhyme or reason
- Clear walk way should be on footpaths. Resident / traders not against marking it out.
- Some cafes don't have regard for people walking on street or other traders.
- Pedestrian zones
 - Relocate parking to underground, rear of properties to enable more space for footpaths
- Pedestrian crossings (mobility)
- Possible move to pedestrian only street at certain times
- Safety of pedestrians / crossing streets etc
- More traffic lights for pedestrians

Bicycles

- Parking not right up against bike lane.
- Bike lanes
 - not designated
 - In non clearway times
 - On all streets e.g. Smith, George, Gore Street
 - Encourage use of helmets, lights, stop at lights
 - Relocate parking to underground, rear of properties to enable more space for cycling lanes
- Bike paths / racks
- Bike tracks / lane / barrier
- Bike paths – safe e.g. from St Georges Road, Alfred Crescent, Jamieson Street, George (North to South)

Public Transport / Trams

- Public transport – trams, 2 hour ticket not fair (probably not council issue)
- Smith and Brunswick street more clearway for trams. Sometimes (often) walking is quicker than the tram.
- Public transport
 - Good public transport
 - Disability access stops
 - Shelters for key unprotected stops
 - Better signage for stops/timetables
- Free flow of trams critical
- Prioritise tram traffic

- Trams only
- More trams – frequency
- Faster trams – stop congestion
- More trams but they have no space to move through the street. 4.00 pm – 7.00 pm no cars Smith Street – too many cars.
- Trams down Alexandra Parade – more trams
- Better public transport / eastern freeway – light rail stops
- Train / Light rail along the Eastern Freeway
- Trains / buses – to be included on freeway – buses down Wellington Street
- Underground stops in Fitzroy Smith Street, Brunswick Street, and North Carlton
- Bogota – old people and child friendly
 - encourage use of public transport

Traffic and Cars

- Amount of traffic affects liveability
- More speed bumps / street
- Restricting through traffic
- Traffic management / one way streets poor movability
- Reduce speed limit in residential areas
- Mall - Smith Street / no cars more trees
- Better traffic management for Smith Street – maybe no cars like European cities

- One way time of day – tidal traffic flow in Wellington Street
- Turn Wellington into a one way street
- Use of turning restrictions in peak times
- Strategic management of car park waivers for development

- Development – jamming Collingwood – east west link
- Talk of tunnel construction
- Tunnel construction will affect local area – can't have cycling

Parking

- Parking – on street parking prioritised for residents
- Lack of public parking
- Parking – more for bikes / motor scooters / review car parking
- Long term parking options
- Underground parking
- Provide parking space to support business
- Clear way as an option
- No parking (reduced parking)
- Impact on business needs to be explored
- Increase parking issues
- Parking requirements of new development
- Query expanding parking in new buildings – encourages traffic. Good – access required

- Are people parking cars here, and then going into city?
- Some people will accept a parking fine rather than pay for city parking?

Shopping buses

- Create central “Shopping buses”
- Buses – illegally parked, affects amenity of area

Public Domain

- How much can public spaces be improved?
 - Creating a vibrant environment. Retail vibrancy, diversity of community, tree lines avenues, liveable streets, dealing with parking differently, Fitzroy/Collingwood
- Protect human scale of streets
- Revitalisation – Open space improvements, retail precinct, public transport – subway, pedestrian zones

Parks

- Green area in the study area, especially with population
- Lack of open space provision. Very important to enhance current
- Open spaces – need more of them
- Create new parks where possible
- Larger public spaces / lots of small spaces – e.g. London common example
- Build community parks, seating and community garden.
- Retain and protect existing open space i.e. some open space being claimed by business.
- Protect established parks from development

- Retain Condell Park
- Increase green space e.g. purchase existing vacant blocks in Gore Street for a “Village green”
- Ask state government for funding assistance to purchase open space

- More development must equal more open space becoming available
- Revitalisation open space improvement.
- Roof top open space - “green” roofs
- Parks need to be better maintained / particularly around night clubs

Footpaths / Streets

- Lighting – improve on street and in shop windows – original street lights

- More traffic lights for pedestrians
- Better footpaths
- Foot path/ gutters do not have appropriate wheel chair and pram accessibility
- Traffic management foot path and road
- Widen footpaths
- Paved, tiled footpath surfaces – artwork
- Tables on footpaths should be better managed – limits enforced
- Keep footpaths safe – shop keepers to monitored the outside tables/seating
- Landscaping needs to be better

Trees

- More evergreen trees to increase air quality in winter and all year
- Every street should have trees
- More trees e.g. Johnston, Smith, and Brunswick Streets
- Care and maintain an adequate number of trees. Plants need to be maintained
- Improved air quality
- Greening of precinct

Street Furniture

- More bins

- Poo bins for dogs
- Drinking fountains – aesthetically pleasant – new ones have benches around them.
- More public toilets
- Reduce clutter
- Reduce visual pollution – signs/ banners
- Signage – celebrate pride
- Sympathetic heritage. Tram stops – non large illuminated ad shells

Maintenance

- Maintenance of streetscape
- Streets need to be better maintained / particularly around night clubs
- Maintenance
- Cleanliness
- Graffiti clean up is good
- Graffiti/ street art – look at options
- Litter issue – lack of pride
- Dirty streets, noisy, require a general tidy up
- More cleaners working in the area
- Time of maintenance work
- Why is garbage collected at 12:30 every night with no regard for disturbing residents?

Infrastructure

- Underground cabling
- Drainage is inadequate for current use

Linkages

- Better linkage to Collingwood train station – footpaths, signs, underused

Road closures

- Close off Derby Street

Cultural Mix

- Enhance pride in what we have
- Maintaining diversity social, economic and built environment
- Maintain social / economical diversity given high cost of housing and limiting supply

- Planning for future needs in population

- Diversity of people
- Big strong communities / care for different people
- Emerging need for housing and diverse community

Affordable Housing

- Need for affordable housing for a social mix
- Difficulty to afford to access – rent or buy
- More low cost housing
- Mandate a percentage of new development to low income housing (London example)
- Allocate percentage of development to be low cost, Fitzroy ideal place.
- Housing associations
- Collingwood housing estate should be included in study
- Pull down housing commission and redevelop the land to improve the situation of people who lived there
- Accommodating people below poverty line on existing properties as no vacant land available. Not having eyes cast over by state government
- High cost of housing
- Increasing demand for housing– limited supply
- Neighbourhood renewal – apply for grant

Developer Contributions

Housing

- Diverse range of housing for range of residents, families

- Physical limitations – where to put people?
- Manageable growth of population – how to achieve this?
- Increase population growth 27% - need to be managed
- Do we want such a growth (27%)?

- Challenge of population growth, demand for inner city housing near good services, jobs, transport

Community needs

- Community activities

Art and Culture

- Encourage development of more artistic/ creative businesses

Drug taking / alcohol

- Social issues detract from Smith Street now
- Attacks in and around Safeway – increasing due to available at most times of alcohol.
- Safety of residents near late night venues
- Drug element serious

- Social issues – affecting street , theft drugs
- Safety issues – safety management required
- Bring back respectability
- Dob in a dealer
-
- Common policing / increasing
- Greater policing is required
- Bigger police presence/ particularly at night – not staff
- Much more police presence DAY & NIGHT

Cultural Mix

- Indigenous issue/ people need help
- Indigenous issue serious

Consultation and Planning

- Definition of communication around development needed from council
- Accountability from council re permits and “relationship” with developers – underground
- Pride, transparency and pro-activity needed from council – relationship between State Government and Council re. council decisions
- Better consultation with local residents is required (new development)
- Amend planning guidelines to ensure consultation with development and residents in a timely manor to address concerns and avoid VCAT.
- Apathy in objection process
- Need to choose fights in VCAT objections