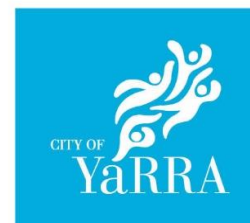


In reply please quote: D21/111515  
Our reference: F15/15464  
Contact: Bruce Phillips 9205 5300



10 September 2021

The Hon. Jacinta Allan,  
Minister for Transport Infrastructure,  
Level 20, 1 Spring Street,  
Melbourne, VIC 3000

By email: [Jacinta.allan@parliament.vic.gov.au](mailto:Jacinta.allan@parliament.vic.gov.au)

Dear Minister,

**Community infrastructure in the redevelopment of the former Gasworks site (433 Smith Street, Fitzroy North)**

At its confidential meeting of 24 August 2021, the Council considered an item in relation to this site which the State Government are redeveloping.

The Council noted in its deliberations that the redevelopment of this whole site will constitute a very substantial development that will dramatically change the townscape of this particular precinct.

In this regard, Council noted the very substantial number of dwellings (over 1,000 and hence some 2,500 residents), and also commercial and retail space, on the larger 433 Smith Street, Fitzroy North redevelopment site; and also the anticipated significant further residential developments within a 15 minute walk to these multi purpose courts and gymnasium.

In noting this significant redevelopment by the State Government, Council resolved that there are key improvements that need to be addressed by the State Government in relation to the sustainable transport matters and local amenity of the area.

Council resolved to inform you that its expectation is that the following matters should be included as part of the State Government works:

- (a) the provision of a single central island tram stop on Smith Street (as previously resolved by Council on 17 July 2018 (a “super tram stop”));
- (b) that the tram tracks in Smith Street should be the realigned to the west (through a reallocation of the Smith Street road space), in order to facilitate this centre island tram stop, and to also facilitate the provision of a wider footpath on the east side of Smith Street;
- (c) that from the new street frontage in Smith Street (due to (b) above), the setback of buildings on the eastern side of the former gas and fuel site be setback a minimum of 2.0 m to facilitate an improved pedestrian interface to Smith Street;

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- (d) that there be a provision of a consistent minimum 1.5 m ground floor setback on any street frontage (where active use is proposed), with no permanent structures (such as water meters and the like) be located in this space, or walls on boundary;
- (e) that there be a chamfering of all building corners abutting streets and lanes in the development;
- (f) that undergrounding of overhead services occur on all abutting streets to the length of the frontages of the site;
- (g) that the State upgrade bicycle infrastructure on Jamieson Street, Grant Street and associated intersections with Queens Parade, and the intersections of George Street, Gore Street, and Council Street to allow for continuous and safe cycling infrastructure to and through the gas works site, and
- (h) that female figures on pedestrian crossing lights be used where lights will be upgraded or new crossings established.

A letter has also been provided to the local member of Parliament, the Hon Richard Wynne outlining this Council resolution.

If you any further information please contact Bruce Phillips, Director Planning and Place Making on [bruce.phillips@yarracity.vic.gov.au](mailto:bruce.phillips@yarracity.vic.gov.au)

Yours sincerely



Gabrielle de Vietri  
**MAYOR**