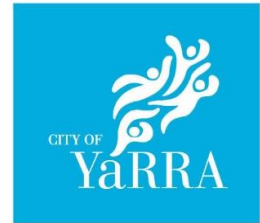


In reply please quote: D21/111516  
Our reference: F15/15464  
Contact: Bruce Phillips 9205 5300



10 September 2021

The Hon. Ben Carroll,  
Minister for Roads and Road Safety,  
Level 20, 1 Spring Street,  
Melbourne, VIC 3000

By email: [ben.carroll@parliament.vic.gov.au](mailto:ben.carroll@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 St (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 St;
- (c) that from the new street frontage in Smith St (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;

.../2

- (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 St, Grant Street and associated intersections with Queens Parade, and the intersections of George St, Gore St, and Council St 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 (Minister for Planning) outlining this Council resolution. In that letter, for your information, the Council has stated that:

- the Council notes the changes to the proposal by the State Government from earlier concepts, particularly that no specific off-street carparking is being provided for the stadium and that two of the six multi-purpose courts would be occupied by the school during school hours, but available after school hours as part of the overall facility;
- adequate off-street carparking for the multi-purpose courts / stadium / gym needs to be provided on the broader 433 Smith Street (former gasworks site) redevelopment; and
- Council also expresses concern regarding the possible proposal by Development Victoria for the reallocation of the Alexandra Pde central median for car parking, due to loss of green space and impact on established trees.

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**