

CITY OF PORT PHILLIP REPORT

STRATEGY AND POLICY REVIEW COMMITTEE

7 APRIL 2008

SUPPLEMENTARY REPORT

A5	FITZROY STREET UPDATE: CONSIDERATION OF ADDITIONAL SUBMISSIONS (NEW TOILET FACILITY)
LOCATION/ADDRESS:	FITZROY STREET, ST KILDA
RESPONSIBLE EXECUTIVE DIRECTOR:	GEOFF OULTON, EXECUTIVE DIRECTOR COMMUNITY DEVELOPMENT AND PLANNING
AUTHOR:	TANJA HEIL, PLACE MANAGER ACTIVITY CENTRES
FILE NO.:	78/18/670
ATTACHMENTS:	ATTACHMENT 1. FITZROY STREET TOILET: SUMMARY OF SUBMISSIONS (VERSION 2: 7 APRIL 2008)

1. KEY ISSUE

- 1.1. This report provides an updated consideration of submissions in response to the siting of a new toilet facility in Fitzroy Street. These submissions were not considered in the earlier Report A5.

2. SUPPLEMENTARY INFORMATION

- 2.1. 5 submissions have been received post the closing date for public comments on the siting of a new toilet facility in the Fitzroy Street precinct. This brings the number of written submissions received by Council to 27 (refer attachment 1).
- 2.2. The following is an update of the issues identified in the additional submissions.
- 2.2.1. Site 1: Adjacent to the proposed Skate Park Facility
Respondents preferred site: 9
Objection to this Site: 12
- No additional comments received on this site.
- 2.2.2. Site 2: Jackson Street carpark
Respondents preferred site: 3
Objection to this Site: 9
- An additional submission received against this site identified the proximity of dwellings (6 units) facing this site with habitable rooms fronting the carpark.
- It notes safety / behavioral issues in proximity of this site. It observes the site's impediments to addressing the needs of all users (disabled access, baby change needs).

- 2.2.3. Site 3: Intersection of Park Lane
Respondents preferred site: 5
Objection to this Site: 2

No additional written submissions were received on this site. A phone discussion and meeting with a business operator adjacent to this site reinforced concerns of locating a toilet directly adjacent to an existing shop front. Concerns were further discussed over the option to provide a partial closure of Park Lane, which will further limit access to the off-street car park at the rear of this site.

- 2.2.4. Site 4: Park Street Tram Terminus
Respondents preferred site: 8
Objection to this Site: 7

Additional comments have been received objecting to a toilet at this site. Key issues include, obscuring the views towards the heritage architecture, the lack of consideration of landscaping, concern that the facility will encourage congregation, noise, and smell.

A submission was received on behalf of the future occupiers / owners directly adjacent to this site. This submission cites concern that the dwelling (and the 11 existing habitable room windows facing Park Street) will be directly adjacent to the proposed toilet facility. Existing windows fronting Park Street are obscured (painted / blocked) or provided with security bars. It is noted the plans endorsed to planning permit P0988/2007 provide some 12 windows on the Park Street Elevation. At the ground level new windows are nominated as translucent (highlight window to the kitchen). There is no reference to existing windows which are currently painted (to the cellar / sitting room). On upper levels the windows are to ensuites, staircases / void and a media room.

The submission further identifies that the Masterplan *'seeks to establish the northern side of Fitzroy Street as a commercial and residential precinct, and strongly discourages further development of retail and food and beverage land uses'*. It should be noted the Masterplan project has only recently commenced. It is anticipated a draft plan will be available for public comment and response in May 2008. It is assumed this comment refers to the zoning of the site within a Business 5 zone. Under Clause 34.05 of the Port Phillip Planning Scheme, this zone seeks to encourage office and unit development, retail and commercial uses require a planning permit.

- 2.2.5. In consideration of the additional submissions, site 4 is still maintained as Council officers preferred option.

This site is highly visible from adjoining activity, whilst not being located directly adjacent to existing doors, permeable windows or activity.

STRATEGY AND POLICY REVIEW COMMITTEE
7 APRIL 2008

In this location the toilet would be directly accessible from both the adjacent tram stops and is proximate to designated pedestrian crossings across and along Fitzroy Street. It best addresses the access needs of all users and abilities in this precinct.

It is considered the design of a facility in this location can address concerns over the architectural and landscape qualities. Design techniques can be employed to negate loitering and antisocial behavior.

3. RECOMMENDATION

- 3.1. That Council considers the additional submission in relation to Item A5 – Fitzroy Street Streetscape Update.