

www.fitzroyresidents.org.au  
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# fitzroy residents' association

Established in 1969 to promote, protect and enhance residential amenity

## **SUBMISSION ON BEHALF OF THE FITZROY RESIDENTS ASSOCIATION**

Permit Application No PLN20/0867

131 – 143 Smith Street, Fitzroy

The FRA objects to the proposed development at 131 - 143 Smith Street, Fitzroy. The site has a Heritage Overlay (HO333) and is in the Smith Street Activity Centre where the height limit is 24 meters (7 storeys).

The building proposed therefore is an over development of the site at 9 storeys and its bulk and height will negatively impact on the streetscape and the individually significant heritage buildings at 145 - 163 Smith Street (Foy & Gibson) and 165 - 167 Smith Street (Union Bank of Australia). The FRA is concerned at the overshadowing impact on Little Smith Street and Gore Street.

We also believe that the 3 levels of underground car parking for 79 cars is excessive given the public and active transport options in this precinct. This will generate more traffic and does not match the 'aspiration' for the building to achieve carbon neutrality. We commend the developer for its 'aspiration' but doubt its authenticity given the car parking proposed.

Submission on behalf of the Fitzroy Residents Association

Martin Brennan

Chair

15 March, 2021

