

Brisbane/William Street **Placecheck**

Saturday 6 November 2004

What is a Placecheck?

Placecheck is a system originating from the Urban Design Alliance, a UK based organisation, which helps groups of people and organisations find a way forward to improve their neighbourhood or town centre in a systematic way. A placecheck is a method of assessing the qualities of a place, showing what improvements are needed, and focusing people on working together to achieve them.

Placecheck Notes:

The group has been provided with a map and a series of questions relating to the *Built Environment, Safety and Security, Pedestrians, A place with living streets and Identity*. You may wish to read the questions before setting off, answer the questions as you go or do the walk and regroup later to answer the questions.

Please note in your responses the street number or location of properties that you are referring to. (A notebook has been provided for this purpose)

There are 3 Basic Questions to think about in a Placecheck exercise...

What do you like about this place?

What do you dislike about it?

What needs to be improved?

Placecheck Participants

Contact

Built Environment

How can the physical form of buildings and spaces help to make the place work better?

Design, streetscape, setback, no parking in frontage, substantial awnings (not just canvas)

Incorporating residential and commercial mix on main streets - Council incentives to improve facades

Lighting in laneways

Alter them

Street scaping will have an impact by influencing people to do up buildings

Valued buildings - Which existing buildings and structures are important to conserve?

Cnr William/Newcastle (west side)

Cnr Brisbane/William (east side)

Mosque on William St, old terraces on Brisbane Street (degraded), 60's style 2 storey commercial (old electronics building), cnr Lake/Brisbane Sts shops

Tony Yozzi, derelict backpackers, brothel building, Dominos Pizza, Red Tea Pot (411-415), Brisbane/Lake Street shops, Northbridge Hotel, 3 on west of Tan Hoa

Heritage style buildings - pre 1950's architecture, shop front

Ones that reflect era of original settlement - new buildings need to reflect the older style eg: Lake Street

Cnr of William and Brisbane - south-east

Local style - Are there local building forms, practices and materials that should inspire what is built today?

Look at each street individually and ensure new structures compliment surrounding buildings perhaps with a modern feel

Overhangs to cover most of pavement

Ornamental facades, above shop living

Yes - good example is Lake St

Scale - Does the area have a general scale of building that should be followed for most new development?

William Street can handle taller than Brisbane Street. Buildings setback from the road on William Street can lose momentum

William St 2 storey tiered to 3 storey

Brisbane 2-3 storey (needs to be tiered behind residential (stepped down for interface))

No more than 3 storey provided it doesn't crowd streetscape or neighbours again - examples on Lake Street and Matches

Skylines - *Are there distinct skylines (or opportunities to create them) that development should respect?*

Front balconies on buildings/street frontage

Top of William street - old buildings

Tall trees on green space

Hotel Northbridge façade

Signage and undercover along William St - hustle/bustle

Remove overhead powerlines to enhance skyline and views to city

Yes- skylines of trees in distance (ie Money and Monger Sts)

Gap sites - *Are there places where a gap in an otherwise continuous line of building frontages along a street detracts from the street's quality? If so, how might the gap be filled? Alternatively, how might a usable, attractive space for pedestrians be created there?*

Maintenance of lot consider treescape/park

Mural boards

Any carparks in front of shops within lot

Carpark on cnr Monger and William

Vacant lots along William and Brisbane

Single storey low roof buildings on cnr Robinson and William sts

Vacant

Cnr William and Monger needs to be commercial/residential south-east

- cnr William and Newcastle - north-east

Landmarks/Gateways - *Are new landmarks (buildings, works of art or other features) needed to create or improve views, and help people find their way around?*

Create William street precinct

Flagpoles in middle of street

Clock on corner William and Newcastle - name and light up at night

Light up trees - gold plaques noting heritage significance

Tall built features (sculpture, arch) on each corner of William/ Brisbane

Yes- top of William street

Shelter - *What places inadequately provide weather protection for pedestrians and what can be done about it?*

Upgrade shop awnings - Council could initiate uniform upgrade

Overhang all the way down William St - new and old buildings

Trees on side streets going off William st

Overhang down one side of Brisbane st

Verandahs and trees

Encourage canopies of similar type (uniform)

Signage - *Are there places where more or better signs are needed?*

Better signage for pedestrian crossings and intersections

Make more obvious - entrance point signage - gateway to the city

1 standard small size sandwich board allowed

Name small laneways and provide signs

Town of Vincent sign at Newcastle Street on William Street

no

A place with living streets

Facing the street - *Are there places where the street would be livelier and feel safer if a building had windows or doors on to the street, rather than presenting a blank facade?*

Full height glass facades - Brisbane St needs to open up

Encourage alfresco dining night markets, marketplace on the weekend street vendors

Salvation Army building

Sides of buildings along laneways

Commercial building along William Street

Brick walls along building fronts

Yes - Salvation army

Architects etc

Living over shops - *Is there potential for living over shops to provide inhabited rooms overlooking streets and to encourage evening activity?*

Yes, encourage more people into the area

Yes, heaps

Should increase number of accommodation businesses along Brisbane and William Sts - backpackers, hostels, hotels, B and B's,

Yes!

Street life - *Do public spaces need to be adapted to accommodate local economic, social and cultural life as tourism, night life, eating, entertainment, sport, sitting-out, promenading, religious practices and retailing?*

Yes, analyse different culture lifestyles

Night markets, rotating cultural themes

Streets going off William St into residential areas should be well lit and planted with trees

Convert car spaces to mixed car parking and parks - sheltered seating

Some widened pavement for alfresco along William St - bulbous curbs

Yes, alfresco restaurants and cafes

Junctions - *Are there junctions that should be made to look more obviously like the way into an area, helping to give the area identity and making it easier for people to find their way around?*

Beaufort and Brisbane

Brisbane and William William and Newcastle - lighting, entry signage, streetscape, decoration

Brisbane/William St entrances

Yes, Brisbane and William William and Newcastle in conjunction with PCC

Identity

Natural Features- *Which green areas and open spaces are important to conserve and emphasise?*

Monger St tree scaping - plane trees

Park at top of William Street

Tall trees behind single storey buildings (eg Coolabah Lodge)

tlc for existing trees on Brisbane Street

Emphasise current parks, planting trees on verges, hedging and fencing (similar to Subiaco)

Must keep native trees that don't use much water

Evergreen trees

**Creation small green areas - fountains
Edging footpaths**

***Open Space** - Is there any public or open space that is not used for anything?
How can it be made usable?*

William Street - plant trees, beautification

**Park at top of William st could be enlarged and improved - seating
Brisbane St itself - some car spaces could be removed and made into
useable space**

No

***Public Art** - Are there places where works of art (such as sculpture, paving,
water features and lighting) could enhance the place's character and sense of
identity?*

Art in empty shopfronts to close gaps

Along Brisbane - close to Lake Street - even along Lake St

**Yes, cnr William and Newcastle Strs - murals on blank walls
Example of what not to do - the planter on Lake St past Newcastle
Empty shops - have art in windows
- sort of art walk**

***Third Places** - Third places are generally those public places, apart from
work and home, where people can come together. Are there any
opportunities to create a third place within the Brisbane/William Streets area?*

Seating clusters on footpaths - encourage alfresco dining

**Cnr William and Monger convert to park and public square
Brisbane St provide and widen paved area for gathering in one spot**

More seats and rest areas

**Cnr Newcastle and William (when its sold) - potential park
- community centre in area with various activities and coffee shop**

Safety and Security

What can be done to make the place safer and its properties more secure?

**Improve lighting including alleyways and right of ways
Pedestrian crossing on William and Brisbane Street intersection**

Lighting down onto pavement (park under canopies)
No brick walls or solid fences in front of buildings
Windows along laneways
More people - all hours activities
Proper crosswalks on William St - halfway along

Street lighting
Permeable shutters
Lighting in laneways
Residents encouraged to install sensor lights
Passive surveillance - ie: second storey
Having laneway open

Lighting - *Are there places that need better lighting to help people find their way around, to highlight landmarks, to show off attractive buildings, or to disguise eyesores?*

Uplighting in pavement flood lighting/façade buildings
lit up at night
fairy lighting in trees

intensity of lighting needs to be better (white not yellow)

Carparks

Are there places where a car park provides the immediate frontage to a street, and where the street would be improved in appearance and for pedestrians by a more active use?

Cnr William and Newcastle - 1/2 height fence, landscaping
Multi-storey carparks with façade

Yes, west side William Street

Parking - *Where does parking need to be improved, controlled or reduced?*

Remove parking from front of shops within lots between pavement and shops **Shouldn't reduce as need to encourage people into the area**

Not enough parking
Need tier parking on new development
Angle parking with nibs and trees

Pedestrians

Connected spaces - *Are there public spaces that need to become part of a route that is well used by people on foot?*

no

pedestrian crossings on William Street

Pavements - *Are there pedestrian routes that need to be made more even and non-slip, clearer to recognise, better lit and less cluttered by street furniture?*

Yes, improvement of footpaths

Intersections/pedestrian crossing marked clearer

Laneway between William and Money

Backlane between Brisbane St and Brisbane Tce (parallel to lake St)

William St paving - large pavers , lighting on pavement

Get rid of weeds

Nice brick paving - like 'Borroccos'

Art work used in paving

Cycling - *What needs to be done to encourage cycling, and to make cycling safer for cyclists and pedestrians?*

Cycling lane - implement

Signage to cycle ways

Not enough room

Barriers - *What barriers to movement would be better removed?*

Car parks

Two way streets

None

NB: Make some streets one way to decrease traffic through lanes

Eg: Forbes Lane

Robinson Ave - between William and Lake