

Fitzroy Gasworks

The redevelopment of the Fitzroy Gasworks site will rejuvenate an iconic urban site to offer a range of positive outcomes to the Fitzroy North community.



Artist impression only

Engagement with the Fitzroy community has led to the identification of community priorities that will be delivered by this project.

- An integrated senior high school for up to 650 students from Collingwood College and Fitzroy High School
- A six-court sports centre and gym catering for a variety of sporting codes
- A development close to the CBD and sustainable transport options
- All car parking will be located underground
- Twenty per cent of the residential development will be offered as social/shared equity/affordable housing
- At least eight per cent of the site will be dedicated to public open space
- Bicycle parking will be included
- A fully remediated site creating a safe and clean environment for the Fitzroy North community
- Heritage elements to be respected and restored.

PROJECT PRIORITIES



HIGH SCHOOL



SPORTS CENTRE



MIXED USE



AFFORDABLE HOUSING



RESIDENTIAL

Remediation

The Fitzroy Gasworks site is contaminated due to its previous industrial use and as a result requires extensive remediation.



REMEDIATION

CURRENT STATUS

**EPA CLEAN
UP NOTICE**

**PHASE 1
SITE INVESTIGATION
AND PLANNING**

**PHASE 2
SITE EXCAVATION**

**ENVIRONMENTAL
CERTIFICATION**

**CONSTRUCTION
COMMENCES**

What is the process for remediation?

The Environment Protection Agency (EPA) has issued a Clean Up Notice on the former Gasworks site and extensive remediation is required to create a safe and clean environment. The work will be carried out in two phases and will be managed by Development Victoria in line with EPA requirements.

Phase 1 of the remediation involves additional site testing to confirm the likely extent of ground contamination and to finalise a Remediation Action Plan for approval by the EPA. This will be carried out in mid to late 2018.

Phase 2 remediation work involves excavation of contaminated material down to a depth of up to 12m and removal off-site to an approved processing facility. This will commence in early 2019.

During Phase 2 works, an odour control enclosure (OCE) will be erected over excavation areas to minimise vapours emanating from the site and to ensure public safety is maintained at all times.

Traffic and environmental management processes will be implemented to minimise impacts on local residents.

Remediation works are expected to be completed in early 2021.

The community will be kept informed throughout this process.

Development

The former Gasworks site in Fitzroy North represents a significant opportunity for urban regeneration.



Artist impression only

Following community engagement, the Minister for Planning, the Hon Richard Wynne MP has rezoned the Fitzroy Gasworks site at 433 Smith Street, Fitzroy North as Mixed Use and Public Use Zone 2 (Education) so that new homes, a school and sports and community facilities can be built on this site.

PROCESS

CURRENT STATUS



**REZONING
APPROVAL**



**PLANNING
APPROVAL**



**COMMUNITY
ENGAGEMENT ON
DEVELOPMENT PLAN**



**FINALISING
DEVELOPMENT
PLAN**

The rezoning includes a Development Plan Overlay that establishes various land uses, provides parameters for the development, and outlines the key documents and processes to be adopted in preparing the Development Plan.

The State Government will commence the next phase of community engagement in the second half of 2018 to ensure the community has an opportunity to have input into the project.

A contract for remediation of the site has been awarded with investigative work commencing in the second half of 2018 prior to remediation works commencing in early 2019.

Development Victoria is working closely with Heritage Victoria and other key stakeholders to ensure that heritage elements of the site are protected and preserved.

Development Victoria is actively working with other organisations to deliver a whole of site outcome for the project and to ensure that Government and community expectations are realised.

Integrated vertical school and sports centre

Development Victoria has worked closely with the Department of Education and Training, the Victorian School Building Authority and Sport and Recreation Victoria to include an innovative school and sports centre on the Gasworks site.

An indoor sports centre will comprise six multi-purpose double storey sports courts.

The centre will be home to a community space that will be developed in consultation with the community and council.

Planning funding has been provided to design a new senior campus for Collingwood College and Fitzroy High School for up to 650 students.

The campus will assist in alleviating enrolment pressures for surrounding schools and meet the demands of a growing population.



An example of a vertical school in South Melbourne

TIMELINE



FOR MORE INFORMATION?

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