

Fitzroy Gasworks

The rejuvenation of Fitzroy Gasworks will transform an iconic urban site to create new homes and community spaces.



Artist impression

PROJECT OVERVIEW

Welcome to our latest community update about our exciting Fitzroy Gasworks project, which will become a vibrant new neighbourhood in the heart of Melbourne. The Fitzroy Gasworks site will be an urban village that includes new housing, a senior high school, a sports centre and public open space.

WORKING WITH THE COMMUNITY

Development Victoria has continued to consult the community in the development of the vision for the site. Between 2016 and 2017, we undertook community and stakeholder engagement to identify the community's priorities and aspirations for the site.

These included the need for a school, sports centre, affordable housing and open space. We also received feedback about height and density of buildings, traffic, parking and the need to respect the heritage of the site.

In October 2019, we presented draft concept plans to the community for further feedback and this feedback has been used to help shape a Development Plan for the site.

We are now in the final stages of refining the Development Plan, taking on board all previous community feedback, and are ready to share this plan with the community.

WHAT IS NEXT?

You can read more about the Development Plan on our website. We also invite the community to attend a range of information sessions where we will present the Development Plan to you. This is your opportunity to see your vision and ideas come to life. All feedback that we have received, including the report from this Development Plan exhibition, will be presented with the final Development Plan to the Minister for Planning for approval.

We have included further information in this update about what we heard, when the information sessions will be and how you can be involved.

Visit engage.vic.gov.au/fitzroy-gasworks-engagement to learn more about the Development Plan and read on to find out further information.

WHAT IS A DEVELOPMENT PLAN?

The Development Plan details what sort of land uses are envisioned for the site. It also includes the planning controls, policies and principles that will guide the development and design. The Minister for Planning must approve a Development Plan to satisfy the Development Plan Overlay, that was applied to the land when the site was rezoned.

The Development Plan will:

- Coordinate proposed use and development of the site by ensuring any permits issued for the site will comply with the Development Plan.
- Provide certainty about the nature of the proposed use and development to the community, stakeholders and the Minister for Planning.
- Apply specific requirements that help to implement the plan such as building heights and the percentage of open space included.

PROJECT TIMELINE

COMMUNITY
ENGAGEMENT-
VISION

COMMUNITY
REFERENCE GROUP
FORMED

REMEDICATION
PHASE 1
REZONING

REMEDICATION
PHASE 2

COMMUNITY
ENGAGEMENT-
COLLABORATIVE DESIGN

2016-2017

2017-2018

2018

2019

OCT 2019

WHAT WE HEARD FROM THE COMMUNITY ABOUT THE DRAFT DEVELOPMENT PLAN

In October 2019, we presented the key elements of the draft concept plans for community feedback.

Between October and November 2019, over 330 conversations, online and face-to-face were held with the public.

The feedback received was highly positive.

- Careful consideration of parking provisions to both manage impacts on surrounding residential areas and to increase active transport use. In response to this feedback, cycling and pedestrian access through the site has been prioritised and car parking has been consolidated mostly underground.
- Support for the increase and design of the open space to allow greater use by the broader community. The Development Plan provides a mix of public and private open spaces.
- A desire to better understand how environmental sustainability will be addressed in the Development Plan. The Development Plan targets a 6-star Green Star rating under the internationally recognised Green Star Communities framework delivering greener outcomes for waste management, energy conservation and water usage.
- Height and building mass remain of interest for some local residents and the impact it will have on the existing neighbourhood character. Many participants were in support of the building heights having been reduced from what was presented as part of the initial concept plans for the site. The final Development Plan also includes provision for a diverse housing mix including social and affordable housing models as highlighted in community feedback.
- Opportunities for public art to activate the site and to be considered in the future use of the Valve House. These ideas have been included in the final Development Plan.



Artist impression

WE ARE
HERE

DEVELOPMENT
PLAN EXHIBITION

NOV 2021

DETAILED
DESIGN

2021-2022

REMEDICATION COMPLETE

FITZROY SPORTS
CENTRE CONSTRUCTION
COMMENCES

MID 2022

CONSTRUCTION
BEGINS

LATE 2022

OVERVIEW OF THE DEVELOPMENT PLAN

The Development Plan sets out the buildings, landscapes and access arrangement within the site boundary. Key elements of the Development Plan include:

SITE DESIGN

- Buildings to reflect the local character in terms of built form, materiality and uses.
- Establish a central community heart linking together diverse public spaces with places to play.
- Maximise urban greening by introducing trees, ground cover, vertical and roof top vegetation.
- Create ground floor uses that showcase a variety of activities and provide activation.

SUSTAINABILITY AND INFRASTRUCTURE

- The Development Plan has achieved a 6-star Green Star Communities rating through the Green Building Council of Australia.
- Maximise potential for energy generation on site, with solar panels to most rooftops.
- Maximise thermal performance of buildings for lower living costs over time.
- Minimise waste produced on site, with consolidated collection points.

PUBLIC OPEN SPACE

- Targeting 8% public open space with an additional 8% private open space also publicly accessible.
- Delivered through laneways and arcades, gateways and urban greening.
- Include a community garden with 220m² of agricultural space for the residential community to access.

AFFORDABLE HOUSING

- Delivery of 20% affordable housing.
- A mix of one, two and three-bedroom dwellings.
- A priority on housing that is affordable to rent ensuring accessibility.

LAND USE AND BUILT FORM

- Encourage a variety in building heights up to 10 storeys.
- Flexible spaces that may include retail, hospitality, office and coworking spaces, affordable workspaces for creative industries, galleries, grocery stores and gyms.
- Restoration of the heritage listed Valve House.

MOVEMENT

- Create a pedestrian-priority neighbourhood with consolidated parking and minimal reliance on private vehicles.
- Create high-quality pedestrian and tram links that integrated with the surrounding community.
- Create a high-quality street at the heart of the precinct for bicycles, pedestrians and vehicular pick up and drop off.
- Create high-quality pedestrian and tram links that integrate with the surrounding community.

WHAT IS NEXT IN THE PLANNING PROCESS?

Following this formal exhibition period, the Development Plan will be submitted, including any community feedback. The Minister for Planning will consider the community feedback in preparing a response. Once approved, detailed design will begin in accordance with the final Development Plan.

LEARN MORE ABOUT THE DEVELOPMENT PLAN

Development Victoria is committed to and values community engagement on our projects. While our preference where possible is for face-to-face consultation, we are currently undertaking all engagement activities online. This applies across all Development Victoria projects until further notice.

Visit engage.vic.gov.au/fitzroy-gasworks-engagement to learn more about the Development Plan



Join one of five online community information sessions:

Thursday 18 November,
12.00pm - 1.00pm

Thursday 25 November,
6.00-6:45pm or 7.00-7:45pm

Saturday 27 November,
10.00-10:45am or 11.00 - 11.45am

Register your interest in attending one of the above sessions by visiting:
engage.vic.gov.au/fitzroy-gasworks-engagement

The full development plan can be found here



REGISTER HERE



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FOR MORE INFORMATION ABOUT:

THE FITZROY GASWORKS DEVELOPMENT PLAN

Please contact Development Victoria at fitzroy.gasworks@development.vic.gov.au or call 1800 560 822.

REMEDIATION

Please contact Enviropacific at fitzroygasworks@enviropacific.com.au or call 1800 560 822.

WURUN SENIOR CAMPUS

Wurun Senior Campus, the innovative new senior secondary campus for Collingwood College and Fitzroy High School is being delivered by the Victorian School Building Authority in the Fitzroy Gasworks precinct. The campus is scheduled to open Term 1, 2022 with capacity for 650 students. Contact vsba@education.vic.gov.au or call 1800 896 950.