

## Frequently asked questions

August 2020

### Who is Development Victoria?

Development Victoria is responsible for undertaking urban renewal, property development and major projects on behalf of the Victorian Government. We deliver property development, precinct renewal and civic infrastructure for the community. Find out more about our projects here: [development.vic.gov.au](http://development.vic.gov.au)

### Where is Highett Gasworks?

Highett Gasworks is located at 1136-1138 Nepean Highway, Highett. Since the closure of the Highett Gasworks, the 6.3-hectare site has been safely decontaminated and is ready for reuse. The site is mostly vacant, with a brick chimney being the only remaining part of the old gasworks.

### What is the status of the planning process?

On 18 April 2019, an amendment to the Kingston Planning Scheme (C159) came into effect allowing the site to be redeveloped. These changes included the application of a Residential Growth Zone (RGZ2) and a Development Plan Overlay (DPO7). You can read about the planning scheme amendment process [here](#). The rezoning application was led by the Department of Treasury and Finance.

Development Victoria is currently preparing the Development Plan, in accordance with the DPO7, which will outline the proposed use and development outcomes of the site. It will be informed by a two-phase engagement process to gain community insights and understand preferences to assist in the design of the site. The Development Plan will then be formally exhibited before Kingston City Council who will make a decision on the approval of the Development Plan.

### Is there allowance for public open space?

Yes. Development Victoria must consider renewal opportunities that deliver a range of policy outcomes to serve the needs of Victoria's growing population. Urban renewal on a large underutilised site such as this, located near existing transport, jobs, retail and community amenities, is vital to ensuring the continued prosperity of our state and liveability of Melbourne.

The site has good access to public transport, is close to Highett Activity Centre and Southland shopping centre and located next to large open space at Sir William Fry Reserve. Development Victoria is also committed to delivering new public open space as part of the development.

### Does the site have any heritage significance?

There is a Heritage Overlay on the site that recognises the historical value of the chimney and a small curtilage around the chimney for a radius of five metres from the base of the chimney. It will be retained through the development of the site as a key feature.

### **Will the chimney be retained?**

A Heritage Overlay and Development Plan Overlay (DPO) apply to the site including the chimney. The Heritage Overlay on the site recognises the historical value of the chimney, and the DPO requires the chimney to be retained as a key feature of the development. Development Victoria wants to hear from the community about ideas around how best to showcase the chimney as part of the site's redevelopment.

### **What does affordable housing mean, and will there be public housing on site?**

Under the Planning and Environment Act 1987 affordable housing is defined as housing, including social housing, that is appropriate for the housing needs of very low, low and moderate income households.

The site is required to offer at least ten per cent of affordable housing for Victorians who need assistance to make their home in Melbourne.

### **How will the area accommodate an increase in population and potentially traffic?**

The Highbury Gasworks site is close to public transport, shops and services and the redevelopment of the site will have a strong focus on walking and cycling connections. These will connect to the adjoining road network, open space, new amenities and shops on site. As part of the Development Plan process, detailed traffic assessments will be prepared.

### **How much of the site will be accessible to the public?**

The Development Plan Overlay specifies that 11.6 per cent of the site needs to be public open space. This does not include ground floor commercial uses such as cafés and restaurants which could be included in the Development Plan. The site will include great links to Sir William Fry Reserve which will extend the public open space available for residents and visitors to the site.

### **How will parking be managed?**

All car parking will be accommodated within the site. Quantity and design are still being considered. The Development Plan Overlay requires the design to minimise impacts on adjoining residential areas.

### **Who decides how tall the buildings will be?**

The Development Plan Overlay specifies that building heights will vary from three storeys around existing homes and gradually increase to a maximum of eight storeys as you move towards the centre of the site.

### **What sustainability features are included in the plan?**

Development Victoria is exploring through the preparation of the Development Plan how it can deliver best practice sustainable design to improve the wellbeing of residents and visitors. Development Victoria is committed to delivering a Green Star Communities rating tool to best add value to the community. Ways to incorporate adaptability within the design will also be considered so spaces and the ways residents use them can change to meet the needs of future communities.

### **Will the existing trees on the site be retained?**

The project is seeking to retain existing trees where they provide good amenity to the public. The new design will also prioritise high-quality landscaping including main road boulevards, canopy trees and plants that screen for privacy where appropriate.

### **Can a new pedestrian bridge be built over the train line?**

A new pedestrian bridge will be investigated alongside technical advice from Kingston City Council and relevant agencies.

### **How can I get involved?**

Between 17 August and 18 September 2020, we are seeking feedback on the key themes to gather community insights to help the project team refine a preferred Development Plan for the site.

You can join the conversation by participating in an online information session, completing an online survey or emailing or calling the project team with your questions and feedback.

- Visit: [development.vic.gov.au/highett-gasworks](https://development.vic.gov.au/highett-gasworks)
- Call: 03 9021 0601
- Email: [Highett.GW@development.vic.gov.au](mailto:Highett.GW@development.vic.gov.au)

### **How will you use the contributions or comments I make?**

Input from the community will be considered in the design of the Development Plan by exploring community insights and preferences for the site and surrounding area. The project team will incorporate the key findings from the engagement activities into the Development Plan and later, the more detailed designs and mitigations to minimise impacts on surrounding neighbours.

### **How will you share the outcomes of this engagement phase?**

Development Victoria is committed to promoting transparent engagement and sharing engagement reports after each engagement phase. Engagement reports will be emailed to our project mailing list and published online. Register to the project mailing list to ensure you receive updates on the engagement findings at [Highett.GW@development.vic.gov.au](mailto:Highett.GW@development.vic.gov.au)

### **What are the next phases of community engagement?**

Following this round of engagement, the project team will consider community views in the preparation of the Development Plan. In late 2020, a second round of engagement will commence where the community will be asked to provide feedback on the Development Plan. More activities will be planned in 2021.