

Highett Gasworks

Residential
Development Project



Artist impression

Planning the future of Highett Gasworks

Development Victoria has commenced planning for the future of the Highett Gasworks site at 1136-1138 Nepean Highway, Highett.

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.

We are committed to working closely with the community to ensure any future development at Highett Gasworks achieves a balance of environmental, social, cultural and economic outcomes.

Project Overview

It is now time to create a Development Plan for the former Highett Gasworks. We want to acknowledge the heritage of the site while bringing to life its residential potential.

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.

Our vision is for Highett Gasworks to become home to a diverse community. Spaces will be intentionally designed to enhance lifestyle and benefit the local community as well as future residents of this iconic site.

This document provides an overview of the project and seeks to gather your feedback on the key themes we are currently exploring for the site.



Aerial view of Highett Gasworks, c1970

Project timeline



Project background

The former Highett Gasworks site is surplus to government need and has been earmarked for redevelopment since the 1990s. Rezoning of the land and preparation of an overarching plan to redevelop the site were needed first.

These steps ensure the future use of the site aligns with the Government's aspirations to observe the site's history while bringing to life its residential development potential.

In early 2019 the Minister for Planning considered and then accepted the recommendations of the Government Land Standing Advisory Committee (Advisory Committee) to rezone the site for residential purposes. 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) to the site.



The Development Plan will include:

A diverse range of homes of various sizes and types.

New streets with walking and cycling paths to connect the site with the local area and nearby open space.

Well designed open spaces.

Environmentally sustainable principles with a focus on establishing a "20-minute neighbourhood" where reliance on cars will be reduced.

Reuse of the heritage chimney as a site feature.

High-quality landscape.

Management of traffic to minimise impacts on surrounding streets.

The approved Development Plan Overlay also sets specific requirements for the built form including:

The building heights 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.

10% of housing needs to be affordable as defined under the Planning and Environment Act 1987.

11.6% of the site needs to be public open space.

Preparing a Development Plan

We are now preparing a Development Plan for the site.

The Development Plan will provide increased clarity about future uses and development that can be expected on the site. All future planning permits approved for the site will need to comply with the Development Plan. The Development Plan, however, does not determine specifics such as detailed architectural design or construction details.

Previous community engagement related to the site and local area led by State Government departments and Kingston City Council delivered a range of key themes which we will consider in the design process.

Key themes to consider when preparing the Development Plan:

The need to plan for a growing population.

The need to provide more affordable and diverse housing options.

How taller buildings and increased population may impact where people live.

Trees, plants and green spaces to enhance public areas.

The ability to safely walk or ride a bike around the community.

The need for adequate parking, community facilities and services.

The desire to have nearby community facilities, public open space and local businesses such as cafés.

Overview of the key themes we are seeking feedback on

Described here are some of the key themes the project team are exploring to help guide the preparation of the Development Plan.

URBAN DESIGN AND LAND USE

- Identifying the best type of ground floor uses and activities.
- Identifying ways for site boundaries to integrate and blend into the surrounding neighbourhood.
- Identifying how to increase useability of the streets and paths.

PUBLIC OPEN SPACE AND LANDSCAPING

- Identifying how the use of public spaces and landscape could be designed.
- Identifying preferred landscape themes and styles.

TRANSPORT AND CONNECTIVITY

- Identifying ways to maximise active transport, movement and accessibility through and within the site.
- Establishing a “20-minute neighbourhood” where reliance on cars will be reduced. A short walk, bicycle journey or public transport trip will support the majority of residents daily needs.

SUSTAINABILITY

- Identifying how the development can deliver best practice sustainable design to improve the wellbeing of residents and visitors through outdoor experiences.
- Exploring ways to incorporate adaptability within design so spaces and the way residents use them can change to meet the needs of future communities.
- Committing to a Green Star Communities rating tool to best add value to the community.

HISTORICAL AND CULTURAL VALUES

- Understanding how the development can celebrate the Indigenous and early European uses as well as the 20th-century industrial history of the site.

PLACE ACTIVATION AND IDENTITY

- Better understanding of how the development can foster a sense of community and establish a village feel.
- Identifying ways to ensure the development is safe and inclusive.

Your role in the preparation of the Development Plan

We value community involvement and feedback across all our projects. We will work closely with the community to ensure future development of the site carefully balances project needs with what's important to the local community.

While our preference is for face-to-face consultation, due to COVID-19 we are currently undertaking all engagement activities online. This is consistent with the Victorian Government's public gathering restrictions in consideration of the safety and well-being of the community and our team. This applies across all Development Victoria projects.

Planning for a development of this size is complicated. Many factors guide the different decisions that need to be made. These decisions include:

- The number and diversity of housing options.
- How to make public spaces friendly and safe for all.
- Understanding and addressing the urban heat island effect.
- How to design adaptable ground floor spaces that encourage community interaction but can change with the times.
- Balancing development costs and benefits to the community.
- How best to respond to site constraints and challenges including car parking solutions.
- Minimising environmental impacts.

We will carefully consider the community's input along with technical assessments. We will report back to the community on what we have heard and how their views and feedback have influenced the project along the way.

HAVE YOUR SAY

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

YOU CAN JOIN THE CONVERSATION BY:



Participating in an online session:
Thursday, 3 September 5.30pm-7.00pm
Saturday, 5 September 10.00am-11.30am



Complete a survey online
development.vic.gov.au/highett-gasworks



If you are a near neighbour of the site, you can register for a small group conversation

Tuesday, 8 September 2020
Thursday, 10 September 2020
Monday, 14 September 2020

5.30pm -
7.00pm



Call the project hotline to talk to a member of the team
03 9021 0601

Find more information

For more information about the Highett Gasworks Project and how you can provide feedback, please contact Development Victoria at:

WEBSITE development.vic.gov.au/highett-gasworks

EMAIL Highett.GW@development.vic.gov.au

PHONE 03 9021 0601



If you require information in another language, please call us on 9280 0755