

Fitzroy Gasworks

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



Artist impression

PROJECT OVERVIEW

The former Fitzroy Gasworks is an important part of Fitzroy North's industrial and cultural heritage. The site is bordered by Queens Parade, Smith Street, Alexandra Parade and George Street and sits within an established community close to sustainable transport options.

Over the coming years, the Fitzroy Gasworks will become a vibrant new neighbourhood in the heart of Melbourne. The vision for the site is to create an urban village that includes diverse housing options, a senior high school, sports centre and public open spaces.

PREVIOUS ENGAGEMENT WITH THE LOCAL COMMUNITY HELPED IDENTIFY THE FOLLOWING PROJECT PRIORITIES:

Development Victoria has used these project priorities to develop a draft Development Plan which outlines the initial concept for the site. This work in progress is now open for further community feedback.



MIXED USE

Encompassing diverse housing options, retail and commercial tenancies with an emphasis on creative industries and spaces.



NEW HOMES

1,100 new apartments.



PEDESTRIAN AND BIKE ACCESS

Integrating bicycle and pedestrian safe paths, easy walkability through the site.



SENIOR SECONDARY SCHOOL

Accommodating 650 students.



AFFORDABLE HOUSING

20% affordable housing, including a diverse range of apartments.



SPORTS CENTRE

A sporting centre for public and school use.



A CLEAN AND SAFE SITE

Remediation works are currently underway to clean up the contaminations from the former gasworks.

PROJECT TIMELINE

COMMUNITY
ENGAGEMENT-
VISION

2016-2017

COMMUNITY
REFERENCE GROUP
FORMED

2017

REZONING

2018

VSBA
ENGAGEMENT

2018

REMEDICATION
PHASE 1

2018-2019

REMEDICATION
PHASE 2

2019

THE STORY SO FAR

Fitzroy Gasworks is located on the traditional lands of the Wurundjeri people.

From 1859 to 1927 the site was used to supply gas to Melbourne. Gas continued to be stored on the site until the 1970s. Because of its former use, the site is contaminated and is subject to an Environmental Protection Authority (EPA) Clean Up Order. The site needs to be cleaned-up to remove the contaminated soil and deliver a cleaner, safer environment for the local area and any future uses on the site.

The Victorian Government has declared the site surplus land. In July 2018 the site was rezoned from Public Use Zone to Mixed Use Zone to allow for the redevelopment. Redevelopment of Fitzroy Gasworks will help meet the Victorian Government's objectives of delivering walkable neighbourhoods.

Between 2016 and 2017, Development Victoria undertook community and stakeholder engagement to identify local priorities and aspirations for the site, including identifying a school and sports centre, affordable housing and open space. Through this consultation the community also provided feedback about height and density, traffic, parking and the heritage of the site.

Development Victoria and the Victorian School Building Authority undertook further engagement in September 2018, which provided an opportunity to provide feedback on the proposed school.

Drawing on the findings from the consultation, Development Victoria prepared a vision for the site and a draft concept plan.



Historical image of Fitzroy Gasworks, early 1900s.

VISION

To create an urban village that includes new housing, a senior high school, sports centre and open space. The vision is supported by the following seven guiding principles:

1. A precinct with areas of recreation and open space.
2. A site offering a mix of built form, housing and land.
3. An environmentally responsible precinct.
4. Community facilities and amenity.
5. A precinct offering sustainable transport and permeability.
6. A place that promotes cultural diversity, indigenous recognition and respects heritage and history.
7. A well-designed planning and engagement process for the development of the site.

COMMUNITY
ENGAGEMENT-
COLLABORATIVE DESIGN

OCT 2019

FORMAL
DEVELOPMENT
PLAN EXHIBITION

EARLY 2020

DETAILED
DESIGN

2020-2021

REMEDICATION
COMPLETE

MID 2021

CONSTRUCTION
BEGINS

LATE 2021

WHAT IS NEXT IN THE PLANNING PROCESS?

The rezoning includes a Development Plan Overlay - Schedule 16 (DPO16) which establishes future uses and the requirements for development on the site. Development Victoria is currently in the process of preparing the Development Plan, which will incorporate the aspirations set out in DPO16. The draft Development Plan is open to input and feedback from the community in October 2019.

The Development Plan will go on formal public exhibition and the community will have the opportunity to view the Development Plan before submission. This is anticipated to take place in early 2020.

Following this, Development Victoria will seek State Government approval of its plan for the site.

PROTECTING THE HERITAGE OF THE SITE

There is a Heritage Overlay on the former Fitzroy Gasworks Valve House, which is in the south-west corner of the site. The Valve House will be retained as a significant heritage element and options for how it can be reused are being considered as part of the community engagement in October 2019.

The J. H. Porter Iron Store formerly located on the Council depot site is listed on the Victorian Heritage Register as being of State significance. The Heritage Overlay is only applicable for the asset, and not the land it sits on. A heritage permit has been issued by Heritage Victoria for Development Victoria to carefully restore and relocate the store at a new location in Fairfield park for future use.

ENVIRONMENTALLY SUSTAINABLE DESIGN

The redevelopment of Fitzroy Gasworks is being developed with sustainability principles in mind.

The site will target the internationally recognised Green Star Communities rating system. Green Star Communities focuses on liveable and healthy places, recognising the importance of quality in design. There will also be a focus on: minimising construction waste, creating sustainable options for travel, low energy use dwellings, sustainable water use and transport.

PROMOTING ACTIVE TRANSPORT

Fitzroy Gasworks will become an accessible, pedestrian friendly precinct with pedestrian priority throughout. There will be safe and convenient pedestrian and cycle access from Alexandra Parade to Smith Street and Queens Parade. Paths will include minor connections using walkways and laneway links between major routes. Car parking will be consolidated underground to alleviate any car movements throughout the site. Service vehicle access for retail and commercial tenancies will be available at limited times.

Fitzroy Gasworks will also include provision for a new DDA compliant tram stop along Smith Street. Development Victoria will work closely with stakeholders, including the Department of Transport; Yarra Trams and the City of Yarra to determine the timing and funding of appropriate upgrade works.

WELL DESIGNED BUILT FORM WITH VIBRANT ACTIVITY

A diversity of ground floor uses will create a vibrant, safe and engaging neighbourhood. There will be 1,100 diverse housing options, a new secondary school and mixed-use retail and commercial tenancies with an emphasis on creative industries and spaces.

The site will maximise the provision of open space, targeting more than double the requirement under the planning scheme. This will be accessible and integrate into the wider community.

Following previous community engagement, overall building heights were restricted from the proposed 16 storeys to a mixture of five, six and ten storeys to deliver diverse housing options.

A NEW SECONDARY SCHOOL

Following community engagement in 2016, the Department of Education identified the need for a new senior secondary school in the area. As a result, funding has been provided by the State government to design a new senior campus for Collingwood College and Fitzroy High School. The Victorian School Building Authority is responsible for the design and build of the new campus, which will help alleviate enrolment pressures for surrounding schools and meet growing population demand.

GET INVOLVED AND HAVE YOUR SAY

Development Victoria is seeking your feedback on the draft Development Plan in October 2019. You can get involved by:



HAVING YOUR SAY ONLINE
development.vic.gov.au/fitzroy



CONTACTING THE PROJECT TEAM
fitzroy.gasworks@development.vic.gov.au.



Artist impression

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.

REMEDICATION

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

THE PROPOSED SENIOR SECONDARY SCHOOL

Please contact the Victorian School Building Authority at vsba@eduamil.vic.gov.au or call 1800 896 950.