

Overview and concept master plan

Fitzroy gasworks will be a whole of government approach to urban renewal – delivering an integrated, sustainable and thriving urban village showcasing the revitalisation of a strategic inner-city site for a growing Melbourne.

Background

In response to Melbourne's continued population growth and the need for more diverse housing, Development Victoria is preparing a concept plan for the 3.9 hectare former Fitzroy gasworks site at 433 Smith Street, North Fitzroy.

The site offers a significant urban renewal opportunity for Melbourne's inner suburbs, with a focus on mixed use development including housing, recreation, education and commercial uses.

The site requires rezoning from its existing Public Use Zone (service and utility) prior to renewal. It also needs significant remediation works due to its previous use as a gasworks, with funds from the sale of the land to be used to remediate the site.

This means for the first time since the 1960s, the State Government will have the opportunity to remediate the site and clean it up for good, while creating a vibrant neighbourhood with new community facilities.

Design response



Integration

- Integration of school and sports courts
- Place activation with supporting mixed-use

Permeability and open space

- Extend the neighbourhood grain
- Provide high quality open space



Access and parking

- Utilise service roads and create new street
- Use decontamination excavation for underground parking

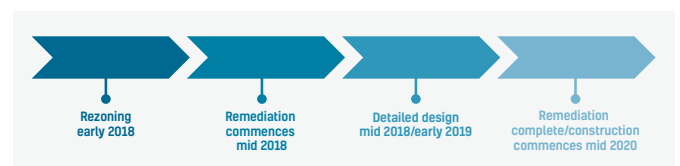
Height and massing

- Lower heights to residential interface
- Articulated massing reflecting local character

Draft concept plan

Feedback collected during community and stakeholder engagement throughout 2016 has informed the draft concept plan prepared by Development Victoria. The draft master plan responds to a range of policy requirements, including providing for education facilities, an indoor sporting facility, a diverse range of housing, and opportunities for community, commercial and retail spaces.

The draft concept plan will inform the rezoning of the site. A rezoning application will be submitted to the Minister for Planning and will be formally exhibited in the new year through a public planning process, providing further opportunities for people to get involved.



Contact us

You can provide your feedback by completing a feedback form at one of our information sessions or online at development.vic.gov.au where you can view more information about the project.

Alternatively you can email us with your questions or comments at fitzroygasworks@development.vic.gov.au