

# Next steps

Before it can be developed, the gasworks site will need to be rezoned. Extensive remediation is also required before any construction can begin.



## Rezoning

The site requires rezoning from its existing public use zone (service and utility) prior to renewal. Development Victoria will seek to have the site rezoned to enable mixed use on part of the site to enable the delivery of homes, open space and retail. The remainder of the site will be rezoned as public use to enable the delivery of education facilities. Development Victoria will submit a rezoning application this year.

Rezoning of the site does not imply any authority to commence development and Development Victoria will undertake further design work following community engagement and before seeking further planning approvals in 2018 and 2019.

## Remediation

Funds from the sale of the land will be used to remediate the site, which has been highly contaminated from its previous use as a gasworks. Appropriate management and disposal of contaminated soil must be carried out in accordance with the Environmental Protection Act 1970.

Remediation will require excavation and removal of soil to a depth of about 4.5 metres over the majority of the site. Although remediation costs are significant, the excavation makes space for basement parking or other uses hidden below the development.

Opportunities to create such large usable basement spaces are rare, and this site presents a significant opportunity.

The exception to this plan is the area along the alignment of Gore Street running through the site. Because of existing major underground services, this area would not be excavated but capped instead. It also must be retained as an easement for these services.

## 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](http://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](mailto:fitzroygasworks@development.vic.gov.au)