

Highett Gasworks Frequently Asked Questions

Between 17 August 2020 and 18 September 2020, Development Victoria delivered a series of online community sessions as part of the first phase of engagement for Highett Gasworks. Across the sessions, there were several frequently asked questions from participants. This document details those frequently asked questions and answers. The questions have been organised by key themes.

Transport and connectivity

Is a pedestrian bridge over the rail line being considered?

The Development Plan Overlay requires the project team to investigate for a future provision of a pedestrian link and future connection across the rail line to Lyle Anderson Park. Development Victoria is currently working with Kingston City Council to investigate this provision.

How will parking be managed for residents, visitors and businesses?

All car parking will be contained within the site to ensure that there will be minimal parking impacts on surrounding residential streets. The development must comply with the City of Kingston's planning requirements relating to car parking and the current parking requirement for residential dwellings are:

- One car space for each one or two bedroom dwelling, and
- Two car spaces for each three or more bedroom dwellings.

What entry and exit points are being considered for vehicle access to and from the site?

Entry and exit points are detailed in the Development Plan Overlay, with the following options under investigation:

- Main vehicle entry and exit from Nepean Highway;
- Alternate vehicle entry and exit from Station Street and/or View Street and Remington Drive (Private);
- Pedestrian and cycling path linkages to Nepean Highway, Sir William Fry Reserve, Station Street and/or View Street.

Will bike paths be included in the design?

Yes. The Highett Gasworks site will provide a bicycle pathway along the rail corridor and paths through the site, with pedestrian and cycling linkages to key nearby destinations including Highett Shopping Centre, Sir William Fry Reserve and Nepean Highway.

Will the Suburban Rail Loop project impact this project?

The Victorian Government's Suburban Rail Loop project is currently in the planning and development phase for Stage One – between Cheltenham and Box Hill. While the broad alignment and precinct locations have been identified the final route and station infrastructure locations are subject to detailed design, stakeholder engagement and engineering investigations. For more information about this Government project please visit suburbanrailloop.vic.gov.au or call 1800 105 105.

How does Development Victoria consider the traffic impacts of this development alongside other developments underway?

The Development Plan Overlay requires an Integrated Transport and Traffic Management Plan which will be submitted as part of the Development Plan for approval. This plan will detail any traffic impacts and how they will be mitigated and not impact on the surrounding road network. The Department of Transport (DOT) is

responsible for any changes to the road network and will review the Integrated Transport and Traffic Management Plan with consideration to other developments underway to ensure traffic impacts are minimal.

Public open space and landscaping

What could be included in the 11.6% public open space allocation?

Development Victoria is currently working with Kingston City Council on how a range of open spaces could be delivered within the development. This could include:

- One local playground;
- Two neighbourhood open spaces accessible to people of all abilities and of high amenity; and
- Pedestrian and cycling paths within the development and along the railway corridor.

Will a portion of the site be allocated to sporting fields and open space?

Kingston City Council's Open Space strategy considers the distribution and allocation of sporting fields and types of open space across the municipality ([Link to Strategy](#)). In this strategy, the Hihett Gasworks Site is within Area 1B, a location which has two regional reserves including three turf sports grounds, two playgrounds as well as a large area of family recreation space at Sir William Fry Reserve.

At the time of preparing the Development Plan Overlay, Kingston City Council and the independent Committee considered the future open space needs for the site. The type of open space identified was the provision of a new playground and areas of contemplation and relaxation.

How will the community be able to access the public open space within the site?

The community will be able to enjoy the public open space on the site via the walking and cycling paths that join the existing public open space at Sir William Fry Reserve and neighbouring residential areas.

What will happen to the current trees on the site?

Development Victoria will retain existing trees where possible. The development will also prioritise high-quality landscaping including main road boulevards, canopy trees and plants that screen for privacy where appropriate.

What will be done to manage the dust on the site?

During construction strict protocols and procedures will be in place to manage any dust on site.

Urban design and land use

Why is the maximum building height set at 8-storeys and can this be changed?

The building height was determined as part of the planning scheme amendment approved in 2019. You can read more about Kingston Amendment C159 [here](#). The zone sets a mandatory maximum building height of 26m for the site (up to 8 storeys), which cannot be exceeded. The Development Plan Overlay also indicates heights must be no more than three storeys near existing single storey dwellings in the north, 6 storeys along the rail corridor and 8-storeys towards the centre of site.

What is meant by 'affordable housing', and how will it be delivered as part of this development?

The Victorian Government uses the definition set out in the Planning and Environment Act (1987) which defines affordable housing as 'housing, including social housing, that is appropriate for the housing needs of very low, low and moderate income households'. The Development Plan Overlay for the site requires up to 10% of all dwellings to be provided as affordable housing.

Development Victoria offers a range of accessible and affordable high-quality options in all our developments, to cater for different budgets, lifestyles and people. This provides more opportunities for Victorians to live in a

location of their choice, at prices they can afford and in dwellings that are appropriate to their needs. The affordable dwellings will be integrated into the Development Plan.

How many people will live in the new development?

It is too early to estimate how many people will be able to live at the new development. Development Victoria aims to deliver a diverse range of housing which includes the right mix of building heights, building types, apartments sizes and ground floor uses. This mix will determine the number of people expected to live within the development.

What commercial uses will be allowed in the new development?

The land is zoned Residential Growth Zone – Schedule 2, this determines the land uses for the site. Commercial uses will be limited given the site is close to both the Highett Activity Centre and Southland Shopping Centre. Under the Zone, some educational, recreational, religious, community, and a limited range of other non-residential uses that serve the local community may be considered. The following table provides a summary of uses permitted:

Table 1 Summary of permitted commercial uses

A permit is not required for the following uses	A permit is required for the following uses	Prohibited Uses
<ul style="list-style-type: none"> Dwellings Medical centre less than 250m² GFA Home based business Informal outdoor recreation 	<ul style="list-style-type: none"> Accommodation Food and drink premises (including bar, café, restaurant) Convenience shop Convenience restaurant Child care centre, education centre Medical centre of more than 250m² GFA Place of assembly (function centre, library, exhibition centre) Display home centre 	<ul style="list-style-type: none"> Nightclub Office Bottle shop

How is the demand for commercial uses determined to ensure shops aren't left vacant?

Development Victoria will use a market-led approach to understand the demand for retail and commercial operations within the new development that are allowed within the zoning requirements as specified in the table above. This will include research about what is available in the area to determine what might be successful in the new development. These factors will be carefully considered alongside community feedback and the zoning requirements to ensure businesses in the new development meet the needs of the community and have the best chance of success.

Can our existing community services support the population increase that will occur?

A detailed assessment of the social infrastructure needs is currently being prepared and will be submitted as part of the Development Plan submission. This assessment considers the existing community facilities and services such as health-related services, education and training as well as arts, culture and recreational facilities and their capacity to meet the needs of more people. Where demand can't be met from existing community services, Development Victoria will explore how provision could be met within the development.

Historical and cultural values

How are Traditional Owners being engaged?

The Highett Gasworks site is located on land where ownership is contested between local Traditional Owner

groups. Development Victoria is committed to exploring how the views of Traditional Owner groups can be included in the site design, development and ongoing management of the land. More information will be provided during the further stages of engagement.

Who is Development Victoria?

Who is Development Victoria, and what similar projects has it managed?

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 currently delivering projects which span across different portfolios including Fitzroy Gasworks, Docklands, the Melbourne Park redevelopment, Riverwalk and Aurora residential estates, Revitalising Central Dandenong, the Ballarat GovHub and more. Find out more about our projects at development.vic.gov.au

What controls will be in place to ensure the Development Plan is delivered to a high quality?

The Development Plan provides the key assessment framework for any future permit applications. The Development Plan will be supported by technical documentation and guidance. Developments of this scale are often delivered using a Development Agreement (legal contract) to ensure the quality of design outcomes and timing for completion. Development Victoria has used this method in Docklands and other sites to ensure the works delivered by its development partner(s) meet the Development Plan standards and create the best outcome for the future community and existing residents. Development Victoria is exploring how Highett Gasworks could be delivered using this Development Agreement model.

Community engagement

How will you use the feedback from the community?

We are currently reviewing all feedback received as part of the first phase of engagement and using it to help formulate a draft Development Plan. We will then seek further feedback from the community in 2021 on the draft Development Plan before finalising and submitting to Kingston City Council for consideration. A summary report of the engagement findings will be shared publicly via the project webpage. To learn more about the first phase of engagement and the project visit development.vic.gov.au/highett-gasworks.

How can I get involved?

To register for project updates including ways to get involved please email Highett.GW@development.vic.gov.au or call 03 9021 0601.

Where can I read more about this project

You can find out more about the project and read helpful [materials here](#). We will keep the website regularly up to date.