Introduction

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.

The design builds on four key themes addressed in our community engagement:

1. Recreation and open space - open space, indoor sports facility
2. Built form, housing and land use mix - architecture and design, height and density, affordable and social housing, sustainable design, mixed use
3. Community facilities and amenity – galleries, studio and other artistic spaces
4. Transport and permeability – car parking, site access and egress, public transport

And supports the key themes of the 2008 Urban Design Framework:

- “Extend local streets as pedestrian routes”
- “Provide local open space”
- “Accommodate an indoor sports facility”
- “Provide active street frontages”
- “Encourage design excellence”
The four hectare, former gasworks site, is bounded by Queens Parade, Smith Street, Alexandra Parade and George Street.

The site is presently a ‘blockage’ in the urban fabric but holds the opportunity to provide the missing connections, open space and a safe and welcoming environment.

Although few elements related to the gasworks have been retained on site, the surviving Valve House in the south east corner may be retained within a new public space.

Considerable scope exists for the historical interpretation of the former gasworks use including:

- signage that communicates the history and significance of the site.
- naming of streets, spaces and buildings
- the use of landscaping to reference the gasworks infrastructure and design
Urban Village

The development focuses on integrating with the existing neighbourhood to provide a shared experience - a ‘give and take’ - between what the Gaswork’s site offers the local neighbourhood, and what the neighbourhood offers future residents.

This approach mitigates the site becoming an island, or ‘destination’, but focuses on complimenting the community and strengthening the ‘20 minute neighbourhood’ with the school, sports courts, open space, retail and pedestrian and cycle connections.
Design Response

The design response builds on the idea of the ‘urban village’ establishing a framework of key design moves:

Integration:
- School positioned to front Queens Parade
- Sports Courts centred on the site as a key community node with ease of access to public transport
- Four mixed use precincts with an active ground floor
- Place activation throughout

Permeability and Open Space:
- Connect and extend the existing neighbourhood streets
- Legible structure with clear site lines, safety by design principles and choice of route
- Generous open space offering sun or shade with strong relationships to community or retail uses

Access and Parking:
- A new street follows the existing network aligned north/south to Gore Street and east/west to Council Street
- The street is a local street to facilitate everyday life: walking, cycling, vehicle access, taxi pick ups and deliveries with new street trees
- Parking is located in basements throughout

Height and Massing:
- Heights respond to the context with lower heights to the residential interface (yellow) and taller built form to the south (red)
- Massing is to be articulated and heights varied throughout
Development summary

The master plan provides for a range of uses including:

- 1,100 apartments (1 bed, 2 bed, 3 bed, and duplex)
- 4,300 sqm retail, shops & small businesses
- Childcare
- Sports Courts
- Vertical secondary school
- Live/work units
- 14% public realm (exc. streets)
- 8% active open space
- 700 car spaces in basement
Site Plan

The aerial plan illustrates an approach to how buildings may be articulated across the site providing:

- distribution of uses
- articulated height
- simply urban structure of perimeter blocks
- roof terraces and communal open space

^ Key plan - Use Mix

^ Key plan - Heights
Ground Floor & Public Space

The ground floor plan illustrates an approach to street level activation and the pedestrian experience:

- Choice of routes through the site on foot or bicycle in a landscaped setting
- Front doors to the street
- A choice of open space - sunny and quiet to the north - an urban square linked to the sports courts at the centre
- An active street providing accessible drop off points, visitor parking and day-to-day use
- Retail, small businesses and cafes activate key routes and open space with the live/work units to Smith Street
- Heritage Valve House retained in new public space to south east

^ Key plan - Permeability and open space
^ Key plan - Access & Parking

School and Sports Court entrances
Residential entrances
Car park and service vehicle entrances

Ground floor of development >
Access, Parking and Parcels

As part of the remediation works on site that involves removal of earth, basement structures can be readily accommodated to locate car parking underground.

Car park access is provided from the existing slip road, new street and new service road - with connections to the surrounding streets. The new street will incorporate traffic calming measures to facilitate pedestrian, cycle and vehicle movement.

Land parcels clearly define areas for: development, road reserves and open space.
Shadows

The two designated areas of open space offer different degrees of sun and shade. The primary open space to Queens Parade has minimal over-shadowing at equinox and solstice, whereas, the secondary open space south of the sports courts provides more shade with approximately 50% sun at equinox.
Character

As work on the project progresses, the existing local character, history of the site and the ‘urban village’ principle will be applied to develop a collection of buildings that offer:

- a place to call home
- housing diversity and choice
- safe, welcoming and attractive places
- a great neighbourhood
- character and charm