

HIGHPOINT URBAN VILLAGE DEVELOPMENT PLAN



To the Owner / Occupier

Re. Highpoint Shopping Centre Development Plan

The GPT Group is an Australian company and has owned and operated the Highpoint Shopping Centre for 15 years. During that time, GPT has invested heavily in renewal and rejuvenation of the centre to ensure it remains an important shopping and entertainment hub for Maribyrnong and the surrounding region.

In 2014, the Maribyrnong City Council prepared the Highpoint Planning and Urban Design Framework to help guide the development of the Highpoint Activity Centre, including the Highpoint Shopping Centre.

In 2016, at the request of the Council, and to give effect to the Highpoint Planning and Urban Design Framework, the Minister for Planning approved changes to the Maribyrnong Planning Scheme. These changes included rezoning of substantial parts of the Activity Centre to mixed use, in order to support a broader range of land uses including office, commercial, residential and retail and increase height guidelines to revitalise the area. At the same time, the Development Plan Overlay, Schedule 17 (DPO17) was applied to the Highpoint Shopping Centre.

The DPO17 sets out the planning and development framework for the Highpoint Shopping Centre and requires that the land owner prepare a Development Plan before they seek permission for development.

In accordance with the DPO17, GPT has prepared a draft Development Plan for the Highpoint Shopping Centre that will provide an integrated framework for its progressive development and enhancement over the next 30 years to create a new urban village. Key points of the Development Plan include:

- Staged development across 30 years
- Introduction of new and exciting opportunities for people to live, work and play within a 20 minute neighbourhood
- Provision of new open and green space including a new town plaza
- Provision of a new library and community spaces
- Relocation and upgrades to the bus interchange
- Duplication of the Highpoint Ring Road to support future development

Since 2019, GPT has worked with Council on the preparation of the draft Development Plan and before Council considers approval of the final version, we are seeking your feedback. Your feedback will be considered by the project team and summarised in the final submission to the council. Comments may be provided in writing via email at HPUVDP@urbis.com.au, and must be received by 5pm, Friday 24 September 2021.

To find out more about the Development Plan, an online webinar will be held at 5:30pm on 21 September 2021 where GPT and its project team will present the project. To participate in the webinar, please register your interest by emailing HPUVDP@urbis.com.au. You will be provided details of how to log onto the event once you've registered.

We value your feedback on this exciting next phase of the Highpoint Shopping Centre and look forward to continuing to be part of the growth of Maribyrnong and Maidstone as well as the broader inner-western area of Melbourne.

Best regards,

GPT
The GPT Group

Owners and managers of Highpoint Shopping Centre



FAQS

Artist's illustration – Indicative Only

WHAT IS A DEVELOPMENT PLAN?

A Development Plan is a statutory document that is approved by the council and shows how the land it applies to will be developed over time. It may consist of plans, reports and other written material.

WHY HAS A DEVELOPMENT PLAN BEEN PREPARED?

The Highpoint Urban Village Development Plan has been prepared because it is required by the Maribyrnong Planning Scheme before planning permits for anything other than minor works at the shopping centre can be approved.

WHO APPROVES THE DEVELOPMENT PLAN?

The Maribyrnong City Council are responsible for assessing and approving the Development Plan. The assessment is being managed by council's Statutory Planning Department.

WHAT HAPPENS IF THE DEVELOPMENT PLAN IS APPROVED?

Once the Development Plan is approved, all future planning permit applications for development within the Highpoint Shopping Centre site must be generally in accordance with it.

IF THE DEVELOPMENT PLAN IS APPROVED, CAN GPT BUILD WHATEVER IT WANTS?

Before any new development can commence, planning permits must be submitted to council for approval. Council will undertake an assessment of the proposed use or development in the same way it does for other areas in Maribyrnong. The planning permit and development must be generally in accordance with the approved Development Plan.

WHAT DOES THE DEVELOPMENT PLAN SAY?

Highpoint Urban Village Development Plan provides direction about land use and development of the shopping centre over the next 30 years. The vision for the development plan is:

The Highpoint Urban Village Development Plan seeks to create a compact, highly accessible and distinctive place that provides high quality living, working and recreational opportunities, around a prominent town plaza with new development that respects the site's strategic setting and proximity to the Maribyrnong River. New development will reinforce the centre's significant regional retail role and will accommodate a diverse range of quality housing typologies, new local retailing to complement the existing large format retailing, office and other commercial based business at different scales, improved vehicle, pedestrian and cycle connectivity and plentiful green spaces.

The vision will be delivered through the following key principles:

- **New Urban Environment with a Rationalised Street Network** – Create a new legible street network and urban structure with varied built form and heights providing visual diversity and interest, whilst being responsive to the site context and key views.
- **Mixed Use Precinct with a Community Heart** – Create a vibrant urban mixed-use village by increasing the density across the site and introducing a variety of accommodation typologies and a complementary mix of employment generating and community uses.
- **Enhanced Connections** – Enhance pedestrian movement around and through the site, ensuring these new and enhanced routes are legible and of high-quality, particularly considering the challenges in site topography.
- **Sustainable Change** – Deliver environmentally, socially and economically sustainable outcomes in all aspects of the new urban form.
- **Open Spaces** – Provide a network of open spaces of different scale, character and function which cater for a variety of activities to support the future community.

Full details of the Development Plan including its supporting reports can be found on the Highpoint website at <https://bit.ly/HighpointUrbanVillage>



HOW CAN I PROVIDE FEEDBACK?

You can provide feedback by sending an email to HPUVDP@urbis.com.au.

WHAT HAPPENS NEXT?

Once all feedback is reviewed, a final Development Plan will be submitted to council for approval.

WHO CAN I CONTACT IF I HAVE QUESTIONS?

If you have any questions about the Development Plan, please contact us via email at HPUVDP@urbis.com.au. Urbis have been appointed by GPT to prepare the proposed Development Plan.

