

# Arden

## URBAN RENEWAL PRECINCT

### Arden Structure Plan update NOVEMBER 2019

The *Arden Vision* was released in 2018 following extensive community and stakeholder feedback. The information gathered through the Vision process is now being combined with various technical inputs to create a clear direction for the draft *Arden Structure Plan*.

The 2020 draft will propose what the new suburb might look like and how it could function.

The structure plan will give shape to the directions and objectives of the *Arden Vision* and propose implementation actions to direct development, provide infrastructure and address constraints.

The structure plan will align with other planning projects, including planning for Macaulay, the Moonee Ponds Creek and the West Gate Tunnel Project.

The *Arden Structure Plan* will be supported by a planning scheme amendment and associated planning strategies, providing a basis for new planning controls and subdivision of land to enable quality development.

Work for the *Arden Structure Plan* is now underway and we look forward to refining our ideas for the neighbourhood with community, business and government stakeholders next year. This newsletter provides an overview of work in progress.

**2012**

Arden–Macaulay Structure Plan sets council's vision and planning direction for the area

**2015**

Metro Tunnel announced with a new metro station for Arden

**2016**

Draft *Arden Vision & Framework* released for public consultation

**2018**

Final *Arden Vision* released, outlining the Victorian Government's & City of Melbourne's goals & aspirations for the precinct

**2019**

Preparation of the *Draft Arden Structure Plan*

**early 2020**

Public consultation on draft structure plan

**late 2020**

Planning Scheme Amendment finalised

*What we've achieved*

*Current stage*

*Next steps*

# The vision for Arden

Arden will be a new destination for Melbourne, setting the standard for urban renewal. It will contribute to a future Melbourne that is not only the world's most liveable city, but also one of the most forward-looking.

With its rapid rail connections to the Parkville National Employment and Innovation Cluster, the Central Business District and Melbourne's western suburbs, Arden is ideally placed to be an international innovation and technology precinct.

This new employment hub will be pivotal to the growth of Victoria's knowledge economy and advancing Melbourne's strengths as a progressive, innovative and connected local and global city.

The precinct will have its own civic heart and character. It will remain connected to its Aboriginal and industrial heritage as it changes to support diverse resident and worker populations. It will become a new neighbourhood of Melbourne with quality and affordable housing, a thriving network of open spaces, active transport links, and adaptable community facilities, schools and workspaces.

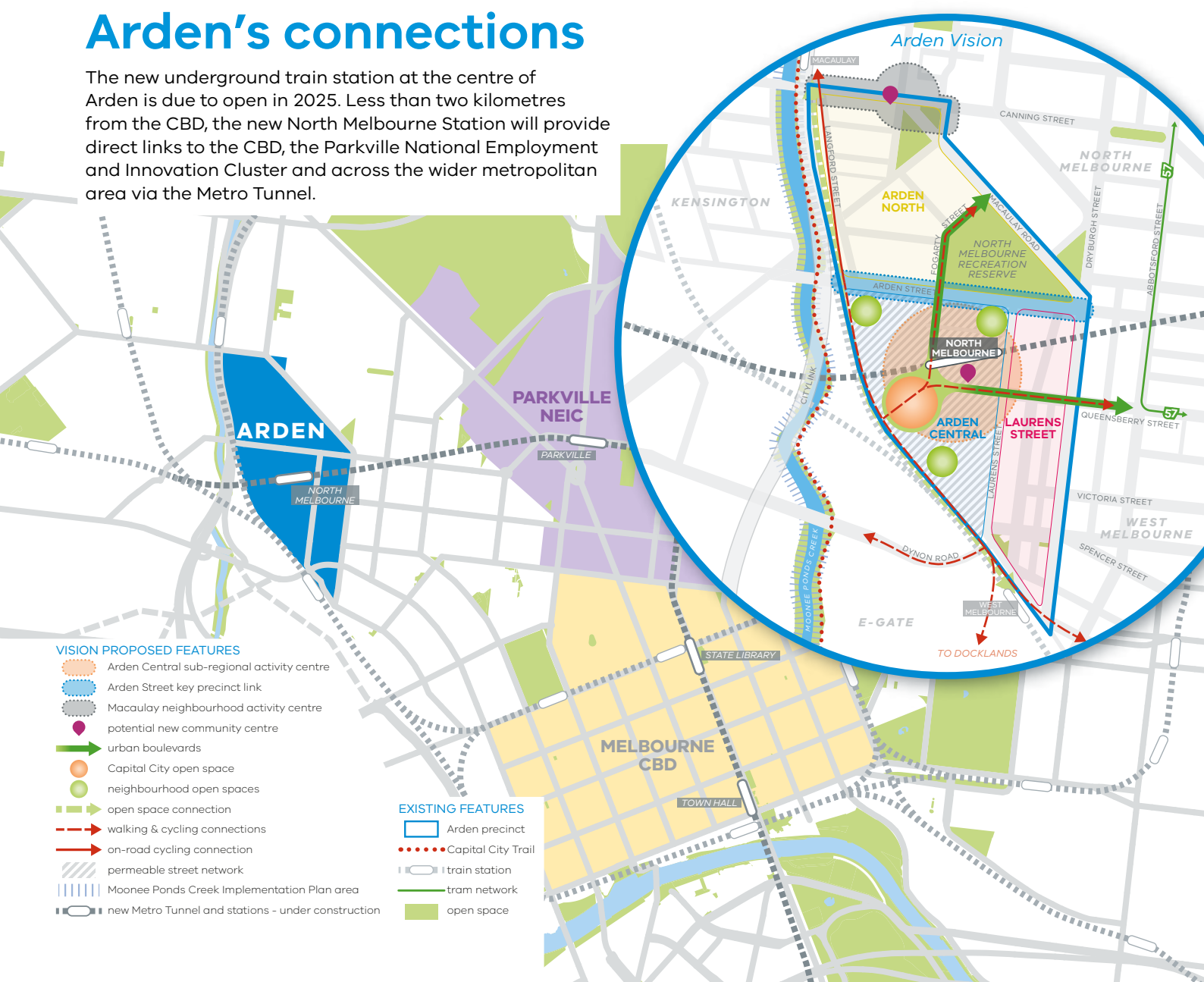
Arden will be at the forefront of sustainable development, embracing new ways to live, learn, work and travel in an energy-efficient district. Water will be safely managed to become a visible feature in the landscape, while green spaces, trees and water will help the precinct become a cooler, greener version of the city.

The Moonee Ponds Creek corridor will be revitalised as a new green spine for Melbourne. It will be a celebrated waterway with a valued environmental and cultural heritage, serving recreational, biodiversity, habitat and active transport functions. The creek corridor will be an essential link for Arden and neighbouring urban renewal precincts.

Partnerships with all levels of government, the community and the private sector will deliver the eight key directions that support the vision for Arden.

## Arden's connections

The new underground train station at the centre of Arden is due to open in 2025. Less than two kilometres from the CBD, the new North Melbourne Station will provide direct links to the CBD, the Parkville National Employment and Innovation Cluster and across the wider metropolitan area via the Metro Tunnel.





# Key directions for change



## DIRECTION 1: Transforming Arden

*Arden will advance Melbourne's strengths as a progressive, innovative and connected local and global city. The new North Melbourne Station will catalyse Arden's transformation into a new employment hub. There will be significant opportunities for better and diverse ways of working, living and learning, as it evolves from an industrial area into an innovation precinct.*

Arden's proximity to the Parkville National Employment and Innovation Cluster offers synergies with the industries already thriving there. State and local government aspire for Arden to become an innovation precinct that is home to life sciences, digital and education related uses, such as hospitals, medical technology facilities and laboratories. The precinct will attract globally-renowned industries and research bodies and cater to the needs of other cutting-edge industries and institutional uses as well as co-working spaces and more traditional businesses.



As the precinct grows the plan will enable existing businesses in the area to expand, adapt or evolve at their own pace. The *Arden Vision* anticipates that by 2051 the precinct will host approximately 34,000 jobs, which will be supported by high quality public realm, open spaces, commercial and community facilities.

The Victorian Government and City of Melbourne have significant land holdings within Arden.

*Government partners have been investigating international models to better understand how best to attract entrepreneurs, research and education institutions, government start-ups and industry seeking to advance technology and drive employment and enterprise. Successful innovation districts include a mix of economic assets such as firms, institutions and organisations, physical assets to stimulate connection and collaboration, and networking assets to build and generate relationships that lead to new ideas.*



## DIRECTION 2: Designing a distinctive place

*Arden will be shaped by quality urban design and built form, anchored by the valued characteristics that make the suburbs of North and West Melbourne special to their residents and workers. Public areas will respond to the existing environment and strengthen the preferred identity of the precinct.*

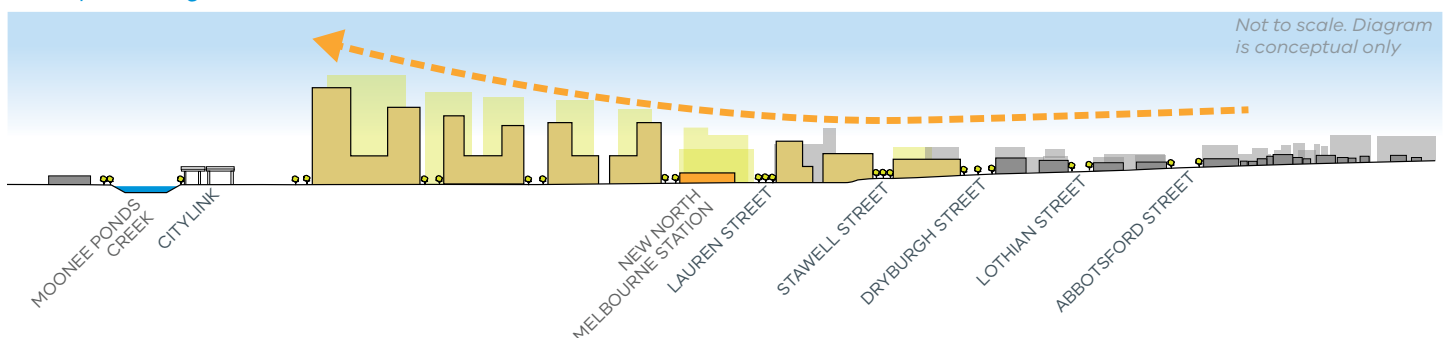
Arden is being planned to be a distinctive place and will be recognisable as a world-leading innovation district that draws on the local character and history of North Melbourne and West Melbourne.

Shops, services, new open spaces, water sensitive urban design, wide-canopy street trees and attractive walking and cycling routes will define Arden at ground level. Local heritage and Aboriginal cultural values will be reflected through architecture, open spaces, public art and streets.

Buildings will transition in height to respond to the surrounding context and to centre around core activity nodes within the precinct, such as train stations and landmark sites. Design excellence will be required throughout Arden and guidance will be provided within the *Arden Structure Plan* regarding appropriate built form typologies, densities and heights within the precinct.

*Further technical advice to inform the place-making of the precinct is currently underway, including a Public Realm Strategy, Aboriginal Cultural Values Assessment and Climate Change Response Plan.*

### Example of height transition





## DIRECTION 3: Embedding sustainable change

*Arden will be an exemplary sustainable urban renewal area. This will be underpinned with best practice standards for environmental, social and economic sustainability in planning for the new community.*

Sustainability and climate change resilience will be embedded into all elements of the *Arden Structure Plan*, whether it be through the transport modes, streetscape treatments and tree plantings, utility infrastructure or built form.

The City of Melbourne's Urban Forest Strategy proposes a minimum tree canopy cover target of 40 percent across the municipality and increases to vegetation. Arden's expanded green median strips, street trees and public parks will contribute significantly towards this ambitious target.



The *Arden Climate Response Framework* was prepared in 2018 and identified opportunities for zero carbon and climate resilient development in Arden.

*Stage Two of the Climate Change Response Plan is now underway and will assess tools and mechanisms to achieve low carbon, zero carbon and carbon positive outcomes in Arden. This work will help the Victorian Government and City of Melbourne ensure that Arden meets the ambitious targets set out in the Arden Vision.*

*Other work underway that will further these sustainability objectives includes the Public Realm Strategy, Utilities and Servicing Assessment and integrated water management investigations.*



## DIRECTION 4: Accommodating diverse communities

*Arden will cater to a diversity of households across a range of ages and incomes and address different needs with affordable housing. New homes will be well-designed, accessible and sustainable.*

The *Arden Vision* recognises the importance of providing accessible and affordable housing opportunities to support a diversity of lifestyles in the precinct, including:

- Up to 15 per cent of new housing being made available as affordable housing where City of Melbourne-owned land is redeveloped.
- At least six per cent of new residential development as affordable housing on all other land within Arden.
- At least 10 per cent of all properties in government-led developments being prioritised for first home buyers through the *Homes for Victorians* (2017) initiative.

*A Social and Affordable Housing Strategy is being prepared to guide the future delivery of affordable housing in Arden in line with recent City of Melbourne and Victorian Government policies.*

*The built form controls being developed will ensure that new buildings are energy- and water-efficient. This will ensure ongoing affordability for the future residents of Arden.*







## DIRECTION 5: Prioritising active transport

*Arden will provide direct and efficient connections in and around the precinct through safe and attractive public areas. This will include active and public transport networks that will come together at the new North Melbourne station.*

The *Arden Vision* established the target that 60 per cent of trips people make within Arden will be by public transport, 30 per cent by active transport (walking and cycling) and only 10 per cent by private vehicle. Arden will be an attractive place to walk and cycle to and through, and highly accessible by public transport.



Streets within the precinct will be easy and safe to walk or cycle, and important destinations within and outside of the precinct will be well connected by safe and pleasant footpaths with extensive tree plantings, and prioritised cycle ways. Through-block links will ensure that it is easy to move through the precinct.

Alternative transport to cars will be encouraged in Arden through the provision of public transport options, prioritising cyclists and pedestrians within the streets, and through a reduction in car parking provision within the precinct.

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*Further transport analysis is underway with the Department of Transport to ensure that the development of Arden is appropriately serviced and will not unduly impact surrounding areas.*

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## DIRECTION 6: Investing in community infrastructure

*Arden will support the existing and new community by providing infrastructure that is integrated with the existing area. The design of community facilities, such as schools, will reflect best practice and community input.*

New growth in Arden will be supported by high quality and flexible community facilities, which can evolve as the precinct develops over the next 30 years.

Integrated planning for Arden will ensure that the right community infrastructure to support the existing and new communities is provided, and that overall there is a range of community facilities distributed throughout the precinct to meet the life-stage needs and aspirations of locals.

Community infrastructure will seek to co-locate compatible uses, such as schools near open space areas, kindergartens and maternal child health facilities.

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*A Community Infrastructure Assessment is being prepared which will project the types and sizes of education, community and recreation facilities that will be required to service the new residents and workers. The Department of Education and Training and the Department of Health and Human Resources are being consulted through this process.*

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## DIRECTION 7: Celebrating water

*Arden will incorporate water as a feature of the landscape through innovative and creative flood mitigation solutions. The Moonee Ponds Creek corridor will be valued as an environmental, recreational and active transport asset, and an integrated water management approach will ensure that water is shared and re-used across the precinct.*

For millennia, the Arden area comprised a rich landscape of wetlands. Today, Arden experiences significant flooding during large rain events and can be seriously impacted by flooding due to significant stormwater flows from urbanised areas and the Moonee Ponds Creek, as well as tidal flooding due to the proximity to Port Phillip Bay. A changing climate, sea level rise and more extreme storm events will be planned for.



*A catchment-based drainage strategy to manage the impacts of flooding in Arden and Macaulay is being prepared by Melbourne Water in partnership with the Victorian Planning Authority and the City of Melbourne. This will ensure development meets appropriate standards of flood protection and environmental performance.*

*The draft Flood Management Strategy proposes a combination of flood management works including levee improvements along the Moonee Ponds Creek, underground stormwater storage tanks, and pump and pipe upgrades. Work is underway to investigate blue-green spaces in Arden. In dry periods these spaces could serve as open space and recreation assets for the community and as flood storage during rain events.*

*Flood management works will likely be funded by financial contributions collected by Melbourne Water. Melbourne Water will consult with affected landowners regarding details.*

*Planning for Arden will support the Victorian Government's Waterways of the West project, which provides for a community-led approach to protecting waterways for generations to come.*



## DIRECTION 8: Creating diverse open spaces

*Arden will be a cooler and greener version of the central city, with a generous and well-connected open space network, providing multi-functional spaces for recreation, socialising, active transport and biodiversity.*

Providing a high-quality open space network of green and accessible outdoor areas for the new and existing communities of Arden, North Melbourne and West Melbourne is a key consideration of the Arden Structure Plan.



*A public realm strategy is currently underway to inform Arden's future open space. The strategy will take a whole-of-precinct view including the role of existing open spaces, streets, laneways and parks to recommend a future open space network to be provided as part of Arden's renewal.*

*Future open spaces will include a combination of major civic spaces, streets, neighbourhood parks and plazas. Appropriate sunlight protection will be provided to new and existing open spaces and streets.*

*Open space could be delivered as linear open space through or along the edge of the precinct, as a large centralised open space or as dispersed smaller spaces. The public realm strategy will consider and assess the benefits and constraints of these open space types to ensure that Arden's ultimate form is aligned with the vision and needs of the precinct.*