

Have your say on the future of Arden

a new destination for Melbourne

JUNE 2020



Arden is an urban renewal precinct in North Melbourne, less than 2km from the Melbourne central city. Located around the Metro Tunnel's new Arden Station, Arden will be an employment and innovation precinct and a thriving new neighbourhood for Melbourne's inner north-west. It aspires to accommodate approximately 34,000 jobs and be home to around 15,000 residents.

In 2016, we asked the local community what you wanted to see in this future precinct. Your feedback helped shape the *Arden Vision*, a guiding document that sets out the priorities for Arden's development. Now we're preparing the *Arden Structure Plan* to bring that vision to life.

We want your feedback on this phase in the planning process.

Have your say on the draft *Arden Structure Plan*.

What is the draft *Arden Structure Plan*?

The *Arden Structure Plan* will guide the development of Arden over the next 30+ years. It plans how things like new buildings, parks, and infrastructure should develop over time. It will also guide future government decisions on things like schools and transport.

The draft *Arden Structure Plan* is a draft version of the plan for you to read and provide feedback on.

Why Arden?

Melbourne's population is predicted to grow to almost 8 million by 2050.

Close to Melbourne's central city and serviced by three train stations and the new Metro Tunnel, Arden offers a significant opportunity to accommodate the new jobs and residents of a growing Melbourne. Arden's renewal will also provide schools, infrastructure and services for the growing North Melbourne community.

What is an 'innovation precinct'?

Innovation precincts are areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators and accelerators. Brought together, these organisations are able to connect and collaborate, spurring economic development.

Arden will be a new epicentre of knowledge and innovation in Melbourne. Arden will complement the neighbouring Parkville biomedical innovation and research precinct, making it a new employment hub for life sciences, health, digital technology and education. It will strengthen Victoria's position as Australia's top performing economy.

What is urban renewal?

Urban renewal is the redevelopment of land in established parts of the city from industrial or low-intensity precincts to precincts with more employment, commercial or residential opportunities.

Who is leading the planning for Arden?

The planning for Arden is being led in partnership by the Victorian Planning Authority and the City of Melbourne in collaboration with the Department of Jobs, Precincts and Regions.

The Victorian Planning Authority is the Victorian Government's specialist authority for land use and infrastructure planning in growing urban areas across the state. The City of Melbourne is the local government body responsible for the municipality of Melbourne.

The Plan for Arden

The draft *Arden Structure Plan* outlines the eight key directions from the *Arden Vision* and our proposal for how each will be achieved.

Read on for a summary of the plan to achieve each *Arden Vision* direction, or visit melbourne.vic.gov.au/arden to see the full draft *Arden Structure Plan*.

Arden sub-precincts

Arden is divided into three sub-precincts, each with a unique purpose and character:

Arden Central consists mostly of government-owned land and will contain the new Arden Station and a large new public space.



Arden North is characterised by wide, tree-lined streets, small-scale industrial buildings and the North Melbourne Recreation Reserve.



Laurens Street is characterised by wide, tree-lined streets and a mix of industrial sites, heritage buildings and low-rise apartments and terraces.



1. Transforming Arden

Future jobs and innovation opportunities



"Arden will advance Melbourne's strengths as a progressive, innovative and connected local and global city. The new Arden 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 Vision

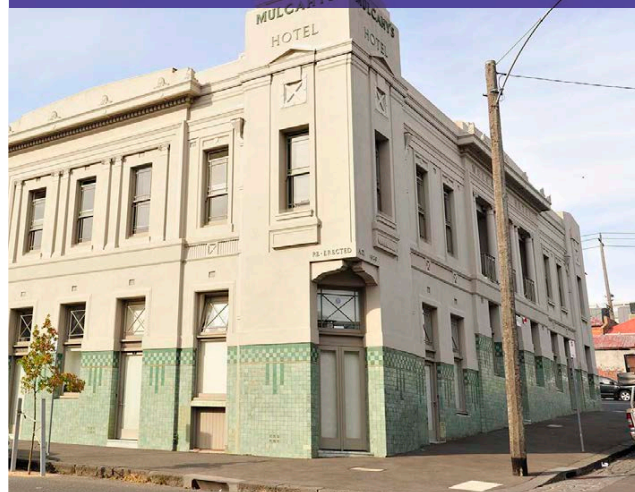
With its direct train connections to Parkville, the CBD and Melbourne's western suburbs, Arden is ideally placed to be a new employment hub for Melbourne.

We propose to:

- Include a mix of affordable spaces suitable for start-ups, creative enterprises, science labs and global businesses.
- Include an innovation hub and a major health or education institution to attract other innovative companies.
- Support world-class facilities such as laboratories, research clinics and co-working spaces.
- Embed Aboriginal cultural connections by collaborating with Traditional Owners on the development of community facilities, signage, naming and native planting.

2. Designing a distinctive place

Design, streetscapes and buildings



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

– Arden Vision

The Victorian Government aspires to accommodate approximately 34,000 jobs and around 15,000 residents in Arden.

Controls for the heights and placement of buildings are informed by technical studies and detailed analysis to balance the needs of existing and future workplaces, public spaces and homes.

We propose to:

- Create a network of laneways to be new shared public spaces, building on Melbourne's world-famous laneway culture.
- Require high architectural standards for new developments to ensure Arden is filled with inspiring streets and buildings.
- Incorporate heritage features sensitively into new developments.
- Control building heights and setbacks so taller buildings do not detract from Arden's public spaces.
- Place taller buildings – around 20 to 40 storeys – along the CityLink corridor and in Arden Central and shorter buildings – around three to six storeys – near public spaces and neighbouring suburbs.
- Space taller buildings apart from each other to preserve privacy and sunlight.

3. Embedding sustainable change

Zero carbon, waste reduction and heat management



"Best practice standards for environmental, social and economic sustainability will underpin planning for the new communities and buildings, making Arden an exemplar of sustainable urban renewal."

– Arden Vision

Sustainability is central to Arden's identity. It is embedded in every decision for the precinct.

Arden aspires to be a net zero carbon precinct with a 6 Green Star Community rating.

We propose to:

- Become a cool, green precinct with a visible connection to nature.
- Use greenery and smart building materials to provide shade and keep the precinct naturally cool.
- Provide a progressive waste management system to allow 90 per cent of waste to be diverted from landfill.
- Require high sustainability standards for new buildings.

4. Prioritising active transport

Walking, cycling, public transport and parking



"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 complement the new Arden Station."

– Arden Vision

The new Arden Station will be the heart of the precinct, making it easy to access from anywhere in Melbourne via the new Metro Tunnel.

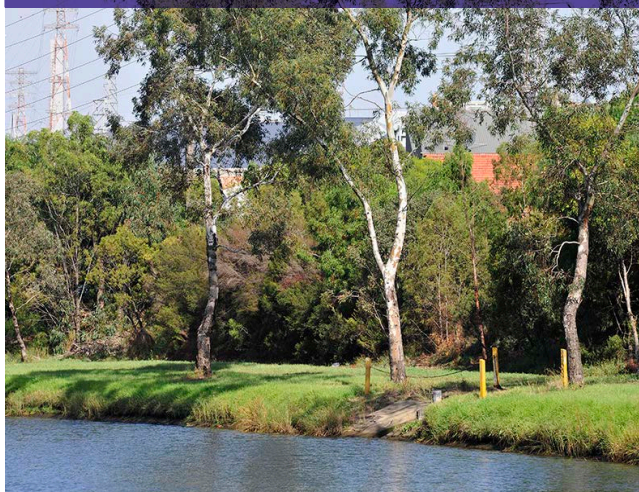
Serviced by three train stations and high-quality cycling infrastructure, fewer people will have to drive and park in Arden.

We propose to:

- Design a precinct that is quick and easy to travel through by foot or bike.
- Extend existing streets and bike paths into Arden, connecting this missing piece of Melbourne's inner north-west to the rest of the city.
- Make space for potential future tram or bus routes.
- Detach parking spaces from homes to allow flexible and efficient parking for workers, residents and visitors.
- Reduce the visibility of parked cars and the cost of new developments through consolidated parking on the outer edges of shopping, living and working areas.

5. Celebrating water

Flood management and water features



"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 reused across the precinct."

– Arden Vision

Large areas within Arden are subject to flooding, particularly in the north of the precinct and along the Moonee Ponds Creek.

We propose to:

- Celebrate water as a central aspect of Arden's identity through visible public water features like rain gardens along key streets and parks that double as flood storage.
- Employ smart rain water capture and recycled water systems for buildings and parks.
- Upgrade existing infrastructure in the precinct such as pumps, pipes and levees.

6. Creating diverse open spaces

Parks and 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."

– Arden Vision

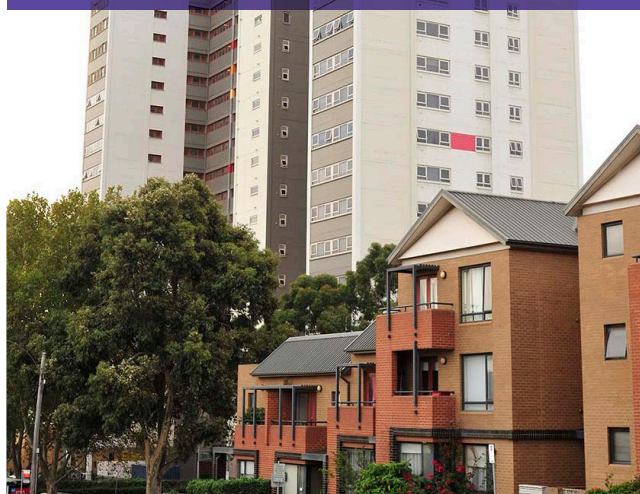
Much of the land in Arden is government-owned, creating opportunities for new parks and green open spaces.

We propose to:

- Provide a network of connected parks and open spaces so you can walk from one end of Arden to the other while surrounded by greenery.
- Provide a new urban square at the heart of the precinct opposite Arden Station, and a new neighbourhood park in Arden North that helps manage stormwater through visible water features.
- Provide a continuous walking trail around Arden like the Tan Track in South Yarra.

7. Accommodating diverse communities

Affordable housing



"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."

– Arden Vision

Affordable housing is critical to supporting a vibrant and diverse community.

We propose to:

- Provide affordable housing and local community services to help house an economically and socially diverse community.
- Require at least six per cent of new housing to be affordable housing for people on low or very low incomes.
- Seek even higher levels of affordable housing on council-owned land.

8. Investing in community infrastructure

Community hubs, facilities and schools



"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."

– Arden Vision

Schools, community facilities and sports facilities will be co-located and adaptable to make the most of community infrastructure.

The timing and placement of infrastructure like schools, roads and health services will be guided by this plan but ultimately decided by other government entities.

We propose to:

- Provide space for a new primary school supported by a potential new secondary school in the neighbouring Macaulay precinct.
- Provide a family and community hub including older persons and disability services.
- Provide an arts, cultural and community hub with library facilities and Aboriginal cultural spaces.
- Allocate space for healthcare services, family services and children's play facilities.
- Encourage the private development of cultural spaces like artist studios, galleries and performance spaces.

Delivering Arden

The transformation of Arden will take place over more than 30 years.

Early development will focus on creating a vibrant and welcoming central precinct around the new Arden Station, which will open in 2025. This includes the development of central streets and public spaces. Over time Arden will gain new schools, community facilities and open spaces to support the community as it grows.

Like any inner-city destination, Arden will continue to evolve over time and can never be truly “finished”, but the precinct will reach maturity by 2050.

How we'll deliver

The Victorian Government is committed to the development of Arden to ensure it evolves into an innovative place to work and a quality place to live. In partnership with the City of Melbourne, it will establish:

- An Arden Place Plan to further shape the look, feel and character of Arden.
- An infrastructure delivery strategy that outlines precinct development coordination, staging and timing.
- Funding contribution plans for new private developments to offset the cost of community infrastructure.

A Development Contributions Plan will ensure that the cost of providing new infrastructure to meet the demands of the new population is shared fairly between developers and the wider community. Interim planning controls requiring the payment of development contributions are currently in place to support the funding and delivery of key infrastructure items while a permanent development contributions plan is prepared.

We'll work closely with government partners including the Metro Tunnel Authority, Melbourne Water and the Victorian School Building Authority to coordinate new infrastructure and amenity as the precinct develops.

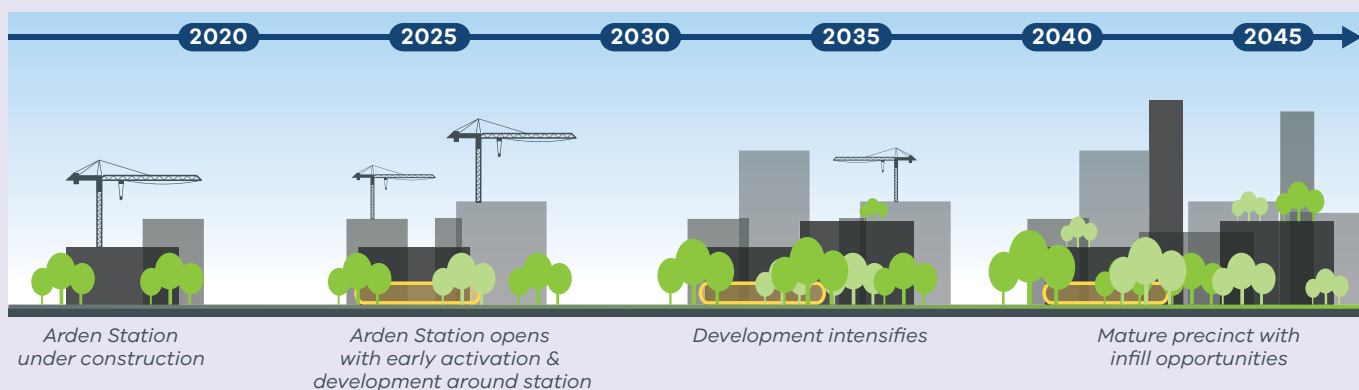
We will also keep working closely with the community and Traditional Owners as Arden becomes a new neighbourhood for Melbourne's inner north-west.

What this will mean for landowners and businesses

Arden's renewal will generate opportunities for government to support existing businesses that are undergoing change to review their future role in the precinct and, if required, potentially find more suitable locations as the precinct becomes a place for a mix of employment and residential uses, people focussed streets and green spaces.

As part of the broader consultation process, the Victorian Government is reaching out to relevant landowners and businesses that may directly be undergoing change due to the proposals identified in the draft structure plan.

Parts of the Arden precinct are also included in the *West Melbourne Structure Plan*, which was endorsed by the City of Melbourne in February 2018. The *Arden Structure Plan* will not supersede the plan for West Melbourne and has been developed with consideration of planned future development in West Melbourne.



Have your say

We're seeking your feedback on the draft
Arden Structure Plan until **9 August**.

Find out more about the plan for
Arden and have your say at
melbourne.vic.gov.au/arden



Phone interpreters in all
languages: 9651 0716

اتصلوا بنا للتحدث إلى مترجم شفهي عربي عن مخططنا لمستقبل مركز أردن الاجتماعي.

致電我們要求一位廣東話翻譯員來協助您了解我們對 Arden 鄰里所作出的未來規劃。

给我们打电话，通过普通话翻译了解我们对 Arden 邻里街坊的未来规划。

Na soo wac si aad ula hadasho mutarjum **Soomaali** ah si uu kaaga caawimo
wixii ku saabsan qorshaynta mustaqbalka agagaarka Arden Neighbourhood.

Gọi cho chúng tôi để nói chuyện với thông dịch viên **tiếng Việt** về việc hoạch định
tương lai cho khu vực lân cận Arden.

