

Have your say on the Arden Precinct

SEPTEMBER 2021



Artist's impression

The Victorian Planning Authority is working with the City of Melbourne and Department of Transport to plan for the future of Arden, a new destination in Melbourne's inner north west.

We've prepared the *Arden Structure Plan* and draft Amendment C407melb to the *Melbourne Planning Scheme* to guide the precinct's development over the next 30 years.

You're invited to review the plans for Arden and have your say by making a written submission at engage.vic.gov.au/arden

Submissions close **5pm Monday 11 October 2021.**

Arden's Future Urban Structure



The plans for Arden

With the completion of the Metro Tunnel and the new Arden Station by 2025, Arden will become a new destination for Melbourne and an employment hub on the doorstep of Melbourne's central city. It will accommodate approximately 34,000 jobs and be home to around 15,000 residents.

The Metro Tunnel will create a new chapter for Arden by linking the precinct to Parkville and the city to the east, Footscray and Sunshine to the west, and Melbourne Airport Rail when it opens in 2029.

Our plans for Arden build on the Victorian Government's investment in infrastructure, creating a platform for sustainability, liveability, investment, and innovation.

We've prepared the *Arden Structure Plan* and draft Amendment C407melb to the *Melbourne Planning Scheme* to guide the precinct's development over the next 30 years.

About the Arden Structure Plan

In 2018 we finalised the *Arden Vision*, which sets out a strategic vision for the precinct and the priorities that will guide its development. The *Arden Structure Plan* outlines the objectives and strategies to achieve the Arden Vision. Informed by independent technical advice and extensive community consultation, it outlines how the precinct will transform into an employment and innovation precinct and a thriving new neighbourhood centred around the Metro Tunnel's new Arden Station.

It includes strategies and objectives to guide the nine key directions for Arden's renewal:



1. Transforming Arden:

Advancing Melbourne's strengths as a progressive, innovative, and connected local and global city



6. Creating diverse open spaces:

Creating a cooler and greener version of the central city with multi-functional spaces for recreation, socialising, active transport and biodiversity



2. Designing a distinctive place:

Reflecting the identity and characteristics that make North Melbourne and West Melbourne special to residents and workers



7. Accommodating diverse communities:

Providing for a diversity of households for a range of ages and incomes



3. Embedding sustainable change:

Leading in environmental, social, and economic sustainability



8. Investing in community infrastructure:

Supporting the existing and new community



4. Prioritising active transport:

Providing direct and efficient connections in and around the precinct, anchored by the new Arden Station



9. Delivering Arden:

Setting the framework for how Arden will be governed and develop over time



5. Celebrating water:

Incorporating water as a visible feature of the landscape through innovative and creative flood management

What has changed since the *Draft Arden Structure Plan*?

We've made updates to the *Arden Structure Plan* since we released the *Draft Arden Structure Plan* for consultation in June 2020. These are based on community feedback, as well as expert technical reports and further analysis and testing.

Key changes include:

- Reduced the precinct boundary to remove land covered by the *West Melbourne Structure Plan*
- Slight changes to street layouts and cross sections to reduce the need for land acquisition and better reflect existing property boundaries
- Expanded the investigation area for a potential future health institution in Arden Central
- Updated the integrated stormwater management open space in Arden North to change its shape and serve as a sports oval during dry periods
- Updated floor area ratios and building heights, and updated guidelines for managing wind protection and overshadowing
- Refined indicative through-block links to better align with property boundaries
- Refined car parking to better reflect community needs
- The Arden Central sub-precinct has been split into two: Arden Central – Innovation and Arden Central – Mixed Use, each with distinct land use visions and built form controls

You can find a full list of changes to the *Arden Structure Plan* in the *Changes to the Arden Structure Plan* document at engage.vic.gov.au/arden.



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The draft Planning Scheme Amendment

The Minister for Planning has directed the VPA to prepare draft Amendment C407 to the *Melbourne Planning Scheme* to guide how Arden will develop over the next 20+ years. The draft planning scheme amendment translates the *Arden Structure Plan* into planning controls to ensure future development in Arden contributes to the vision for the precinct.

The draft amendment proposes to rezone the land in Arden to the Special Use Zone to guide land uses and development outcomes in the precinct.

Planning controls will also:

- Require development to meet high quality design standards and fit the character and vision for Arden's four distinct sub-precincts
- Deliver 12.62ha of open space, including a new 1ha neighbourhood park, a new 0.66ha Capital City Open Space, and 6.54ha of spaces that support flood management
- Set built form controls to protect public open spaces from overshadowing at key times of day
- Set a precinct target of zero net emissions by 2040, and include 6 Star Green Star energy policy for new developments
- Set preferred maximum car parking rates
- Support and encourage the provision of at least six per cent of all new dwellings as affordable housing
- Nominate potential sites for a proposed primary school and potential future health institution
- Apply buffers, inside and outside the precinct, to manage development near an existing asphalt plant
- Require developer contributions to deliver the infrastructure needed to support the new community, such as new community facilities, streets, and parks
- Identify land to be acquired for key infrastructure items in the precinct
- Ensure land is suitable for development for sensitive uses
- Require engagement with the Environment Protection Authority and gas pipeline licensee where necessary
- Introduce Design and Development Overlays for each sub-precinct that provide guidance on heights, density, and other built form controls.
- Incorporate new documents in the *Melbourne Planning Scheme*:
 - » *Arden Parking Precinct Plan, August 2021*
 - » *Arden Precinct Cross Sections, August 2021*
 - » *Arden Development Contributions Plan, August 2021*
- Add a new background document in the *Melbourne Planning Scheme*:
 - » *Arden Structure Plan, August 2021*

The table below shows all documents being released for consultation as part of the draft amendment package.

Planning Scheme Amendment C407melb	
Local planning policy	Clause 21.04 - Settlement
	Clause 21.13 - Urban Renewal Areas
	Clause 21.14 - Proposed Urban Renewal Areas
	Clause 22.28 - Arden Urban Renewal Area Policy
Zones	Special Use Zone, Schedule 7
Overlays	Design and Development Overlays – one for each sub-precinct (Schedule 80, 81, 82 and 83)
	Parking Overlay, Schedule 14
	Developer Contributions Overlay, Schedule 3
	Buffer Area Overlay (Inner and Outer), Schedule 1 and 2
	Environmental Audit Overlay
	Public Acquisition Overlay
Incorporated documents	Arden Development Contributions Plan (August 2021)
	Arden Precinct Cross Sections (August 2021)
	Arden Precinct Parking Plan (August 2021)
Background documents	Arden Structure Plan (August 2021)
Other provisions	General Provisions and Operation Provisions associated with these controls
Maps	Maps associated with the above controls

We have also released a Background Report and further background documents, which provide a summary of the technical evidence and reports that have informed the *Arden Structure Plan* and planning controls.

The draft amendment, any documents that support the draft amendment, and the explanatory report about the draft amendment are available free of charge at engage.vic.gov.au/arden.



Funding infrastructure

The Arden Development Contributions Plan (DCP) outlines how future residents, visitors and workers within Arden will be provided with timely access to the services and infrastructure they need. The Development Contributions Plan Overlay (DCPO) that applies to Arden will be updated to implement the DCP.

The DCP establishes a framework for developers to make financial contributions toward the cost of Arden's key infrastructure, and provides certainty to developers, investors, and local communities about development contribution requirements and how they will be administered.

This plan requires developers to contribute towards \$349.5 million worth of infrastructure, complemented by significant government investment, open space contributions and developer works.

In addition to the DCP, Melbourne Water will introduce an Urban Renewal Cost Recovery Scheme (URCRS) in the Arden precinct to allow for investments of around \$110 million worth of critical flooding and drainage infrastructure. Melbourne Water will run a separate engagement process for the URCRS. Find out more at melbournewater.com.au/urcrs.



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Past engagement

Our plans for Arden have been shaped by the insights and priorities of the Arden community.

We engaged the community on the *Draft Arden Vision & Framework* in 2016 and on the *Draft Arden Structure Plan* in 2020.

We heard from about 800 community members over the course of these two phases, which helped ensure our vision and plans for the precinct captured the aspirations of Arden's diverse community.

We also heard from Traditional Owners that they generally support our approach to embedding Aboriginal cultural values and heritage, and emphasised the importance of encouraging cultural inclusion and expression.

Your feedback on the *Draft Arden Vision and Framework* told us:

- You support the area becoming a mixed-use precinct, with significant potential as a future knowledge-based jobs hub
- There should be a distinctive identity for Arden which retains North Melbourne's sense of character
- The precinct should be as environmentally sustainable as possible
- It is important to have connected and diverse open spaces and generous tree-lined streets
- Public transport, walking and cycling are preferred modes of transport, with improved walking and cycling connections being the priority
- It is important to consider local communities and support existing businesses during development
- Affordable housing should support the education, research, and community service sectors
- The precinct will need additional community facilities.

Your feedback on our *Draft Arden Structure Plan* told us:

- The importance of creating relaxed, informal places where people can gather, relax or exercise
- Reflecting and respecting the heritage of the area will help ensure the precinct develops as a cohesive neighbourhood
- You want to see a sustainable, socially inclusive neighbourhood where high-quality construction and design will create a peaceful place to live
- You want a clear framework for the delivery of environmental sustainability initiatives
- You want the precinct to be safe and connected for cyclists and pedestrians while remaining accessible to all
- You want the car parking approach to consider the needs of the disabled, elderly, people with children and workers who require cars
- You want the buildings to be built to last, the open space to be green and safe, with small, locally owned business to service the needs of residents
- There was overwhelming support that the project must deliver on affordable housing, and that affordable housing targets should be more ambitious
- There is concern about building heights, particularly in relation to overshadowing and wind impacts.

Find out more about what we've heard previously from the Arden community in our community consultation reports at vpa.vic.gov.au/arden.



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What else is happening in Arden?

As a state-significant project, Arden is the subject of a significant amount of investment, planning, and engagement from the Victorian Government and City of Melbourne.

You may have heard about or been involved in engagement on other aspects of the planning for Arden or related projects.

- Find out more about **Rail Project Victoria's Arden Station Development Plan** at metro.tunnel.vic.gov.au
- Find out more about **Melbourne Water's Urban Renewal Cost Recovery Scheme** at melbournewater.com.au/urcrs
- Find out more about the City of Melbourne's **Macaulay Structure Plan Refresh** at participate.melbourne.vic.gov.au/macaulay-refresh
- Find out more about the City of Melbourne's **Land Subject to Inundation Overlays** and **Good Design Guide for Buildings in Flood Affected Areas** at participate.melbourne.vic.gov.au/amendment-c384
- Find out more about the **plans for the Moonee Ponds Creek** at participate.melbourne.vic.gov.au/moonee-ponds-creek

Have your say

Any person, including residents, landowners, and other affected community members are invited to submit comments on draft Amendment C407melb and accompanying documents.

Draft Amendment C407melb, any documents that support the amendment, and the explanatory report about the amendment are available free of charge to the general public on the VPA's website or at engage.vic.gov.au/arden.

Submissions must be received by 5pm Monday 11 October 2021.

Submissions received after this date may not be considered by the VPA and will be assessed to determine how or if they can be considered.

Written submissions

Submissions on Amendment C407melb must be made in writing to the VPA via Engage Victoria or by post.

Online: engage.vic.gov.au/arden

Post: Victorian Planning Authority
c/- Arden Precinct
Level 25, 35 Collins Street
Melbourne VIC 3000

Find out more

VPA staff will be available at various times throughout this period to speak with you about the plan and answer any questions you may have.

Phone

You can call the project team at any time during business hours, Monday to Friday.

Additionally, the project team will be available to speak with you over the phone outside of business hours at certain times. Find out more at engage.vic.gov.au/arden.

Call (03) 9651 9600.

Information sessions

If health restrictions permit, we will hold in-person information sessions so you can speak to our project team directly to find out more.

Find out dates, times and locations and register your interest to attend at engage.vic.gov.au/arden.

Virtual information sessions

We will hold virtual information sessions for people who cannot attend our in-person events.

The session will include a short presentation, followed by the opportunity to ask questions of the project team in small break-out groups.

Find out dates and times and register your interest to attend at engage.vic.gov.au/arden.



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Next steps



These timings are indicative and subject to change

What happens to your submission?

Submissions provided to the Victorian Planning Authority are part of an open public process where all parties affected by the planning scheme can provide input into the draft amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission.

Your submission will be made available for public inspection on the VPA website until two months after gazettal of the resulting planning scheme amendment and will also be made available to relevant Ministers and local councils, and other involved government agencies.

If you are a private individual, your personal information will be removed from your submission before it is released to parties outside government or local councils. Contact details do not include the address of land which is the subject of your submission.

By making a submission, you also give permission for copyright material to be copied and made public.

Visit engage.vic.gov.au/arden for more information or phone the VPA via 03 9651 9600.

What happens next?

If required, draft Amendment C407melb may be subject to the VPA Projects Standing Advisory Committee (SAC). The SAC has been established to provide independent advice on draft planning scheme amendments to the VPA and the Minister for Planning.

Once a submission is made to the VPA, you will first receive a notice to acknowledge it has been received.

After the consultation period ends on **11 October 2021**, VPA staff will review all submissions received. As part of this process, VPA staff may contact submitters as required to further discuss their submission and any changes sought.

While the VPA will seek to resolve issues raised by submitters, following the public consultation process, the Minister for Planning will be advised of the outcomes and provided with options to resolve submissions, including, but not limited to, referral to the SAC. If so, submitters will be contacted regarding next steps, process and timing.

Find out more

Visit engage.vic.gov.au/arden to find out more about the Arden Precinct, including a full set of draft planning scheme amendment documents, frequently asked questions, and instructions on how to make a submission.

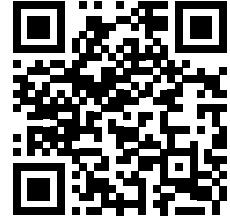
For more information, please contact:

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arden@vpa.vic.gov.au

(03) 9651 9600



About us

The Victorian Planning Authority is the Victorian Government's specialist authority for land use and infrastructure planning in growing urban areas across the state.

We're planning for the future of Arden, a new destination in Melbourne's inner north west. You're invited to review our plans for Arden and have your say at the link below.

نحن نخطط لمستقبل Arden، الوجهة الجديدة في شمال غربي ملبورن. أنت مدعو لمراجعة خططنا لـ Arden والإدلاء برأيك على الرابط أدناه.

维多利亚州规划局正在对墨尔本西北内郊区Arden社区进行城市未来规划。规划局邀请公众查阅Arden社区当前的规划方案，并通过以下链接提供反馈意见。

Waxaan qorsheyneynaa mustaqbalka Arden, oo ah meel cusub oo ku taal Melbourne gudaha waqooyi-galbeed. Waxaa lagugu martiqaaday inaad dib u eegto qorshayaasheena Arden oo aad fikradaada ku dhiibato linkinga hoose.

Chúng tôi đang lập kế hoạch cho tương lai của Arden, địa điểm dừng chân mới tại vùng nội thành tây bắc Melbourne, Chúng tôi kính mời quý vị xem xét các kế hoạch của chúng tôi cho Arden và hãy góp ý tại đường dẫn liên kết (link) bên dưới.

engage.vic.gov.au/arden