

## 22.28 ARDEN URBAN RENEWAL AREA POLICY

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Proposed  
C407melb

This policy applies to use and development of all land within Arden affected by the Special Use Zone Schedule 7.

To the extent of any inconsistency with another local policy, this local policy prevails.

### 22.28-1 Policy basis

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This policy implements the vision for Arden, as set out in the Arden Vision 2018, which states “Arden will be at the forefront of sustainable development, embracing new ways to live, learn, work and travel in an energy efficient district” that will accommodate 34,000 jobs and 15,000 residents by 2051. Arden is striving for a 6 Star Green Star rating.

This policy supports:

- Locating the highest densities of employment opportunities close to existing and planned public transport.
- Locating creative and innovative land uses within appropriate precincts.
- Delivering housing opportunities for a diverse community including Affordable Housing.
- Creating a place of design excellence and supports innovative design.
- Creating a benchmark for sustainable and resilient urban transformation that supports the creation of a climate adept, water sensitive, low carbon, low waste community.
- Creating a low waste community that is designed to provide best practice waste and resource recovery management.
- Creating a connected, permeable and accessible community that prioritises walking, cycling, and public transport use.

### 22.28-2 Objectives

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To support the urban renewal of Arden as an innovative mixed use precinct.

To ensure that all development achieves high quality urban design, architecture and landscape architecture

To ensure buildings in the Arden achieve high environmental performance standards at the design, construction and operation phases to align with the City of Melbourne’s target of net zero emissions by 2040.

To ensure that development promotes a legible, walkable and attractive pedestrian environment.

To ensure that the internal layout including the layout of uses within a building integrate with the public realm.

### 22.28-3.1 Innovative, creative and anchor enterprises

#### Strategies

Facilitate innovative land uses including health and associated uses, research centres, and other innovative industries, particularly in Arden Central – Innovation sub-precinct.

Support the establishment of anchor health, tertiary and research institutions.

Prioritise employment generating floor space within lower levels in Arden Central – Innovation sub-precinct.

#### Policy guideline

Consider as relevant:

- Providing employment floorspace as part of development that contributes to the 34,000 jobs target.

### 22.28-3.2 Affordable housing

#### Strategies

Encourage the provision of Affordable housing within a range of built form typologies.

#### Policy guidelines

Consider as relevant:

- Providing a minimum 6 per cent of dwellings at 50 per cent discount (or alternative mix of contribution and discount of an equivalent value) as Affordable Housing, delivered by one of the following options:
  - Transferred to an agency, a body or a person which provides affordable housing, including but not limited to Registered Housing Agencies, Rental Housing Agencies and other bodies established or recognised under the Housing Act 1983; or
  - Held in an affordable housing trust and managed for the sole purpose of affordable housing; or
  - Any other model that provides for Affordable Housing, subject to the approval of the Responsible Authority.

If in calculating the number of Affordable Housing dwellings required to be delivered is not a whole number, the number is to be rounded up to the nearest whole number.

- Designing Affordable housing so that it:
  - Is a mix of one, two and three bedrooms that reflects the overall dwelling composition of the building.
  - Has internal layouts identical to other comparable dwellings in the building.
  - Is externally indistinguishable from other dwellings.

### 22.28-3.3 Community and diversity

#### Strategies

Encourage a diversity of dwelling typologies and sizes within individual development sites.

Encourage assisted living that help residents age in place.

Encourage communal open spaces within residential development to include a range of facilities, garden and recreation areas, with consideration given to opportunities for a range of users.

Encourage the early delivery of community infrastructure.

#### Policy guidelines

Consider as relevant:

- For a development of 20 or more dwellings, whether at least 5 per cent of all dwellings are universally accessible.
- Whether a development proposes to provide any community infrastructure identified in the *Arden Development Contributions Plan, August 2021*, as works-in-kind.

**22.28-3.4 Sustainable transport****Strategies**

Ensure development does not compromise the delivery of future public transport infrastructure including new tram, train and bus routes.

Limit new vehicle access points on pedestrian, public transport and bicycle priority routes.

Design internal connections to give priority to bicycle and pedestrian movements.

Provide high levels of and easy access to bicycle parking and end of trip facilities including change rooms, showers and lockers.

Encourage developments to minimise the provision of on-site car parking, particularly where it is not publicly available.

Encourage developments to provide for future conversion of car parking areas to alternative uses.

Encourage consolidated car parking facilities that are publicly accessible, open 24 hours and centrally located that reduce demand for provision of on-site car parking.

Encourage all consolidated car parking facilities, to be adaptable to alternative future land use.

**Policy guidelines**

Consider as relevant:

- Providing equal or less than the preferred maximum number of car spaces identified in the Parking Overlay.
- Whether the car parking serves a broad catchment within the precinct as a centralised parking facility.
- Consolidated parking facilities that:
  - Are publicly accessible and be open 24 hours.
  - Are centrally located and serve a broader catchment within the precinct.
  - Minimise strata subdivision to allow for shared access and adaptable re-use.
- Encouraging consolidated parking facilities on government land.

**22.28-3.5 Environmentally sustainable design****Strategies**

Support sustainable and resilient urban transformation that supports the creation of a climate adept, water sensitive, low carbon, low waste community.

Support landscaping and built form material that reduce the impact of the urban heat island affect.

Ensure development has regard to any future precinct-scale waste infrastructure and centralised waste facilities identified in any precinct wide waste management plan in the long term.

Encourage the use of recycled materials or materials that can be composted, recycled and reused.

**Policy guidelines**

Consider as relevant:

- For a new building of more than 5000 square meters gross floor area and buildings and works which result in more than 5000 square meters of additional gross floor area, whether the building is capable of being:
  - Designed to achieve certification to the 6 Star Green Star rating

- Constructed be able to be certified to the 6 Star Green Star rating; and
- Certified as achieving the 6 Star Green Star rating within 12 months of occupation of the building.
- For all new buildings, providing at least 75 per cent of the total site area as building or landscape elements that reduce the impact of the urban heat island effect.
- For all new buildings, providing a minimum of 40 per cent total surface area should be provided as green cover (green wall, rooftop, canopy and understorey planting, native and indigenous planting or maximises adjacent public realm cooling benefits).
- Green facades, rooftop, podium or terrace planting that is water efficient, located and designed to be sustainable, viable and resilient.

### **22.28-3.6 Industrial land use transition**

#### **Strategies**

Ensure new uses and the expansion of existing uses with potential adverse amenity impacts do not prejudice the urban renewal of Arden.

#### **Policy guideline**

Consider as relevant:

- Any amenity impact mitigation measures proposed.

### **22.28-3.7 Aboriginal heritage**

#### **Strategies**

Support development that celebrates, protects and interprets Aboriginal cultural values and heritage.

#### **Policy guideline**

Consider as relevant:

- Consultation and collaboration with Traditional Owners.

### **22.28-3.8 Design excellence**

#### **Strategies**

Encourage varied built form typologies

Encourage fine grain, pedestrian scale environment.

Ensure buildings contribute to a high quality public realm.

Encourage developments to deliver spaces, including open spaces, for people to meet, gather, socialise, exercise and relax.

Ensure developments deliver variation in massing, building height, and roof forms and staggering or offsetting of tower footprints.

#### **Policy guidelines**

Consider as relevant:

- The achievement of design excellence through:
  - High quality architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability, and public contribution to buildings and urban spaces.

- High quality public realm outcomes, particularly regard to wind amelioration and solar protection of key open spaces.

### 22.28-3.9 Site layout and building mass

#### Strategies

Ensure building mass maintains a diverse and interesting skyline through the design of roof profiles.

Encourage buildings to be built to the street frontage at ground level, unless the design response includes a purposeful setback such as publicly accessible open space or a response to building transition to raised finished floor levels.

#### Policy guidelines

Consider as relevant:

- Whether the layout of development responds to the function and character of adjoining streets and laneways.
- Maintaining a consistent building alignment to the street edge.
- Providing opportunities for stationary activity in well designed and oriented publicly accessible exterior spaces.
- Responding to anticipated pedestrian volumes within the adjacent public realm.
- Adopting a diversity of forms, typologies and architectural language, where a development comprises multiple buildings over a large site.
- Break up buildings with a wide street frontage into smaller vertical sections, with a range of parapet heights and rebates of sufficient depth to provide modulation into the street façade.
- Providing pedestrian connections that are aligned with other lanes or pedestrian connections in adjacent blocks (or not offset by more than 30 metres) so as to provide direct connections.

### 22.28-3.10 Building program

#### Strategies

Minimise the impact of car parking and building services on the public realm.

Ensure development provides a high level of wellbeing for building occupants, through natural light, ventilation, outlook and thermal performance.

Design the lower levels of the buildings to accommodate a range of tenancy sizes, including smaller tenancies.

Encourage staging of development and siting of land use that activates the public realm early in the renewal of Arden.

#### Policy guideline

Consider as relevant:

- Providing smaller tenancies at ground level at a boundary to a street, laneway or pedestrian connection to sleeve large floorplate tenancies.

### 22.28-3.11 Public interfaces

#### Strategies

Support the activation of streets and laneways through the use of transparent glazing, pedestrian entrances and land uses at ground level.

### **Policy guidelines**

Consider as relevant:

- Ensuring the continuity of ground floor activity along streets and laneways.
- Avoiding tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior.

## **22.28-3.12 Development in flood prone areas**

### **Strategies**

Integrate water sensitive urban design into streets and green links including along the Fogarty Street and Queensberry Street urban boulevards and Arden Street.

Ensure development appropriately responds to flooding ahead of the delivery of the precinct-wide flood management strategy and associated infrastructure being delivered.

Ensure development manages the risk of flooding through innovative and creative flood management solutions in the natural landscape and built environment

### **Policy guidelines**

Consider as relevant:

- Whether water sensitive urban design infrastructure is proposed within the street or on site and the associated management of that infrastructure.
- Locating new public streets, laneways or footpaths in flood affected areas outside of the flood area or be raised above the flood level.
- Providing a visual connection between the public realm and vertical, internal and external transitions of development in flood affected areas.
- Providing safe access and egress including for emergency services in flood affected areas

## **22.28-3.13 Design detail**

### **Strategies**

Ensure exterior design of buildings:

- Establishes a positive relationship between the appearance of new development and the valued characteristics of its context.
- Incorporates design detail in the lower levels of a building to deliver a visually rich and engaging pedestrian experience.
- Delivers high quality design on all visible sides of a building including rooftops, where visible from the public realm.
- Establishes a clear relationship between the appearance of new development and the valued characteristics of its context.
- Responds to the distance at which the building is viewed and experienced from the public realm in the selection, scale and quality of design elements.

### **Policy guidelines**

Consider as relevant:

- Avoiding the use of surfaces on facades which cause unacceptable glare to the public realm.

- Using material that are durable, robust and low maintenance in the higher parts of a building.
- Providing for depth and a balance of light and shadow in upper level facade design through the use of balconies, integrated shading, rebates or expression of structural elements.
- Designing blank walls which are visible from the public realm as an integrated component of the building.

**22.28-4 Policy document**

*Arden Structure Plan (Victorian Planning Authority, August 2021)*