

# DEFENCE SITE Maribyrnong

## STATEMENT OF POLICY INTENT

JUNE 2018



# CONTEXT

This Statement of Policy Intent sets out the Defence Site Maribyrnong (DSM) policy context, defines the Victorian Government's high level expectations for future development and sets out the approach to be taken to establish a planning framework.

Defence Site Maribyrnong is a 127.8 hectare parcel of Commonwealth land located at 2 Cordite Avenue, Maribyrnong, in the City of Maribyrnong.

The Department of Defence (Defence) has commenced an open market disposal process to sell the site on behalf of the Commonwealth.

DSM represents a major urban renewal opportunity in an established area already undergoing significant growth and transformation. The Victorian Government is committed to seeing DSM integrated as a valuable part of Northern Maribyrnong.

The Victorian Minister for Planning has instructed the Victorian Planning Authority (VPA) to lead the planning for DSM in collaboration with Maribyrnong City Council, Transport for Victoria (TfV) and other State and local government partners and the community.

The 2010 *Maribyrnong Shared Vision* was prepared to establish the community's values and aspirations for DSM and inform more comprehensive planning and future development.

This Statement of Policy Intent reflects current Victorian Government policy based on the 2010 *Maribyrnong Shared Vision* and subsequent communication with the Commonwealth. The Victorian Government will provide further guidance on the future of DSM as the planning progresses.

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This Statement Of Policy Intent has been developed by the VPA on behalf of the Victorian Government in collaboration with Maribyrnong City Council, Transport for Victoria (TfV) and other State and local government partners.

Any projections are based on reasonable assumptions at the time of publication but should not be relied upon without first seeking appropriate expert advice. Although every effort has been made to ensure that the information in this document is factually correct at the time of publication, the VPA does not warrant the accuracy, completeness or relevance of the information. Any person using or relying upon this document does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.





# OUTCOMES FOR FUTURE DEVELOPMENT

The Victorian Government is committed to preparing a planning and transport framework to ensure optimal outcomes are achieved.

The critical outcomes for the site include:



Establishment of a new community integrated with adjoining areas



Remediation that ensures human health and the environment on and surrounding the site is protected



Housing options at appropriate varied densities, types and scale to suit the location, including social and affordable housing



Community, commercial, educational, leisure, recreational and retail facilities and opportunities for local employment



Quality built form, activated public places, and active and passive recreation facilities



Public access along the entire Maribyrnong River frontage



Convenient access to public and active transport network



Conservation of indigenous and historic heritage including the adaptive reuse of significant heritage buildings and elements



Permeability through and around the new community to encourage walking and cycling



Best practice waste, energy and water management, including onsite and downstream flooding



Urban landscaping sympathetic to the original scale with a variety of native flora and fauna



Underground servicing with minimal visual intrusion from fixtures and for fire safety



Active and passive surveillance of public places to enhance perceptions of safety and amenity



# PLANNING APPROACH

## COMMUNITY ENGAGEMENT

The 2010 *Maribyrnong Shared Vision* was prepared to establish the community's values and aspirations for DSM and provides a starting point for further planning of the site. Further engagement processes will be carried out to understand the community's current aspirations for DSM.

The community and interested stakeholders will be given the opportunity to be involved in the preparation of all key planning deliverables.

This will include broad consultation and deliberative engagement on draft planning controls and future social infrastructure provision.

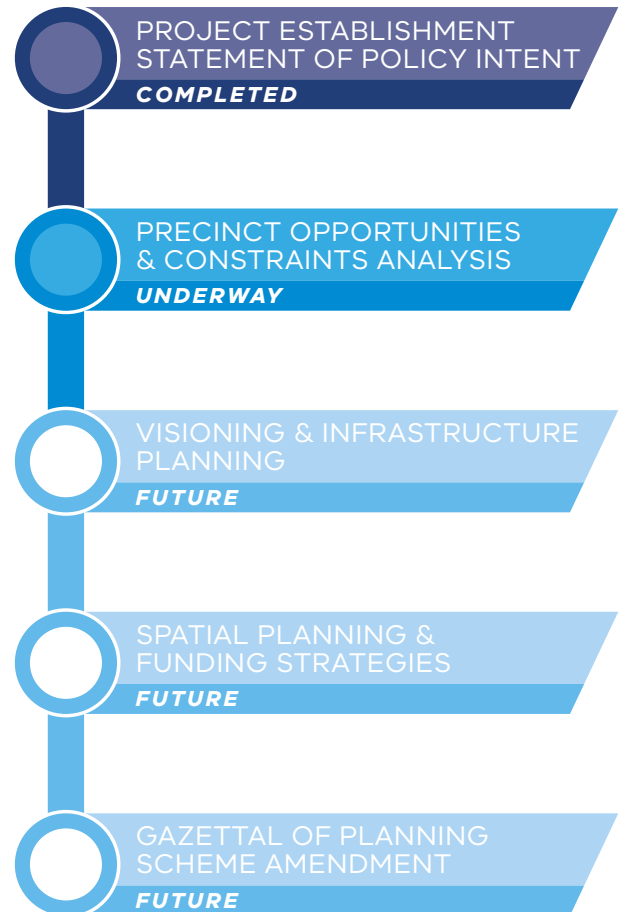
## INDUSTRY ENGAGEMENT

The Victorian Government will not engage directly with participants in the Commonwealth divestment process prior to the identification of a preferred purchaser and establishment of appropriate governance arrangements. Defence may however coordinate input from its open market sale process and provide feedback to the VPA for consideration.

## APPLICATION OF VICTORIAN PLANNING PROVISIONS TO THE LAND

Victoria's planning, environment, heritage and subdivision legislative requirements and processes will be applied to the land and any proposed development will comply in full with these requirements. Victorian Government planning for the site will require all relevant Victorian legislative requirements to be met.

## PROJECT PHASES & OUTPUTS



## SITE REMEDIATION

The site's historical use by Defence resulted in contamination to land and groundwater which has only partially been remediated.

The Environment Protection Authority Victoria (EPA Victoria) is supporting VPA in the development of a site remediation strategy. This strategy will be used to inform the Victorian Government's expectations of realising optimal land use outcomes and protection of beneficial uses of land, groundwater and air, including human health and the environment.

Remediation of the site must comply with the *Environment Protection Act 1970*, including EPA-issued statutory notices that outline requirements to manage environmental harm and land within the site. This may include the preparation of clean up plans that meet the expectations of the site remediation strategy and are verified by an independent EPA-accredited Environmental Auditor (Contaminated Land).

The Auditor would be expected to provide a total assessment of the site (including land, air quality and groundwater) following remediation works. This is to enforce the legislative framework in place for the protection of the environment and human health.

## ACCESSIBILITY & MOVEMENT

Northern Maribyrnong is physically constrained from a transport access perspective. Additional urban growth will put further pressure on the transport network.

The planning and transport framework will take a broader view to understand how the Northern Maribyrnong transport network operates and what measures may be feasible to accommodate further growth. Significant development is already occurring and more is planned in the area around DSM. The planning and transport framework will address the wider context and will seek to optimise the capacity by encouraging walking, cycling and public transport use.

## HERITAGE & CULTURAL VALUES

With more than 3km of Maribyrnong River frontage DSM is a place of significance to its traditional owners who will be consulted to ensure their cultural values are appropriately reflected in planning outcomes.

There is also extensive historic heritage on the site that is currently on the Commonwealth Heritage List. The site will be nominated to the Victorian Heritage Register and Heritage Victoria will prepare recommendations for registration of elements of the site that are of State heritage significance.

Heritage elements of local significance will be identified through consultation with Maribyrnong City Council and included in a Maribyrnong Planning Scheme heritage overlay.

## DEVELOPMENT YIELD & MIX

The extent of future development at DSM will be determined by the planning framework which will take into account the State and local governments' land use and infrastructure planning policy context, site constraints and opportunities, and the capacity of the transport network.

The 2010 *Maribyrnong Shared Vision* suggested a dwelling yield of up to 3,000 dwellings may be supported on the site alongside employment and education opportunities. The VPA will undertake further detailed studies to examine the site's residential, commercial and community development potential.

## MARIBYRNONG RIVER

The Commonwealth has committed to dedicating the Maribyrnong River frontage for public use and this will be reflected in the planning framework to ensure development is appropriately set back and that open space with trails and other public recreational facilities are provided.

## INTEGRATED WATER CYCLE MANAGEMENT

The VPA will work with Melbourne Water, City West Water and Maribyrnong City Council to prepare the planning framework to be cognisant with the principles for integrated water cycle management in accordance with the *Water for Victoria – Water Plan* and the *City West Urban Water Strategy*. Key considerations will include how to:

- manage river flooding and on-site drainage
- improve water quality
- encourage sustainable water reuse

## CLIMATE CHANGE ADAPTATION

The planning framework will seek to encourage the establishment of a low emissions climate resilient built environment consistent with the Victorian Government's *Climate Change Framework 2017*. This will include the establishment of an urban form that reduces heat island effects and greenhouse gas emissions.



## EMPLOYMENT

The VPA and its project partners will seek to optimise the employment opportunities on the site. DSM has a rich employment history relating to agricultural, racing, military and research uses. In 1942, there was an estimated peak of 8,000 employees on site. The unique characteristics of the place including the built heritage, topography and river frontage may inspire an interesting mix of employment generating uses. These uses would complement those at the adjacent Highpoint Activity Centre and meet the needs of the future community.

## AFFORDABLE HOUSING

The Commonwealth has committed to the delivery of a portion of the future development to social and affordable housing. This is consistent with the objectives of the Victorian Government's *Homes for Victorians* policy. The 2010 *Maribyrnong Shared Vision* suggested a minimum 20 per cent of housing be affordable for low to moderate income households. The VPA will work with Maribyrnong City Council to identify an appropriate and feasible provision of social and affordable housing and means for implementation.

## OPEN SPACE & COMMUNITY FACILITY PROVISION

The VPA and Maribyrnong City Council are preparing a social and community infrastructure strategy for Northern Maribyrnong. The strategy will identify the anticipated social infrastructure needs of the future population and inform infrastructure and spatial planning for the area including DSM. It is anticipated that areas of DSM will be required for open space and community facilities.

## VALUE CREATION & CAPTURE

The establishment of a new planning framework for DSM will generate a significant value uplift in land value for the Commonwealth. Development of DSM will also place demands for new and improved public infrastructure funded by the State and local government. Therefore, value capture mechanisms consistent the Victorian Government's *Value Capture and Creation Framework* will be employed to ensure development contributes to the costs of such public infrastructure provision.



# STATE & LOCAL PLANNING POLICY

The preparation of the DSM planning framework will have regard to the relevant State and Local Planning Policies. The following is not an exhaustive list however notes the most relevant guidance:

## STATE POLICY

- Plan Melbourne 2017–2050
- Homes for Victorians
- Climate Change Framework
- Water for Victoria
- Maribyrnong River Valley Design Guidelines
- Biodiversity 2037
- Value Creation and Capture Framework
- Victorian Cycling Strategy 2018–2028
- Victorian Floodplain Management Strategy

## LEGISLATION

- Planning and Environment Act 1987
- Environment Protection Act 1970
- Transport Integration Act 2010
- Heritage Act 2017
- Subdivision Act 1988
- Aboriginal Heritage Act 2006

## MELBOURNE WATER

- Guidelines for Development in Flood-prone Areas
- Planning for Sea Level Rise Guidelines
- Waterway Corridors: Guidelines for Development

## MARIBYRNONG CITY COUNCIL

- Maribyrnong Planning Schemes
- Maribyrnong Council Plan
- Housing Strategy
- Highpoint Planning and Urban Design Framework
- Open Space Strategy

## MOONEE VALLEY CITY COUNCIL

- Moonee Valley Planning Schemes
- Moonee Valley Council Plan
- MV2040 Long Term Plan

## GET IN TOUCH

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