

Aria Melbourne

Melbourne CBD	1.3km
Royal Botanic Gardens	900m
St Kilda Road	600m
South Melbourne Market	1.5km
Albert Park Lake	3km
Grant St & Sturt Street Tram Stop	3 min walk
8 Miles Cafe	5 min walk
Queenie's Cafe and Restaurant	8 min walk
Woolworths	8 min walk
National Gallery of Australia	9 min walk
The Sidney Music Myer Bowl	13 min walk
Melbourne Sporting Precinct	20 min walk
Walkability Score	91

Tram Number 1 servicing the front door of Aria connects you to Flinders Street Station and Melbourne CBD in 4 stops



Legend

- Melbourne CBD
- River
- Gardens
- NGV Arts Precinct Redevelopment
- Tram
- Train

Melbourne Arts Precinct Redevelopment

The Melbourne Arts Precinct is currently undergoing an extraordinary \$1.7 billion metamorphosis, with a series of city-changing projects to be undertaken that will redefine this renowned landscape of creativity.

The Melbourne Arts Precinct transformation project will deliver:

- The Fox: NGV Contemporary gallery:
 - The gallery will be Australia's largest gallery of contemporary art and design, featuring more than 13,000sqm of dedicated display space, including exhibition galleries and rooftop terrace and sculpture garden with stunning views.
- A new 18,000 sqm urban garden filled with biodiverse planting, public art and places for rest.
- More space for outdoor art and performances.
- New connections into and through the arts precinct.
- The Melbourne Arts Precinct Transformation will deliver an integrated network of underground shared services infrastructure to support the precinct.
- Improved all-abilities access.
- New restaurants and bar spaces.
- Better rehearsal facilities to support our performing arts sector.
- Significant upgrades to Arts Centre Melbourne's Theatres Building (under the Spire).

The redevelopment is set to be completed in 2028.

Legend

- NGV Arts Precinct Redevelopment
- Gardens

Source: <https://artsprecinct.melbourne/the-transformation/>



Heritage Protected North Viewlines

Enjoy views of the Melbourne CBD and Royal Botanic Gardens, never to be built out.

The primary building within north side of Aria is the Malthouse Theatre, built in 1892 as a brewery and converted into a theatre in 1976, having operated for over 40 years as the theatre venue it is today.

- 01 This is the Australian Centre for Contemporary Art (ACCA), funded by the State Government of Victoria. The contemporary structure was built in 2002 and is at the heart of the long-term vision for the arts precinct. The overall site is designated as a Public Use Zone (PUZ7) due to its cultural significance and limited developable potential. The Northern part of this site sits atop the CityLink tunnel – and is therefore affected by the CityLink Project Overlay (CLPO) and contains the iconic exhaust. The North-East tip of this site also possesses the Vault sculpture, which is protected through a Heritage Overlay (HO1225).
- 02 This collection of buildings is owned by Creative Victoria, a division of the Department of Jobs, Skills, Industry & Regions (DJSIR) of the State Government of Victoria. The primary building within this lot is the Malthouse Theatre, built in 1892 as a brewery and converted into a theatre in 1976, having operated for over 40 years as the theatre venue it is today. The original building has a Heritage Overlay (HO390) and is also an institution at the heart of the long-term vision for the Melbourne arts precinct, hence must be preserved and protected. This site includes a main stage annexed to the original heritage structure, as well as a loading dock and ancillary workshop.
- 03 Currently a 2 storey commercial and retail building, this site has the potential to be redeveloped into a mixed use residential apartment building of similar scale to 135 Sturt St (Aria) and 153 Sturt St (currently under construction). It is likely that the future building on this site will mirror the setbacks to that of Aria, which includes 3m at podium level (6m total from Aria) and 5m through the tower (10m from Aria).
- 04 This site is currently under construction for a 18 storey build-to-rent residential building. This building will include 164 apartments and is due for completion in 2024.



HERITAGE PROTECTED VIEWS (FROM ARIA LEVEL 15)