

From: [Boris Bosanac](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: CM: Arden Precinct - Public submission
Date: Monday, 18 October 2021 7:18:05 PM
Attachments: [Arden Precinct submission - B Bosanac.pdf](#)

Dear [REDACTED]

Thank you for taking the time last week to answer my questions regarding the proposed development of the Arden Precinct and affording me some additional time post our call to submit this proposal.

Despite the deadline having passed, I understand it will be considered.

I attach the following submission to the VPA with two proposals:

- Proposal 1: Multi-court indoor sports (basketball) stadium
- Proposal 2: Reduce proposed building heights to 'Laurens Street' sub precinct.

Please read at your leisure and I welcome further engagement to provide more details.

Yours sincerely

Boris Bosanac

Local resident
[REDACTED]

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ARDEN SUBMISSION 2021

18 OCTOBER 2021

Boris Bosanac
North Melbourne local resident

Executive Summary

Thank you to the Victoria Planning Authority (VPA) for providing vision, strategy, detailed plans and engaging with the local community to accept submissions on ways to improve the Arden Precinct development.

Outlined in this submission are two proposals:

- Proposal 1: Multi-court indoor sports (basketball) stadium
- Proposal 2: Reduce proposed building heights to 'Laurens Street' sub precinct

Please consider the following pages where both proposals are outlined. These submissions are intended to improve existing plans proposed by VPA and ideas that I trust will benefit the local community of North Melbourne and surrounding areas.

I write this as a long-standing resident of North Melbourne, having lived locally since 1999 and witnessed the substantial improvement over time into a beautiful, spacious, and leafy inner suburb, ideal to raise a family.

Personally, my six-year-old son, who loves sports and basketball will be thrilled to grow up knowing he has a state-of-the art facility to use on his doorstep. I am sure his dad will be too.

Please read on, and I look forward to engaging with you further to develop these ideas.

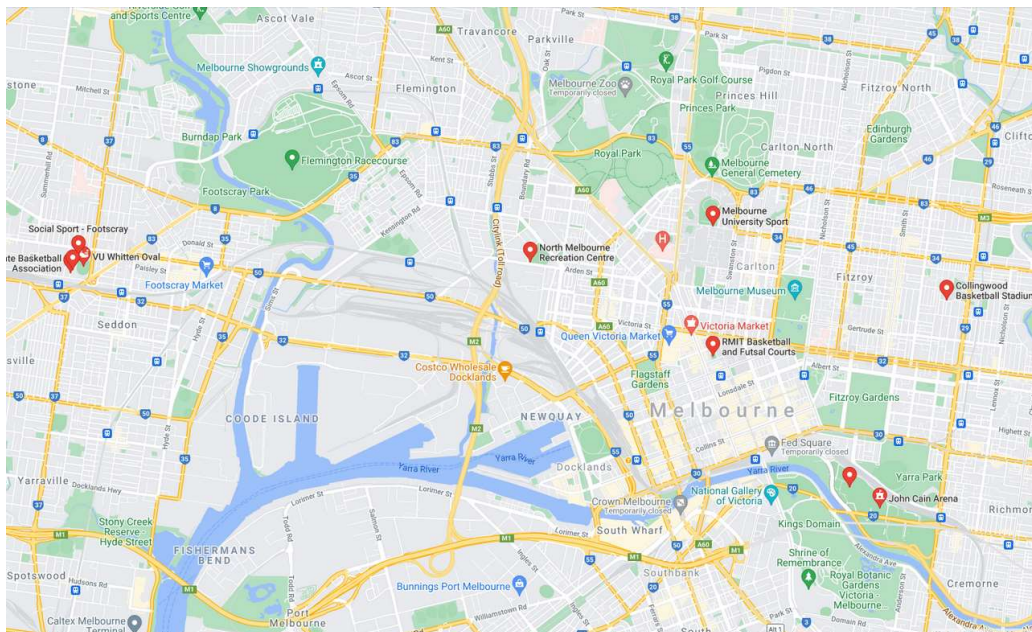
Yours Sincerely,
Boris Bosanac
18 October 2021

Proposal 1: Multi-court indoor sports (basketball) stadium

The first proposal envisages the Arden Precinct to become a leading inner-city hub for community sports by developing a state-of-the-art, sustainable, multi-court indoor sports stadium.

At present there are growing inner-city populations across North Melbourne, Docklands and Parkville that do not have a dedicated indoor sports stadium nearby. While this proposal considers an indoor “sports” stadium, the focus from hereon will be on basketball specifically.

The map below shows where multi-court basketball stadiums are located across the inner North and West areas:



While not shown, RecWest (Braybrook) and Coburg Basketball Stadium (Coburg North) provide the closest multi-court stadiums to Arden. There are other basketball venues including Victoria Uni (Footscray) and Melbourne Uni (Parkville), however both are university run, rather than community led. While North Melbourne Recreation Centre has a single indoor court for hire, it is insufficient to hold junior sports competitions.

With the development of the Arden Precinct proposed by VPA in collaboration with many Victoria Government departments, this is an ideal opportunity to create 3 multi-court (minimum) basketball stadium (also to be used for other sports including netball, volleyball, futsal) proposed to be name “**Arden Basketball and Sports Stadium**”.

The stadium will be home for many junior sports clubs like Coburg Basketball Stadium, used for junior competitions and to nourish grassroots basketball and other sports across the inner-city area. Many clubs based in Arden will compete across metropolitan Melbourne in junior competitions enriching depth of sports across Melbourne. The stadium will also serve adult recreation competitions for all ages.

A comparable project is the recently completed **La Trobe Sports Stadium** (Bundoora), a 6 multi-purpose highball courts and much larger stadium complex than the proposal for Arden Precinct. This submission proposes for the development of 3 multi-purpose highball courts.



Picture 1: La Trobe Sports Stadium has six highball, multipurpose courts (three in each hall inclusive of a central show court) that accommodates a range of sports and competitions. The project was completed in January 2020.

The vision for **Arden Basketball and Sports Stadium** is to be a completely green, sustainable building complex, incorporating environmental features such as solar panels on the roof capable of generating enough energy to not only meet the stadium’s

electrical demand, but also provide renewable energy to the Arden Precinct's community areas.



Picture 2: La Trobe Sports Stadium accommodates a range of sports and competitions including basketball, netball, volleyball and futsal. This picture shows 3 courts side by side inside the stadium, complete with change rooms, toilets and other facilities.

This proposal will certainly continue to support world-class junior sports programs for our youth in the inner city, without having to travel to the North and West suburbs to compete.

Proposal 2: Reduce building heights to ‘Laurens St’ sub precinct

The second proposal relates to the proposed spatial plan and to address concerns of proposed building heights.

This is specifically to the “Laurens Street – Mixed Use” sub-precinct, **zones h** (purple) and **b** (orange) where a proposal for 12-18 storeys (**h**) and 6-8 storeys (**b**) respectively – see below from *Arden Structure Plan – August 2021 (p.34)*:



This proposal requests to restrict zones h and b to 4 storeys to prevent overshadow to homes surrounding the precinct boundary along neighborhood pocket bordering Dryburgh, Queensberry and Arden Streets.

There is a wonderful afternoon sunset out to the West, and building heights proposed will take away the natural afternoon sunlight over those homes, where current building height restrictions are imposed to 4 storeys.

- End -