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Last name

Hogg

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Victorian Planning Authority

C/- Arden Precinct Level 25,

35 Collins Street Melbourne

Victoria 3000

5 October 2021

Dear Sir/Madam,

Re: Arden Precinct Structure Plan

My name is Peter Hogg. I have lived in [REDACTED] for 25 years, and have worked as an architect and as an academic for more than 20 years. As part of [REDACTED], in June 2020, I was part of a group which provided an extensive and detailed response to the draft Arden Structure Plan, then open for public comment.

While I find much which is positive in the present Arden Precinct Structure Plan, I am disappointed that the detailed comments made [REDACTED] in response to the request for public input in relation to the Arden Structure Plan have been largely ignored in the current Arden Precinct Structure Plan. Our comment were made in good faith and point out a number of short comings which are evident and obvious to anyone, such as myself, who is trained as an architect.

Of particular concern are the following issues:

Built Form:

- [REDACTED] submitted that the potential built form outcomes in the draft plan would create '*visual dominance, overshadowing and adverse wind effects*', especially in relation to overshadowing of the existing and proposed major open spaces in the precinct.
- The minor adjustments that have since been made to building scale in the Structure Plan seem inadequate to address these concerns.
- Of particular concern is the proposal to allow 8 to 16 storey buildings immediately to the north of the Arden Central capital City Open Space, which will be largely overshadowed in winter. This will negatively impact the primary open urban space in the precinct: it can be avoided by lowering height controls.
- The Melbourne City Council's Planning Scheme Amendment C278 prohibiting additional shadow on parks at *winter solstice*, and expanding the hours of protection to *10am to 3pm*.
- The health aspects of high-rise buildings needs to be questioned in the wake of Covid: lifts are potential super-spreaders, and more open designs, encouraging the use of stairs should be encouraged.



Sustainability:

The opportunities exist to make the Arden Precinct a leader in environmental sustainability: they should be implemented:

- all buildings should meet the highest environmental standards,
- thermally poor all glass facades should be discouraged,
- on site electricity generation should be encouraged.
- the Arden Precinct should be carbon neutral.
- the Arden Precinct should be ecologically restorative

Covid-19 Context- Reduced Densities:

Density is a touch word of modern urban design, but in the new skyscraper precinct in Elizabeth Street demonstrates that high density can have major draw backs. With the advent of Covid high rise and high density development needs to be reconsidered:

- lifts are potential super-spreaders,
- designs which encourage the use of open stairs should be encouraged,
- all apartments should have balconies and cross ventilation,
- closed facades should be avoided.
- Allowance for working from home should be included in all residential design.

Affordable Housing

Under the current proposal, only 6% of all new private housing in the precinct will be affordable for *“very low to moderate income households.”*

- A 6% contribution from private developers in the precinct is a token gesture and inadequate
- A once in a generation opportunity to introduce new public housing within the precinct should be grasped.
- Increase the affordable housing component required from private residential developers from 6% to 10%.
- Government to directly provide more public housing in the new precinct.

As a long time North Melbourne resident the above points are made with the hope that the new Arden precinct will be a success, and are made in the spirit of wanting to see the best outcomes for the public.

I trust that these issues can be fully addressed in the final Arden Structure Plan.

Regards

Peter Hogg

Peter Hogg

