

Victorian Planning Authority
C/- Arden Precinct
Level 25, 35 Collins Street
Melbourne VIC 3000

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05 OCT 2021

Dear Sir/Madam,

Submission: ARDEN PRECINCT STRUCTURE PLAN

My name is Gary Bateman. I have been a resident in [REDACTED] for approximately 27 years, and have enjoyed a career in Urban Design and Landscape Architecture spanning 40 years. I helped provide comments on the draft plans for the Arden Urban Renewal Area via RAID, our local community group.

I have perused the *Arden Structure Plan* and am very disappointed that the detailed comments made by RAID in response to the **Draft Arden Structure Plan (June 2020)** have been largely ignored by the Government Planners/ Architects/Urban Designers who put this structure plan together, especially in relation to the following issues:

BUILT FORM

RAID contended that the potential built form outcomes in the draft plan would indeed create '**overwhelming visual dominance, overshadowing and adverse wind effects**', and especially in relation to the existing and proposed major open spaces in the precinct. Of particular concern were:

- Buildings of 6-15 and 12-18 stories in the block immediately north-west of the **NM Rec Reserve**;
- Buildings of 12-18 and 12-20 stories in the block immediately west of the NM Rec. Reserve;
- Buildings of 6-15 stories immediately adjoining the north & north-east sides of the proposed **storm-water management open space in Arden North**, with this scale of built form extending back to Macaulay Road;
- Buildings of 6-15 stories impacting on the southern half of **Clayton Reserve**; and
- Buildings of 6-15 stories in the immediate foreground, and flanked by much taller buildings behind, including 25 stories along the north & north-west sides, totally enveloping the proposed **Arden Central open space**, and more especially the Capital City component.

Only minor adjustments have since been made to building scale in the Structure Plan, and 'lip-service' made regarding overshadowing and adverse wind effects.

Scale: A central city built- form model is being 'plonked' within the low-rise context of North & West Melbourne – it didn't work in the overshadowed, wind-swept **Docklands precinct**, totally devoid of human scale, and it certainly won't create an inviting environment in North & West Melbourne with the scale of development being proposed. How dare you propose constructing towers from 8-18 storeys high abutting our WELL-USED COMMUNITY PARKS abutting the immediate south side of Macaulay Road, North Melb Rec Reserve & Clayton Reserve!

Again, the **terminology** adopted in the Structure Plan is only appropriate for central city built form – it is totally alien in relation to the surrounding low-rise communities ie) *Low-rise* 3-6 storeys; *Mid-rise* 6-18 storeys???

Solar Protection: The North Melbourne Recreation Reserve and Clayton Reserve are heavily used by the local communities ALL YEAR ROUND, including winter would you believe! I suspect that you are blatantly ignoring **Melbourne City Council's Planning Scheme Amendment C278** until after

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this structure plan is approved ie) prohibiting additional shadow on parks at **winter solstice**, and expanding the hours of protection to **10am to 3pm**. Why can't you at least introduce these controls for the **Arden North** sub-precinct, which would also protect the proposed water management open space from overshadowing on a year-round basis?

Covid-19 Context- Reduced Densities: We are continually informed that people are now working from home over much of their working week now and consequently leaving the inner city in droves. Does Melbourne still need the over-blown density of this tower-scape precinct, or are you merely pandering to developers and "getting Melbourne moving again / kick-starting the economy" at the expense of well-informed contextual urban design?

AFFORDABLE HOUSING

Only **six percent** of all new housing on private land in the precinct will be affordable for "*very low to moderate income households ... to respond to the significant and growing shortfall in affordable housing across Melbourne.*" This is such a lost opportunity - Arden precinct is incredibly well-located for new public or social housing, something that Labor Governments used to put at the top of their agendas. A six percent contribution from all private land in the precinct is a token gesture and an absolute disgrace!

MOONEE PONDS CREEK

The Moonee Ponds Creek must figure more prominently in the open space framework for the precinct, and be informed by the yet-to-be-completed Moonee Ponds Creek implementation plan. Its potential for connectivity with surrounding communities, recreational use and a vegetative / fauna linking corridor and has not been fully exploited in the structure plan.

I trust that in this latest round of consultation the concerns expressed by members of the surrounding community might have some bearing on the final Arden Structure Plan.

Kind Regards



Gary Bateman M.Urb Des Post-Grad Dip LA