

From: contact@engage.vic.gov.au
To: [amendments](#)
Subject: Making a submission Form Submission
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Making a submission Form Submission

There has been a submission of the form Making a submission through your Engage Victoria website.

First name

David

Last name

Koetsier

Postcode

[REDACTED]

Are you making this submission as:

Jointly

Does your submission relate to an address within the Arden Precinct?

Yes

Email

[REDACTED]

Daytime contact number

[REDACTED]

Write your submission

We write to express concern about draft Amendment C407melb specifically the published Schedule 83 to Clause 43.02. We are residents and homeowners in the planned Laurens sub-precinct of the Arden Precinct and have lived in the proposed Laurens sub-precinct for 14 years. The changes proposed would be significantly detrimental to ourselves and existing residents along Munster Terrace.

We wish to register a complaint about the scale of the proposed development in the Laurens sub-precinct noting the dramatic increase in density and planned building heights from the original Arden-Macauley Structure Plan in a region adjacent to existing dwellings. In the region bounded by Arden, Laurens, Queensberry St and Munster Terrace (designated 'D') we recommend the introduction of mandatory height limits that are sympathetic to the large body of existing dwellings on the eastern side of Munster Terrace and significantly lower than the proposed 18-20 storeys with FAR of 10:1. Furthermore, we urge you to reduce the proposed height limits in the region marked as 'B' (bounded by Dryburgh, Arden, Queensberry Streets and Munster Tce in the planning documents) to ensure consistency with the original plan.

Background: In 2012 the Arden-Macauley Structure Plan was released and subsequently implemented with mandatory height limits of 14 m in the region marked B and 20 m in D. This provided a transition between the existing suburb and the new station development while ensuring appropriate use of the site for medium density housing. Since that time a number of major developments have been built in region B (eg 720 Queensberry St, 106 Munster Tce, 108 Munster Tce), with two more under construction (86 Munster Tce and 2 De Feu St) respecting this height limit alongside pre-existing two-three storey contemporary townhouses and several older one-two storey dwellings. The Arden Vision (2018) provided no details about projected heights of buildings so the Arden Structure Plan with heights to 64 m in Section D and 33 m in Region B represents a very substantial change to the planning environment with no justification provided as to the changes from the previous plans nor the increase since the Draft plan. This change would greatly impact the existing dwellings and these new developments.

This change was made despite feedback to the 2020 plan expressing concerns about building heights and overshadowing.

We note that one of the guiding principles of the plan for the Laurens sub-precinct is to create

"Transitional density opportunities that provide a comfortable interface to the activity of Arden Central and established communities in North and West Melbourne".

The construction of high-rise buildings across Munster Terrace from established buildings fundamentally fails to meet this central principle. A height disparity of 50 m or more between two sides of the same modest street is not 'transitional' nor can it be thought to integrate the new developments with more established buildings on the other side of the street. This lack of built form consistency fractures the suburb and will ensure that the Arden Precinct becomes an island disconnected from its surrounds and turning its back on the suburb.

The amendment appears to completely ignore the potential for significant overshadowing of the proposed Munster Terrace linear park and existing homes. The modest setbacks included in the plan do not adequately address this issue. In the winter months Munster Terrace and the existing houses will have no direct light for most of the afternoon. There does not appear to be any impact analysis undertaken to determine the detrimental effects of this overshadowing on existing dwellings.

Furthermore, since the draft Arden Structure Plan released in 2020 the height limits for region B have further increased from 6 storeys (already higher than the 4-5 storeys at present) to 8 storeys. None of these changes have been justified and completely ignore the reality of the current state of the neighbourhood.

In summary we urge

- The introduction of mandatory height limits in region B and D of Amendment C407melb.
- An impact assessment on existing dwellings for the planning changes and any subsequent development.
- Significant reduction in height limits in the area designated 'D' with explicit recognition of the potential of overshadowing of existing dwellings on Munster Tce.
- The introduction of increased setback depths on Munster Tce for any construction over 20 m proportional to the original proposal to avoid overshadowing.

Regards,

David Koetsier & Ann Roberts

[REDACTED]
[REDACTED]

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