

From: contact@engage.vic.gov.au
To: [amendments](#)
Subject: Making a submission Form Submission
Date: Monday, 11 October 2021 4:16:21 PM



Making a submission Form Submission

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

First name

Paul

Last name

Arden

Postcode

[REDACTED]

Are you making this submission as:

An individual

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

Yes

Email

[REDACTED]

Daytime contact number

[REDACTED]

Write your submission

In the previous structure plan the site bounded by Laurens Street, Arden St, Munster Tce and Queensberry St was divided up into 6 regions, two 9-12 story limits along Arden St and 4 with 10-16 story limits on the rest of the site. This has been modified to have only 3 regions all now zoned 12-18 stories. This introduces an undesirable homogeneity on a large site where more variation should be encouraged. With the current planning measures this is likely to result in high street walls with minimal setback along the Munster Tce linear park, impacting daylight availability. Protections should be similar to those for the Queensberry St Linear Park as noted in Schedule 80 Clause 43.02 however Munster Tce is not mentioned in this document at all. Daylight availability for lower rise structures on the east side of Munster Tce is also likely to be an issue particularly on lower floors. We'd ideally like to see specific measures to ensure building variability on that area to ensure there is some degree of "look through" the structures on the site and not simply a fully obstructing street wall. While it is accepted that the area is in the transition zone where heights increase we feel the current proposed scheme will result in monolithic developments on this site which use a street wall as high as the FAR limit will allow and then only setting back from the floors when needed to satisfy FAR requirements. This does not encourage diversity of construction on the area.

I confirm that I have read and agree to the above conditions for making a submission.

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