

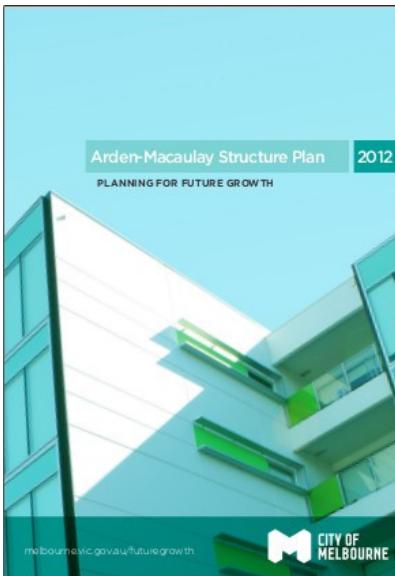


North and West Melbourne Association (NWMA)
www.nwma.org.au

Alternative Arden-Macaulay Structure Plan (AMSP)

Objective: medium rise, medium density

The recently completed Pumphouse Apartments Building (PAB) – featured on the front cover of the AMSP – is 5 storeys (16 metres).



This is the kind of medium-rise development which the NWMA believes achieves goals of urban renewal, densification and capacity for future growth whilst retaining key neighbourhood qualities and amenity.

However, the AMSP proposes a 30m / 10-storey discretionary height limit right here – and with the 30% discretion it in fact allows 39m /

13 storeys. That's 2.5 times higher. Don't judge a structure plan by its cover!

The purpose-built Victorian Archives Centre building next door, even lower than the PAB, is likewise included in the same 39m area. So is Vaughan Terrace, the site of the Woolworths proposal.

NWMA Alternative: Key Points

- The inner city is already dense.
- The AMSP has growth goals of fitting approximately the entire current population of North Melbourne and Kensington combined into an area about a quarter the size.
- The Alternative? Medium rise, medium density, i.e. 4-6 storeys, which still allows for plenty of 'future growth'.
- A 20m mandatory height limit throughout (no 39m / 13 storeys).
- Human-scale height, also similar to existing industrial buildings such as heritage wool stores.
- 14m / 4-storey mandatory heights work well in North and West Melbourne. The NWMA fought hard for these a decade ago. Mandatory height limits provide certainty and a liveable scale.
- This would mean a Woolworths development of 6 storeys rather than 16.
- The Minister for Planning apparently supports mandatory height controls along the Yarra and Maribyrnong Rivers.
- Viable existing industrial uses such as the mills should be supported, not pushed out.
- We propose a new school on the current council depot land at Green, Fogarty and Henderson Streets.
- More open space
 - Near North Melbourne Recreation Reserve, including City of Melbourne depot land, and
 - Moonee Ponds Creek – acquisition of properties along Stubbs St to create a proper linear park.
- More and better active recreation facilities, e.g. gym, 50m pool, for twice the number of people.
- Social and community infrastructure needed right now, not later.

Open and Recreational Space



Here's a snapshot from the 'North and West Melbourne Recreation Map' produced by City of Melbourne Recreation Services some time ago. Open space and recreational facilities of the North Melbourne Recreation Reserve area extend all the way to Langford St.

Sure, the intention was illustrative and not directly related to AMSP, but all the new people in Arden-Macaulay (let alone those in City North as well) are going to need it.

Likewise, properties along the Kensington side of the Moonee Ponds Creek should be acquired to turn it into a proper linear park, akin to Merri Creek – a long-held aspiration.

The AMSP has inadequate provision for open and recreational space.

Height Map: NWMA Alternative

