

**From:** [REDACTED]  
**To:** [amendments](#)  
**Subject:** PMP Printing Strategic Site  
**Date:** Thursday, 29 October 2020 8:25:19 AM

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To whom it may concern,

I am writing to inform you of my concerns about the proposed planning of residential buildings on the PMP Printing site in Clayton.

On Monday 12 October, I attended the the drop-in session provided by your department to listen to the proposal and discuss concerns. After the session I was informed that I would have to put my concerns into writing as indicated on the pamphlet which was mailed to me.

I am a resident of Moriah St. in Clayton, which abuts on the development and have been a resident here for over 20 years.

There are a few issues I would like to address over this development:-

1.

Over development in the area.

As you are aware, there have been a significant number of developments in the Clayton area in recent times. We have had the MCity development ( Blackburn Rd), the development on the Sigma site ( Centre Rd & Haughton Rd) and the development of Clayton Primary School (Browns Rd). Not only do we have these developments but we also have the new Monash Children's Hospital and the Monash Heart Hospital ( due for completion 2022)

I am aware of the need for development in the name of progress but am concerned that this is A LOT of development in a very concentrated area. It also has the impact of bringing many cars and people into the area with. It is overwhelming the amount of construction that has been happening lately. We are living in a residential area which until recently was a quiet area which has built up its status and reputation (good) over the last 10 years.

2.

Parking

Another concern I have is the amount of increased parking which would happen around the area. At the forum I asked the question of visitor parking and additional parking allotted to the development. Members of the VPA panel could not provide me with any details, so that sent up some red flags. Where is the overflow of parking going to go? If you have been in my street lately, you will have noticed that the amount of parking in the street is already to capacity ( between Bimbi St. and Dooga St.). The council has put restrictions in place (which are never reinforced) and the cars parked along both sided of the street make it very difficult to get out of driveways in the morning and travel either to Centre Rd or the Princes Hwy. So will the overflow of cars which cannot park in the underground carpark be forced into the surrounding streets? (ie: Moriah St, Bimbi St, Kionga St.). The same applies to Browns Rd and Carinish Rd.

3.

Traffic

My next concern is the amount of traffic that the 1,180 new homes will bring to the area. The Clayton PS development site has 278 new homes which all feed onto Browns Rd. So with the traffic from the PMP development, the Clayton Primary School development and the 2 very large hospital carparks which all funnel onto Brown's Rd, what contingency plans have been made to alleviate the problem of congestion on these streets? The only solution I can see in the plans is the installment of speed humps in Moriah Street. The VPA representatives said that they have had a study completed about traffic around the area and that there was shown to be no significant impact. I find this hard to believe and if this is the case why are speed humps being installed in Moriah St and Kionga St? This looks to me as if you are expecting more traffic and therefore to slow down traffic speed humps will be installed. The one exit from the development which comes out opposite Bimbi Street will have to mean increased traffic in the surrounding streets. Also we have just had the amount of traffic flow decreased with the installation of the 'Skyrail.' How long do you envisage until the area around the

Centre Rd, Carinish Rd and Haughton Rd intersection is again a nightmare, and that the waiting times for traffic to exit Browns Rd to the Princes Highway are untenable?

4.

Height of buildings.

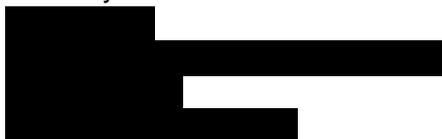
When discussing the heights of the buildings for the PMP Site, the VPA representatives told me that this is the is the third stage of consultation. I have lived in Moriah St. for 20 years and on no occasion have I receive any information about the other 2 stages of Community consultation which according to your website began in May 2018.

So I have many concerns about the heights of the buildings proposed for the PMP site. On the plans, the height of the building that runs along the back fences adjoining the Moriah Street properties are to be 3 stories. When questioned about the height of these particular buildings in the drop in sessions the VPA representatives told me that this was in keeping with the heights already established in that area of the development. I have walked along Moriah Street and have yet to see a 3 story dwelling on any of the residential properties along the whole of the development. We have 2 story properties and a lot of single story properties but no 3 story properties. Between 91 Moriah St. and 105 Moriah St, there are no buildings of 3 stories abutting the fenceline. So I was wondering how this conclusion was made. The height I think you are referring to is the wall of the factory building which runs for a limited length along the fenceline. But there are no windows, balconies etc which would be in your plan. The other heights which may have been referred to are the properties currently being built on the primary school site but these do not back onto Moriah St. So if your plans come to fruition the houses in the 91-105 Moriah St. will have 3 storey buildings which up until this time have had nothing of significant height.

I am just a little concerned about the the height of the buildings, traffic and parking. We are a suburb, not inner city living and the construction of all the high rise in the past years has really not been in keeping with the suburban feel that Clayton used to enjoy. In my opinion 8 storey dwellings do not belong in our area. I am aware of the need for development and progress but am concerned that this is another case of fitting as many dwellings on a piece of land for profit. Is there not a compromise to suit the established residents and the new development?

Thank-you for taking the time to read my concerns.

Sincerely

A large black rectangular redaction box covering the signature and name of the sender.

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