



28 October 2020

Alexandrea Malishev
Victorian Planning Authority
Level 25, 35 Collins Street
Melbourne, Vic, 3000

RE: PMP PRINTING STRATEGIC SITE – AMENDMENT C156

Dear Alexandra,

I am writing to provide feedback on the proposed Amendment C156 and comment predominately on the “PMP Printing Strategic Site Project Brochure - September 2020.”

I attended the former primary school directly to the north of the site and have lived in the area for a number of decades. I am a current land owner within the site, my family own property directly adjacent the site, and I also related to or have friendships with many neighbours in the direct area.

The Comprehensive Development Plan- September 2020 (CDP) is a well resolved plan and it is a credit to the thorough and detail work of the VPA and Monash City Council. However I believe there needs to be some more detail incorporated with regards to building heights to prevent an interpretation of the CDP that may result in a poor Urban design outcome.

This has been highlighted by the Building Height plan that formed part of the “PMP Printing Strategic Site Project Brochure September 2020”. There is a glaring issue that must be resolved, and is actually easy to resolve, being the excessive heights of the buildings to the south east corner of the Central Park, and the buildings directly east of the Central Park.

BUILFORM TO THE SOUTH EAST OF THE CENTRAL PARK

The Building Height Plan on the brochure shows an 8 storey building, with the ability of potentially being higher to the south east corner of the Central Park. This is a terrible outcome and a poor urban design outcome and it should be reduced to 3 Storeys. It is out of context and does not respect the lower scale built form to the east.

The CDP, in Table 1 of the building heights, states that in the residential core the ...”height should generally transition from lower scale residential interface towards higher scale residential core.” The 8 storey building is not consistent with this.

The easy solution is to move the eastern 8 Storey building south east of the park, in a westerly direction so it is adjacent to the western 8 Storey building on the same Lot, and relocate the 3 storey buildings to their east. This would not reduce any density. However we would suggest that the eastern 8 Storey building be a maximum of 6 storeys for a better outcome. This results in the Lot south of the Central Park having an 8 Storey building on it western edge, then a maximum 6 storey

building, and then the 3 storey buildings. This is a much better Urban design outcome and is consistent with the CDP.

The CDP should contain a height plan to prevent such errors occurring again or at a minimum have a rule that all buildings directly north of the centreline of Bendix Drive, and to the east of the centreline be 3 storeys maximum height (excluding the mixed use and commercial zone).

BUILDINGS DIRECTLY TO THE EAST AND NORTH OF THE CENTRAL PARK

The buildings to the east of the Central Park are 8 Storeys and to the north are 6 Storeys. These building would need to comply with shadowing of public spaces guideline G18 of the CDP. It seems that the 8 storey buildings to the east would have difficulty in preventing shadows over the park and these buildings should be reduced to a maximum of 6 storeys. Even then they will still have difficulty. The 6 Storeys to the north might also have difficulty complying with G18 however the Lot has substantial depth that might allow the built form to still comply.

CONCLUSION

Amendment 156 should incorporate a height plan that ensures:

1. That all built form to the east of the centre line of Bendix Drive extended through the project is to be a maximum of 3 Storeys, excluding the mixed use and commercial precinct.
2. The Lot south of the Central Park contains the 8 storey (potentially taller building) on the western end, then transitions to a maximum 6 storey built form adjacent, and then 3 Storey built form.
3. The built form directly east of the Central park is a maximum of 6 Storeys.

Yours Faithfully

