

From: [Alexandrea Malishev](#)
To: [Deanne Sheppard](#); [Steve Barclay](#); [Zak Wilson](#)
Cc: [Lydia Binder](#)
Subject: FW: PMP Printing site feedback
Date: Wednesday, 28 October 2020 2:01:14 PM
Attachments: [image001.png](#)
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[image006.png](#)

FYI

Kind Regards,

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I am working remotely and would love to connect on MS Teams or other platforms.



The VPA acknowledges the Traditional Owners of Country throughout Victoria and pay our respects to them, their Elders past and present.

My personal commitment is to plan for great places that are welcoming and inclusive of all people.

From: [REDACTED]
Sent: Wednesday, 28 October 2020 1:39 PM
To: Alexandrea Malishev <Alexandrea.Malishev@vpa.vic.gov.au>
Subject: PMP Printing site feedback

Hello VPA,

I am in favour of redevelopment of the PMP printing site for residential mixed use, **however** I am extremely disappointed in the latest plan / development proposal mailed to local residents and landowners. I feel that plan **does not address ANY of the concerns raised in the several community engagement sessions I attended, and I therefore strongly oppose it.**

The aspects I am opposed to are as follows:

1. Height of the buildings proposed. I am not in favour of any residential buildings in this area in excess of 4 storeys. Beyond that I feel is just a licence to create a future ghetto.
Victorians in particular should be more alert to the risk of spreading of infections in high density housing blocks because they share elevators and stairwells etc. Of course its not preventable entirely but the higher density the bigger the outbreak. Have we learned nothing from that? The streetscape is irrevocably changed by the imposition of 6 storey buildings along such a long stretch of Browns road. The estate we are in has no buildings over 3 storeys, and the street frontage is 2 storey townhouses, which fit in with the character of the street.
6 storey buildings fronting Browns rd will be overwhelming monstrosities. I would be ok with the 3 or 4 storey buildings being along Browns rd instead, as it would be much less jarring visually / aesthetically, and safer re pandemics and fires.
2. Traffic management - 1180 new homes and 1000 new jobs are estimated, but where is the traffic management plan? Proximity to the train does not stop people using cars,

My property is about 500 metres from this development , with no buildings in my estate over 3 storeys, but the car parks are always full. People still use cars because trains don't go everywhere they want to go,

people don't feel safe on trains, and who wants to walk to the train when its pouring rain? I don't see sufficient car parking for 1180 cars, and their visitors,

Hence they will spill out onto Browns road. No doubt about that. The other recent residential development in Browns road already reduced its resident carparks from its original proposal too.

Browns road cannot take more traffic in peak hours. The hospital carparks let out onto Browns road and many students park along Browns

road to attend uni (not all can afford uni carparks). There are no traffic lights either end of Browns road. Due to the heavy traffic on Princes Hwy and slip lane to centre road, it is very difficult to turn left

onto Princes Hwy from Browns road in peak hours. The unusual u turn to turn right into Browns road from Princes Hwy is also very problematic in peak hours. Browns road is a quiet residential street

already coping with hospital traffic and student traffic, so drastic changes would be required to enable such a huge increase in traffic to be managed without making residents lives worse.

3. the "open space" seems only token, with no real facility there unless I am missing seeing a bbq area or playground or SOMETHING that draws people to it. There is no real leisure space just blank relaxing space. Both are necessary. In my estate we have a large lawn area, but we also have a residents pool.

4. I see very few trees retained or added along Browns road, so again the aesthetics are an issue. Any planting should be considerate of safety of pedestrians re line of vision, so no big bushes or trees with low growing branches that are hazards for walkers or allow people to hide behind them, or block view of what is in front or behind. I count only 4 "trees" along Browns road in that plan, all marked as "medium value"

5. I feel concerned that current businesses may be forced out of Bendix Drive, and on the other hand I also feel concerned that people buying units in those properties are unaware of the noise associated with movement of shipping containers in that street.

FYI my property is an apartment in Monash Green estate on Browns road. I feel that is a much more community friendly development and had hoped we would see similar at the PMP Printing site.

Are any improvements proposed to Browns road ahead of this proposed development? Surface / width / parking/ traffic lights/etc

Are there streetscape planting requirements the developer must meet? If so what are they?

What is the expectation for current residents regarding street closures during decontamination and building phases? Note that this would worsen already trying traffic conditions in peak hours if everyone has to detour via Princes hwy.

What is the next avenue for complaints/ appeals if VPA pass the current development proposal?

What timeframes are already known / expected for this proposed development?





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