

PMP PRINTING SITE

COMMUNITY ENGAGEMENT REPORT - PHASE 2
JUNE 2019



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1.0 INTRODUCTION

1.1 CONTEXT AND PURPOSE

The Victorian Planning Authority (VPA) considers the community as integral to achieving its vision of planning great places and as such is committed to undertaking robust and comprehensive engagement with the community and other stakeholders.

This document summarises and responds to the feedback received throughout Phase 2 of the community engagement process for the PMP Printing site. The purpose of this phase of community engagement was to consult the community and key stakeholders on their level of support for key proposals for the redevelopment of the site area. Phase 2 engagement builds upon the outcomes of Phase 1 engagement which was undertaken between May and June 2018.

1.2 PROJECT BACKGROUND

Located 18km from Melbourne’s CBD, the PMP Printing site is a 10-hectare site on the corner of Carinish Road and Browns Road, Clayton. It is currently used for manufacturing, specifically printing production.

The VPA is working with Monash Council to develop a plan for the PMP Printing site. This plan is proposed to guide the redevelopment of the site to a new mixed-use community, including a range of housing options, local employment opportunities and new local parks.

Given the site’s strategic position within the Monash National Employment and Innovation Cluster, as well as its proximity to existing community assets such as the Clayton Train Station, Monash Medical Centre, Clayton Activity Centre and Monash Education Precinct, the site is considered appropriate for re-development.

This approach is supported in *Plan Melbourne 2017 -2050* which highlights the need for an increased percentage of housing within Melbourne’s established suburbs to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport.

The site’s redevelopment represents a significant opportunity for existing and future residents of Clayton.

1.3 PREVIOUS COMMUNITY ENGAGEMENT (‘PHASE 1’)

Phase 1 consisted of a community information workshop, targeted business owner and operator meetings and a further opportunity for people who use the area to submit written feedback on the VPA’s proposed approach to planning for the PMP Printing site.

The community information session was held on Wednesday 2 May 2018 at the Clayton Hall and was attended by 19 community members. The aim of the workshop was to introduce the PMP Printing Site project and provide some context about the importance of the site in the state’s wider planning vision.

The VPA and Monash Council officers workshopped some high-level themes with the community in this session. The feedback collected at the workshop gave insight into the existing challenges in the area, as well as the community’s future aspirations for the site. Table discussions were held about built form and interfaces, community infrastructure and open space, commercial and retail space, public transport, traffic and parking, and vehicle, cycle and pedestrian movement.

Phase 1 also included business owner/operator meetings, which focussed on businesses along the boundary of the precinct. These stakeholders were given the opportunity to meet with the VPA and Council officers to discuss the future of the site. Feedback was received in person, over the phone and through email.

The feedback received from the community and business owners/ operators during Phase 1 has since been combined with the feedback of several technical experts, which helped to form a concept plan. This concept plan formed the main basis for the Phase 2 engagement.



2.0 PHASE 2 ENGAGEMENT PROCESS

Community engagement on the PMP Printing site occurred from Monday 18 February – Friday 22 March 2019.

Community feedback on the concept plan would be considered in forming the basis of a 'Comprehensive Development Plan' which will shape the future renewal of the PMP Printing site.

The VPA used several different engagement methods to ensure that the engagement process was robust and inclusive including:

2.1 COMMUNITY NEWSLETTER

A letter, community newsletters (Appendix 3) and an extract from Phase 1 community engagement was sent by the VPA to approximately 1,500 Clayton landowners and occupiers. This helped to inform the community of the decisions that had been made about the planning of this precinct to date and allowed the VPA to report back the findings of feedback previously heard by including an extract of the Phase 1 community engagement.

2.2 ONLINE COMMUNICATION TOOLS

The VPA updated the PMP Printing site webpage on its website. The webpage hosts introductory information about the project, as well as more detailed "Key Ideas" to inform users. An online form was available where users could express their level of support for aspects of the concept plan. Social media channels were also used to engage with people online.

2.3 DIRECT EMAIL TO COMMUNITY GROUPS

The VPA reached out to some known key community groups as part of this process. Direct emails were sent to the Chinese Community Leader Group and to the Clayton Leadership Group. These emails introduced the project and encouraged group members to provide their feedback as part of this process.

2.4 COMMUNITY DROP-IN SESSION

Phase 2 community engagement culminated in a face-to-face drop in on Wednesday 27 February 2019 from 4.30pm – 7.30pm. 20 people attended the community drop in session, which aimed to ascertain the level of support for the planning principles in the newsletter which had been distributed.

At the community drop-in session, five tables were dedicated to five different key themes for the site. These themes were building heights, open space and community infrastructure, jobs and services, traffic and parking and walking and cycling. Each table had a "fact map" with further planning information about the theme. These Fact Maps are found as Appendix 1 to this report.

At least one technical expert was available at each table to unpack people's questions. Attendees were encouraged to complete a "Good Idea" or "Bad Idea" feedback form for each theme. A blank version of this form can be found as Appendix 2 to this report.



3.0 WHAT WE HEARD

During 'Phase 2' of the engagement, the VPA received 61 comments on the concept plan from 22 different submitters. The two main avenues for providing feedback were online communication tools and face-to-face at the community drop-in session.

The feedback is broken down into "community priorities" and "key themes".

3.1 COMMUNITY PRIORITIES

Based on the feedback received during this phase, five community priorities have been identified and will guide the future planning for the PMP Printing site.

1. Ensure planning for the precinct considers all impacts on the pre-existing surrounding community
2. Consider the environment through appropriate landscaping and sustainable building design
3. Encourage the delivery and mix of well-designed housing and accommodation
4. Address safety concerns
5. Encourage a diverse range of community infrastructure uses to make the precinct thrive.

3.2 KEY THEMES

3.2.1 BUILDING HEIGHTS

Total comments received = 15

The feedback received regarding building heights focused on how the proposed building heights of 8-storeys will integrate with the existing surrounding buildings of Clayton. Additionally, the community were concerned about how increased density will impact on the social demographic and "mix" of Clayton; increased traffic, overlooking and overshadowing.

The community highlighted that they would prefer apartment buildings not to be located to the north or east of the central open space to avoid overshadowing.

Planning response

Planning for the precinct will need to manage the transition of heights to minimise the impact on existing Clayton residents. The concept plan has been designed to locate taller buildings within the centre of the precinct, further away from existing residents. This positioning will be supported by existing planning controls which aim to protect residents from unreasonable overshadowing and overlooking.

When building heights increase, it is assumed the increased density will have an effect on the capacity of surrounding infrastructure, such as traffic and community. Future planning will seek to resolve these concerns in a holistic manner. It is proposed that developers of the precinct will fund new community infrastructure and traffic works to mitigate the impact of the development of the site on existing community services and traffic.

3.2.2 TRAFFIC AND PARKING

Total comments received = 11

The community highlighted that pre-existing traffic and parking concerns would be exacerbated by increased development in the area. Examples were given of people rat-running in Moriah Street, congestion on Browns Road and the extra pressure that Monash University and Monash Medical centre users are putting on the road network.

Planning response

The VPA acknowledges that redevelopment of the precinct will bring more people into the local area. Planning for the precinct will include the re-design of the Centre Road / Carinish Road / Haughton Road intersection to accommodate traffic levels, and new streets within the precinct will increase parking supply for the local community.

Furthermore, it is proposed to include new pedestrian crossing facilities between the site and the new linear park under the Clayton Train Station. This infrastructure is expected to improve accessibility and encourage people to use the nearby train.

3.2.3 OPEN SPACE

Total comments received = 7

The importance of the environment came through as a key theme in this process, particularly the opportunity to increase tree planting and retain existing high value trees. It was considered that more focus on the environment would offset the environmental impacts of increased building density and the “heat island” effect.

Some additional comments were made regarding the opportunity to provide sporting facilities and a dog park as a part of this project.

Planning response

The environment must be a key focus when planning precincts of this scale. The concrete surface currently on the site will be reduced to significantly increase the amount of permeable surface (i.e. surface that water can infiltrate). Planting of new trees within streets, local parks and protection of existing high value trees will also be required.

Considering the lack of passive open space within the surrounding area, it is proposed that the open space within PMP will be for passive rather than active recreation (i.e. for local parks, not sporting fields). A dog park may also be considered.

3.2.4 COMMUNITY INFRASTRUCTURE AND USES

Total comments received = 11

Concern was raised that the proposed redevelopment will place extra pressure on existing community infrastructure such as libraries, gyms and swimming pools. It was suggested that the transformation of the current site into a vibrant and active community relies heavily on the delivery of new community infrastructure, to encourage people to use the space and make the area more appealing.

Planning response

A review of existing community facilities has shown that there is capacity to accommodate the increased demand associated with the redevelopment of the precinct.

3.2.5 SAFETY

Total comments received = 4

Community responses highlighted the opportunity for planning to address safety concerns. Feedback emphasised the importance of perceptions of safety, including several recommendations to improve street lighting and passive surveillance. The community responses indicated that an increase in employment and shopping opportunities would increase activity and hence improve safety.

Planning response

The proposed redevelopment will replace the existing factory with new housing, employment and shopping opportunities. The increase in activity and people on the street should to alleviate some safety concerns

3.2.6 SENSITIVE BUILDING DESIGN

Total comments received = 8

The look and feel of the future development are highly important to the community. There were requests for future buildings to be regularly maintained post-development, to ensure the appearance of the buildings does not deteriorate with time. Requests to consider sustainable and energy-efficient designs were also heard.

The community also suggested that a variety of housing options, including single-storey dwellings should be provided on site to cater for different family types and ages.

Planning response

The planning permit process can determine the location, height and to some extent the design of proposed buildings. While ongoing maintenance concerns are acknowledged, these issues may not be resolved entirely through planning. However, planning decisions can encourage all residential development on site to incorporate high quality materials, complement the surrounding development and deliver a mix of housing for a wide range of people including townhouses and apartments that include one, two and three bedrooms.

3.2.7 PROCESS

Total comments received = 5

The community were interested to know more information about the planning process; how the proposed outcomes might be delivered; who owns the land; and the timing of delivery.

Planning response

The PMP Printing site is privately owned. The current occupiers have expressed interest in relocating their business, and as a result, the State Government and Monash City Council are considering options for the renewal of the site for new purposes. As the planning progresses, the VPA and Monash Council will determine the appropriate planning controls to guide the precinct's re-development. More information is available on timing in the 'Next Steps' section of this report.

4.0 CONCLUSION

4.1 REFLECTION AND IMPROVEMENTS

The VPA reviews every engagement event it hosts, to build on success and amend processes that did not meet expectations. In general, the VPA received favourable feedback from participants at the community drop in session about the format of the event. Key feedback from the engagement process includes:

- The availability of “technical experts” helped to address community concerns and answer questions about process.
- The good idea/bad idea sheets allowed community members to leave clear and direct feedback. The VPA will consider using this method of engagement again in the future.
- Community members were not able to evaluate the community drop in event as a participant survey was overlooked. The VPA will ensure that community members have the chance to evaluate events in the future.
- There was confusion that artist impression renderings did not actually represent future development of the site. It was hoped that the renders would give an understanding of scale and feel of the new precinct. The building design, materials and finishes used in renders are the artists’ impressions only and any future building on the site will look different to what is shown in the renders. In reflection, the VPA will explain the designs more clearly in future processes.

4.2 NEXT STEPS

The VPA and Monash Council will consider all community feedback when preparing a draft ‘Comprehensive Development Plan’, Development Contributions Plan and associated planning scheme amendment documents for the PMP Printing site.

Monash Council (as the planning authority) will then consider the proposed amendment and decide whether to proceed by seeking authorisation from the Minister for Planning to exhibit the planning scheme amendment. Exhibition is a formal statutory process in which the community will be notified of the amendment and invited to submit feedback to the plan formally at this time. This process is expected to commence later in 2019.

5.0 APPENDICES

5.1 APPENDIX 1 - FACTS MAPS

- precinct boundary
- commercial
- mixed use
- residential
- open space
- high value trees to be retained
- local street
- laneway
- shared space street



JOBS AND SERVICES

The PMP Precinct is within the Monash National Employment and Innovation Cluster. The Monash Cluster has Melbourne's largest concentration of jobs outside the CBD and is well positioned to grow jobs close to where people live.

The aim is to create a mixed-use precinct, with a focus on contemporary and innovative businesses that provide local employment opportunities.

This aim aligns with current trends in the Clayton area which shows that more employees are working in white collar jobs than what they once did.

Proposed planning controls for the PMP Printing site will ensure the precinct remains an employment hub for Monash Council by encouraging employment, generating uses and future proofing enough land to attract employees into the future.

WHAT WE KNOW SO FAR

Industrial uses at the site are winding down and the number of employees working at the PMP site have significantly reduced in recent years.

Commercial and retail uses are more effective when located near main roads, this has been considered when determining the concept plan.

IDEAS PROPOSED IN THE CONCEPT PLAN

1. The commercial and retail land will be located to the south of the precinct close to Carinish Road.
2. The retail uses are expected to be located on the lower levels of a commercial building.
3. The commercial office space is proposed to be provided in a separate standalone building.

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- precinct boundary
- commercial
- mixed use
- residential
- open space (passive)
- high value trees to be retained
- local street
- laneway
- shared space street



OPEN SPACE & COMMUNITY INFRASTRUCTURE

Open Space

Local parks are critical community infrastructure. To maximise the use of local parks in high density areas it must be well-designed.

In the future PMP precinct, there will be a variety of housing types – including apartments and townhouses with small courtyards. This means that the local parks within the precinct will need to ‘work harder’ as more residents are likely to use it.

Community Infrastructure

New residents and workers in the precinct will put more pressure of existing community infrastructure. This planning process will ensure that the developers of the land will pay for upgrades to existing infrastructure that generate additional demand on existing community infrastructure such as community meeting spaces.

Considering this demand is a consequence of the development it is reasonable that the developers pay for these upgrades.

WHAT WE KNOW SO FAR

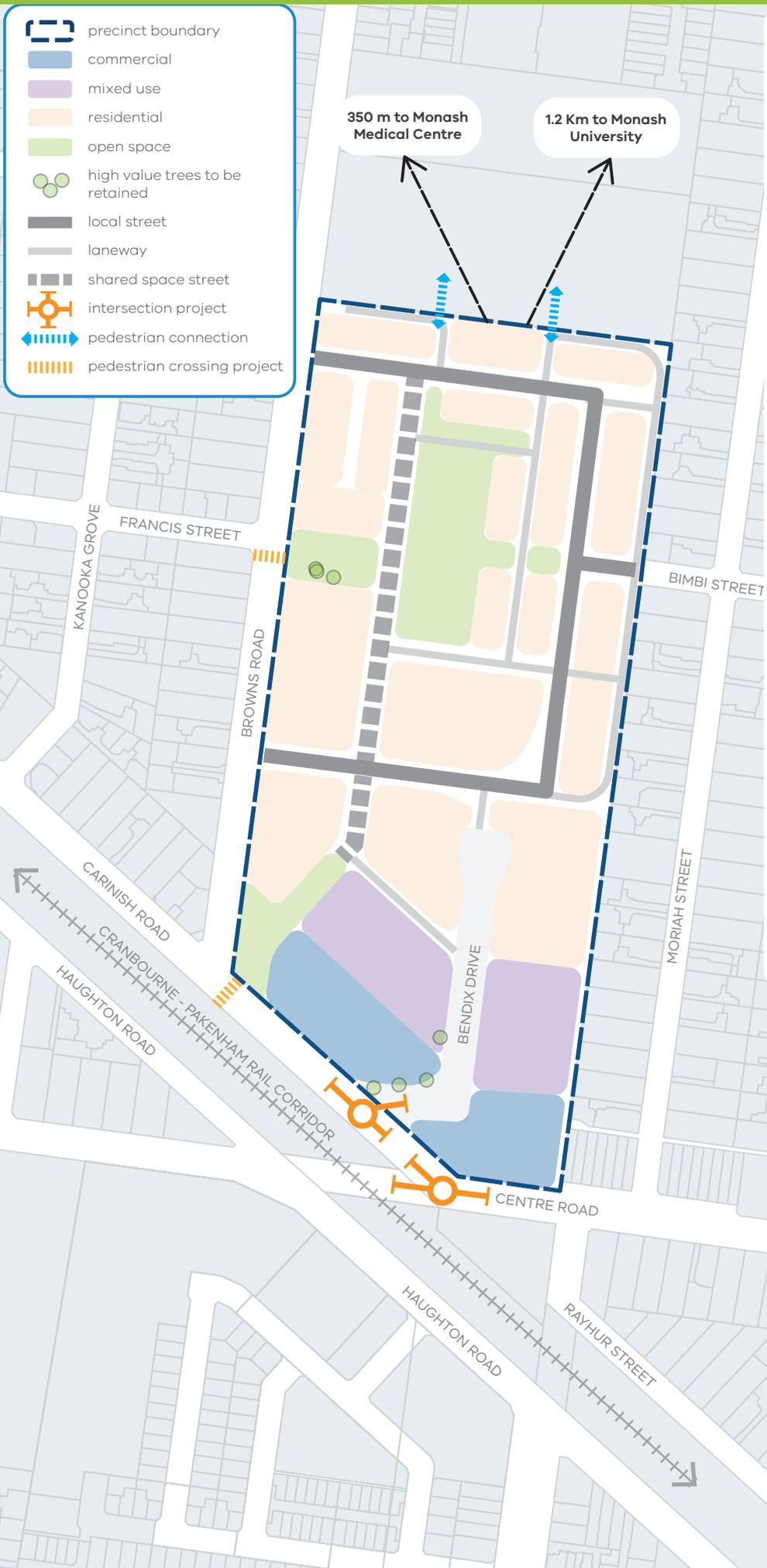
The VPA has reviewed the open space surrounding the PMP Printing site and understands that the area needs more passive open space. Passive open spaces are those which can be used by everyone and are not designated to one particular sporting activity. Examples include playgrounds, walking paths and BBQ areas.

The location of the open space should be easily accessible for existing and future residents and where possible should incorporate existing trees.

IDEAS PROPOSED IN THE CONCEPT PLAN

1. The open space amount is being targeted at 10% of the net developable areas. This is the amount shown on the concept plan.
2. The location of open space has been designed to ensure the retention of three high value trees.
3. The open spaces are currently proposed to be used for passive purposes.
4. A town square is located on the corner of Carinish and Browns Road which will serve as the heart of the precinct.
5. The developers of the precinct will potentially contribute towards upgrading a community meeting space within the Clayton Community Centre. This will be determined as the planning process progresses.

- precinct boundary
- commercial
- mixed use
- residential
- open space
- high value trees to be retained
- local street
- laneway
- shared space street
- intersection project
- pedestrian connection
- pedestrian crossing project



TRAFFIC & PARKING

When development increases the density of an area, the impact on local traffic and parking needs to be considered. The improvements to transport infrastructure identified through the planning process will be funded by the development and should minimise the impact that the precinct's additional traffic will generate.

Car parking requirements are addressed through existing planning scheme controls. The State determine the amount of car parking to be delivered on the renewed PMP Printing site on a "per use" basis. For example, the amount of car parks required for a house change depending on the number of bedrooms. These standards are widely accepted in planning and are not generally amended unless it can be demonstrated that the demand generated by a use is clearly different from the standard.

The PMP Printing site's proximity to the Clayton train station, numerous bus routes and the proposed Strategic Cycling Corridor will also be considered in this process.

WHAT WE KNOW SO FAR

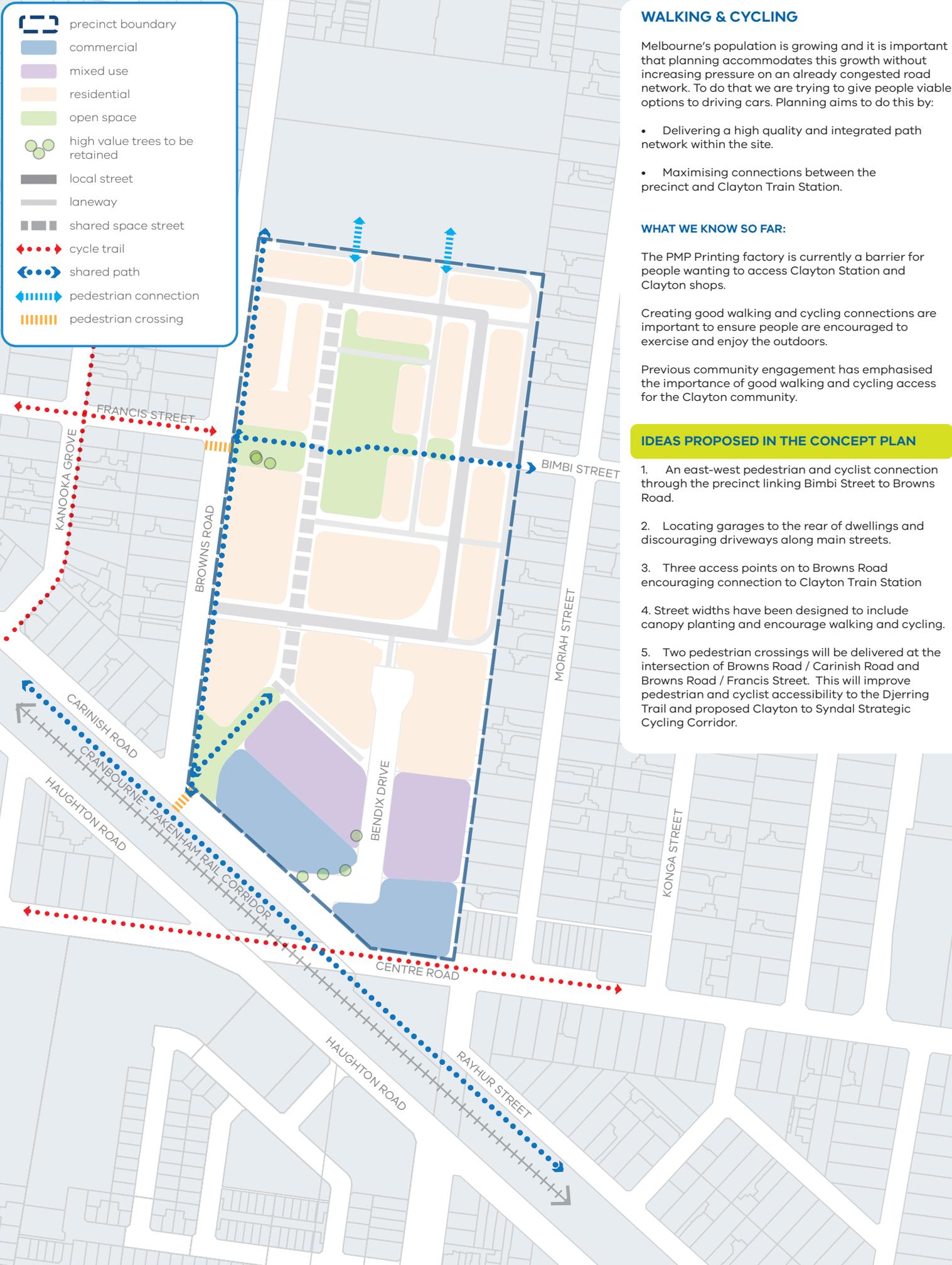
Clayton roads are already very busy. The planning for this precinct must offset the increase in traffic that will be generated through the new development, including by investing in new road infrastructure. However, the planning will not resolve existing traffic issues within the wider Clayton area.

Parking in existing streets is affected by the nearby Monash Medical Centre and Monash University.

IDEAS PROPOSED IN THE CONCEPT PLAN

1. Early transport modelling shows that the development of the precinct will require the Carinish Road / Centre Road intersection to be upgraded.
2. Standard car parking rates will apply to the PMP Printing Precinct. This should result in minimal 'overspill' of parking onto existing streets.
3. The precinct is expected to provide approximately 200 new on-street car spaces.
4. Car parking will generally be provided at the rear of the houses.

- precinct boundary
- commercial
- mixed use
- residential
- open space
- high value trees to be retained
- local street
- laneway
- shared space street
- cycle trail
- shared path
- pedestrian connection
- pedestrian crossing



WALKING & CYCLING

Melbourne's population is growing and it is important that planning accommodates this growth without increasing pressure on an already congested road network. To do that we are trying to give people viable options to driving cars. Planning aims to do this by:

- Delivering a high quality and integrated path network within the site.
- Maximising connections between the precinct and Clayton Train Station.

WHAT WE KNOW SO FAR:

The PMP Printing factory is currently a barrier for people wanting to access Clayton Station and Clayton shops.

Creating good walking and cycling connections are important to ensure people are encouraged to exercise and enjoy the outdoors.

Previous community engagement has emphasised the importance of good walking and cycling access for the Clayton community.

IDEAS PROPOSED IN THE CONCEPT PLAN

1. An east-west pedestrian and cyclist connection through the precinct linking Bimbi Street to Browns Road.
2. Locating garages to the rear of dwellings and discouraging driveways along main streets.
3. Three access points on to Browns Road encouraging connection to Clayton Train Station
4. Street widths have been designed to include canopy planting and encourage walking and cycling.
5. Two pedestrian crossings will be delivered at the intersection of Browns Road / Carinish Road and Browns Road / Francis Street. This will improve pedestrian and cyclist accessibility to the Djerring Trail and proposed Clayton to Syndal Strategic Cycling Corridor.

5.2 APPENDIX 2 – GOOD IDEA/BAD IDEA

vpa Victorian Planning Authority

'Good idea' feedback

Theme:

I support the concept because...

vpa Victorian Planning Authority

'Bad idea' feedback

Theme:

I oppose the concept because...

COMMUNITY ENGAGEMENT - PHASE 2

FEBRUARY 2019



Vision:

The PMP Printing site will be transformed into a contemporary mixed-use community that incorporates diverse housing opportunities, local employment, community facilities and high-quality open space. This precinct will support a growing local community, complement the Clayton Road shopping strip and enhance connections to local institutions and open spaces.

ABOUT THE PMP PRINTING SITE

The PMP Printing precinct is a 10-hectare site located on the corner of Carinish Road and Browns Road in Clayton. The land is currently zoned for industrial land uses and is used predominantly as a printing factory.

Manufacturing at the site has significantly decreased over recent decades.

The precinct will be renewed for mainly residential purposes with a mix of businesses, pedestrian friendly streets, a town square and local parks where people can sit and relax.

PREVIOUS COMMUNITY FEEDBACK

The VPA and Monash Council would like to thank the 19 residents and business owners who attended the community information workshop held on Wednesday 2 May 2018. The workshop focused on key themes for the renewal of the PMP Printing precinct, including the look and feel of buildings, connections for all modes of transport, open space and future commercial and retail opportunities.

A Phase 1 community engagement report has been prepared and is available online at www.vpa.vic.gov.au/project/pmp-printing-strategic-site. An extract of the report is also included in this newsletter.

WHAT HAS HAPPENED SINCE MAY 2018?

The VPA and Monash Council have been working with technical experts to better understand the site and its potential. Draft reports on transport, community infrastructure, urban design, commercial and retail uses, and environmental conditions of the land have been prepared. These reports, in conjunction with community feedback, have informed a concept plan for the area. This concept plan shows how re-development of the site might look.

The VPA and Monash Council are now seeking community feedback on the key principles and concept plan proposed for the site. Your comments will inform a more detailed plan for the site.



Aerial view, showing boundary (*indicative only*)



Artist's impression



Artist's impression

KEY PRINCIPLES OF THE CONCEPT PLAN

The PMP Printing site has the potential to accommodate a large share of Monash's future population growth, providing opportunities for people to live and work within the municipality. The renewed precinct will have a higher density and greater mix of housing than the surrounding established suburbs of Monash. The precinct will transition from lower scale three storey townhouses adjacent to existing neighbours up to eight storey buildings towards the centre of the precinct. Commercial buildings along Carinish Road are also proposed up to eight storeys.

We've heard from previous feedback that fostering a sense of community is an integral part of this renewal process. To achieve this, planning needs to ensure that the proposed increased density is matched with appropriate infrastructure. The delivery of this infrastructure is being carefully considered against the following principles.

PRINCIPLE 1 - THE 20-MINUTE NEIGHBOURHOOD

- Unlock industrial land and provide new community facilities for existing and future residents of Clayton.
- Deliver new jobs, housing, local parks and community facilities all within 20 minutes of where people live.

PRINCIPLE 2 - TRANSPORT

- Prioritise pedestrian and cycling paths across the precinct, allowing for easy movement for existing and future Clayton residents.
- Establish a new east-west connection, linking Browns Road to Moriah Street, improving travel for pedestrians and cyclists across the site.
- Undertake traffic works to improve the function of intersections, in particular Centre Road and Carinish Road.

PRINCIPLE 3 - OPEN SPACE

- Deliver a variety of high-quality public spaces that provide new opportunities for people to sit, meet and relax.
- Retain existing and plant new trees within streets, parks and other public spaces.

PRINCIPLE 4 - BUILDING DESIGN

- Locate higher, eight-storey buildings towards the centre of the site and tier the building heights down to three storeys at the edge of the site to respond to the height of neighbouring housing.
- Maximise the amount of sunlight at street level by generally orientating buildings in a north-south direction.
- Minimise the overshadowing of the local open spaces to provide healthy, attractive spaces with good solar access.

PRINCIPLE 5 - EMPLOYMENT

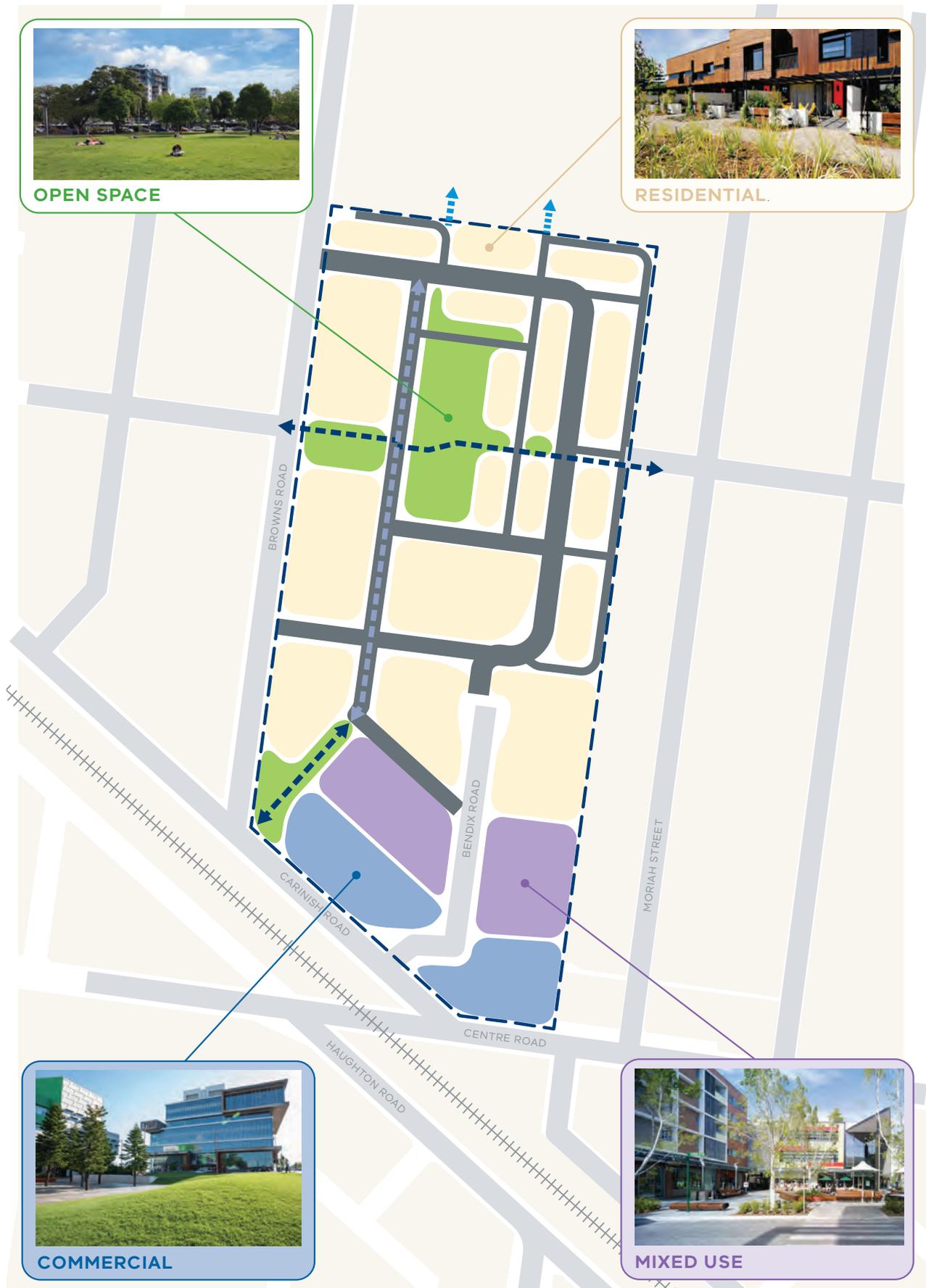
- Create new employment areas at the southern end of the site, interacting with, and easily accessed from Centre Road, Carinish Road and the rail corridor.
- Establish new links to the north, south and west that connect people to existing jobs, Monash University and the Clayton shops.

PRINCIPLE 6 - HOUSING DIVERSITY & AFFORDABILITY

- Provide different types and sizes of housing to cater for varying households and lifestyles.
- Make it possible for affordable housing to be included in the redevelopment of the site.

CONCEPT PLAN

The concept plan below shows how the PMP Printing site could be renewed over future years. Once the VPA and Monash Council have engaged the community and collected feedback, the concept plan will form the basis of a more detailed plan called a comprehensive development plan, which will go through a planning scheme amendment process. Further community engagement will occur at this time. .



THE PROCESS



GET INVOLVED

You are invited to provide your feedback on the concept plan and key principles for the site between **Monday 18 February and Friday 22 March 2019**.

The VPA and Monash Council will be hosting a drop-in community engagement event where you can learn more and provide your feedback in person. Please drop in at any time.

Date: Wednesday 27 February 2019

Time: Between 4.30pm–7.30pm

Where: Clayton Hall (Meeting Room)
264 Clayton Road
Clayton

Please visit the project page and click the “Events” tab to register your attendance.

<https://vpa.vic.gov.au/project/pmp-printing-strategic-site>

Light refreshments will be provided.

CAN'T MAKE IT?

You can provide your written feedback via email to either alexandrea.malishev@vpa.vic.gov.au or stefan.bettiol@vpa.vic.gov.au or post your feedback to:

Victorian Planning Authority
Level 25, 35 Collins Street
MELBOURNE VIC 3000

Information is also available on the VPA website at: <https://vpa.vic.gov.au/shapevictoria/>



Artist's impression

FOR MORE INFORMATION, PLEASE CONTACT:

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SHERRY HOPKINS

Coordinator Strategic Planning
Monash City Council
Phone: 9518 3071
Email: sherry.hopkins@monash.vic.gov.au

FOR LANGUAGE ASSISTANCE, PLEASE CONTACT:

If you are a non-English speaking member of the community, details of the Monash Council translation service are available below.

Language Assist	العربية 9321 5480	Ελληνικά 9321 5482	한국어 9321 5484	Русский 9321 5486
	廣東話 9321 5481	Italiano 9321 5483	普通话 9321 5485	Việt Ngữ 9321 5487





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