

# Have your say on the PMP PRINTING STRATEGIC SITE

September 2020



*Artist's impression, central open space*

The PMP Printing Strategic Site is a 10 hectare site located between the former Clayton Primary School site, Carinish Road and Browns Road, including land east of Bendix Drive.

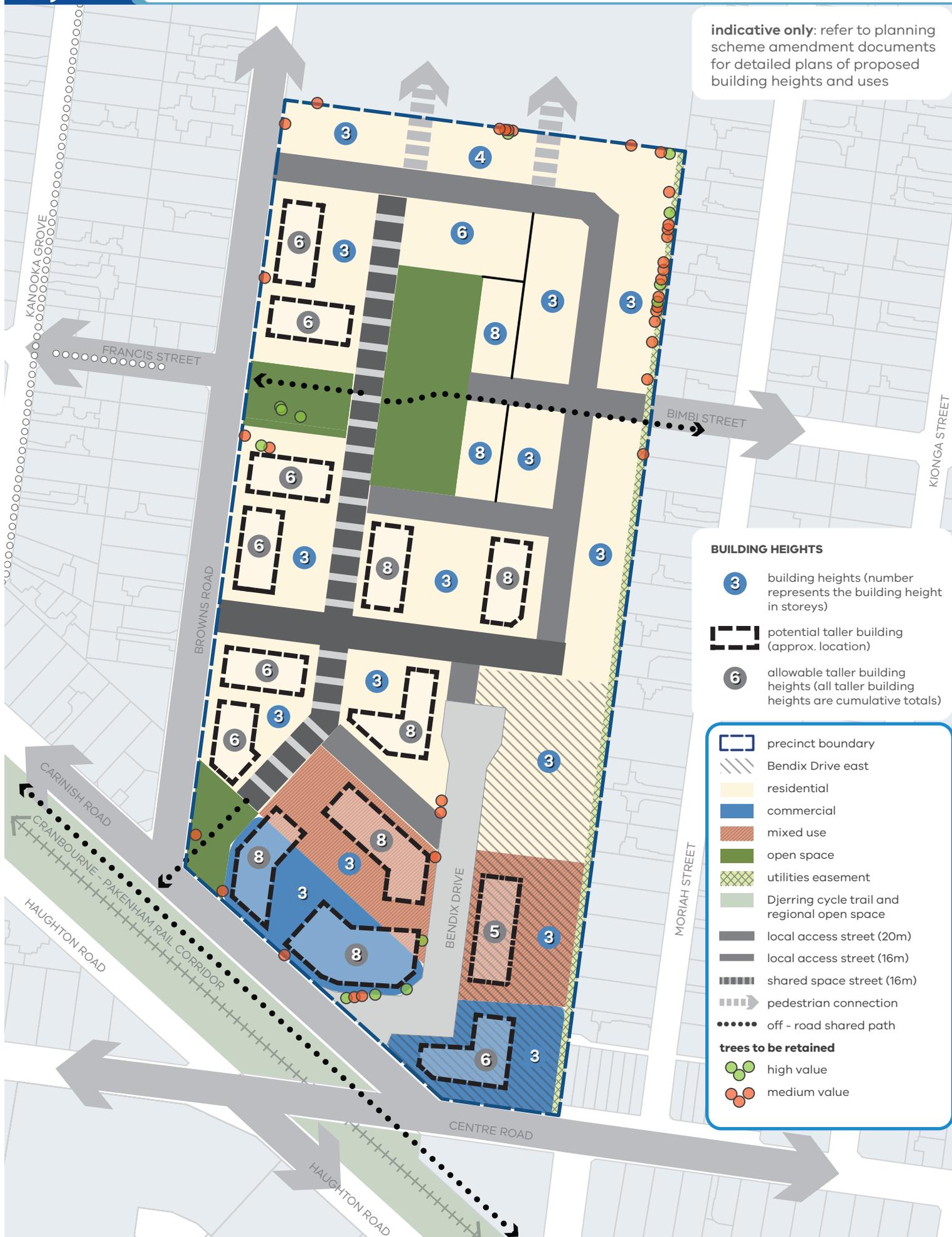
The Victorian Planning Authority (VPA) is planning for this site to transform from industrial land into a mixed-use residential and commercial strategic site to accommodate around 1,180 new homes and 1,000 local jobs.

Have your say on the future of this new strategic site!

## **The Vision for the PMP Printing Strategic Site**

The PMP Printing Strategic Site will be transformed into a contemporary mixed-use community with diverse housing opportunities, local jobs, community facilities, and high-quality open space. This site will support a growing local community, complement the Clayton Road shopping strip, and improve connections to local institutions and parks.

**indicative only:** refer to planning scheme amendment documents for detailed plans of proposed building heights and uses



**BUILDING HEIGHTS**

- 3 building heights (number represents the building height in storeys)
- 6 potential taller building (approx. location)
- 6 allowable taller building heights (all taller building heights are cumulative totals)

- precinct boundary
- Bendix Drive east
- residential
- commercial
- mixed use
- open space
- utilities easement
- Djerring cycle trail and regional open space
- local access street (20m)
- local access street (16m)
- shared space street (16m)
- pedestrian connection
- off - road shared path

**trees to be retained**

- high value
- medium value

# The Plan for the PMP Printing Strategic Site

The VPA has prepared Amendment C156 to the Monash Planning Scheme to rezone the land from an industrial zone to a comprehensive development zone and introduce the PMP Printing Comprehensive Development Plan to guide how the site will develop over the next 20 years.

This amendment also applies the Environmental Audit Overlay to the land to ensure it is suitable for a sensitive use before development commences. The amendment will require future development to pay an open space contribution and developers will be required to contribute to key infrastructure items within this new community.

The plan has been prepared in consultation with Monash City Council, agencies and the community. It details how the rezoning and future development will:

- Create a mixed-use strategic site that provides housing, jobs, and retail services that contribute to activity day and night.
- Create an employment hub for a range of businesses and industry sectors including health, education, and commercial enterprises.
- Promote housing types that allow for a diversity of households, including affordable housing.
- Appropriately manage the area's transition from industrial to commercial, residential and mixed-use.
- Establish a well-connected transport network that reduces dependency on cars, maximises access to public transport and encourages walking and cycling.
- Deliver safe and accessible public spaces – including a town square, urban streets, and a central open space – that have access to sunlight and contribute to Clayton's distinct local character.
- Protect mature trees and provide new trees within streets, parks, and other spaces throughout the strategic site.
- Deliver an integrated water management system that encourages the re-use of alternative water, minimises flood risk, ensures the environmental health of waterways, protects public health, and contributes towards an environmentally sustainable and green strategic site.

## Past engagement

In April 2018, the VPA and City of Monash asked the Clayton community what you wanted to see in this future strategic site. You told us your aspirations and values on issues ranging from community infrastructure and open space to traffic and parking.

Your insights helped us create a concept plan, and in February 2019 we shared this concept plan with the community to seek your feedback again.

Community input from both these engagement periods can be found on the VPA website at [vpa.vic.gov.au/pmp-printing-strategic-site](http://vpa.vic.gov.au/pmp-printing-strategic-site).

# Why are we consulting during the pandemic?

The Victorian Government is keen to make sure our economy is ready to switch back on after COVID-19 restrictions can be eased. We are helping make sure that people in Clayton and other parts of Melbourne can buy or rent new homes or set up new businesses as soon as possible.

## Have your say

Residents, landowners, local workers, and other affected community members are invited to submit comments on the plans and other accompanying documents.

You can provide feedback until **5:00pm Thursday 29 October 2020**.

VPA staff will be available at various times throughout this period to speak with you about the plan and answer any questions you may have.

### WRITTEN SUBMISSIONS

Submissions on Amendment C156 to the Monash Planning Scheme must be made in writing to the VPA and sent to:

**Email:** [amendments@vpa.vic.gov.au](mailto:amendments@vpa.vic.gov.au)

**Post:** Victorian Planning Authority  
Level 25, 35 Collins Street  
Melbourne VIC 3000

### PHONE

You can call the project team at any time during business hours, Monday to Friday.

Additionally, the project team will be available to speak with you over the phone outside of business hours on **Tuesday 6 October** between **5:00pm** and **6:30pm**.

Call **(03) 9651 9600**.

### VIRTUAL MEETING

Register your interest to attend an online drop-in session on **Monday 12 October** from **5:30pm** until **6:30pm** at <https://pmp-clayton.eventbrite.com.au>.

The session will commence with a short presentation, followed by the opportunity to ask questions of the project team in small break-out groups. You are welcome to stay or leave the meeting at any time.

## Find out more

Visit [vpa.vic.gov.au/pmp-printing-strategic-site](http://vpa.vic.gov.au/pmp-printing-strategic-site) to find out more about the plan for the PMP Printing Strategic Site, including a full set of the planning scheme amendment documentation, frequently asked questions, technical reports and instructions on how to make a submission.

### FOR MORE INFORMATION, PLEASE CONTACT:

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Victorian Planning Authority  
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The Victorian Planning Authority is the Victorian Government's specialist authority for land use and infrastructure planning in growing urban areas across the state.

### 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.

<b>Language Assist</b>	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

*Disclaimer: Submissions provided to the Victorian Planning Authority are part of an open public process where all parties affected by the planning scheme can provide input into the amendment.*

*If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission.*

*Your submission will be made available for public inspection on the VPA website until two months after gazettal of the resulting planning scheme amendment and will also be made available to relevant Ministers and local councils, and other involved government agencies. In addition, your submission will be made available to developers, landowners, other submitters and interested parties on request. Your submission*

*may be provided in its entirety to a Standing Advisory Committee appointed to advise the Minister for Planning on referred projects and plans and associated draft planning scheme amendments.*

*If you are a private individual, your personal information will be removed from your submission before it is released to parties outside government or local councils. Contact details do not include the address of land which is the subject of your submission.*

*By making a submission, you also give permission for copyright material to be copied and made public.*

*For further information consult the VPA website at [www.vpa.vic.gov.au](http://www.vpa.vic.gov.au) or phone the VPA (9651 9600).*

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C156 TO THE MONASH PLANNING SCHEME