

## Preamble

In response to the AMCOR Development Planning process Yarra City Council resolved to establish a Community Needs Analysis Working Group in order to engage with the community (groups and individual residents) to seek feedback and make recommendations on key issues from a community perspective.

This document outlines final recommendations on key areas of interest for the community.

This document reflects outcomes from the Drafting Group workshop held on 11 June 2015 and subsequent edits and amendments approved by circulation to the broader Working Group.

## 1. Community Facilities and Meeting Rooms

The Development Plan Overlay requires the AMCOR Development proponent to make a contribution towards the provision of community facilities and meeting rooms. The ASR Community Infrastructure Report (the ASR Report) recommends that general community spaces be provided within a larger multi-purpose community facility.

During Working Group deliberations it was noted that the Sporting & Recreation, Community Facilities and Education sub-groups all identified that new facilities need to be co-located, based on an integrated service model and in close physical proximity to existing facilities. This will provide the best and most efficient outcomes for the developer and the community, and ensure logical growth of community infrastructure for both old and the new community.

### Working Group Recommendation One:

The Working Group recommends that the community facility / facilities and/or meeting rooms should be:

- located with the broader needs of the community in mind and be separated from commercial uses; particularly gaming and licensed venues;

- designed with flexibility and changing use in mind – uses will include children, adults, older adults etc.;
- designed to support a range of uses and functions, including: celebrations, playgroups, community information room, talks, lunches and meetings, men’s shed and senior activities, workshops and classes;
- accessible for afterhours use;
- consideration should be given to including maternal & child health within the community facility;
- located within, or adjacent to open space to allow indoor / outdoor activities; and
- located close to the existing community facility (Alphington Bowls Club) in preference to the primary activity centre within the AMCOR development.

That Council work in consultation with the community to develop a detailed functional brief and scope document for the future community facility / facilities.

That Council note that the Sporting & Recreation, Community Facilities and Education sub-groups all identified that, new facilities need to be co-located, based on an integrated service model and in close physical proximity to existing facilities. This will provide the best and most efficient outcomes for the developer and the community, and ensure logical growth of community infrastructure for both old and the new community.

That an initial concept plan for community facilities be developed within 12 months of the approval of a Development Plan for the AMCOR site.

There is general consensus that new community facilities would be best located adjacent to or in the vicinity of existing social infrastructure rather than in the middle of the development proposal.

It is proposed that by co-locating facilities there would be a logical ‘connecting point’ between the new and old parts of Alphington.

That Council reviews its forward capital program to ensure that provision is made for the future development of recreation, sports and social infrastructure.

## 2. Early Learning Centre

The Yarralea Children’s Centre Committee of Management has distributed a document outlining a position in response to the AMCOR Development Plan (Yarralea Children’s Centre – AMCOR Development Assessment Summary – 27 May 2015).

### **Working Group Recommendation Two:**

That Council note the Yarralea Children’s Centre Committee of Management recommendations outlined below:

- the increase in demand for early learning places due to the AMCOR Development needs to be catered for;
- Yarralea remains at its existing site at 54 Yarralea Street;
- the current facility will need to undergo an expansion and internal reconfiguration to meet demand;
- the community hub at the AMCOR Development no longer needs to provide an early learning space and either the space or its cost be reallocated to other community focussed pursuits;
- the current maternal and child health (MCH) space located at Yarralea be relocated to the community hub in the AMCOR Development;
- Yarralea will review its service offering and consider whether its service model needs to change to meet changing demand from the Alphington community, this might include consideration of a second campus within the Alphington area; and
- that Yarralea ensure strong coordination with the operation of the AMCOR community hub, so that Yarralea can benefit from community initiatives and share knowledge on early learning.

That Council officers from the Family Youth & Children’s Branch continue to work with the Yarralea CC Committee and staff to further develop an adaptive service model.

That Council officers together with the Yarralea CoM develop a concept plan for how the current facility might be developed in the short to medium term to meet the needs of a growing population.

That further work is undertaken on early learning and care needs in the local area in consultation with the Darebin, Banyule and Boroondara

Councils.

That Council reviews its forward capital program to ensure that provision is made for the future development of recreation, sports and social infrastructure.

### 3. Primary School / Education Facility

Alphington Primary School (APS) and the Department of Education and Training (DEET) have been working on options for the development of a second campus of the school in consultation with the development proponent.

It is noted that DEET have confirmed that the additional demand within the local school network is estimated at 300 students over the next 5 years. It is noted that APS has 420 enrolments in 2015 and will require a combined campus to accommodate 700 children.

The APS School Council has developed and confirmed the following principles:

- APS's pivotal role in the community must be maintained and continue to grow - a new school is critical to develop a future community – a school brings people together and has the potential to integrate old and new Alphington;
- Combined, the campuses would need **sufficient facilities** to meet the needs of over 700 students. This includes hall, sporting, specialty class space and appropriate sufficient open space. They would need to be **adaptive to provide flexibility** to evolve with the community's **long term** educational needs
- A new site should be **linked** with any new community facilities and spaces to minimise duplicated resources and **maximise the opportunity for community building**
- To facilitate a split campus, **close proximity** to the existing school site is essential. This will need to have **clear access and sufficient parking and access to open space.**

The School Council preference is for an integrated facility that supports transitions with the flexibility to adapt to changing educational demands. If the educational facility is to be co-located with an ELC, an early years' model should be carefully considered to exploit the benefits and efficiencies associated with early year's integration. It is suggested that without the integrated ELC, an isolated prep to grade 2 model on the new site is likely to be more challenging logistically. Under this scenario, it is recommended that a senior primary school model, with the potential to expand into grades 7 and 8 if required, be investigated.

### Working Group Recommendation Three:

That Council continues to advocate to DEET and other relevant State Government Departments / Agencies for the development of a second campus as part of the AMCOR development.

That Council note the following principles in relation to the future development of the primary school:

- APS's pivotal role in the community must be maintained and continue to grow - a new school is critical to develop a future community – a school brings people together and has the potential to integrate old and new Alphington;
- Combined, the campuses would need **sufficient facilities** to meet the needs of over 700 students. This includes hall, sporting, specialty class space and appropriate sufficient open space. They would need to be **adaptive to provide flexibility** to evolve with the community's **long term** educational needs
- A new site should be **linked** with any new community facilities and spaces to minimise duplicated resources and **maximise the opportunity for community building**
- To facilitate a split campus, **close proximity** to the existing school site is essential. This will need to have **clear access and sufficient parking and access to open space.**

The School Council preference is for an integrated facility that supports transitions with the flexibility to adapt to changing educational demands. If the educational facility is to be co-located with an ELC, an early years' model should be carefully considered to exploit the benefits and efficiencies associated with early year's integration. It is suggested that without the integrated ELC, an isolated prep to grade 2 model on the new site is likely to be more challenging logistically. Under this scenario, it is recommended that a senior primary school model, with the

potential to expand into grades 7 and 8 if required, be investigated.

The APS has expressed a view that the best location for a new campus would be within an area of open space and adjacent to existing community infrastructure. A location deeper within the AMCOR development would present logistical and safety concerns for the school and parents due to roads, traffic and longer travel paths between campuses.

That Council reviews its forward capital program to ensure that provision is made for the future development of recreation, sports and social infrastructure.

#### **4. Local Sports and Recreation Request**

The combined sporting groups (Northcote United Cricket Club, Alphington Netball Club, Alphington Football Club and Alphington Bowls Club) have submitted a comprehensive request for Council consideration. The combined sports groups note that the population forecasts included in the development planning require continuous review and those current facilities do not meet the needs of the current population.

The request includes consideration of:

- a 4 court indoor arena to meet current and projected netball demand as well as meet projected futsal / basketball / tennis / badminton / bowls demand;
- renewal of the Alphington Bowls Club to meet existing demand and expansion as a sports and community hub to meet future population demand;
- an additional cricket and football oval to be created in the lower part of Alphington Park and in the medium term realign the main oval to incorporate two soccer pitches;
- football and cricket facilities will need expansion and refurbishment in the medium term;
- the creation of a sports and recreation precinct to service future population needs; and
- installation of ‘free’ exercise equipment within open space is strongly recommended.

**Working Group Recommendation Four:**

That Council commence work to develop plans for the provision of expanded and improved sports and recreation facilities in the immediate and medium term.

That Council officers work with the community on the development of concept plans and comprehensive project costs for the delivery of required sports facilities and infrastructure, including:

- a 4 court indoor arena to meet current and projected netball demand as well as meet projected futsal / basketball / tennis / badminton / bowls demand;
- renewal of the Alphington Bowls Club to meet existing demand and expansion as a sports and community hub to meet future population demand;
- an additional cricket and football oval to be created in the lower part of Alphington Park and in the medium term realign the main oval to incorporate two soccer pitches;
- football and cricket facilities will need expansion and refurbishment in the medium term;
- the creation of a sports and recreation precinct to service future population needs; and
- the installation of ‘free’ exercise equipment within open space.

That Council reviews its forward capital program to ensure that provision is made for the future development of recreation, sports and social infrastructure.

## 5. Open Space and Public Realm (new element)

The working group recommend that Council advocate for functional open space on the development site that is sufficient in scale and flexibility to build community engagement and can form a functional part of the community infrastructure. Further recommendations are:

- establishment of a community reference group to specifically inform the design of open space and improvement to the public realm;
- functional open spaces may have the following attributes: large enough to gather and meet, picnic, play, relax, meaningful and positive interaction, sunlight etc.
- river front to be protected and not included in calculation of 4.5% contribution;
- Yarra Council should take full responsibility for the riverfront from the date the development plan is considered for Council's adoption; to provide the community with greater certainty about the ongoing management of this important public asset;
- development at the river frontage interface and boundary be dealt with respectfully and sensitively and in strict accordance with the DPO to minimise any negative visual impact; and
- healthy communities (physical, social and mental wellbeing) require a wide variety of functional open space types.

### Working Group Recommendation Five:

That Council advocate for functional open space on the development site that is sufficient in scale and flexibility to build community engagement and can form a functional part of the community infrastructure. Further recommendations are:

- establishment of a community reference group to specifically inform the design of open space and improvement to the public realm;
- functional open spaces may have the following attributes: large enough to gather and meet, picnic, play, relax, meaningful and positive interaction, sunlight etc.;
- river front to be protected and not included in calculation of 4.5% contribution;
- Yarra Council should take full responsibility for the riverfront from the date the development plan is considered for Council's adoption; to provide the community with greater certainty about the ongoing management of this important public asset;

- development at the river frontage interface and boundary be dealt with respectfully and sensitively and in strict accordance with the DPO to minimise any negative visual impact; and
- healthy communities (physical, social and mental wellbeing) require a wide variety of functional open space types.

## 6. Community Advisory Group

The Working Group recommends the establishment of an enduring Community Advisory or Reference Group to guide the future development of social and community infrastructure, open space and services and act as a primary liaison point with the broader community around the progressive development of the AMCOR site.

The Terms of Reference of the Advisory Group should not be limited to providing community input on social and community infrastructure and services. The breadth of the advisory group should be expanded in the interests of linking the new and existing communities of Alphington.

The role of the group would be to provide advice to Councillors and Officers around planning and implementation of services, programs and infrastructure to service the future needs of the whole community.

It is acknowledged that within the technical development planning process there will be areas that any established Advisory Group will not be able to have a role due to legislative constraints.

### Working Group Recommendation Six:

That Council resolve to establish an enduring Community Advisory or Reference Group to guide the future development of social and community infrastructure, services and open space and act as a primary liaison point with the broader community around the progressive development of the AMCOR site.

The Terms of Reference of the Advisory Group should not be limited to providing community input on social and community infrastructure and services. The breadth of the advisory group should be expanded in the interests of linking the new and existing community of Alphington.

## 7. S.173 Agreement

There is a degree of concern expressed within the Working Group regarding the weighting of housing diversity in the proposed Development Plan towards one and two bedroom apartments.

There have been significant assumptions made underpinning community infrastructure planning, the working group has further concerns that the mix of residential housing stock in the submitted development plan may vary materially after Development Plan approval.

Two recommendations arise from these concerns:

- any S.173 Agreement (or other instrument) between Council and developers will need to have the capacity to re-open negotiations around agreed developer contributions if there is a material change to housing diversity and a consequential change to demographics within the development; and
- that Council use the full extent of its powers and influence to seek a more balanced development yield in terms of housing diversity, the working group believes that a more sustainable community will be created if housing stock is more balanced.

It is recognised that Council has limited powers to control the balance of housing diversity delivered within the development.

### **Working Group Recommendation Seven:**

That Council use the full extent of its powers and influence to seek a more balanced development yield in terms of housing diversity and that any S.173 Agreement (or other instrument) between Council and the Developer will have the capacity to re-open negotiations around agreed developer contributions and Government (State and local) provided facilities if there is a material change to housing diversity and a consequential change to estimated population demographics and community infrastructure needs.

## 8. Public Transport and Chandler Highway Duplication

The Working Group has requested that Council advocate to VicRoads on behalf of the local community, this has been reinforced by a Notice of Motion which was resolved by Council on 19 May 2015, and this NoM is outlined below:

Moved: Cr Amanda Stone

Seconded: Cr Geoff Barbour

1. That, given the State Government's commitment to duplicating the Chandler Highway bridge, and following the recent announcement of initial state budget funding of \$110 million for the project,

Council:

- (a) request a briefing by senior VicRoads officers at the earliest opportunity on:
  - (i) details of any planning to date, specifically the likely location of the duplication and the expected impact on local residents;
  - (ii) details of how public transport (specifically a north-south bus route) and cycling will be prioritised on the new route;
  - (iii) details of how the duplication will connect public transport nodes in the north and south, and connect existing and future public transport routes with the Doncaster Rail once constructed; and
  - (iv) details of how this project will encourage mode shift from travel by private car to public transport and cycling; and
- (b) further, call on VicRoads to engage local residents in the planning for this project at the earliest opportunity and not part way through the planning phase

**Working Group Recommendation Eight:**

That Council advocates for:

- improvement to public transport services through extension and enhancement of existing bus and public transport services.
- the provision of safe priority cycling lanes on Heidelberg Road;
- an improved bus service crossing Chandler Highway Bridge and connecting with existing public transport services in Kew; and
- the provision of safe cycling and walking routes that enhance access to and within the site and also link into existing networks.

That Council continues to advocate to VicRoads and other relevant State Government Departments / Agencies / Authorities for early and comprehensive community engagement on the planning for the Chandler Highway Duplication.

That VicRoads and relevant agencies are asked to maintain information flows to local residents on planning and design for the duplication, the intended path for the new bridge, how public transport will be improved and how cycling and pedestrian access will be enhanced by the proposed project.

## 9. Site Contamination

The AMCOR site has a significant amount of contamination and it is imperative that the community is prospectively kept informed and aware of any plans and processes involved in remediation of the site.

### **Working Group Recommendation Nine:**

That Council requests that the Development Partners ensure that all practicable steps are taken to ensure the community is kept informed and up to date with site remediation activities, particularly where there is a possibility of heightened risk for the local community.

## 10. Council Decision Making

The Working Group requests that Council makes the best informed decision on the AMCOR site Development Plan and proposes that all Councillors attend a tour of the site to ensure that they are fully aware of the physical land use and social / community issues that may impact on their decision making.

### **Working Group Recommendation Ten:**

The Working Group requests that all Councillors visit the Alphington site to understand the 'lay of the land' and hear directly from residents and groups regarding identified issues and concerns.

## 11. Affordable Housing

The Working Group recommends that enduring provisions are made between Council and the Developer for the 5% Affordable Housing contribution. It is possible that the political environment for the material government support for affordable housing may change over time and therefore a compulsory enduring condition for the provision of affordable housing should be included within the approved Development Plan.

### **Working Group Recommendation Eleven:**

That Council include an enduring condition for the provision of 5% affordable housing in the approved Development Plan for the AMCOR site.

## 12. People with a Disability and Ageing in Place

The Working Group has stated that the AMCOR development should provide appropriate housing diversity to meet the needs of people with disabilities and those with limited mobility, the AMCOR community must be a high quality and accessible development.

Concern has been expressed in the Working Group that the AMCOR Development should encourage and facilitate appropriate ‘ageing in place’ to allow residents to be supported to live in their community for as long as is reasonably practicable. This will be supported by providing access to accessible housing and appropriate services to support individuals in transition.

### **Working Group Recommendation Twelve:**

That Council ensure that the AMCOR Development provides appropriate housing diversity and support services to meet the needs of people with disabilities and to facilitate appropriate ‘ageing in place’.

The working group recommends that access and disability standards for the AMCOR development exceed minimum building and disability access standards.