

## Comments from Community Reference Group

**From:** [REDACTED]  
**Sent:** Thursday, 27 September 2018 10:48 AM  
**To:** Phillips, Bruce <Bruce.Phillips@yarracity.vic.gov.au>  
**Cc:** [REDACTED]  
**Subject:** Alphington Paper Mill - Community Facilities - Possible Revised Plans

Hi Bruce

I refer to the Alphington Paper Mill community Reference Group meeting on Monday 24 September.

It was very useful and informative to hear Alpha Nominee's presentation on possible revised layout of community facilities/school campus.

With apologies for not meeting yesterday's timeframe, we provide the following comments on the revised plans from the perspective of the APS School Council.

Context:

- 1) Obviously, we have only seen concept sketches for this revised proposal, and no particular detail was provided at the presentation in relation to the internal layout/design of the school, which may influence our ultimate response.
- 2) The Victorian School Building Authority (VSBA) has not engaged with APS School Council to date in relation to the revised plans and as such, we are currently unaware of VSBA's view or position on the revised plans.
- 3) Our comments do not constitute a preference by APS or its Council for the AMCOR site over any other site for expanding APS' student capacity at this stage and we await the community engagement project that VSBA is about to undertake in relation to options for the school.

### *General comments*

The key changes to the proposed school expressed through the possible revised plans appear to be:

- a) the school would be relocated further to the south and it would no longer front Heidelberg Rd
- b) the school's (now single) outdoor play area would be on the 3rd level and face south - the larger single outdoor play area is preferred subject to confirmation that it receives material solar access throughout the year
- c) the community centre would gain an enclosed multi-purpose court with a flexi space stage and a kitchen (amongst other things), and this facility would be closely integrated with the school, better facilitating the school's potential access to and use of those community facilities (with the agreement of Yarra City Council).
- d) lockers for student's bikes would be relocated to the ground level, negating the need for students to take bikes into shared public lifts or up staircases.

e) total internal school area would increase by approximately 200m2

Taking the above into account, APS considers the revised plans are a significant improvement over Alpha's initial plans.

*Co-sharing part of a second school campus with the community*

In principle, APS is open to considering entering into an appropriate shared use agreement with Yarra City Council for community use of some of the school facilities periodically outside of school hours. Obviously, any agreement will be subject to any school or education department policies in place regarding the shared use of facilities and obtaining the approval of the Minister for Education (should that be a requirement).

Thank you for the opportunity to provide some input into the possible revised plans.

Regards

Lucy Vaughan

Secretary, Alphington Primary School Council

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**From:** [REDACTED]  
**Sent:** Wednesday, 26 September 2018 10:42 AM  
**To:** Phillips, Bruce <Bruce.Phillips@yarracity.vic.gov.au>  
**Cc:** [REDACTED]

**Subject:** Re: FW: Community facilities / school concepts

APMAG, SAFCA and Alphington Community Centre wish to thank City of Yarra for the opportunity to provide input on the revised proposed layouts and plans for the community centre, proposed school and multipurpose court within The Village precinct of the Amcor site.

We acknowledge that the proposed layout reduces the overall floor space of the community facility, however believe that the value to the community of the integrated facility, with an enclosed multipurpose court and linked community spaces and access provided for the school, offers the Alphington Community a "community hub". The traditional links between Alphington Primary School and the Alphington Community is further enhanced through the co-location and opportunity to share the proposed facilities.

The enclosed multi-purpose court meets the demand for training and sports accommodation, that is absent from this area. There are no other courts with lighting available for use by any of the multiplicity of local netball teams, no opportunities for basketball, futsal, dancing, performances or fitness classes. The proposed enclosed multipurpose court provides these facilities, for extended operating hours, without the restrictions of noise and lighting pollution impacting on adjoining residences.

Through linking the community facilities into the multipurpose court - opportunities for multiplicities of community events and classes are generated. The demand for community spaces is evidenced by the current usage of inadequate and crowded halls and venues. The flexibility of the proposed community spaces and frontage to Heidelberg Road increases the amenity and opportunity for Council to generate income through commercial uses of these spaces whilst planning and demand is analysed for future users. These links and opportunities for combined usage of these proposed spaces could be enhanced by placing amenities so they do not form a barrier between the two spaces.

The proposed school campus location addresses the majority of community concerns about the original Heidelberg Road campus. The provision of remote, under-stair bike storage, all access is now open and public with no requirement for students to use retail access points to access the school campus. The playground areas are combined into a single open space which addresses supervision and student play opportunities, and this open space is easily accessible to all teaching levels of the school campus. But most importantly for the Alphington community, is the integration of the school with the community facilities and vice versa. The provision of access and overlooking into the multipurpose court provides an integrated community space and school campus. As previously stated this carries on the tradition of open gates and low fences welcoming the community into the Alphington Primary School Campus, by welcoming the school into the community facilities.

The proposed plan is supported "in principle" by the following Alphington community groups and we encourage both the City of Yarra and Alpha Partners to expedite the "in principle" approvals and planning permit to enable this provision of the exciting community facility as soon as possible!

Regards

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**From:** [Redacted]  
**Sent:** Wednesday, 26 September 2018 1:03 PM  
**To:** Phillips, Bruce <Bruce.Phillips@yarracity.vic.gov.au>  
**Subject:** Community Facility at AMCOR site

Dear Mr Phillips,

On behalf of SAFCA (South Alphington and Fairfield Civic Association) I write to advise you as follows:

SAFCA thanks Council for the opportunity to provide input on the revised proposed layouts and plans for the community centre, school and multipurpose court within The Village precinct of the AMCOR site.

We acknowledge that the proposed layout reduces the overall floor space of the community facility, however believe that the value to the community of the integrated facility, with an enclosed multipurpose court and linked community spaces and access provided the school, offers a "community hub" for Alphington.

The enclosed multi-purpose court meets a substantial degree of the very great local demand for facilities for sports, particularly netball, but also basketball, futsal, dancing or

fitness classes.. The court will be able to function for extended hours, without the restrictions of noise and lighting affecting local residents.

The flexibility of the proposed community spaces, and frontage to Heidelberg Road increases the amenity and offers Council the opportunity to generate income through commercial uses of these spaces while planning is analysed for future uses.

The proposed School location addresses the majority of community concerns about the originally proposed Heidelberg Rd campus.

The proposed plan is supported "in principle" by the Alphington community, and we encourage both Council and Alpha Partners to expedite the approvals and planning permit to enable the provision of this exciting facility as soon as possible. Yours faithfully,

[REDACTED]